



**Project Statement
For
Klaus Lot Line Adjustment Application
LACO Project No. 9400.00
November 28, 2022**

Klaus Family Limited Partnership (Applicant) is requesting a Lot Line Adjustment (LLA) for the subject property located at 1002 Chileno Valley Road in Petaluma, California, Assessor's Parcel Numbers (APN) 020-010-058, -059, and -060 (subject property). The subject property currently consists of two (2) legal parcels:

- Parcel A (APN 020-010-058): 196.97 acres
- Parcel B (APNs 020-010-059 and -060): 41.55 acres

Existing Conditions

The subject property is located in unincorporated Sonoma County, has a land use designation of Land Extensive Agriculture, 100-acre density (LEA-100) per the Sonoma County General Plan (2008) and a zoning designation of LEA B6 100 (100-acre density) per the Sonoma County Code (Code) – Chapter 26, and is subject to the Petaluma Dairy Belt Area Plan (PDBAP, 2008). Additionally, the subject property is subject to a non-prime Williamson Act contract (Agricultural Preserve 2-317) and is located in water scarce Area 4. Parcel A is currently developed with an existing residence, agricultural structures, and associated development, including a septic system and well, and a pond. Under the current configuration, Parcel B is transected by Chileno Valley Road, with land on both sides of Chileno Valley Road, and contains limited buildable space located adjacent to Chileno Valley Road. Parcel B currently contains an existing well. Both parcels are currently accessed via Chileno Valley Road. Please refer to the LLA Site Plan dated November 15, 2022 for details on existing conditions.

Proposal

The proposed LLA, described below, would create two new parcels, as follows:

- Proposed Lot A: 146.48 acres
- Proposed Lot B: 92.04 acres

The purpose of the LLA is to reconfigure two (2) existing parcels into a more preferred configuration. To create two (2) parcels with more desirable buildable spaces, Parcel A and Parcel B would be combined and Parcel B would be relocated from the southeast corner to the west side of the subject property. As shown on the LLA Site Plan dated November 15, 2022, proposed Lot A would be 146.48 acres and proposed Lot B would be 92.04 acres. The proposed LLA would not increase the density allowed on the subject property, but would reconfigure the existing parcels to provide a preferred location for a building site on Lot B, while providing Lot B with the necessary services of water and septic and maintaining a 40-acre minimum lot size for Lot B. Please refer to the LLA Site Plan for details on the proposed parcel configuration.

Proposed Lot A would contain existing residential and agricultural structures and associated development, including a septic system and well. Proposed Lot B could support future residential development in the northeast corner of the proposed lot, where indicated on the LLA Site Plan. An approximately 2.5-acre Building Envelope for future residential development is proposed in the northeast corner of Proposed Lot B, adjacent to the area tested for septic suitability, as shown on the LLA Site Plan. Access to Proposed Lot B would be provided via an existing 12-foot wide gravel road. While Proposed Lot B would be served by the existing gravel road and proposed access and utility

easement along the existing road through Proposed Lot A, the proposed configuration would additionally provide Proposed Lot B with direct access to Chileno Valley Road in the southeast corner of the proposed lot. Proposed Lot B would contain an existing well located east of Chileno Valley Road in the southeast corner of the subject property. Pursuant to Section 7-12.2.(c) of the Code, water supply easements for primary or secondary dwelling units are not allowed from parcels within the water scarce Areas 3 or 4. As such, Proposed Lot B is required to contain a water supply source. Additionally, with a land use designation of LEA-100 (100-acre density), neither parcel is currently eligible for a subdivision nor would they be made eligible as a result of the LLA.

The proposed LLA would comply with the Sonoma County General Plan (2008), the Subdivision Map Act, the PDBAP (2008), and the Sonoma County agricultural preserve guidelines and would allow for continued agricultural use of the subject property. Please refer to the Petaluma Dairy Belt Area Plan and the Williamson Act Compliance Narratives for additional detail.

The Applicant agrees to voluntarily merge any and all parcels and parcel fragments underlying the final parcel configuration.