



Legislation Text

File #: 2023-0600, **Version:** 1

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): Fourth

Title:

File No. LLA21-0018 Chalk Hill Lot Line Adjustment, 13410, 13414, 13418 and 13422 Chalk Hill Road, Healdsburg

Recommended Action:

Adopt a Resolution approving a Lot Line Adjustment between three parcels subject to Conditions of Approval and Land Conservation Act Contracts at 13410, 13414, 13418 and 13422 Chalk Hill Road, Healdsburg; APN's 132-120-016, 132-120-017 and 132-120-018. (Fourth 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 two uncontracted parcels and one contracted vineyard parcel, resulting in a 30.78 acre parcel (Lot A), a 48.37 acre parcel (Lot B) and a 136.96 acre parcel (Lot C). The purpose of the Lot Line Adjustment is to reconfigure legal parcel boundaries to align with existing agricultural and non-agricultural uses. 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:

M.A. Properties, LLC seeks approval of a Lot Line Adjustment between three legal parcels (refer to Lot Line Adjustment Site Plan under Attachment 4). The legal parcels are under the same ownership and are identified as APN's 132-120-016 (Lot A), 132-120-017 (Lot B) and 132-120-018 (Lot C). The current lot sizes are 27.81 acres (Lot A), 48.37 acres (Lot B) and 139.90 (Lot C). The Lot Line Adjustment will result in increasing Lot A by 2.97 acres for a total of 30.78 acres in size, and reducing Lot C to 136.96 acres in size. Approximately 4.35 acres of land will be exchanged with Lot B and as a result, the size of Lot B will remain unchanged at 48.37 acres. The purpose of the Lot Line Adjustment is to reconfigure legal parcel boundaries to align with existing agricultural and non-agricultural uses.

Site Characteristics:

The project site includes three contiguous parcels, encompassing a total of 216.08 acres. The parcels are situated 4.87 miles east of the City of Healdsburg. Lot A is a 27.81 acre parcel developed with a residence and an agricultural pond. Lot B is a 48.37 acre parcel that is subject to a Land Conservation Contract for prime agricultural land. Existing Lot B is developed with a winery, barn, residence, garage, leachfields for onsite

waste water disposal, a shed, and agricultural ponds, and contains 23.61 acres planted in vineyard and .86 acres in olive trees. Lot C is a 139.90 acre agricultural parcel that contains vineyard, a residence and a shop. After the lot line adjustment, resulting Lot B will contain one residence, the winery, leachfields, barn, shed, agricultural ponds, 23.61 acres planted in vineyard and 0.86 acres planted in olive trees.

Zoning for Lot A is LIA (Land Intensive Agriculture) B6 40-acre density with combining district RC 100/50 (Riparian Corridor with 100 ft setback).

Zoning for Lot B is LIA (Land Intensive Agriculture) B6 40-acre density with combining districts for Z (Accessory Dwelling Unit Exclusion) and RC 100/50 (Riparian Corridor with 100 ft setback).

Zoning for Lot C is LIA (Land Intensive Agriculture) B6 40-acre density with combining districts for RC 100/25 (Riparian Corridor with 100 ft setback) and VOH (Valley Oak Habitat).

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 Lot B will meet the requirements for a contract, as it will continue to be devoted to agriculture with at least 50% will be planted in vineyard. Staff has determined the Lot Line Adjustment can meet all of the required findings as described in the attached Resolution.

Lot B is currently under a Prime (Type I) 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 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 contract and replace it with a new contract for the reconfigured Lot B 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, as indicated in the resolution accompanying this item.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

12/13/2011: Board approves the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

07/31/2012: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland

Security Zones (Resolution No. 12-0379).

05/07/2013: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 13-0186).

12/20/2016: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 16-0485).

10/31/2017: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 17-0426).

11/07/2017: Board amends the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 17-0438).

FISCAL SUMMARY

Not Applicable

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: LLA21-0018 Board of Supervisors Resolution

ATT 2: LLA21-0018 Conditions of Approval

ATT 3: LLA21-0018 Assessor's Parcel Map

ATT 4: LLA21-0018 Lot Line Adjustment Site Plan

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

Not Applicable