



SUMMARY REPORT

Agenda Date: 4/28/2020

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Georgia McDaniel 565-4919

Vote Requirement: Majority

Supervisorial District(s): Fourth

Title:

File No. LLA19-0003 WKM Properties LLC, et al Lot Line Adjustment

Recommended Action:

Adopt a Resolution approving a Lot Line Adjustment between two parcels subject to Conditions of Approval and a Land Conservation Act Contract at 18875 Hassett Lane, Geyserville; APN 091-010-001.

Executive Summary:

Staff has determined that the adjusted parcels are consistent with the County's Uniform Rules for Agricultural Preserves and the Land Conservation Act and recommends approval of the Lot Line Adjustment to create two parcels at 13.11 acres and 64.04 acres in size. Lot Line Adjustments on lands under a Land Conservation Contract require that the Board of Supervisors make findings of consistency with the Land Conservation Act requirements. The adjusted parcels meet all of the required findings.

Discussion:

WKM Properties LLC seeks approval of a Lot Line Adjustment between two parcels (refer to Lot Line Adjustment Site Plan under Attachment C). The legal parcels are recognized by Administrative Certificates of Compliance (recorded under OR# 2017-099081 and 2017-099082) and identified as APN 091-010-001. The legal parcels are under one Assessor Parcel Number for property tax purposes. The current lot sizes are: 64.04 acres (Existing Lot A) and 13.11 acres (Existing Lot B). General Plan Policy AR-8c which states that subdivision of any Williamson Act contracted lands shall not result in any new parcel less than 10 acres in size for Type 1 preserves applies to Lot Line Adjustments. The Lot Line Adjustment will result in two parcels 13.11 acres (Proposed Lot A) and 64.04 acres (Proposed Lot B). Each parcel will exceed the 10-acre minimum acreage requirement for Prime contracts. The Lot Line Adjustment is being undertaken for family planning purposes and better utilization of the property

Site Characteristics:

The affected parcels are located in Alexander Valley, 2 miles north of the City of Healdsburg. Lot A contains a primary single-family dwelling, a 600 square foot residential dwelling, four barns and 55 acres of vineyard. Lot B is undeveloped and planted in vineyard. After the lot line adjustment, Proposed Lot A will contain both residential structures, three barns and 8.87 acres of vineyard; Proposed Lot B will contain one barn and 55.24

acres of vineyard.

The parcels are zoned LIA (Land Intensive Agriculture) B6-20 acre density, Z (Accessory Unit Exclusion), F2 (Floodplain), RC25/50 (Riparian Corridor with 50-foot and 25-foot setbacks), SR (Scenic Resources), and VOH (Valley Oak Habitat). The LIA zoning allows single-family dwelling units in accordance with the residential density permitted by the "B" overlay district; one (1) Farm Family Dwelling unit per lot provided a Williamson Act Contract is in effect; and accessory buildings and uses appurtenant to the operation of the permitted uses.

Land Conservation Act:

State regulations for Land Conservation Contracts and the *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (Uniform Rules) require that the amount of land under contract after a Lot Line Adjustment remain the same as it was before the Lot Line Adjustment and that the adjusted parcels continue to meet all the requirements for a contract. After the Lot Line Adjustment, each of the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222. The proposed Lot Line Adjustment will not result in a reduction of land under contract. The resulting 64.04-acre and 13.11-acre parcels will each exceed the 10-acre minimum acreage requirement for Prime contracts and will each exceed the minimum gross income requirement of \$1,000 per planted acre per year, as the parcels currently generate an annual average income of \$2,700.00 - \$3,400.00 per planted acre of vineyard. All of the residential structures are compatible uses and will occupy approximately 0.4 acres (3%) of Lot A, which is less than the 15% maximum established for compatible uses in the Uniform Rules. Both lots contain permitted agricultural accessory structures (barns, well) which do not count towards the compatible use threshold. Each parcel individually meets the requirements for a contract as both lots are located in an agricultural preserve and will continue to be devoted to agriculture with at least 50% of each parcel planted in vineyard. A condition of approval requires that the owner designate the 600 +/- square foot dwelling a Farm Family Dwelling to remain in compliance with the Uniform Rules. Staff has determined the Lot Line Adjustment can meet all of the required findings as described in the attached Resolution.

Both lots are currently under the same Prime (Type I) Land Conservation Act Contract. To facilitate a Lot Line Adjustment, Government Code Section 51257 permits the contracting parties to rescind the existing contract and simultaneously enter into new contracts if the required findings can be made. A condition of approval requires that prior to recording the grant deeds for the adjusted parcels, the owner apply to rescind the existing Land Conservation Act contract and replace it with new contracts for the reconfigured parcels in accordance with the Uniform Rules. The basic provisions of each replacement contract will be met.

Staff Recommendation:

Staff recommends the Board approve the request because all the state and local requirements for the Lot Line Adjustment can be met.

Prior Board Actions:

- a. December 13, 2011; Board approves the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

ATT 1: Draft Board of Supervisors Resolution

ATT 1-A: Conditions of Approval

ATT 2: Proposal Statement prepared by J. Kapolchok & Associates

ATT 3: Assessor's Parcel Map

ATT 4: Lot Line Adjustment Site Plan

Related Items "On File" with the Clerk of the Board:

N/A