

# PROJECT PROPOSAL STATEMENT

## **Lot Line Adjustment**

APN 136-220-004; 136-220-008, 009, 016, 017, and 018; and 136-160-011

This is a request for a Lot Line Adjustment between three adjacent parcels identified on the application Site Map as Parcel A, APN 128-220-004, Parcel B, APN 136-220-008, 009, 016, 017, and 018, and Parcel C, APN 136-160-011. Two of the parcels are currently under Williamson Act contracts and one is not. The property adjustments will increase the acreage under agricultural contract because all proposed parcels will be included in Williamson Act contracts, and will not result in increased development density. Documentation for compliance with current agricultural contracts is included with this application.

Parcel A, 1000 Sonoma Mountain Road, is an 81+ acre parcel and has split zoning of LEA B6 60 Z LG/MTN RC50/5- SR for that portion on the west side of Sonoma Mountain Road and RRD B6 40, LG/MTN RC50/50 SR for the portion east of Sonoma Mountain Road. This parcel is not under Williamson Act contract. It currently has an agricultural barn on the north side of Sonoma Mountain Road associated with a vineyard developed on the property in 2004. There is an existing well for water supply. There are no residential structures on Parcel A. The resulting Parcel A will contain approximately 271 acres by adding approximately 190 acres from Parcel B on the west side of Sonoma Mountain Road. The resulting Parcel A will expand grazing lands as well as add vineyard lands currently not under contract, and will be included in a new Williamson Act Contract that will be included within with existing Parcel B Preserve. The resulting parcel is proposed to be zoned DA B6 60 Z G LG/MTN RC50/50 SR.

Parcel B, 750 Sonoma Mountain Road, is a 568+ acre parcel and has split zoning of RRD B6 40 Z, LG/MTN RC 50/50 SR for APN 136-220-008, and DA B6 80 Z, G LG/MTN RC 50/50 SR for APN 136-220-009, LEA B6 80 Z G LG/MTN RC 50/50 SR for APN 136-220-016, 017, and 018. This parcel configuration is the result of LLA87-786 as described under Deed Number 88-112015. This is the only parcel of this application with residential structures. This parcel has a well for water supply and the residential uses are served by existing on site wastewater disposal systems. There is a primary dwelling, guest house, ranch manager residence, and several storage and agricultural structures. The property is included under a type 2 agricultural contract 88-112005. The property is primarily used for cattle grazing and there is a small vineyard developed on the west side of Sonoma Mountain Road. An agricultural barn is located adjacent to the vineyard. The resulting Parcel B will contain approximately 354 acres and will encompass all of the residential structures on the overall ranch. The existing Williamson Act contract will be rescinded and replaced by a new contract. The resulting parcel zoning will remain LEA B6 80 Z G LG/MTN RC50/50 SR.

Parcel C, 545 Sonoma Mountain Road, is a 133+ acre parcel zoned DA B6 40 Z, G LG/MTN SR. This parcel is currently undeveloped and is used for grazing of cattle. The property is included under a type 2 agricultural contract 2841-794. There are no structures or wells on this parcel but several spring fed water troughs are in place to support the agricultural use. The resulting parcel will be approximately 157 acres and will include additional frontage along Sonoma Mountain Road suitable for parcel access, and also include grazing land from the southerly portion of Parcel B, west of Sonoma Mountain Road. The existing Williamson Act contract will be rescinded and replaced with a new contract. The resulting parcel zoning will remain DA B6 40 Z G LG/MTN SR.

This is also a request for a voluntary merger of any underlying parcels or portions of parcels underlying the final configuration as shown on the application Site Map.