



Legislation Text

File #: 10-1137, **Version:** 1

Development Services Department, Planning Services Division, forwarding Lot Line Adjustment BLA09-0038 for property identified by Assessor's Parcel Numbers 093-040-46, 093-040-58, and 093-040-59, consisting of 201.64 acres, in the Somerset area, submitted by Randy Rossi, Tina Rossi, Stephan Paul Luce, and Sunny Hammonds; and recommending the Board take the following actions:

- 1) Certify that the project is Exempt from CEQA pursuant to Section 21080 of the CEQA Guidelines; and
- 2) Approve Lot Line Adjustment BLA09-0038 based on the Findings listed in Attachment 1. (Supervisory District II)

Background: Request to consider Lot Line Adjustment BLA09-0038 submitted by RANDY ROSSI, TINA ROSSI, STEPHAN PAUL LUCE, and SUNNY HAMMONDS to request a Lot Line Adjustment between three parcels, one currently in a Williamson Act Contract (Agricultural Preserve No. 298). The property, identified by Assessor's Parcel Numbers 093-040-46, 093-040-58, and 093-040-59, consisting of 201.64 acres, is located on the east side of the Grizzly Flat Road, approximately 3.9 miles east of the intersection with Mt. Aukum Road, in the Somerset area, Supervisory District II. [Project Planner: Aaron Mount] (Statutory Exemption pursuant to Section 21080 of the CEQA Guidelines)

When a lot line adjustment is proposed between four or fewer existing and adjoining parcels, the local agencies 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(s), then the proposed lot line adjustment must not conflict with the Williamson Act contract restrictions. Government Code Section 51257, requires that the El Dorado County Board of Supervisors make all findings for approval or denial of lot line adjustments of Williamson Act Agricultural Preserves. This lot line adjustment accompanies a revised Williamson Act Contract and zone change that will be brought before the Board after the Lot Line Adjustment has been finalized in order to ensure an accurate property description for the zone change ordinance and revised Williamson Act Contract.

A Staff Report is attached for the Lot Line Adjustment portion of the project. This application was considered by the Planning Commission on August 12, 2010, along with the Rezone and Williamson Act Contract portions of the project, and was recommended for approval (4-0). The minutes from this meeting are attached.

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