



County of Sonoma

State of California

Date: January 10, 2023

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

Resolution of the Board of Supervisors of the County of Sonoma, State of California, Approving a Lot Line Adjustment For West Meadows LLC Between Four Legal Administrative Certificate of Compliance Parcels with Conditions Requiring that the One Existing Land Conservation (Williamson) Act Contracts be Rescinded and Replaced with Four New Contracts to Restrict all of the Land Located at 3500 Sweetwater Springs Road, Healdsburg; APN 110-200-009.

Whereas, the Owner, West Meadows LLC, submitted a request for Lot Line Adjustment between four legal Administrative Certificate of Compliance (ACC) parcels of 40 acres (ACC Lot 1), 157 acres (ACC Lot 2), 40 acres (ACC Lot 3) and 157 acres (ACC Lot 4) resulting in four legal contiguous parcels of 93 acres (Lot 1), 99 acres (Lot 2), 112 acres (Lot 3) and 90 acres (Lot 4) located at 3500 Sweetwater Springs Road, Healdsburg, APN 100-200-009; Zoned RRD (Resources and Rural Development) B6 160-acre density with combining district RC 505/50 (Riparian Corridor) ; Supervisorial District No. 4; and,

Whereas, the four parcels are recognized by the County as legal separate parcels with Administrative Certificates of Compliance (File Numbers ACC 06-00885, ACC 06-0086, ACC06-0087 and ACC-0087) recorded under DN 2007-064603, DN 2007-064604, DN 2007-064605 and DN 2007-064606; and

Whereas, the purpose of the Lot Line Adjustment is to reconfigure the parcels for preservation of natural features and for parcel management. The 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 four legal ACC parcels resulting in four legal parcels of 93 (Lot A), 99 acres (Lot B), 112 acres (Lot C) and 90 Acres (Lot D) 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 Contract with four new Non-Prime Contracts for Lots A, Lot B, Lot C and Lot D. The Board makes the following findings concerning Government Code Section 51257 requirements related to Land Conservation Act contracts in granting the request:

- a. The four new contracts will enforce and restrict the adjusted boundaries of resulting Lots 1, 2, 3 and 4 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. All 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 contract remains under the new contract or contract. All of the land under the former contracts will remain under the four new contracts.
- d. After the Lot Line Adjustment each resulting parcel will meet the minimum 50% threshold for open space, as resulting Lot 1 will be a 93 acre parcel, Lot 2 will be a 99 acre parcel, Lot 3 will be 112 acre parcel and Lot 4 will be 90 acre parcel. The reconfigured lots will each be devoted to open space. There are

no residential or other non-agricultural uses currently onsite.

- e. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain its open space use, as defined in Section 51222. Resultant Lots 1, 2 3 and 4 exceed the 40-acre minimum acreage requirement. None of the lots are developed with any compatible uses therefore, resulting Lots 1, 2, 3 and 4 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 in order to improve features and management of the parcels. 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. Conditions of Approval require that prior to recording the Grant Deeds for the Lot Line Adjustment, the property owner shall submit the appropriate application and filing fees to rescind and replace the existing contract with new Land Conservation Contracts. Once the Lot Line Adjustment grant deed is recoded, the County can proceed with the preparation for the new contracts, and include the new legal description for the adjusted parcels; 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.