**AGENDA SHORT TITLE:** Modify an Agricultural Preserve and rescind and replace Williamson Act Contracts; PLP10-0032; Silverado Sonoma Vineyards.

**REQUESTED BOARD ACTION:** Adopt a Resolution to enlarge an existing Agricultural Preserve Area and rescind and replace an existing Type I Williamson Act Contract with two new Type I Contracts, and authorize the Chair of the Board of Supervisors to sign two new Type I Contracts to satisfy Conditions of Approval for a previously approved Lot Line Adjustment. Property address: 2521 and 2543 Laughlin Road, Santa Rosa; APN's 059-220-030, -031, -032, -033; Fourth District.

**Action Requested of the Board of Supervisors:**

The Board is requested to conduct a public hearing on the request by Silverado Sonoma Vineyards to adopt a Resolution to (1) enlarge an existing Agricultural Preserve Area (1-232) by adding 6.02 acres; and (2) rescind and replace an existing Type I Williamson Act contract (Book 3052 of Records, Page 222; Recorded on February 27, 1976) with two new Type I Contracts on two parcels of 12.02 acres (Lot A) and 121.04 acres (Lot B) in size, and authorize the Chair of the Board of Supervisors to sign two new Type I Contracts to satisfy Conditions of Approval for a previously approved Lot Line Adjustment (LLA09-0047).

**Prior Board Actions:**

On February 2, 2010, the Board of Supervisors approved a Lot Line Adjustment (LLA09-0047) between three parcels to change configurations of the parcels owned by Silverado Sonoma Vineyards (Resolution No. 10-0089). With the previous approval, the Board of Supervisors determined that the Lot Line Adjustment met all the required findings under Section 51257 of the Government Code. Conditions of approval for the previously approved Lot Line Adjustment require the original contract to be rescinded and replaced with two new contracts.

**Location, Zoning and Project Description:**

The subject property is located at 2521 and 2543 Laughlin Road, Santa Rosa. The parcels are approximately 1,400 feet from the intersection of Laughlin Road and River Road, northwest of Santa Rosa. Both parcels each contain two Assessor Parcel Numbers because the Assessor’s office assigned them in order to reflect the different tax rate for the portions that are not presently subject to Williamson Act Contracts. Lot A, 2543 Laughlin Road, is comprised of APN’s 059-220-030 and -031. Lot B, 2521 Laughlin Road, is comprised of APN’s 059-220-032 and -033. All parcels are zoned LIA (Land Intensive Agriculture), B6-40 acre density, Z (Second Unit Exclusion), VOH (Valley Oak Habitat) district.

The previously approved Lot Line Adjustment included a Condition of Approval requiring the original contract to be rescinded and replaced with two new contracts.
I Contract be rescinded and replaced with two new contracts in order for each of the two adjusted parcels to be under its own individual Williamson Act Contract. The original 1.02 acre Lot B and 5.0 acre portion of Lot C were not in a Williamson Act Contract or included in the existing Agricultural Preserve Area (1-232) boundaries. For that reason, Agricultural Preserve Area (1-232) must be enlarged to include the 6.02 acres to allow all of Lots A and B to be placed under a new Type I Contract. The project also includes the request to authorize the Chair of the Board of Supervisors to sign the two new Type I Contracts.

Attachments:
Project Memo
Draft Board of Supervisors Resolution
EXHIBIT A: Existing and Proposed Agricultural Preserve Area Map
EXHIBIT B: Current Assessor Parcel Map Page
EXHIBIT C: Approved Lot Line Adjustment Site Plan

Separate Attachment to the Board of Supervisors and On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than “Requested”) | Vote: