



County of Sonoma

State of California

Date: October 4, 2022

Item Number: _____

Resolution Number: _____

LLA20-0045 Jen Chard



4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Granting Chalk Ridge Vineyard, LLC and Chalk 2, LLC, and Approving a Lot Line Adjustment Between Two Legal Parcels with Conditions Requiring that Two Existing Land Conservation (Williamson) Act Contracts be Rescinded and Replaced with Two New Contracts to Restrict all of the Land Located at 8821 and 8828 Old Crow Lane Road, Windsor; APN's 079-300-002 and -005.

Whereas, the applicants, Chalk Ridge Vineyards, LLC and Chalk 2, LLC, have filed a request for Lot Line Adjustment between two legal parcels of 20.53 acres (Lot A) and 22.54 acres (Lot B), resulting in two legal contiguous parcels of 21.44 acres and 21.63 acres, both within Agricultural Preserve 1-519, located at 8821 and 8828 Old Crow Lane in Windsor, APN's 079-300-002 (Lot A), and 079-300-005 (Lot B); Zoned DA (Diverse Agriculture) B6 10-acre density with combining districts for Z (Accessory Unit Exclusion), VOH (Valley Oak Habitat), and SR (Scenic Resources); Supervisorial District No. 4; and,

Whereas, the purpose of the Lot Line Adjustment is to align the legal boundaries of two parcels with an existing vineyard block. Existing Lots A and B are each subject to separate Prime Land Conservation Act Contracts; 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 two legal parcels resulting in two legal parcels of 21.44 acres (Lot A) and 21.63 acres (Lot B), subject to the Conditions of Approval in Exhibit "A," attached hereto which includes a condition to rescind and replace the two, existing Prime Land Conservation Act Contracts with two new Prime Contracts for Lots A and B. The Board makes the following findings concerning Government Code Section 51257 requirements related to Land Conservation Act contracts in granting the request:

- a. The two new contracts will enforce and restrict the adjusted boundaries of resulting Lots A and B for an initial term for at least as long as the unexpired term of the rescinded contract, but for not less than 10 years.
- b. There is no net decrease in the amount of the acreage restricted by a contract. Both parcels are currently under contract and both of 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 contract remains under the new contract or contract. All of the land under the former contracts will remain under the two new contracts.
- d. After the Lot Line Adjustment each resulting parcel will meet the minimum 50% threshold for agricultural use, as resulting Lot A will be a 21.44 acre parcel with 19.5 acres in vineyard (91% of the parcel) and Lot B will be a 21.63 acre parcel with 18.5 acres in vineyard (85% of the parcel). The remaining acreage of each Lot is devoted to a combination of agricultural accessory use and undesignated land. There are no residential or other non-agricultural uses onsite.
- e. After the Lot Line Adjustment, the parcel of land subject to contract will be large enough to sustain its agricultural use, as defined in Section 51222. Resultant Lots A and B exceed the 10-acre minimum acreage requirement for Prime contracts and will exceed the minimum annual gross income requirement of \$1,000 per planted acre of vineyard. Neither lot is developed with any compatible uses therefore, resulting Lots A and B comply with the

Uniform Rules' 15% compatible use threshold.

- f. The Lot Line Adjustment would not compromise the long term agricultural productivity of the parcel or other agricultural lands subject to the contract or contracts. The Lot Line Adjustment is being undertaken to align parcel boundaries with an existing vineyard block. 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. The resulting parcels each have the potential for subdivision into two lots with the current DA (Land Intensive Agriculture) 10-acre density land use and zoning designation and does not change as a result of the Lot Line Adjustment; and

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:

Hopkins:

Gore:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.