



County of Sonoma

State of California

Date: May 23, 2023

Item Number: _____

Resolution Number: _____

☐ 4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Accepting A Grant Deed Of Protective Easement And Authorizing The Chair Of The Board To
Sign The Easement For Lot 1 of Minor Subdivision File No. MNS14-0007, Located At 590
Pleasant Avenue, Santa Rosa; APN: 163-180-013**

Whereas, on January 7, 2016, the Project Review and Advisory Committee adopted a Mitigated Negative Declaration and approved Klein Foods, Inc. request for a Minor Subdivision, subject to Conditions of Approval. The approved Tentative Map subdivides an approximate 49 acre parcel into two parcels, Lot 1 of 40+/- acres and Lot 2 of 7+/- acres in size. Resulting Lot 1 is devoted to agricultural use with over 37 acres planted in vineyard. Resulting Lot 2 contains a single-family residence, several residential accessory buildings, a well and vineyard. After recordation of the Parcel Map, resulting Lot 1 will be zoned DA (Diverse Agriculture) B6 20 with combining zones for G (Geologic Hazard), SR (Scenic Resources), and VOH (Valley Oak Habitat); and resulting Lot 2 will be zoned LIA (Land Intensive Agriculture) B6 20, with combining zones for G, SR, and VOH. For property located at 590 Pleasant Avenue, Santa Rosa, APN 163-180-013; Permit Sonoma File No. MNS14-0007; Supervisorial District 4.

Whereas, a condition of the previously approved Minor Subdivision File No. MNS14-0007 requires the landowner record a permanent Agricultural Easement (Grant Deed of Protective Easement) on resulting Lot 1, concurrent with the recording of the Parcel Map, to ensure that it continues to support agricultural uses; and

Whereas, recording a Grant Deed of Protective Easement on resulting Lot 1 furthers the General Plan goals AR-3 and AR-4, objectives AR-3.1 and AR-3.2, and policies AR-3c, AR-3e, and AR-4a; and

Now, Therefore, Be It Resolved that the Board of Supervisors finds that the project described in this Resolution is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15317 (Open Space Contracts or Easements), which provides for the acceptance of easements in order to maintain the open space character of the area. No exceptions listed under Section 15300.2 apply. There is no

reasonable possibility that the project would have a significant effect on the environment.

Be It Further Resolved, that the Board of Supervisors hereby accepts the Grant Deed of Protective Easement on resulting Lot 1 of File No. MNS14-0007 for property located at 590 Pleasant Avenue, Santa Rosa, APN 163-180-013. The Board makes the following specific findings in granting the request:

1. The Grant Deed of Protective Easement (Attachment "A") meets the County's General Plan goals, objectives, and policies as follows:
 - a. As required by GOAL AR-3 it maintains the maximum amount of land in a parcel size that a farmer would be willing to lease or buy for agricultural purposes.
 - b. As required by Objective AR-3.1 it avoids the conversion of agricultural lands to residential or nonagricultural commercial uses.
 - c. As required by Objective AR-3.2 it maintains the largest land area for agricultural use.
 - d. As required by Policy AR-3c it minimizes the impact of residential parcels on adjacent agricultural operations.
 - e. Policy AR-3e requires an agricultural easement be conveyed to the County in perpetuity on the residual farming parcel.
 - f. Consistent with GOAL AR-4 the 40+/- acre agricultural parcel (Lot 1) allows the farmer to manage operations in an efficient, economic manner with minimal conflict with nonagricultural uses.
 - g. As required by Policy AR-4a residential uses on the 7+/- acre parcel (Lot 2) shall recognize that the primary use of agricultural land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

Be It Further Resolved that the Board of Supervisors hereby accepts the Grant Deed of Protective Easement and authorizes the Chair of the Board of Supervisors to sign and to execute the original Grant Deed of Protective Easement "On File" with the Clerk of the Board.

Be It Further Resolved that the Clerk of the Board return the signed original Grant Deed of Protective Easement to Permit Sonoma, Attention: Joshua Miranda, Planner I, at 2550 Ventura Avenue, Santa Rosa, California 95403. Permit Sonoma will record the signed Protective Easement concurrent with the Parcel Map.

Supervisors:

Gorin: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

So Ordered.