

**Resolution No.**

**County of Sonoma  
Santa Rosa, CA 95403**

**Date: 10/6/2009  
LLA05-0071 Traci Tesconi**

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, granting the request by Diamond W. Ranch (Kenneth A. Wilson, Clairette Wilson; Ronald E. Wilson and Kathleen Wilson, as the Trustees of the Ronald E. Wilson and Kathleen Wilson Trust) for a One-Year Extension of Time for a previously approved Lot Line Adjustment and Conditions of Approval which include an option to interrupt the phase-out process and rescind and replace the existing Type II Williamson Act Contract with a new and separate Williamson Act Type II contract(s) for property located at 9420 and 9421 Valley Ford Road, Petaluma; APN's 022-300-008 (ptn); 022-310-005, -008; 022-320-003; 027-250-007, -008.**

**Whereas**, the applicant, Diamond W. Ranch (Kenneth A. Wilson, Clairette Wilson; and Ronald E. Wilson, and Kathleen Wilson, as the Ronald E. Wilson and Kathleen Wilson Trust), filed an application with the Sonoma County Permit and Resource Management Department for a Lot Line Adjustment among four parcels 285.10 acres, 1.30 acres, and 26.6 acres and 525 acres in size resulting in four parcels 243.10 acres, 41.60 acres, 40.1 acres, and 513 acres in size and Conditions of Approval that include the option to interrupt the phase out process and rescind and replace the existing Type II Williamson Act contract with new and separate Williamson Act Type II contract(s) for property located at 9420 and 9421 Valley Ford Road, Petaluma, APN 022-300-008 (ptn); 022-310-005, -008; 022-320-003; 027-250-007, -008; Zoned LEA (Land Extensive Agriculture), B6 160 acre density; Supervisorial District No. 2; and

**Whereas**, on September 25, 2007, the Sonoma County Board of Supervisors granted said Lot Line Adjustment with a 4-0-1 vote; and

**Whereas**, to facilitate a Lot Line Adjustment, Subdivision Ordinance Section 25.70.7(a) authorizes parties to be granted a one year extension of time; and

**Whereas**, in accordance with the provisions of law, the Board of Supervisors held a public hearing on October 6, 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 find the foregoing recitals to be true and correct.

**Be It Further Resolved** that the Board of Supervisors certifies that the original findings are still in effect consistent with Government Code § 51257:

1. There is no net decrease in the amount of the acreage restricted as the four parcels will remain under contract.

2. 100 percent of the land under the original contract will remain under the existing Williamson Act contract until either the phase out has been completed and/or new Type II contract(s) are executed.

3. After the Lot Line Adjustment, the four resultant parcels under contract, remain large enough (243.10 acres, 41.60 acres, and 40.1 acres, and 513 acres in size) to sustain their agricultural use (prime land). The four resultant parcels will exceed the minimum acreage and minimum income requirement for a Type II contract. For prime land under a Type II Williamson Act contract, the minimum parcel size requirement is 40 acres with the minimum income requirement of \$2,000 total gross income per farm (parcel) operation and \$2.50 per acre gross income.

4. The Lot Line Adjustment does not compromise the long-term agricultural productivity of the parcel subject to contract. There is no change to the existing land use designation of Land Extensive Agriculture. The parcels will continue to be used for grazing of Registered Holstein dairy cattle.

5. The Lot Line Adjustment did not and is not likely to result in the removal of adjacent land from agricultural use because the zoning will continue to be Land Extensive Agriculture, and the dairy operation will continue on all four parcels.

6. The Lot Line Adjustment did 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. The Lot Line Adjustment improves the overall conformance of the three parcels with the LEA zoning district.

**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 above findings.

**Be It Further Resolved** that the Board of Supervisors grants the request by Diamond W. Ranch (Kenneth A. Wilson, Clairette Wilson; and Ronald E. Wilson, and Kathleen Wilson, as the Ronald E. Wilson and Kathleen Wilson Trust) for a one year extension of time for the Lot Line Adjustment with Conditions of Approval which includes an option for the property owner(s) to interrupt the phase out process and rescind and replace the existing Type II Williamson Act contract with new and separate Type II contract(s) for property located at 9420 and 9421 Valley Ford Road, Petaluma, identified by APN 022-300-008 and 022-310-005.

**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 15061(b)(3), because it is for the extension of time only, which does not have the potential for causing significant effect on the environment.

**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

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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:**

Brown:        Kerns:        Zane:        Carrillo:        Kelley:

Ayes:                Noes:                Absent:                Abstain:

**So Ordered.**