

## Attachment D

### Seven Required Findings for Lot Line Adjustment between Contra Costa Water District (CCWD) and the Nunn Property in Williamson Act Agricultural Preserve

51257. (a) 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 or council finds all of the following:

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

*Land Conservation Contract AP16-0002 would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract, but for not less than 10 years after Lot Line Adjustments (LL) LL15-0019 and LL15-0020..*

(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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

*There would be no net decrease in the amount of acreage restricted under Land Conservation Contract AP16-0002 as a result of LL15-0019 and LL15-0020. There would be an exchange of 0.80 acres between Contra Costa Water District and the Nunn property; therefore 0.80 acres would be removed from the restricted area and 0.80 acres would be added to the restricted area.*

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

*At least 90 percent of the land under existing Land Conservation Contract No. 5-74 would remain under the new Land Conservation Contract AP16-0002 after LL15-0019 and LL15-0020.*

(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.

*The subject property is not considered prime agricultural land, Therefore, the minimum parcel size for compliance with Section 51222 is 40 acres. The resulting land, after the lot line adjustments is over 500 acres, which, would be covered by Land Conservation Contract No. AP16-0002.*

(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.

*The Lot Line Adjustments would involve the exchange of 0.80 acres of land which would not compromise the long-term agricultural productivity of the land subject to new Land Conservation Contract AP16-0002.*

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

*The Lot Line Adjustments would not likely result in the removal of adjacent land from agricultural use.*

(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 number of legal parcels before the lot line adjustment is two (2) and the number of parcels after the lot line adjustment is two (2), and both resultant parcels would be consistent with the General Plan. Therefore, the lot line adjustment does not result in a greater number of parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.*