



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: April 7, 2025
TO: Tehama County Board of Supervisors
FROM: Jessica Martinez, Director of Planning
SUBJECT: LOT LINE ADJUSTMENT #25-01, Nonella

SUPERVISOR DISTRICT:

Tom Walker; District 2

RECOMMENDATION:

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

- a) Request adoption of a finding that Lot Line Adjustment #25-01 is categorically exempt from CEQA under the Class 5 Categorical Exemption (California Code of Regulations, title 14, section 15305, subdivision (a); and
- b) Request adoption of findings relative to Lot Line Adjustment #25-01 as set forth in this staff report and request approval of Lot Line Adjustment #25-01.

FISCAL IMPACT(S):

None

DESCRIPTION & LOCATION:

The applicant(s) propose to adjust common property lines between two (2) existing parcels. The APN numbers are 022-340-020, 022-340-069, see Vicinity Map with the existing lot configurations as Attachment A. The total acreage of the properties is approximately 200.5 acres, which is all owned by Thomas R. Nonella and Darla D. Nonella. The parcels are zoned AG-2; Agricultural Valley District. All of the parcels involved within the lot line adjustment are under Williamson Act Contract. The lot line adjustment will realign the two parcels and will allow Parcel 2 to have road access to Willard Road and Reeds Creek Road (See Attachment B). The resulting lots will be consistent with their zoning districts. The parcels are designated as Valley Floor Agricultural on the General Plan Land Use Map and surrounded by agriculturally zoned

lands. The project is located on the east side of Willard Road and North of Reeds Creek Road, approximately 2.94 miles east of Wilder Road.

ENVIRONMENTAL IMPACT

Exempt: Minor lot line adjustments not resulting in the creation of any new parcels are Categorically Exempt from CEQA pursuant to Article 19 Categorical Exemptions (Section 15305(a)). Lot Line Adjustment #25-01 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, LLA #25-01 will not result in the creation of any new parcels and is therefore categorical exempt from CEQA pursuant to Section 15305 (a).

DISCUSSION

The purpose of Lot Line Adjustment #25-01 is to adjust common property lines between two (2) existing parcels to maximize the agricultural uses of the parcels. Both of the properties are encumbered by the Williamson Act (Contracts #218 and #726); see Agricultural Preserve and Williamson Act Contract area, Attachment C. Pursuant to Section 17.75.030 of the Tehama County Zoning Code, all lot line adjustments involving parcels on lands encumbered by a Land Use Contracts (Williamson Act) may be approved by the Board of Supervisors only upon meeting specific Findings that are outlined below:

1. APN's numbers 022-340-020 and 022-340-069, consisting of two legal lots totaling 200.5 acres are currently contracted under the Williamson Act (Contracts #218 and #726). The Williamson Act lands encompassed within the project boundaries will not require any portion of Contract #218 and #726 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 owners.
2. APN's numbers 022-340-020 and 022-340-069 consisting of two legal lots totaling 200.5 acres are currently contracted under the Williamson Act and will remain enforceable restricted for all of the adjusted land and resulting lots for a minimum of ten years.
3. APN's numbers 022-340-020 and 022-340-069 consisting of two legal lots totaling 200.5 acres owned by Thomas R. Nonella and Darla D. Nonella, Trustees are currently contracted under the Williamson Act, which is involved with Lot Line Adjustment #25-01 and will not result in a net decrease in the amount of the acreage restricted by contract.
4. Lot Line Adjustment #25-01 involves two (2) existing legal parcels. The resulting Lot 1, and Lot 2 areas are 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.
5. After the lot line adjustment and resulting deeds are recorded, the parcels 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. The minimum 40 acres of required agricultural land are reflected in the resulting Parcels; Lot 1 122.4 Acres, Lot 2 78.1 Acres.

6. The Lot Line Adjustment #25-01 will not compromise the long-term agricultural productivity of the parcels or other agricultural lands subject to a contract or contracts.
7. The Lot Line Adjustment #25-01 will not allow any development that is not incidental to the agricultural uses, nor interfere with the agricultural productivity of the resultant parcels or surrounding lands.
8. The Lot Line Adjustment #25-01 will not result in the removal of adjacent land from agricultural use.
9. The Lot Line Adjustment # 25-01 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.
10. The Lot Line Adjustment # 25-01 is consistent with the Valley Floor Agricultural Land Use designations of the Tehama County General Plan, zoning and Subdivision Map Act.

ATTACHMENTS

A. Vicinity Map

B. Lot Line Adjustment Exhibit

C. Agricultural Preserve and Williamson Act Contract area