



SUMMARY REPORT

Agenda Date: 10/4/2022

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Jen Chard, Planner I (707) 565-2336

Vote Requirement: Majority

Supervisorial District(s): Fourth

Title:

File No. LLA20-0045 Chalk Ridge Lot Line Adjustment, 8821 and 8828 Old Crow Lane, Windsor

Recommended Action:

Adopt a Resolution approving a Lot Line Adjustment between two parcels subject to Conditions of Approval and Land Conservation Act Contracts at 8821 and 8828 Old Crow Lane, Windsor; APN's 079-300-002 and 079-300-005. (Fourth District)

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 adjust two vineyard parcels, resulting in a 21.44 acre parcel (Lot A) and a 21.63 acre parcel (Lot B). The purpose of the lot line adjustment is to transfer 0.91 acres of land to align legal parcel boundaries with an existing vineyard block. 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 the land use and density criteria of the General Plan and all of the required findings for Land Conservation Act Requirements.

Discussion:

Chalk Ridge Vineyards, LLC and Chalk 2, LLC seek approval of a Lot Line Adjustment between two legal parcels (refer to Lot Line Adjustment Site Plan under Attachment 4). The legal parcels are identified as APN's 079-300-002 (Lot A), and 079-300-005 (Lot B). The current lot sizes are 20.53 acres (Lot A) and 22.54 acres (Lot B). The Lot Line Adjustment will result in increasing Lot A by 0.91 acres for a total of 21.44 acres in size, and reducing Lot B to 21.63 acres in size. The purpose of the Lot Line Adjustment is to align legal parcel boundaries with an existing vineyard block.

Site Characteristics:

The project site includes two contiguous parcels devoted to vineyard, encompassing a total of 43.07 acres. The parcels are situated 0.12 miles east of the Town of Windsor. Lot A is a 20.53 acre parcel with 19 acres planted in vineyard. Lot B is a 22.54 acre parcel with 19 acres planted in vineyard and a 20-foot water line easement. After the lot line adjustment, resulting Lot A will contain 19.5 acres planted in vineyard and the water line easement. Resulting Lot B will contain 18.5 acres planted in vineyard. Neither Lot is developed with any residential structures.

Zoning for both parcels is DA (Diverse Agriculture) B6 10-acre density with combining districts for Z (Accessory Unit Exclusion), VOH (Valley Oak Habitat), and SR (Scenic Resources).

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. The proposed Lot Line Adjustment will not result in a reduction of land under contract and each parcel individually meets the requirements for a contract, as both parcels will continue to be devoted to agriculture with at least 50% of each parcel planted in vineyard. Staff has determined the Lot Line Adjustment can meet all of the required findings as described in the attached Resolution.

Lots A and B are currently under Prime (Type I) Land Conservation Act Contracts. To facilitate a Lot Line Adjustment, Government Code Section 51257 permits the contracting parties to rescind the existing contracts and simultaneously enter into new contract(s) 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 contracts and replace them with two new contracts for the reconfigured parcels in accordance with the Uniform Rules.

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:

12/13/2011: Board approves the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

FISCAL SUMMARY

Not Applicable

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

- Att 1A LLA20-0045 Resolution
- Att 1B LLA20-0045 Conditions of Approval
- Att 2 LLA20-0045 Proposal Statement prepared by owner
- Att 3 LLA20-0045 Assessor's Parcel Map
- Att 4 LLA20-0045 Lot Line Adjustment Site Plan

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

Not Applicable