



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** September 12, 2017

**TO:** Tehama County Board of Supervisors

**FROM:** Kristen Maze, Director of Planning

**SUBJECT:** **LOT LINE ADJUSTMENT #17-05, BROUWER AND HANSEN**

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**SUPERVISOR DISTRICT:**

Bob Williams; District 4

**DESCRIPTION & LOCATION:**

The applicants propose to adjust common property lines between two (2) existing parcels and three existing tax area APN's because Paskenta Rd. does not legally split a parcel; APN for first parcel- 061-100-14 and APN's for second parcel- 061-100-16 & 061-100 17 (See Vicinity Map with the existing lot configurations as Attachment A). The total acreage of the properties is approximately 547.86 acres and is owned by the two parties. The lands to the east of Paskenta Rd. are zoned AG-2; Agriculture Valley District. The lands to the west of Paskenta Rd. are AG-1; Upland Agricultural District. The area within APN 061-100-14 is encumbered by a Williamson Act Contract, which totals approximately 392.48 acres. The lot line adjustment will realign two lots/parcels into two lots/parcels with new boundaries that are located along Paskenta Rd. APN-061-100-14's south eastern property line that runs perpendicular to Paskenta Rd. will move down along the center line of Paskenta Rd. thereby including APN 061-100-16's area within the resulting Lot A. Lot B will be the remainder portion of the legal parcel that was split by Paskenta Rd. with its new western property line coinciding with the western boundary line on APN 061-100-17 (See Lot Line Adjustment Diagram #17-05 as Attachment B). If the lot line adjustment is approved it will result in Lot A (429.51 Acres) and Lot B (118.35 Acres). The resulting parcels will be consistent with their zoning districts and remain under the applicant's individual ownerships. The parcels are located approximately 2.6 miles east of Rancho Tehama along the southern side of Rancho Tehama Road and eastern and western side of Paskenta Rd. in portions of Sections 15 and 32, Township 25N, Range 4W M.D.B.&M.

### **SURROUNDING LAND USE:**

North: VFA; Valley Floor Agriculture  
South: VFA; Valley Floor Agriculture  
East: VFA; Valley Floor Agriculture  
West: UA: Upland Agriculture

### **GENERAL PLAN:**

VFA; Valley Floor Agriculture  
UA: Upland Agriculture

### **ZONING**

AG-2; Agriculture Valley District (40 Acre Min. with Williamson Act)  
AG-1; Upland Agricultural District (160 Acre Min. with Williamson Act)

### **ENVIRONMENTAL IMPACT**

Exempt: Minor lot line adjustments not resulting in the creation of any new parcels is Categorically Exempt from CEQA pursuant to Class 5 Categorical Exemption (California Code of Regulations, title 14, section 15305).

### **DISCUSSION**

The purpose of Lot Line Adjustment #17-05 is to adjust common property lines between two existing parcels in order to realign the parcels along Paskenta Rd., which will provide a clean separation between the two different General Plan and Zoning District designations. The property that is encumbered by a portion of Williamson Act Contract # 248 will retain 100% of its current contracted area, if the lot line adjustment is approved. The resulting parcels of this proposed lot line adjustment will exceed the minimum requirements of their zoning code districts along with the appropriate setbacks from any existing structures.

Parcels 061-100-14 (Resulting Lot A) owned by Jacob and Jeannette Brouwer is encumbered by Land Use Contract # 248 (Resolution # 182-1971), recorded on January 11, 1972 in Book 583, pages 434-447 of the Official Records of Tehama County. The project is consistent with the Williamson Act Government Code Section 51222 regarding the size of agricultural land within a contract because the resulting Lot A and encumbered area will be greater than 40 acres ("Not Prime Agricultural Land"). Lot Line Adjustment #17-05 will not remove any lands from a Williamson Act Land Use Contract (See Agricultural Preserve and Williamson Act Contract area as Attachment D). Pursuant to Section 17.75.030 of the Tehama County Zoning Code, all lot line adjustments involving parcels on lands encumbered by a Land Use Contract (Williamson Act) may be approved by the Board of Supervisors only upon meeting specified required Findings (See Findings as Attachment C).

**RECOMMENDATION:**

The staff recommends that the Board of Supervisors take the following actions:

- a) PUBLIC HEARING - To propose an adjustment to common property lines between two (2) existing parcels and three (3) existing tax area APNs
- b) Request adoption of a finding that Lot Line Adjustment #17-05 is categorically exempt from CEQA under the Class 5 Categorical Exemption (California Code of Regulations, title 14, section 15305, subdivision (a))
- c) Request adoption of findings relative to Lot Line Adjustment #17-05 as set forth in this staff report and request approval of Lot Line Adjustment #17-05

**Or**

d) Failing to make the recommended findings, move that the Board of Supervisors continue the item to the next meeting and direct staff to prepare findings to deny Lot Line Adjustment #17-05

**ATTACHMENTS**

**A. Vicinity Map**

**B. LLA & MRG Exhibit**

**C. Findings**

**D. Agricultural Preserve and Williamson Act Contract area**