



County of Sonoma

State of California

Date: July 7, 2026

Item Number: _____
Resolution Number: _____

LLA25-0038 Ken Compton

4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Approving a Lot Line Adjustment for Allen Acres LLC and Aesthete Wines LLC Between two legal parcel with Conditions of Approval requiring that the Applicant apply to Rescind the Existing Land Conservation Act Contract and Replace it with Contracts to restrict the resulting Parcels, for land located at 5542 Dry Creek Rd and 5610 Dry Creek Rd, Healdsburg; APNs 090-220-031 and 090-230-040 and 090-230-055.

Whereas, the landowners, Allen Acres LLC and Aesthete Wines LLC, submitted a request for a Lot Line Adjustment between two parcels 8.44 +/- acres (Parcel A) and 28 +/- acres (Parcel B) in size resulting in parcels 12.24 +/- acres (Parcel A) and 24.2 +/- acres (Parcel B) all within Supervisorial District No. 4, located at 5542 Dry Creek Road and 5610 Dry Creek Road, Healdsburg; APNs 090-220-031 (Parcel A) and 090-230-040 and 090-230-055 (Parcel B); and

Whereas, the purpose of the Lot Line Adjustment is to realign property boundaries in order to both remove the need for an easement to provide access to Parcel A and facilitate the inclusion of Parcel A into a new Prime Land Conservation Contract; and

Whereas, APN 090-220-031 (Parcel A) is LIA (Land Intensive Agriculture) B6 20 (20 Acre Density) with Combining Districts for F1 (Floodway), RC50/25 (Riparian Corridor 50-foot setback), RC100/50 (Riparian Corridor 100-foot setback), SR (Scenic Resources), VOH (Valley Oak Habitat).

Whereas, 090-230-040 (Parcel B, portion) is subject to a Prime (Type I) Land Conservation Contract (recorded document 1991112730 of Sonoma County Records), located in Agricultural Preserve 1-295, and is zoned LIA (Land Intensive Agriculture) B6 20 (20 Acre Density) with Combining Districts for Z (Accessory Dwelling Exclusion), F1 (Floodway), RC100/50 (Riparian Corridor 100-foot setback), SR (Scenic Resources), VOH (Valley Oak Habitat); and

Whereas, APN 090-230-055 (Parcel B, portion) is zoned LIA (Land Intensive Agriculture) B6 20 (20 Acre Density) with Combining Districts for F1 (Floodway), RC100/50 (Riparian Corridor 100-foot setback), VOH (Valley Oak Habitat); and

Whereas, to facilitate a Lot Line Adjustment, Government Code Section 51257 authorizes parties to a Land Conservation Act Contract or Contracts to mutually agree to rescind the Contract or Contracts and simultaneously enter into a new Contract or Contracts, if certain findings are made by the Board of Supervisors; and

Whereas, on December 13, 2011, the Board of Supervisors adopted the updated *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (Uniform Rules) (Resolution No. 11-0678); and

Whereas, consistent with the Uniform Rules the Lot Line Adjustment has been reviewed for its compliance with those rules as well as the Subdivision Map Act and the Sonoma County Subdivision Ordinance; and

Whereas, the project has been evaluated pursuant to the California Environmental Quality Act and found to be exempt pursuant to Section 15305(a) of the CEQA Guidelines as a project involving the minor alteration in land use; and

Now, Therefore, Be It Resolved, that the Board of Supervisors finds that the project is exempt from the requirements of the California Environmental Quality Act by virtue of Section 15305(a) of Title 14 of the California Code of Regulations (CEQA Guidelines) which provides that minor alterations in land use limitations such as Lot Line Adjustments are exempt from the California Environmental Quality Act.

Be It Further Resolved that the Board of Supervisors hereby grants the request for a Lot Line Adjustment between two parcels 8.44 +/- acres (Parcel A) and 28.00 +/- acres (Parcel B) in size resulting in parcels 12.24 +/- acres (Parcel A) and 24.20 +/- acres (Parcel B), subject to the Conditions of Approval in Exhibit "A," attached hereto which includes a condition to 1) rescind and replace the existing Non-Prime Land Conservation Act Contract, and replace with two new Contracts for all resulting Parcels. The Board makes the following findings concerning Government Code Section 51257 requirements related to Land Conservation Act contracts in granting the request:

- a. The new contracts will enforce and restrict the adjusted boundaries of the contracted parcels for an initial term for at least as long as the unexpired term of the rescinded contracts but for not less than 10 years.
- b. There is no net decrease in the amount of the acreage restricted by a contract. One existing parcel is currently under contract and the resulting parcels will be under new contracts. As a result, there is no decrease in size as the total acreage under contract. Current contracted acreage is 26.34 +/- and after the

Lot Line Adjustment the total acreage under contract will collectively be 36.44+/- acres across both parcels, each of which will be restricted by new contracts, and each adjusted parcel will meet the requirements for a contract.

- c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts because 26.34+/- acres of the former contract will remain under the new contracts, which is 100 %, and, additionally, resulting Parcel A will enter into contract resulting in an overall increase in contracted acreage.
- d. After the Lot Line Adjustment all resulting parcels will exceed the minimum 50 percent threshold for agricultural/open space use, as Parcel A will be 12.24 acres in size and contain 6.4 acres dedicated to vineyard and orchard (52% of the parcel) and Parcel B will be 24.2 acres in size, and contain 12.7 acres dedicated to vineyard and orchard (53% of the parcel);
- e. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural or open space use, as defined in Section 51222. The lots resulting from the Lot Line Adjustment will be 12.24 +/- acres and 24.20 +/- acres. The resulting 12.24-acre and 24.20-acre parcels will each exceed the 10-acre minimum acreage requirement for Prime contracts and will each exceed the minimum gross income requirement (when applicable) of \$1,000.00 per planted acre of vines and bushes and \$300 per planted acre of fruit or nut trees. For Parcel A, the vineyard has generated \$75,000 per year (\$14,150 per acre) and the orchard has generated \$10,000 per year (\$9,090 per acre) since 2025. For Parcel B, the vineyard has generated \$89,000 per year (\$7,000 per acre). The area occupied by compatible uses is approximately 0.2 acres on Parcel A and 0.12 acres on Parcel B, which is less than the 5-acre/15%, whichever is less maximum established for compatible uses in the Uniform Rules.
- f. The Lot Line Adjustment would not compromise the long-term agricultural productivity or open space use of the parcels or other agricultural or open space lands subject to the contract or contracts. The Lot Line Adjustment is being undertaken for estate planning. The Lot Line Adjustment will not compromise other agricultural or open space lands in the area under contract.
- g. The Lot Line Adjustment will not result in adjacent lands being removed from agriculture.
- h. 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 proposed configuration of the Lot Line Adjustment will result in Parcel A becoming more conforming to the LIA

development standards while Parcel B decreases in size to assist Parcel A in becoming more compliant while still remaining compliant. All while allowing for each parcel to better comply with the existing designated density of 20 acres per dwelling unit. Therefore, the Lot Line Adjustment results in the same number of developable parcels that existed prior to the adjustment. The Lot Line Adjustment is consistent with the General Plan.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Rabbitt: Coursey: Gore: Hopkins: Hermosillo:

Ayes: Noes: Absent: Abstain:

So Ordered.