



County of Sonoma

State of California

December 7, 2021

Item Number: LLA20-0030

Resolution Number: _____



Majority Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Approving a Lot Line Adjustment for the Claudia Steinbeck McKnight Trust Between Three Legal ACC Parcels with Conditions Requiring that One Existing Land Conservation (Williamson) Act Contract is Rescinded and Replaced with Three Contracts to restrict all of the land located at 4855 Canfield Road and 7180 Roblar Road, Petaluma; APN 027-080-001 and 027-080-005.

Whereas, Ray Carlson and Associates on behalf of the Claudia Steinbeck McKnight Trust, submitted a request for a Lot Line Adjustment between three legal ACC parcels of 184.7 acres (Lot 1), 114.4 acres (Lot 2) and 78.1 acres (Lot 3) in size all three under Land Conservation Contract located at 4855 Canfield Road and 7180 Roblar Road, Petaluma; APN 027-080-001 and 027-080-005; zoned LEA (Land Extensive Agriculture) and DA (Diverse Agriculture) ; Supervisorial District No. Second; and

Whereas, the purpose of the Lot Line Adjustment is to assist in the partition of the Estate. All three lots are subject to a Non-Prime Land Conservation Act Contract; 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 per Section 15305(a) of the CEQA Guidelines as the

project is a 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 three legal parcels resulting in three legal parcels of 95 acres (Lot A), 47 acre (Lot B) and 235 acres (Lot C), subject to the Conditions of Approval in Exhibit "A," attached hereto which includes a condition to rescind and replace the one existing Non-Prime Land Conservation Act Contracts for three Non-Prime Contracts for resulting lots A, B and C. 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. All three parcels are currently under contract and all the parcels resulting from the Lot Line Adjustment will be under contracts.
- c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- d. After the Lot Line Adjustment each resulting parcel will exceed the minimum 50 percent threshold for agricultural grazing.
- e. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural as defined in Section 51222. The lots resulting from the Lot Line Adjustment will be 95 acres (Lot A), 47 acres (Lot B) and 235 acres (Lot C). The resulting parcels will exceed the 40-acre minimum acreage requirement for Non-prime contracts and will exceed the minimum gross income requirement of \$2,000.00 per farm operation and \$2.50 per acre per year. The grazing operation has generated an average gross income of \$2,000 per year, while per acre gross annual income has not been less than \$ 2.50. All of the structures and landscaped areas are compatible uses and will be located on the 235-acre resulting parcel. The area occupied by compatible uses is approximately 3 acres which is less than the 5-acre maximum established for compatible uses in the Uniform Rules.

- f. The Lot Line Adjustment would not compromise the long term agricultural productivity use of the parcel or other agricultural lands subject to the contract or contracts. The Lot Line Adjustment is being undertaken in order to improve management of the parcels along with the partition of the Estate. The Lot Line Adjustment will not compromise other agricultural 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. In the current configuration and at the designated density of 160 acres per dwelling unit, the 114.4 acre parcel, the 184.7 acre parcel and the 78.1 acre parcel cannot be divided. 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:

Gorin:	Rabbitt:	Coursey:	Gore:	Hopkins:
Ayes:	Noes:	Absent:	Abstain:	

So Ordered.