

**STAFF REPORT FORMAT FOR  
LOT LINE ADJUSTMENTS ON LAND UNDER WILLIAMSON ACT**

**Background:** [Insert description of proposed property, existing uses and the boundary adjustment]

[Discuss how boundary changes would affect the agricultural operation and new contract and if the changes meet the findings noted below]

**Staff Recommendation:** [Insert staff recommendation to approve or deny the lot line adjustment and contract rescission and replacement]

**Required Findings:** Gov. Code § 51257(a) states that to facilitate a lot line adjustment, pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the Board makes all seven of the findings noted below.

1. The new contract or contracts would enforce and restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

[List facts supporting finding]

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

[List facts supporting finding]

3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

[List facts supporting finding]

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.

[List facts supporting finding]

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

[List facts supporting finding]

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

[List facts supporting finding]

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.

[List facts supporting finding]