

Resolution Number

County of Sonoma
Santa Rosa, California

July 14, 2009
LLA09-0011 Traci Tesconi

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, GRANTING THE REQUEST BY SEGHECIO FARM INC., [REDACTED] AND [REDACTED], AND JEP COMPANY, FOR A LOT LINE ADJUSTMENT AND ENLARGEMENT OF AN EXISTING AGRICULTURAL PRESERVE AREA AND THE RESCISSION AND REPLACEMENT OF AN EXISTING WILLIAMSON ACT CONTRACT FOR PROPERTY LOCATED AT 24050 AND 23700 GEYSERVILLE AVENUE, GEYSERVILLE; APNS 118-080-003, -007, -009, -010, -013; AND 140-200-002 .

WHEREAS, the applicant, Seghesio Farm Inc., [REDACTED] and [REDACTED], and JEP Company, filed an application with the Sonoma County Permit and Resource Management Department for a Lot Line Adjustment between two parcels, 88.62 acres (Lot A) and 88.11 acres (Lot B) in size, resulting in two parcels 103.17 acres and 73.56 acres in size, subject to Conditions of Approval requiring the enlargement of existing Agricultural Preserve Area 1-467 and the rescission and replacement of an existing Williamson Act Contract with a new contract on Lot A, and to include that portion of land under APN 118-080-009, for property located at 24050 and 23700 Geyserville Avenue, Geyserville; APNs 118-080-003, -007, -009, -0101, -013, and 140-200-002; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, F1 (Floodway), F2 (Secondary Floodplain) Z (Second Unit Exclusion), SR (Scenic Resource), VOH (Valley Oak Habitat); Supervisorial District No. 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 July 14, 2009, at which time all interested persons were given an opportunity to be heard; and

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

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

2. There is no net decrease in the amount of the acreage restricted. The Lot Line Adjustment results in an additional 37 acres of land to be placed under a Type I contract.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
5. The Lot Line Adjustment will not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
6. The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

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 Seghesio Farm Inc. [REDACTED] and [REDACTED] and JEP Company, for the subject Lot Line Adjustment with Conditions of Approval which includes the enlargement of existing Agricultural Preserve Area (1-467) by 37 acres approximately, and rescission and replacement of the existing Type I Williamson Act Contract (Book 2606, Page 708) on Lot A and to include APN 118-080-009 subject to conditions as shown in Exhibit "A" for property located at 24050 and 23700 Geyserville Avenue, Geyserville; APNs 118-080-003, -007, -009, -010, -013; and 140-200-002; 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 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.