

Project Proposal Statement

Minor LLA and Williamson Act

This is a request for a Minor Lot Line Adjustment (LLA) between APN 090-220-031 and APN 090-230-040 and 090-230-055. As part of this LLA APN 090-220-031, an existing 8.44 acre parcel which will increase to 12.24 acres will request that their property will be accepted into the Sonoma County program for Williamson Act. See below for details on how the parcels will be adjusted, show compliance with the Williamson Act. APN 090-230-040 and 055 are considered one legal parcel even though there are two APN's for this parcel. See LLA 17-0061.

APN 090-220-031 is an existing 8.44-acre parcel zoned LIA B6 20, FI RC50/25 RC100/50 SR VOH and its westerly boundary line is the Dry Creek River. The result of the LLA will increase this parcel by 3.80 acres to a resultant size of 12.24 acres. This property was recently constructed with a single-family house, barn, ADU and pool, The property has an onsite sewage disposal system that was permitted for the construction of the house and ADU together with an existing well to serve the property. Their access is through an easement through APN 090-220-031 from Dry Creek Road. As part of this LLA that access road will become part of the fee property of APN 090-220-031. They currently have approximately 1.69 acres of existing vineyards on the property. As part of this LLA the land being adjusted into this parcel will contain an additional 3.61 acres of vineyard and they plan to add about 1.1 acres more of existing crop various trees with citrus and fruit bringing the total planted area up to 6.4 acres. With a resultant parcel size of 12.24 acres this would mean the parcel has over 52% of the property devoted to agriculture. As part of the project an ADU was built but through this process of the LLA and Williamson Act we will convert that structure to a Farm Family Dwelling. The property has a gentle slope from Dry Creek Road to the westerly boundary, Dry Creek River. Our site map for the LLA has areas shaded with acreages detailing the location and size of the agriculture operation. A landowners statement of compliance has been incorporated into the package for review.

APN 090-230-040 and 055 is an existing winery, Aesthete Winery and is accessed from Dry Creek Road. The parcel is an existing 28.00-acre parcel and will be reduced to 24.20 acres and is zoned LIA B6 20, Fi RC100/50 SR VOH. Even with this reduction and adjusting out 3.61 acres of vineyard this parcel will remain in compliance with The Williamson Act with a total of approximately 12.9 acres of vineyard and there is a Vineyard & Orchard Site Development (VESCO) permit on file with Permit Sonoma under File No. ACO26-0025. Our site map shows the location of the existing septic system, well, access, winery, parking and other structures to support the agricultural operation. A landowners statement of compliance has been incorporated into the package for review.

These parcels were the subject of a prior LLA on file with the County of Sonoma Permit and Resource Management Department under file LLA 17-0061.

Parcels are zoned the same so we are not requesting any rezone.

This is also a request to merge any underlying parcels or parcel fragments.