



Legislation Details (With Text)

File #: 2021-1250

Type: Consent Calendar Item **Status:** Agenda Ready

File created: 10/25/2021 **In control:** Permit and Resource Management

On agenda: 12/7/2021 **Final action:**

Title: File No. LLA20-0030 Claudia McKnight Trust, ET AL Lot Line Adjustment 4855 Canfield Road and 7180 Roblar Road, Petaluma

Sponsors: Permit and Resource Management

Indexes:

Attachments: 1. Summary Report, 2. ATT 1 Conditions of Approval.pdf, 3. ATT 2 Proposal Statement.pdf, 4. ATT 3 Assessor's Parcel Map.pdf, 5. ATT 4 Lot Lint Adjustment Site Plan.pdf, 6. ATT 5 Board of Supervisors Resolution.pdf

Date	Ver.	Action By	Action	Result
12/7/2021	1	Board of Supervisors	Approved as recommended	Pass

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Jennifer Faso 565-1683

Vote Requirement: Majority

Supervisorial District(s): Second

Title:

File No. LLA20-0030 Claudia McKnight Trust, ET AL Lot Line Adjustment 4855 Canfield Road and 7180 Roblar Road, Petaluma

Recommended Action:

Adopt a Resolution approving a Lot Line Adjustment between three parcels subject to Conditions of Approval and a Land Conservation Act Contract at 4855 Canfield Road, Petaluma APN 027-080-001 and 7180 Roblar Road, Petaluma, APN 027-080-005.

Executive Summary:

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. 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 ACC parcels. The adjusted parcels meet the land use and density criteria of the General Plan and will improve management of the agricultural parcels as noted in the attached resolution.

Discussion:

Ray Carlson & Associates on behalf of Claudia McKnight Trust ET AL, seeks approval of a Lot Line Adjustment between three legal parcels with approved Administrative Certificates of Compliance. Administrative Certificates of Compliance (ACC) are issued by the County to properties that have been proven to be separate legal parcels.

The parcels are identified on the Lot Line Adjustment Site Plan (Attachment 4) as portions of APN 027-080-005 and APN 027-080-001 as ACC Lot 1, ACC Lot 2 and ACC Lot 3. The current lot sizes are: ACC Lot 1, 184.7 acres, ACC Lot 2, 114.4 acres and ACC Lot 3 78.1 acres. The Lot Line Adjustment will result in proposed Lot 1/A adjusted to 95 acres, proposed Lot 2/B adjusted to 47 acres and proposed Lot 3/C adjusted to 235 acres. The purpose of the Lot Line Adjustment is to improve management of the agricultural parcels along with the partition of the Estate.

Site Characteristics:

The project site includes three contiguous ACC parcels under the same ownership, comprising of 377.2 acres total. The majority of the total acreage is used for grazing livestock with some crop cultivation. The majority of the parcels are open grazing land with one single family residence, four agricultural barns and one agricultural employee unit (mobile home).

ACC Lot 1 is a 184.7 acre parcel currently under a Non-Prime Land Conservation Contract approved by the Board in 1971 for agriculture and grazing. The lot is accessed from Canfield Road and contains a single family residence and associated agricultural barns.

ACC Lot 2 is a 114.4 acre parcel currently under the same Non-Prime Land Conservation Contract as ACC Lot 1. ACC Lot 2 is accessed from Roblar Road and there are no structures on this lot and it is maintained as open space and grazing land.

ACC Lot 3 is a 78.1 acre parcel currently under the same Non - Prime Land Conservation Contract as ACC Lots 1 and 2. ACC Lot 3 is accessed from Roblar Road and contains an existing mobile home.

After the Lot Line Adjustment the newly reconfigured lots will be subject to their own individual Land Conservation Contracts. In 2020, the County formerly recognized the Lots as separate legal parcels under file number ACC 20-0005, ACC20-0006 and ACC20-0004.

A portion of ACC Lot 1 (APN 027-080-001) is zoned DA (Diverse Agriculture) and the rest of the ACC Lots are zoned LEA (Land Extensive Agriculture). Approval of the Lot Line Adjustment would result in a split zoning for resulting lot A. Therefore a Condition of Approval has been added that requires prior to recording the grand deeds, the owner must submit a completed application for a General Plan Amendment and Zone Change technical correction to align land use and zoning boundaries with the adjusted parcel boundaries.

Background

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 as all three lots will continue to be devoted to agriculture and grazing with at least 50% of each parcel devoted to a commercial grazing operation and open space uses. Staff has determined the Lot Line Adjustment can meet all of the required findings as described in the attached Resolution.

All three ACC lots are currently under the same Non-Prime Land Conservation Act Contract. To facilitate a Lot

Line Adjustment, Government Code Section 51257 permits the contracting parties to rescind the existing contract and simultaneously enter into new contracts 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 contract and replace it with new contracts for the reconfigured parcels in accordance with the Uniform Rules. All newly configured parcels meet the requirements for a Contract under 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:

N/A

Prior Board Actions:

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. Three ACC parcels are currently under a Land Conservation Act Contract and after the Lot Line Adjustment the reconfigured parcels will be under separate replacement contracts. There will be no new fiscal impacts as a result of this action.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

ATT 1: Conditions of Approval
ATT 2: Proposal Statement
ATT 3: Assessor's Parcel Map
ATT 4: Lot Line Adjustment Site Plan
ATT 5: Board of Supervisors Resolution

Related Items "On File" with the Clerk of the Board:

N/A