

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
BOARD OF SUPERVISORS  
STAFF REPORT**



**Agenda of:** September 27, 2011

**Staff:** Aaron Mount

**LOT LINE ADJUSTMENT**

**FILE NUMBER:** BLA11-0024

**APPLICANT:** Thomas Van Noord

**SURVEYOR:** Wayne Swart

**REQUEST:** Request to amend existing Agricultural Preserve Number 283 through a Lot Line Adjustment. (Exhibit A).

**LOCATION:** On the north and south side of Thompson Hill Road, approximately one mile east of the intersection with Lotus Road, in the Gold Hill area, Supervisorial District 4. (Exhibit B).

**APNs:** 089-010-43, -44, -46, and -47 (Exhibit C)

**ACREAGE:** 210.64 acres total

**GENERAL PLAN:** Agricultural Lands-Agricultural District (AL-A) (Exhibit D)

**ZONING:** Exclusive Agriculture (AE) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15305(a) of the CEQA Guidelines

## **BACKGROUND**

Section 51257 of the California Government Code requires Lot Line Adjustments involving parcels within a Williamson Act Agricultural Preserve to meet findings which must be approved by the Board of Supervisors. No change to the exterior of the Williamson Act Contract is being proposed; therefore a new contract is not required.

Agricultural Preserve Number 283, comprising of four parcels totaling 210.64 acres, was approved by the Board of Supervisors on January 15, 2002. The preserve was approved for, and is currently utilized for, grazing.

## **LOT LINE ADJUSTMENT**

Lot Line Adjustment BLA11-0024 has been found to be consistent with applicable Zoning Ordinance sections and General Plan Policies. Specifically the resulting parcel sizes are consistent with the Lot Line Adjustment Ordinance (County Code Chapter 16.53) in that the existing non-conforming lots have been increased in size.

The Agricultural Commissioner has reviewed the proposed lot line adjustment and recommends approval (Exhibit F).

## **RECOMMENDATION**

Staff recommends that the Board of Supervisors take the following actions:

1. Certify that the project is Categorically Exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines; and
2. Approve Lot Line Adjustment BLA11-0024 based on the Findings in Attachment 1.

## **SUPPORT INFORMATION**

### **Attachments:**

Attachment 1 .....	Findings
Exhibit A .....	Site Plan/Proposed Lot Line Adjustment
Exhibit B .....	Location Map
Exhibit C .....	Assessor's Parcel Map Bk. 089 Pg. 01
Exhibit D .....	General Plan Land Use Map
Exhibit E .....	Zone District Map
Exhibit F .....	Agricultural Commissioner Memo; July 15, 2011

# ATTACHMENT 1

## FINDINGS FOR APPROVAL

### Lot Line Adjustment BLA11-0024/Van Noord Board of Supervisors/September 27, 2011

#### 1.0 CEQA FINDINGS

- 1.1 Section 15305(a) of the CEQA Guidelines exempts “minor alterations in land use limitations”, which includes Lot Line Adjustments.

#### 2.0 ADMINISTRATIVE FINDINGS

##### 2.1 Williamson Act Contract

- 2.1.1 The subject parcels continue to satisfy the County’s criteria 1, 2, and 3 as contained in Resolution No. 188-2002 for the establishment of an Agricultural Preserve pursuant to review by the El Dorado County Agricultural Commissioner.

##### 2.2 Lot Line Adjustment

- 2.2.1 **The Lot Line Adjustment conforms to the General Plan and Zoning Ordinance.**

The Boundary Line Adjustment conforms to the General Plan and Zoning Ordinance by being consistent with the Lot Line Adjustment Ordinance (County Code Chapter 16.53).

##### 2.3 California Government Code Section 51257

- 2.3.1 **The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for as least as long as the unexpired term of the rescinded contract, but for not less than 10 years.**

A new contract is not required as no changes to the exterior boundary of the contract are proposed.

- 2.3.2 **There is no net decrease in the amount of the acreage restricted.**

100 percent of the acreage is to be retained as no changes to the exterior boundary are proposed.

**2.3.3 At least 90 percent of the land under the former contract remains under the new contract.**

100 percent of the acreage is to be retained as no changes to the exterior boundary are proposed.

**2.3.4 After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.**

100 percent of the acreage is to be retained as no changes to the exterior boundary are proposed.

**2.3.5 The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.**

100 percent of the acreage is to be retained as no changes to the exterior boundary are proposed.

**2.3.6 The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.**

The Lot Line Adjustment will have no effect on adjacent agricultural uses.

**2.3.7 The lot line adjustment 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 General Plan.**

The adjusted parcels have been brought into greater conformance with the General Plan and are consistent with County Code Chapter 16.53 Lot Line Adjustment Ordinance. The lot line adjustment has not resulted in a greater number of developable parcels than existed prior to the adjustment.

# EXHIBIT A

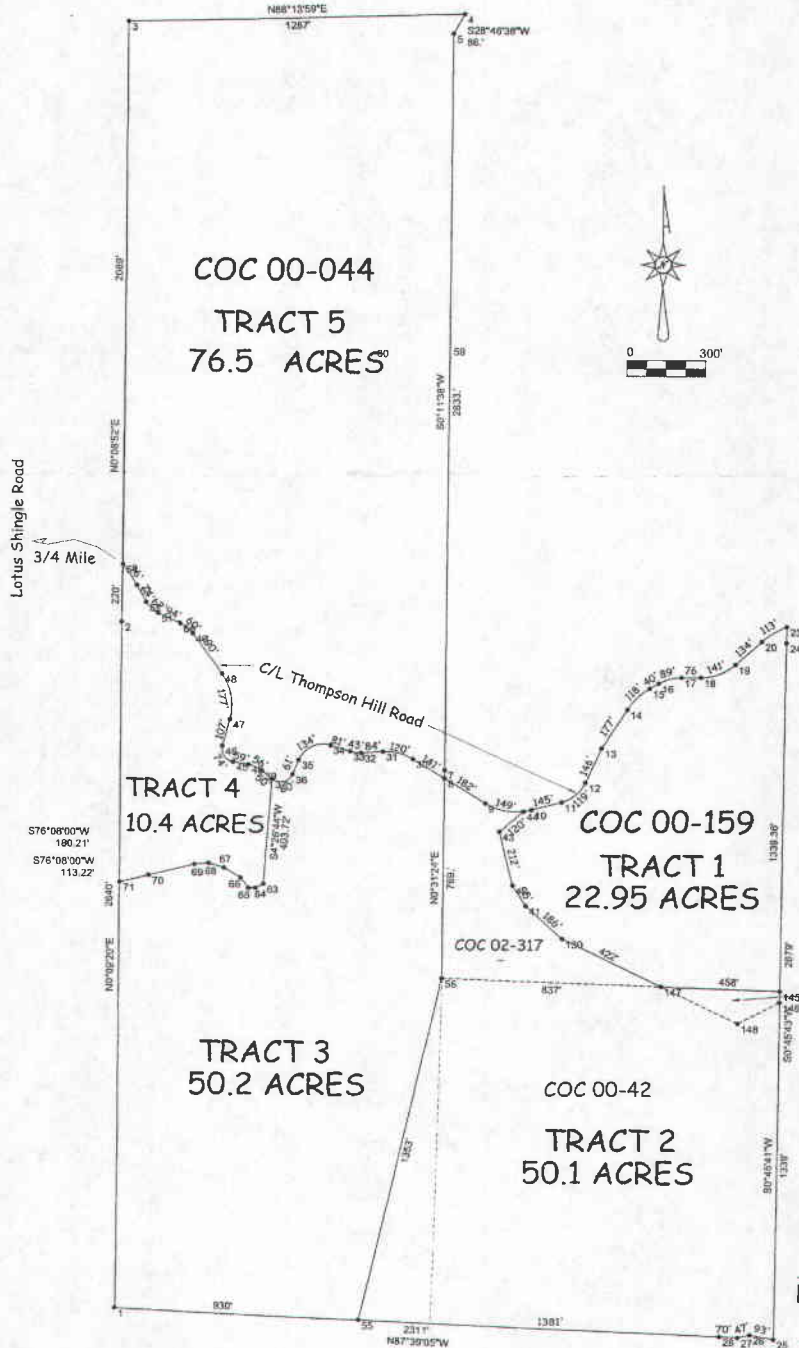
11-20116-11-9-55  
 PLANNING DIVISION  
 PLANNING DEPARTMENT

## Proposed Lot Line Adjustment

Por. W1/2 Sec. 30 T11N R10E M.D.M  
 County of El Dorado, State of California

APRIL 2011

Scale 1" = 300'



**TRACT 1 - COC 00-159**

Existing Acreage: 22.95 Acres  
 Resulting Acreage: SAME  
 Zoned: A E  
 Owner: Lynn Allen Wellborn  
 3203 purple leaf Ct.  
 Shingle springs Ca. 95682

**TRACT 2 - COC 00-158**

Existing Acreage: 0.76 Acres  
 Resulting Acreage: 50.1 Acres  
 Zoned: A E  
 Owner: Thomas Van Noord  
 3350 Country Club Dr.  
 Cameron Park, CA 95682

**TRACT 3 - COC 00-042**

Existing Acreage: 39 Acres +/-  
 Resulting Acreage: 50.2 Acres  
 Zoned: A E  
 Owner: Thomas Van Noord  
 3350 Country Club Dr.  
 Cameron Park, CA 95682

**TRACT 4 - COC 02-317**

Existing Acreage: 5.96 Acres  
 Resulting Acreage: 10.4 Acres  
 Zoned: A E  
 Owner: Thomas Van Noord  
 3350 Country Club Dr.  
 Cameron Park, CA 95682

**TRACT 5 - COC 00-044**

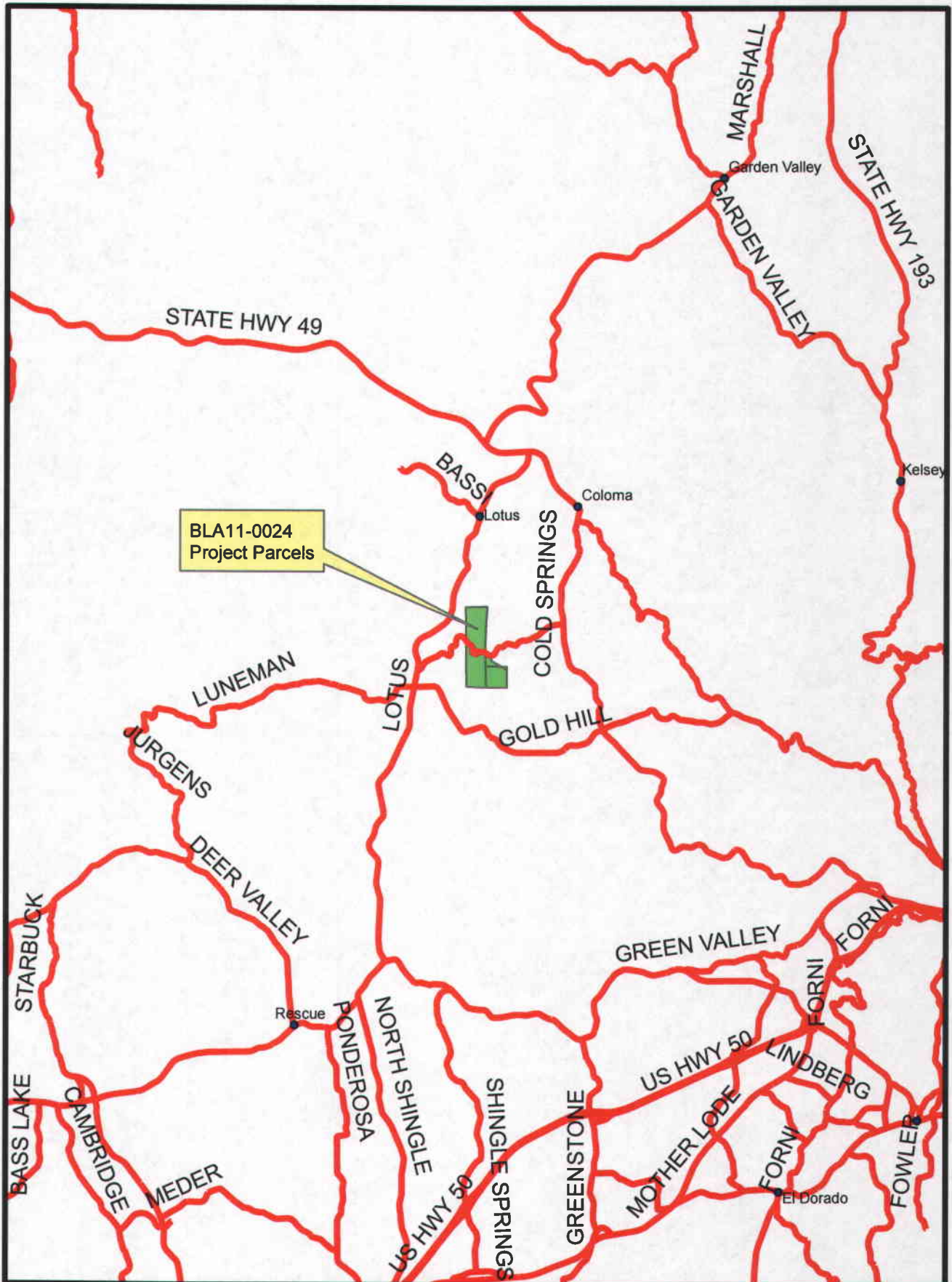
Existing Acreage: 139.5 Acres +/-  
 Resulting Acreage: 76.5 Acres  
 Zoned: A E  
 Owner: Thomas Van Noord  
 3350 Country Club Dr.  
 Cameron Park, CA 95682

Map prepared by  
 El Dorado Land Survey Co.  
 4081 Deer Valley Rd  
 Rescue Ca. 95672

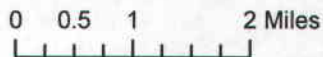
Planning Division  
 Approved by \_\_\_\_\_ Date \_\_\_\_\_

Dissapproved by \_\_\_\_\_ Date \_\_\_\_\_

# EXHIBIT B: LOCATION MAP



PERMIT #BLA11-0024  
PREPARED BY Planning Services



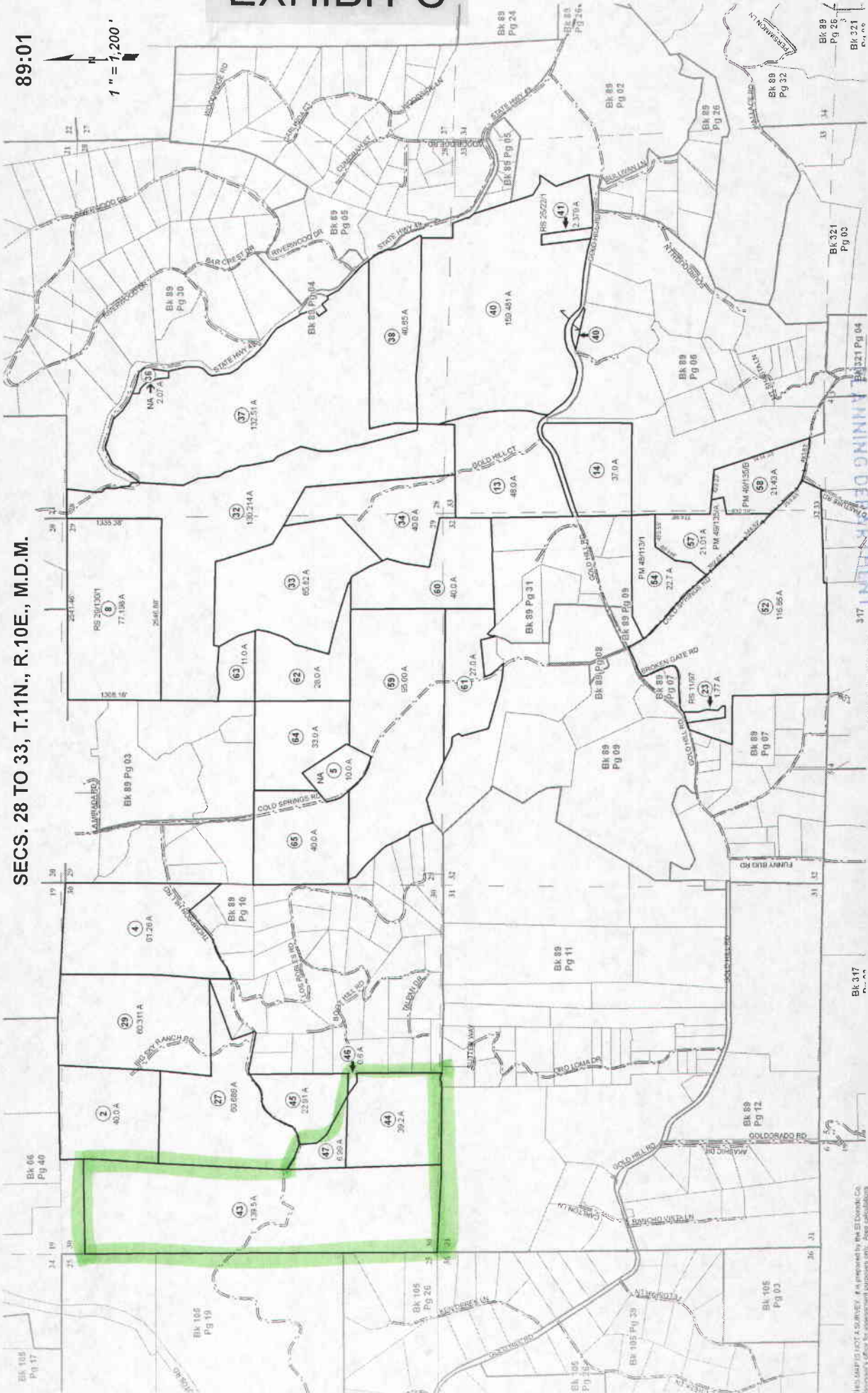
11-1037.A.6

# EXHIBIT C

89:01

1" = 1,200'

SECS. 28 TO 33, T.11N., R.10E., M.D.M.



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado County Assessor's Office for assessment purposes only. Please calculations such as acreages and acreage.

Bk 317

**Acreages Are Estimates**

Adjacent Maps (Pink Shaded) in City, Town, Assessor's Block Numbers Shown in Ellipse Assessor's Parcel Numbers Shown in Circles

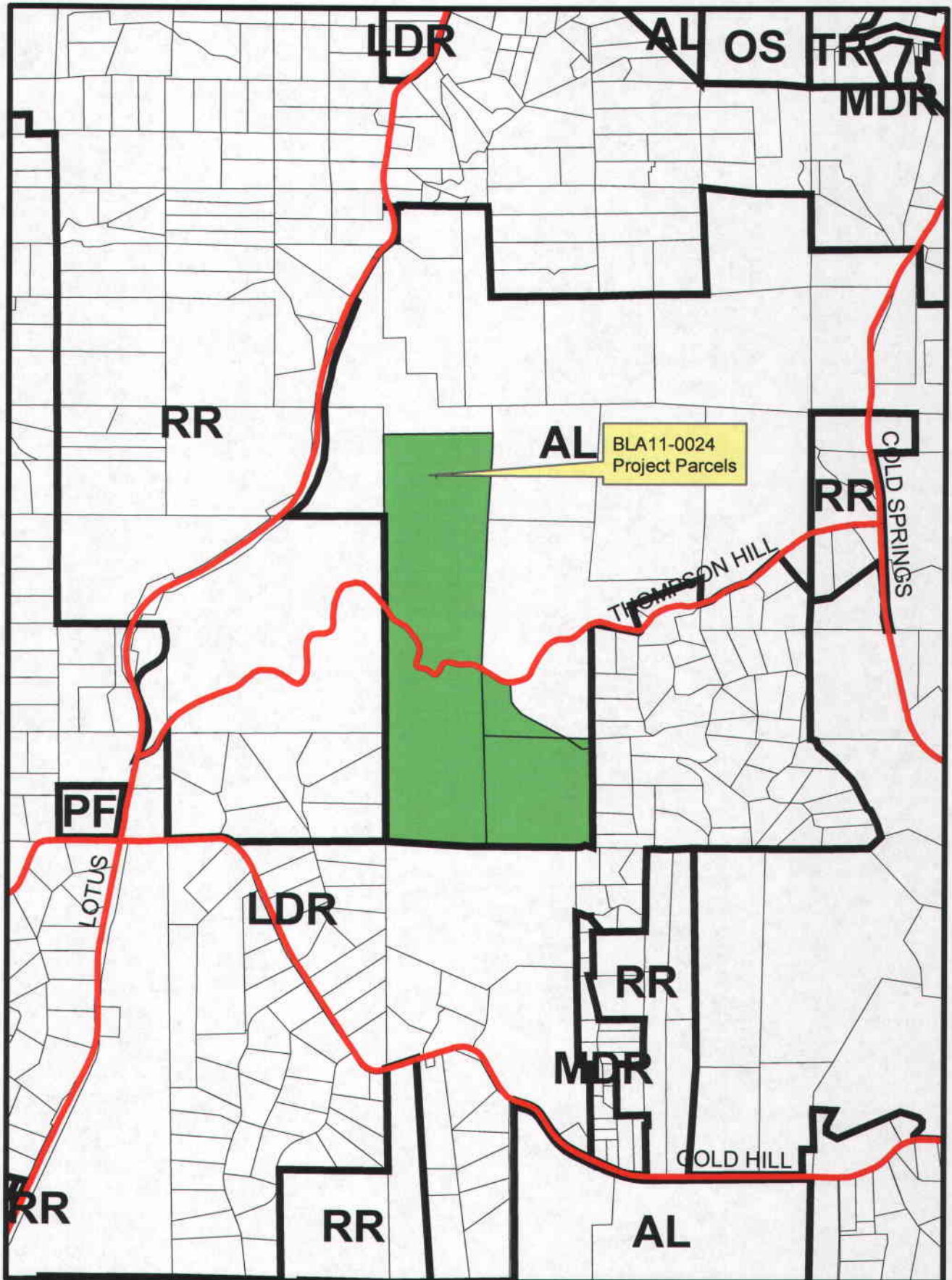
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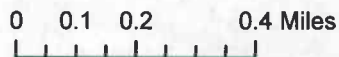
Rev. Nov. 19, 2009

Assessor's Map Bk. 089, Pg. 01  
County of El Dorado, CA

# EXHIBIT D: GENERAL PLAN MAP

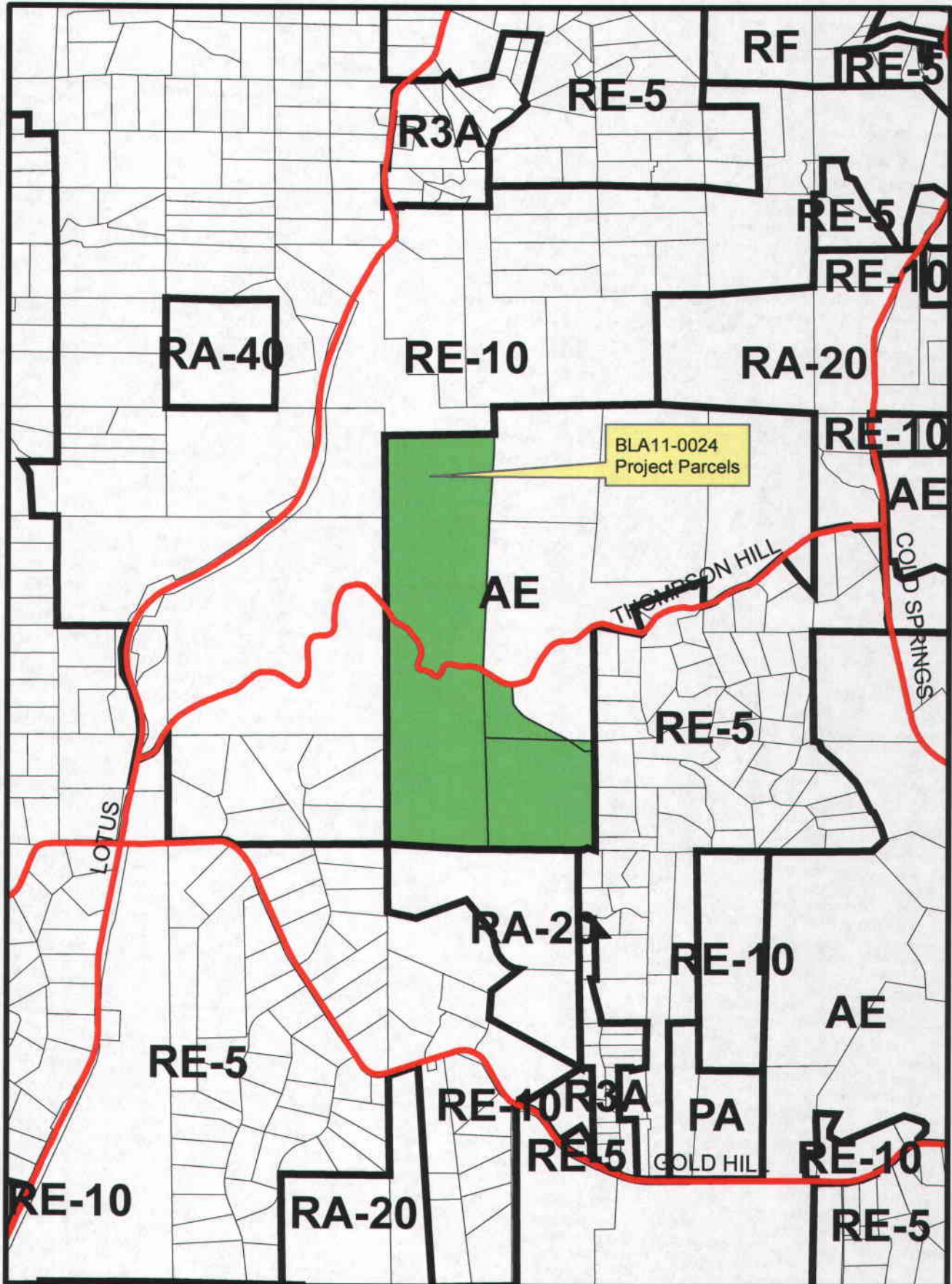


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PREPARED BY Planning Services

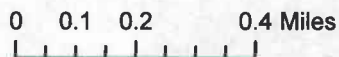




# EXHIBIT E: ZONE DISTRICT MAP



PERMIT #BLA11-0024  
PREPARED BY Planning Services



# EXHIBIT F



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

July 15, 2011

TO: Aaron Mount, Development Services

FROM: Juli D. Jensen, Agricultural Commissioner/Sealer

SUBJECT: Boundary Line Adjustment Application BLA 11-0024

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Based upon the information contained in your memorandum dated June 20, 2011 and received by this office June 22, 2011, for boundary line adjustments on four of five parcels within Williamson Act Contract #283, it is my recommendation to approve the application.

APN 089-010-43 (COC 00-044), consists of 139.5 acres and is split in half by Thompson Hill Road. After the boundary line adjustment, Thompson Hill Road would become the southern property line for this parcel with resulting acreage of 76.5 acres. APN 089-010-44 (COC 00-042) is currently 39 acres and would be increased in size to 50.2 acres. The remaining two parcels, subject to the BLA, are currently considered non-conforming lots with regards to their parcel size, their zoning, and underlying land use designation. APN 089-010-46 (COC 00-158) is currently 0.76 acres. The resultant acreage after the BLA would be 50.1 acres. APN 089-010-47 (COC 02-317) is currently 5.96 acres. That parcel's resultant acreage after the BLA would be 10.4 acres. Although 10.4 acres is still considered a non-conforming lot due to its parcel size, the parcel would be consistent with General Plan Policy 8.1.3.1, which requires a 10 acre minimum parcel size adjacent to agricultural land, and the remaining parcels would be large enough to sustain a low or high intensive agricultural operation. It is my opinion that this BLA would not have a negative impact on present or future agricultural operations and would maintain the integrity of larger parcel sizes.

Please call me at X 5520 if you have any questions.