

Resolution Number

County of Sonoma  
Santa Rosa, California

April 7, 2009  
PLP05-0111 Sigrid Swedenborg

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY  
OF SONOMA, STATE OF CALIFORNIA, GRANTING THE  
REQUEST BY ██████████ FOR A LOT LINE  
ADJUSTMENT FOR PROPERTY LOCATED AT 27801 RIVER  
ROAD, CLOVERDALE, APNS 117-060-060 AND -059.

WHEREAS, the applicant, ██████████, filed an application with the Sonoma County Permit and Resource Management Department for a minor Lot Line Adjustment between two parcels 38.35 and 28.92 acres in size resulting in two parcels, 41.09 and 26.18 acres in size located at 27801 River Road, Cloverdale, APNs 117-060-060 and -059; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Unit Exclusion), F1 (Floodway), F2 (Floodplain), BR (Biotic Resources), VOH (Valley Oak Habitat); Supervisorial District 4; and

WHEREAS, to facilitate a Lot Line Adjustment, Government Code § 51257 authorizes parties to a Williamson Act Contract or contracts to mutually rescind the contract or contracts and simultaneously enter into a new contract or contracts, if certain findings are made by the Board of Supervisors; and

WHEREAS, §15305(a) of Title 14 of the California Code of Regulations (CEQA Guidelines) provides that minor Lot Line Adjustments are exempt from the California Environmental Quality Act; and

WHEREAS, in accordance with the provisions of law, the Board of Supervisors held a public hearing on April 7, 2009, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings consistent with Government Code § 51257:

1. There is no net decrease in the amount of the acreage restricted. In cases where two parcels are involved in a Lot Line Adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
2. At least 90% of the land under the former contract or contracts remains under the new contract or contracts.
3. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Gov. Code Section 5122.
4. The Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
5. The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

6. The Lot Line Adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the General Plan.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby finds that substantial evidence in the record before it supports the above findings, and further finds that the Lot Line Adjustment meets the requirements of the Subdivision Map Act and the Williamson Act; and

BE IT FURTHER RESOLVED that the Board of Supervisors grants the request by [REDACTED] [REDACTED] for the subject minor Lot Line Adjustment with Conditions of Approval which includes rescission and replacement of the existing Type I Williamson Act contract (Agricultural Preserve No. 1-592, in Book 3522, Page 489 of Sonoma County Official Records) with separate contracts for each resulting parcel subject to conditions as shown in Exhibit "A" for property located at 27801 River Road, Cloverdale; APN's 117-060-060 and -059; and

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the project described in this resolution is exempt from the requirements of the California Environmental Quality Act by virtue of Section 15305 Class 5 of Title 14 of the California Code of Regulations (CEQA Guidelines) in that the project is a minor Lot Line Adjustment; and

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Brown:           Kerns:           Zane:           Carrillo:       Kelley:  
                  Ayes:           Noes:           Absent:       Abstain:

SO ORDERED.