



ATTACHMENT C

LLA #17-05, Brouwer and Hansen

FINDINGS

1. CEQA

Finding #1

Lot Line Adjustment #17-05 is a minor lot line adjustment on lands with an average slope of less than 20% and will not change the land use or density of the site and will not result in the creation of any new parcels and is therefore categorical exempt from CEQA pursuant to Section 15305 (a).

2. PROJECT

Finding #1

Parcels 061-100-14 (Resulting Lot A) owned by Jacob and Jeannette Brouwer is currently contracted under the Williamson Act. The Williamson Act lands encompassed within the project boundaries will not require any portion of Contract # 248 (Resolution # 182-1971) to be rescinded or re-entered pursuant Government Code Section 51243(b), the land under contract will be binding upon, and inure to the benefit of, all successors in interest of the owner.

Finding #2

Parcels 061-100-14 (Resulting Lot A) owned by Jacob and Jeannette Brouwer, which is involved with LLA# 17-05 is currently contracted under the Williamson Act and will remain enforceably restricted for all of the adjusted land and resulting parcels for a minimum of ten years.

Finding #3

Parcels 061-100-14 (Resulting Lot A) owned by Jacob and Jeannette Brouwer, which is involved with LLA# 17-05 is currently contracted under the Williamson Act and will not result in a net decrease in the amount of the acreage restricted by contract.

Finding #4

Parcels 061-100-14 (Resulting Lot A) owned by Jacob and Jeannette Brouwer, which is involved with LLA# 17-05 is currently contracted under the Williamson Act. There will be no change in the amount of land restricted by the current contract, which will exceed the 90% of the area restricted that is required to remain in contract.

Finding #5

After the lot line adjustment and resulting deeds are recorded, the parcel of land subject to contract will be large enough to sustain their agricultural use, as defined in Tehama County Code Sections 17.75.030(a)(4); forty acres nonprime land. If the lot line adjustment is approved the nonprime agricultural lands will be reshaped into a Lot that will exceed 40 acres in size; Lot A will be approximately 429.51 Acres.

Finding #6

The Lot Line Adjustment #17-05 will not compromise the long-term agricultural productivity of the parcels or other agricultural lands subject to a contract or contracts.

Finding #7

The Lot Line Adjustment #17-05 will not allow any development not incidental to the agricultural uses, nor interfere with the agricultural productivity of the resultant parcels or surrounding lands.

Finding #8

The Lot Line Adjustment #17-05 will not result in the removal of adjacent land from agricultural use.

Finding #9

The Lot Line Adjustment #17-05 does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the Tehama County General Plan.

Finding #10

The lot line adjustment will realign two lots/parcels into two lots/parcels with new boundaries that are delineated along Paskenta Rd. APN- 061-100-14 south eastern property line that runs perpendicular to Paskenta Rd. will moved down along the center line of Paskenta Rd. thereby including APN 061-100-16's are 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. If the Lot Line Adjustment is approved it will result in Lot A (429.51 Acres) and Lot B (118.35 Acres), which are consistent with and implements the Valley Floor Agricultural and Upland Agriculture land Use designations of the Tehama County General Plan and Subdivision Map Act. AG-2; Agriculture Valley District is a 40 Acre Minimum parcel size when in a Williamson Act contract and AG-1; Upland Agricultural District is a 160 Acre Minimum when in a Williamson Act contract.