



## Legislation Text

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**File #:** 11-1037, **Version:** 1

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Development Services Department, Planning Services Division, forwarding Lot Line Adjustment BLA11-0024 for property identified by APNs 089-010-43, 089-010-44, 089-010-46, and 089-010-47, consisting of 210.64 acres, in the Gold Hill area; submitted by Thomas Van Noord; and staff recommending the Board take the following actions:

- 1) Certify that the project is Categorical 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. (Supervisory District 4)

Background: Request to consider Lot Line Adjustment BLA11-0024 submitted by THOMAS VAN NOORD to amend existing Agricultural Preserve Number 283 through a Lot Line Adjustment. The property, identified by Assessor's Parcel Numbers 089-010-43, 089-010-44, 089-010-46, and 089-010-47, consisting of 210.64 acres, is located 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, Supervisory District 4. [Project Planner: Aaron Mount] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)

When a lot line adjustment is proposed between four or fewer existing and adjoining parcels, the local agency's review, approval, and conditioning of the proposed lot line adjustment is limited. However, if a lot line adjustment involves land that is restricted by a Williamson Act contract, then the proposed lot line adjustment must not conflict with the Williamson Act contract restrictions. Government Code Section 51257 requires that the County of El Dorado Board of Supervisors make all necessary findings for approval or denial of lot line adjustments of Williamson Act Agricultural Preserves.

A Staff Report is attached. Hard copies of the Staff Report exhibits are provided in black and white, however, some exhibits are available "in color" electronically on the Board's agenda website.

Contact: Roger Trout (5369)/Pierre Rivas (5841)

Follow-up for COB: Send copy of letter to Dept.