



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

PROPOSAL STATEMENT
Williamson Act Replacement Contracts
WKM Properties LLC, et al
May 2020

Applicant: WKM Properties LLC, et al
P.O. Box 363
Healdsburg, CA 95448

Agent: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Engineer: Kelder Engineering, Inc.
Consulting Civil Engineers
132 S. Cloverdale Blvd.

Property Location: 18875 Hassett Lane
Geyserville, CA 95441

APN: 091-010-001

Zoning: LIA B6 20Z/F2 RC 50/25 SRVOH

Proposal: Rescind and replace Land Conservation Contract 1-307-72 with 2 new contracts per conditions of approval for LLA 19-0003

I. PROJECT DESCRIPTION

On April 28, 2020, the Board of Supervisors adopted a resolution approving a Lot Line Adjustment between two parcels subject to Conditions of Approval. Per conditions of approval for LLA 19-0003, the Board required the contracting parties to rescind the current Prime (Type I) Land Conservation Act Contract (1-307-72) and enter into new contracts for each newly reconfigured parcel.

II. LOT LINE ADJUSTMENT

Approved Lot Line Adjustment (LLA19-0003) reconfigured a 77.69-acre parcel located at 18875 Hassett Lane into two separate parcels Lot A 13.11 acres and Lot B 64.58 acres. Each parcel exceeds the 10-acre minimum acreage requirement for Prime (Type 1) contracts.

Located on the newly configured Lot A is a primary residence, a 600sf residential dwelling, 3 barns and 8.87 acres of vineyard. Lot B contains 1 small barn and 55.25 acres of vineyard. The vineyard is a mix of Chardonnay and Sauvignon Blanc grapes. The land is under a grape purchase agreement with Clos du Bois Winery. No reduction of land under contract occurred with the approved Lot Line Adjustment.

III. LAND CONSERVATION ACT

Conditions of approval for the approved (LLA19-0003) requires that the applicant apply for two new Prime (Type 1) Land Conservation Contracts. Both Lots are currently under the same Prime (Type 1) Land Conservation Act Contract (1-307-72). Each of the newly

reconfigured parcels will continue to meet all the requirements for new contracts. The parcels will be large enough to sustain their agricultural use as defined in Section 51222. The resulting Lot A and Lot B will each exceed the 10-acre minimum acreage required for Prime contracts and each will exceed the minimum gross income requirement of \$1000 per planted acre per year, as the parcels currently generate an annual average income of \$2700.00-\$3400.00 per planted acre of vineyard. All the residential structures are compatible uses and will occupy approximately 4 acres (3%) for Lot A, which is less than the 15% maximum established for compatible uses in the Uniform Rules. Both lots contain permitted agricultural accessory structures (barns, well) which do not count towards the compatible use thresholds. Each parcel individually meets the requirements for a contract as both lots are located in an agricultural preserve and will continue to be devoted to agriculture with at least 50% of each parcel planted in vineyard. The 600sf dwelling on Lot A will be designated a Farm Family Dwelling to remain in compliance with the Uniform Rules.