COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 1/10/2023

To: Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Jennifer Faso, Planner III (707) 565-1683
Vote Requirement: Majority
Supervisorial District(s): Fourth

Title:
File No. LLA21-0016 West Meadows LLC Lot Line Adjustment, 3500 Sweetwater Springs Road, Healdsburg

Recommended Action:
Adopt a Resolution approving a Lot Line Adjustment between four Administrative Certificate of Compliance (ACC) parcels subject to Conditions of Approval and a Land Conservation Act Contract and find the action exempt from the California Environmental Quality Act, for property located at 3500 Sweetwater Springs Road, Healdsburg, APN 110-200-009. (District 4)

Executive Summary:
Staff has determined that the adjusted ACC 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 four ACC parcels consisting of two 40-acre parcels and, two 157-acre parcels resulting in four parcels of 93 acres, 99 acres, 112 acres and 90 acres in size. 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 are consistent with all the required findings for Land Conservation Act Requirements. The purpose of the Lot Line Adjustment is to reconfigure the parcels for preservation of natural features and property management. The requested action is exempt from the California Environmental Quality Act (CEQA) under Title 14 California Code of Regulations CEQA Guidelines Section 15305(a) for minor alterations in land use limitations such as lot line adjustments.

Discussion:
West Meadows LLC seeks approval of a Lot Line Adjustment between four legal ACC parcels (refer to Lot Line Adjustment Site Plan under Attachment 5). ACC parcels are properties that have been issued Administrative Certificates of Compliance that prove them to be separate legal lots. This allows the property owner to sell, lease or finance the parcels separately from other contiguous parcels held by the same owner. The four legal ACC parcels are under one Accessor Parcel Number APN 110-200-009. The current lot sizes are: 40 acres (ACC Parcel 1), 157 acres (ACC Parcel 2), 40 acres (ACC Parcel 3) and 157 acres (ACC Parcel 4). The Lot Line Adjustment will result in four parcels 93 acres (Parcel 1), 99 acres (Parcel 2), 112 acres (Parcel 3) and 90 acres (Parcel 4). The Lot Line Adjustment is being requested to improve natural features and management of the parcels.

Site Characteristics:

The project site consists of four vacant contiguous ACC parcels. The parcels are located south of Sweetwater Springs Road in Healdsburg. The majority of each parcel consists of undistributed natural land and there are no existing structures.

In 2007, the County formerly recognized the Lots as separate legal parcels under file numbers ACC06-0085, ACC06-0086, ACC06-0087, and ACC06-0088.

Zoning for the lots is RRD (Resource and Rural Development) B6 160-acre density with combining district for RC 50/50 (Riparian Corridor).

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 they will continue to be devoted to open space with no existing compatible uses. Staff has determined the Lot Line Adjustment meets all the required findings as described in the attached Resolution.

The lots are currently under the same Non-Prime (Type II) Land Conservation Act Contract. To facilitate a Lot Line Adjustment, Government Code Section 51257 permits the contracting parties to rescind the existing contract and simultaneously enter into new contracts 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 contract and replace it with new contracts for the reconfigured parcels in accordance with the Uniform Rules.

To reflect the current open space use of each parcel, the replacement contracts will be updated to Non-Prime (Type II)/Open Space Land Conservation Act Contracts.

CEQA Exemption
The requested action is exempt from the California Environmental Quality Act (CEQA) under Title 14 California Code of Regulations CEQA Guidelines Section 15305(a) for minor alterations in land use limitations such as lot line adjustments. No exceptions to the categorical exemptions are present.

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).
07/31/2012: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 12-0379).
05/07/2013: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 13-0186).

12/20/2016: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 16-0485).
10/31/2017: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 17-0426).
11/07/2017: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 17-0438).

FISCAL SUMMARY
Not Applicable

Narrative Explanation of Fiscal Impacts:
None. The applicant pays for the costs of processing the application. There will be no new fiscal impacts as a result of this action.

Narrative Explanation of Staffing Impacts (If Required):
Not Applicable

Attachments:
Att 1 Board of Supervisors Resolution
Att 2 Conditions of Approval
Att 3 Proposal Statement prepared by West Meadows LLC - Susan H. Cole
Att 4 Assessor's Parcel Map
Att 5 Lot Line Adjustment Site Plan

Related Items "On File" with the Clerk of the Board:
Not Applicable