



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 3/21/2023

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

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

Vote Requirement: Majority

Supervisory District(s): Second

Title:

File No. LLA20-0026 Klaus Family Lot Line Adjustment, 1002 Chileno Valley Road, Petaluma

Recommended Action:

Adopt a Resolution approving a Lot Line Adjustment between two parcels subject to Conditions of Approval and Land Conservation Act Contracts at 1002 Chileno Valley Road, Petaluma; APN's 020-010-058, 020-010-059 and 020-010-060. (Second 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 three grazing parcels, resulting in a 146.48 acre parcel (Lot A) and a 92.04 acre parcel (Lot B). The purpose of the lot line adjustment is to reconfigure the existing parcels into a more preferred configuration to improve management of the agricultural operations and provide a building site on resulting Lot B. 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:

Klaus Family Limited Partnership seeks 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 020-010-058 (Lot A), and 020-010-059 and -060 (Lot B). The current lot sizes are 198.45 acres (Lot A) and 41.55 acres (Lot B). The Lot Line Adjustment will result in reducing Lot A by 51.97 acres for a total of 146.48 acres in size, and increasing Lot B to 92.04 acres in size. The purpose of the Lot Line Adjustment is to adjustment is to reconfigure the existing parcels into a more preferred configuration to improve management of the agricultural operations and provide building site on resulting Lot B.

Site Characteristics:

The project site includes two contiguous legal parcels devoted to grazing, encompassing a total of 238.52 acres. The parcels are situated 1.65 miles southwest of the City of Petaluma. Lot A is a 198.45 acre parcel with 3 acres planted in crops, 154 acres for grazing and 14 acres for breeding horses. Lot B is a 41.55 acre parcel with 41.55 acres dedicated to grazing. After the lot line adjustment, resulting Lot A will contain 3 acres planted in crops, 128 acres for grazing and 14 acres for breeding horses. Resulting Lot B will contain 89.54 acres dedicated to grazing. Resulting Lot A contains 1 acre of compatible uses including a residence, barns and riding

arenas.

Zoning for both parcels is LEA (Land Extensive Agriculture) B6 100-acre density with combining districts for RC 50/50 (Riparian Corridor with 50 foot setback).

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, with at least 50% of each parcel devoted to grazing. 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 Non-Prime (Type II) 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.

Strategic Plan:

Not Applicable

Prior Board Actions:

A. December 13, 2011; Board approves the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

FISCAL SUMMARY

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: LLA20-0026 Board of Supervisors Resolution

Att 2: LLA20-0026 Conditions of Approval

Att 3: LLA20-0026 Proposal Statement prepared by owner

Att 4: LLA20-0026 Assessor's Parcel Map

Att 5: LLA20-0026 Lot Line Adjustment Site Plan

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Related Items “On File” with the Clerk of the Board:

Not Applicable