

P

Type

Plans

PLP07-0069

Permit Number

3650

Street Number

HWY 128

Street Name

GEY

Community Code

131-040-009

APN



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

October 8, 2007

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** PLP07-0069  
**Applicant Name:** Korman Development Inc.  
**Owner Name:** Larry & Candace Cadd/Terrance Proschold  
**Site Address:** 3650 & 3152 Hwy. 128, Geyserville  
**A.P.N.** 131-040-009; 131-050-004

Request for a Lot Line Adjustment between two lots of 1.5 and 310 acres, resulting in two lots of 36.5 and 275 acres, which will require 2) a General Plan Amendment on 35 acres from LIA (Land Intensive Agriculture)-20 acre density designation to the RRD (Resources and Rural Development)-120 acre density designation and 3) a Zone Change from the LLA, B6-20 acre density, VOH (Valley Oak Habitat), Z (Second Unit Exclusion), SR (Scenic Resources) zoning district to the RRDWA (Resources and Rural Development/Agricultural Preserve), B6-120 acre density, VOH, Z, SR zoning district or other appropriate district, and 4) an Amendment to mutually rescind an existing Type I Contract and establish two new Type I Contracts on the resulting 36.5 and 275 acre parcels pursuant to Government Code 51257 and authorize the Chairman of the Board of Supervisors to sign two Type I Williamson Act Contracts.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **October 29, 2007** and should be sent to the attention of:  
**PLP07-0069, Sigrid Swedenborg ([sswedenb@sonoma-county.org](mailto:sswedenb@sonoma-county.org)).**

Please send a copy of your comments to the applicant(s) or their representatives.

**Please check the appropriate box and return or reply by e-mail to the address above.**

No comments       Comments attached       Comments to be forwarded  
 Please send meeting/hearing notices regarding this project.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> County Surveyor                                | <input checked="" type="checkbox"/> Fire District - Geyserville    |
| <input checked="" type="checkbox"/> Health   | <input type="checkbox"/> School District -                         |
| <input checked="" type="checkbox"/> Sanitation                                     | <input type="checkbox"/> SUSMP Review - Reg-Cullen                 |
| <input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam                       | <input type="checkbox"/> Water District -                          |
| <input checked="" type="checkbox"/> Public Works (La Plaza) - John Maitland        | <input type="checkbox"/> State Coastal Commission                  |
| <input checked="" type="checkbox"/> Public Works (La Plaza - Drainage) - J. Foster | <input checked="" type="checkbox"/> Caltrans (State)               |
| <input type="checkbox"/> Ag Commissioner   | <input type="checkbox"/> State Fish & Game                         |
| <input checked="" type="checkbox"/> Flood & Drainage Review                        | <input type="checkbox"/> State Department of Forestry              |
| <input checked="" type="checkbox"/> PRAC Planner                                   | <input type="checkbox"/> State Department of Health                |
| <input checked="" type="checkbox"/> General Plan Staff                             | <input type="checkbox"/> State Parks and Recreation                |
| <input type="checkbox"/> Northwest Information Center, S.S.U.                      | <input type="checkbox"/> Regional Water Quality Control            |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee                 | <input type="checkbox"/> Regional Air Pollution Control            |
| <input checked="" type="checkbox"/> Building Inspection                            | <input type="checkbox"/> Regional Parks Department                 |
| <input type="checkbox"/> Army Corps of Engineers                                   | <input type="checkbox"/> City of Dept.                             |
| <input type="checkbox"/> P.G. & E.   | <input checked="" type="checkbox"/> Treasurer/Special Assessment   |
| <input type="checkbox"/> SBC   | <input checked="" type="checkbox"/> Assessor                       |
| <input type="checkbox"/> Sheriff - Crime Prevention                                | <input type="checkbox"/> Landmarks Commission                      |
| <input type="checkbox"/> LAFCO   | <input type="checkbox"/> So County Transit - Steven Schmitz        |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser                                    | <input type="checkbox"/> Road Naming                               |
| <input type="checkbox"/> Board of Supervisors - Supervisor                         | <input type="checkbox"/> Code Enforcement - Michael Lueders:       |
| <input type="checkbox"/> County Communications - George Waters                     | <input checked="" type="checkbox"/> Other: Alexander Valley Assoc. |
| <input type="checkbox"/> Fire Marshal  | <input type="checkbox"/> Other:                                    |

# Planning Application

PJR-001

File#: PLP07-0069

### Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot-Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Zoning Permit

Primary Contact

### Applicant (Contact Person):

**Korman Development, Inc. / Dan Roberts**

Name  
**230 Center Street**  
 Mailing Address  
**Healdsburg**  
 City/Town  
**(707) 433-3983**  
 Phone  
**(707) 433-6423**  
 Fax

Signature: *[Signature]* Date: **9-14-07**

### Owner, if other than Applicant:

**Larry & Candace Cadd, Trustees**

Name  
**3650 Highway 128**  
 Mailing Address  
**Geyserville**  
 City/Town  
**(707) 857-3232**  
 Phone  
**CA 95448**  
 State Zip  
**CA 95441**  
 State Zip

Signature: *[Signature]* Date: **9/5/07**

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

**Terrance Proschold, Trustee**

Name  
**26201 East Lane**  
 Mailing Address  
**Covelo**  
 City/Town  
**Co-owner**  
 Title  
**(707) 983-9605**  
 Phone

**Peter & Linda Proschold, Trustees**

Name  
**4066 Highway 114**  
 Mailing Address  
**Gunnison**  
 City/Town  
**Co-owners**  
 Title  
**(254) 381-7499**  
 Phone

Name  
 Mailing Address  
 City/Town  
 State Zip  
 Title  
 Phone  
 Fax

### Project Information:

**3650 Highway 128 & 3152 Highway 128**  
 Address(es)  
**131-040-009 & 131-050-004**  
 Assessor's Parcel Number(s)

**Geyserville, CA**  
 City/Town  
**1.5 & 310**  
 Acreage

**This is an application for a Lot Line Adjustment. The parcels' differing zoning designations require a General Plan Amendment & Zone Change. The resulting parcels will enter into new Williamson Act contracts.**

Site Served by Public Water?  Yes  No  
 Site Served by Public Sewer?  Yes  No  
 Number of new lots proposed: **0**

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff U

Planning Area: **2** Supervisorial District: **4** Current Zoning: **RD B6 120 Z SR** General Plan Land Use: **RD 120**  
 Specific Plan: **none** S.P. Land Use: **LIA B6 20 Z BR** Needs CEQA Review?  yes  no  
 Commercial/Industrial Uses: (Enter numbers where applicable) **F1 F2 MR SR VOH / RD B620**  
 Bldg. sq. ft. Existing: Proposed: Existing Employees: New Employees:  
 Residential Uses: (Enter numbers where applicable)  
 New Single Family Homes: New Multi-Family Units: New Second Units:  
 New Manufactured Homes: New Units For Sale: New Units For Rent: Density Bonus Units: **N/A**  
 Violation?  yes  no Application resolve planning violation?  yes  no Penalty applicable?  yes  no Civil Penalty Factor  
 Previous Files: **MS85-8468 LLA, 8633, LS 3822, VM87-056, AG 87-372 \***  
 Application accepted by **Melinda Grosek** Date **9/14/07**

### Sonoma County Permit and Resource Management Department

2550 Ventura Avenue \* Santa Rosa, CA \* 95403-2829 \* (707) 565-1900 \* Fax (707) 565-1103

sonrpls S:\Harcourt\PJR\PJR-001 Planning Application.VPD

rev. 8/29/06

AG Preserve

\* PLP06-0071, WPE06-0015, UPE95-1067, 90-01, UP4209, UP9773  
 UP90-361

# Supplemental Application Information

PJR-022

Existing use of property: Vineyard on 131-050-004, house on 131-040-009

Acreage: 1.5 & 310

Existing structures on property: House & Garage

Proximity to creeks, waterways and impoundment areas: Creek on Northwest boundary

Vegetation on site: Grapevines, grass, trees

General topography: Hilly

Surrounding uses to (Note: An adjoining road is not a use.) North: RRD South: RRD  
East: LIA West: LIA

New structures proposed (size, height, type): None

Number of employees: Full time: 2 Part time: 1 Seasonal: 0

Operating days: Monday-Friday Hours of operation: 8:00-5:00

Number of vehicles per day: Passenger: 1-2 per week Trucks: 0

Water source: Well Sewage disposal: Septic

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): None

Grading proposed: Amount of cut (cu. yds.): NA Amount of fill (cu. yds.): NA Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No X If Yes, indicate area of disturbance(acres): \_\_\_\_\_

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):  
Sheet flow to creek

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes X No \_\_\_\_\_

Tractor oil & gasoline & pesticides used, not stored.  
Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes X No \_\_\_\_\_ Used, not stored

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): \_\_\_\_\_

# Lot Line Adjustment Supplemental Application Information

PJR-016

File#: ALP 07-0069

Owner of Parcel A/Co-owner Parcel B  
 Name: Larry & Candy Cadd, Trustees Signature: [Signature] Day Phone: 707-857-3232  
 Mailing Address: 3150 Highway 128 City: Geyserville State: CA Zip: 95441

Co-Owner of Parcel B:  
 Name: Terrance Proschold, Trustee Signature: x Day Phone: 707-983-9605  
 Mailing Address: 26201 East Lane City: Covelo State: CA Zip: 95428

Co-Owner of Parcel B:  
 Name: Peter & Linda Proschold, Trustees Signature: x Day Phone: 254-381-7499  
 Mailing Address: 4066 Highway 114 City: Gunnison State: CO Zip: 81230

Owner of Parcel D:  
 Name: NA Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Information:  
 Lot A Address: 3150 Highway 128 City: Geyserville Zip: 95441  
 Assessor's Parcel No: 131-040-009 Existing Lot Size: 1.5 acres Proposed Lot Size: 36.5 acres  
 Existing Use: Residential Public Sewer? (Y/N) Provider: N  
 Public Water? (Y/N) Provider: N

Lot B Address: 3152 Highway 128 City: Geyserville Zip: 95441  
 Assessor's Parcel No: 131-050-009 Existing Lot Size: 3.0 acres Proposed Lot Size: 275 acres  
 Existing Use: Residential/Agriculture Public Sewer? (Y/N) Provider: N  
 Public Water? (Y/N) Provider: N

Lot C Address: NA City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_  
 Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_  
 Public Water? (Y/N) Provider: \_\_\_\_\_

Lot D Address: NA City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_  
 Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_  
 Public Water? (Y/N) Provider: \_\_\_\_\_

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: X No: \_\_\_\_\_  
 If yes, identify Assessor's Parcel Numbers: 131-050-004

- |  |               |              |
|--|---------------|--------------|
| 1. Will any parcel be completely relocated?  | Yes: _____    | No: <u>X</u> |
| 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%?  | Yes: <u>X</u> | No: _____    |
| 3. Is an existing parcel subject to merger or otherwise undevelopable?   | Yes: _____    | No: <u>X</u> |
| 4. Is the proposal subject to the California Environmental Quality Act (CEQA)?   | Yes: _____    | No: <u>X</u> |
| a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? | Yes: _____    | No: <u>X</u> |
| b) Does the request involve parcels which have been lot line adjusted in the previous two years?   | Yes: _____    | No: <u>X</u> |
| c) Could the request result in cumulative or significant adverse impacts?  | Yes: _____    | No: <u>X</u> |

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

**Sonoma County Permit and Resource Management Department**  
 2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: PLP 07-0069

Owner of Parcel A/Co-owner Parcel B
Name: Larry & Candy Cadd, Trustees Signature: X Day Phone: 707-857-32:
Mailing Address: 3150 Highway 128 City: Geyserville State: CA Zip: 95441

Owner of Parcel B:
Name: Terrance Proschold, Trustee Signature: X Day Phone: 707-983-960
Mailing Address: 26201 East Lane City: Covelo State: CA Zip: 95428

Owner of Parcel B:
Name: Peter & Linda Proschold, Trustees Signature: [Signature] Day Phone: 254-381-74
Mailing Address: 4066 Highway 114 City: Gunnison State: CO Zip: 81230

Owner of Parcel D:
Name: NA Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Information:

Lot A Address: 3150 Highway 128 City: Geyserville Zip: 95441
Assessor's Parcel No: 131-040-009 Existing Lot Size: 1.5 acres Proposed Lot Size: 36.5 acres
Existing Use: Residential Public Sewer? (Y/N) Provider: N
Public Water? (Y/N) Provider: N

Lot B Address: 3152 Highway 128 City: Geyserville Zip: 95441
Assessor's Parcel No: 131-050-009 Existing Lot Size: 3.0 acres Proposed Lot Size: 275 acres
Existing Use: Residential/Agriculture Public Sewer? (Y/N) Provider: N
Public Water? (Y/N) Provider: N

Lot C Address: NA City: \_\_\_\_\_ Zip: \_\_\_\_\_
Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_
Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_
Public Water? (Y/N) Provider: \_\_\_\_\_

Lot D Address: NA City: \_\_\_\_\_ Zip: \_\_\_\_\_
Assessor's Parcel No: \_\_\_\_\_ Existing Lot Size: \_\_\_\_\_ Proposed Lot Size: \_\_\_\_\_
Existing Use: \_\_\_\_\_ Public Sewer? (Y/N) Provider: \_\_\_\_\_
Public Water? (Y/N) Provider: \_\_\_\_\_

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: X No: \_\_\_\_\_
If yes, identify Assessor's Parcel Numbers: 131-050-004

- 1. Will any parcel be completely relocated? Yes: \_\_\_\_\_ No: X
2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: X No: \_\_\_\_\_
3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: \_\_\_\_\_ No: X
4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: \_\_\_\_\_ No: X
a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: \_\_\_\_\_ No: X
b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: \_\_\_\_\_ No: X
c) Could the request result in cumulative or significant adverse impacts? Yes: \_\_\_\_\_ No: X

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: PLP07-0069

Owner of Parcel A/Co-owner Parcel B
Name: Larry & Candy Cadd, Trustees
Mailing Address: 3150 Highway 128
City: Geyserville State: CA Zip: 95441

Co-Owner of Parcel B:
Name: Terrance Proschold, Trustee
Mailing Address: 26201 East Lane
City: Covelo State: CA Zip: 95428

Co-Owner of Parcel B:
Name: Peter & Linda Proschold, Trustees
Mailing Address: 4066 Highway 114
City: Gunnison State: CO Zip: 81230

Owner of Parcel D:
Name: NA
Mailing Address:

Property Information:

Lot A Address: 3150 Highway 128 City: Geyserville Zip: 95441
Assessor's Parcel No: 131-040-009 Existing Lot Size: 1.5 acres Proposed Lot Size: 36.5 acres
Existing Use: Residential Public Sewer? (Y/N) Provider: N
Public Water? (Y/N) Provider: N

Lot B Address: 3152 Highway 128 City: Geyserville Zip: 95441
Assessor's Parcel No: 131-050-009 Existing Lot Size: 31.0 acres Proposed Lot Size: 275 acres
Existing Use: Residential/Agriculture Public Sewer? (Y/N) Provider: N
Public Water? (Y/N) Provider: N

Lot C Address: NA City: Zip:
Assessor's Parcel No: Existing Lot Size: Proposed Lot Size:
Existing Use: Public Sewer? (Y/N) Provider:
Public Water? (Y/N) Provider:

Lot D Address: NA City: Zip:
Assessor's Parcel No: Existing Lot Size: Proposed Lot Size:
Existing Use: Public Sewer? (Y/N) Provider:
Public Water? (Y/N) Provider:

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: X No:
If yes, identify Assessor's Parcel Numbers: 131-050-004

- 1. Will any parcel be completely relocated? Yes: No: X
2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes: X No:
3. Is an existing parcel subject to merger or otherwise undevelopable? Yes: No: X
4. Is the proposal subject to the California Environmental Quality Act (CEQA)? Yes: No: X
a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes: No: X
b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes: No: X
c) Could the request result in cumulative or significant adverse impacts? Yes: No: X

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103

**ZONE CHANGE - SUPPLEMENTAL APPLICATION INFORMATION**

**EXISTING SITE CHARACTERISTICS:**

Existing use of property: Residence & Vineyard Acreage: 36.5 proposed

Proximity to creeks, waterways and impoundment areas: Creek on Northwest boundary

Vegetation on site: Grapevines, grass, trees

General topography: Hilly

Surrounding uses to North: RRD South: RRD

East: LIA West: LIA

Reason zone change is requested: Lot Line Adjustment between parcels with different zoning.

Expected traffic (amount, type): 1-2 passenger cars per week

Water source: Well Sewage disposal: Septic

Will proposal require annexation to a district in order to obtain public services? yes  no

Are there currently any hazardous materials (chemicals, oils, gasoline) etc. stored, used, or processed on this site? yes  no

Were there any hazardous materials used, stored, or processed on this site anytime in the future if this project is authorized? yes  no

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? yes  no

Tractor oil & gasoline & pesticides used, not stored

**ENVIRONMENTAL STATUS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL INFORMATION** (add sheets if necessary):

Parcel 131-040-009 is zoned RRD; 1.5 acres

Parcel 131-050-004 is zoned LIA in the area where the Lot Line Adjustment will take place; 310 acres

This application requests a Lot Line Adjustment between the parcels increasing the size of 131-040-009 to 36.5 acres

## Proposal Statement

Application: Lot Line Adjustment, General Plan  
Amendment, Zone Change, Agricultural  
Preserve

Property Address: 3650 Highway 128, Geyserville  
AP No.: 131-040-009 1.5 +/- acres

Property Address: 3152 Highway 128, Geyserville  
AP No.: 131-050-004 310 +/- acres

### **I. Overview**

This is an application for a Lot Line Adjustment, General Plan Amendment, Zone Change and Agricultural Preserve concerning AP# 131-040-009, a 1.5 acre parcel owned by Larry and Candance Cadd and AP# 131-050-004, a 310 acre parcel co-owned by Larry and Candance Cadd, Terrance Proschold and Peter and Linda Proschold. The parcels are owned through the parties' respective Trusts.

The 1.5 acre parcel is zoned RRDWA and contains the Cadd's residence.

The 310 acre parcel is zoned LIA 20 above and below the Russian River. The Russian River and gravel bar are zoned RRD 20. The parcel contains two residences, farm worker housing and approximately 139 acres of vineyards. Approximately 125 acres of these vineyards are under lease to Murphy Goode. Approximately 14 acres of these vineyards are under lease to Larry and Candance Cadd. The parcel is subject to a Williamson Act contract.

The Lot Line Adjustment would adjust the boundary between the parcels to include the 14 acre vineyard and surrounding area, as shown on the site plan, in the Cadd Parcel. The proposed final lot sizes would be approximately 36.5 acres for the Cadd parcel and 275 acres for the Proschold parcel.

As the two parcels have different zoning, a General Plan Amendment and Zone Change would provide the resulting parcel with a single zoning designation.

The present agricultural operation of the 14 acre vineyard would continue unchanged. New Agricultural Preserve contracts would be entered into in order to continue the agricultural preserve status on the resulting parcels.

### **II. Background**

The Proschold family has owned the 310 acre parcel since 1915. Candance Cadd, Terrance Proschold and Peter Proschold are siblings and are all of the children of Carlton

Proschold who passed away in June of 2006. Larry and Candance Cadd purchased the 1.5 parcel which contains their home from the Wassom family in 1973. They have lived there ever since.

Candance, Terrance and Peter are working to arrive at an equitable division of the family assets. Larry and Candance have grown grapes on the 14 acre Cabernet vineyard adjacent to their parcel for many years. They would like to acquire this vineyard and the surrounding property, as shown on the site plan, and continue to grow grapes. The three siblings are in agreement to process this application in order that Larry and Candy may retain the Cabernet vineyard. In this way, a Proschold family member can continue to farm a portion of the family ranch. The remainder of the parcel will be sold as one parcel.

### **III. Environmental Impacts Analysis**

Following are our conclusions regarding the effect of approval of the application upon environmental factors:

1. Aesthetics. Activities on the two resulting parcels would continue with no planned changes that would impact aesthetics. Approval of the application will not result in an adverse effect on a scenic vista, damage natural resources, degrade the visual quality of the site or create a new source of light or glare. The appearance of the parcels will remain the same as it is presently.
2. Agricultural Resources. Approval of the application will not impact agricultural resources. There would be no conversion of prime farmland or conflict with existing zoning for agricultural use. Farming activities would continue as presently conducted. The Proschold parcel is currently under a Williamson Act contract. Upon approval of the application, the resulting 275 acre parcel and the resulting 36.5 acre parcel will enter into new Williamson Act contracts.
3. Air Quality. Approval of the Application would have no impact upon air quality as activities on the parcels will remain the same. There would be no conflict with implementation of an applicable air quality plan and no violation of any air quality standard would result. There would be no increase over the present of pollutants, exposure of receptors to substantial pollutant concentrations or creation of objectionable odors affecting a substantial number of people.
4. Biological Resources. Approval of the application would have no impact upon biological resources as activities on the parcels will remain the same. There would be no impact upon any sensitive or special status species and no effect upon any riparian habitat, other sensitive natural community or federally protected wetlands.
5. Cultural Resources. Approval of the application would have no impact upon cultural resources as activities on the parcels will remain the same. Further, applicant has no knowledge of any historical or archaeological resource, paleontological resource or human remains located on the parcel.
6. Geology and Soils. Approval of the application would have no impact upon geology and soils. As activities on the parcels would remain the same, there would be no increased soil erosion, or increased risk of landslide, lateral

spreading, subsidence, liquefaction or collapse. The property's soils provide adequate support for the existing septic systems.

7. Hazards and Hazardous Materials. Approval of the application would have no additional impact beyond the current impact as activities and the use of any hazardous materials on the parcels would remain the same. The only hazardous materials located on the parcels are those used for farming purposes or operation and maintenance of farm machinery.
8. Hydrology and Water Quality. The 310 acre parcel relies on onsite wells for water needs. These wells have proved sufficient for all water needs. The 1.5 acre parcel receives water via agreement with an adjacent landowner. Approval of the application would have no additional impact beyond the current impact. It would not violate any water quality or waste discharge requirements, substantially deplete groundwater supplies or interfere substantially with groundwater recharge. There would be no alteration of the existing drainage pattern, create or contribute runoff water or otherwise degrade water quality.
9. Land Use and Planning. Approval of the application would have no significant impact beyond the current impact. The two parcels have different General Plan designations and zoning. A General Plan amendment and Zone Change would provide the resulting Cadd parcel with the appropriate General Plan designation and zoning. There would be no division of an established community or conflict with any other applicable land use plan, policy or regulation or with a specific or area plan.
10. Mineral Resources. The property would continue with its current and historical use. There would be no action undertaken that would result in the loss of a known mineral resource or mineral resource recovery site.
11. Noise. Approval of the application would have no additional impact beyond the current impact as activities on the parcels would remain the same. There would be no exposure to noise levels in excess of General Plan, ordinance or other applicable standards. There would be no increased exposure to groundborne vibrations or noise levels or ambient noise levels.
12. Population and Housing. Approval of the application would have no impact on population growth in the area. It would not displace housing or people. There is one house on the 1.5 acre parcel and two houses together with farm worker housing on the 310 acre parcel.
13. Public Services. Approval of the application and continuation of the current activities on the parcels would have no impact upon or cause an increase in the need for public services.
14. Recreation. Approval of the application would have no impact on the use of neighborhood and regional parks.
15. Transportation/Traffic. Approval of the application and the continuation of current activities on the parcels would have no impact on transportation and traffic. There would be no increase in traffic, no change in traffic patterns and no effect on emergency access or parking capacity. There would be no conflict with policies regarding alternative transportation.
16. Utilities and Service Systems. The parcels use on-site septic systems for all waste disposal needs. The systems are adequate in capacity and are in compliance with

state and county regulations. There would be no impact on existing wastewater treatment facilities and no impact on the necessity of construction of new facilities. There would be no need to construct or expand storm water drainage facilities.

17. Mandatory Findings of Significance. The approval of this application would have no increased impact on the quality of the environment. It would not have an increased effect on fish, wildlife or plant populations and communities. There would be no elimination of examples of California history or prehistory. The cumulative impact of any individual impacts would not be cumulatively considerable. There would be no direct or indirect substantially adverse effects on human beings.

#### **IV. Merger**

All owners agree to voluntarily merge any and all parcels and parcel fragments underlying the final parcel configuration.

#### **IV. Conclusion**

The Proschold family is working to balance the interests of the individual family members. Terrance and Peter have no interest in farming and plan to sell the property. Candy and Larry want to continue to grow grapes on the vineyard adjacent to their property as they have done for many years. Approval of this Lot Line Adjustment, General Plan Amendment, Zone Change and Agricultural Preserve application will provide a mechanism to allow this portion of the family ranch to remain in family hands.

**Note Regarding Agricultural Preserve Application**

1. The legal description and approved lot line adjustment map requested will be provided upon approval of the lot line adjustment by PRMD.
2. The IRS Schedule Fs attached for years 2002-2006 reflect the profit from all of Larry Cadd's farming activities. These activities include farming activities on other parcel(s) in addition to the Cabernet vineyard referenced in this application. Exhibit A attached is a printout showing the approximate income received from the Cabernet vineyard. Exhibit B attached is the Grower Payment Calculation Schedules for 2002-2006, also showing the approximate income received from the Cabernet vineyard.

**AGRICULTURAL PRESERVE - SUPPLEMENTAL QUESTIONNAIRE**

- 1. How many total acres are included in your application for preserve? **36.5 acres**
- 2. Is the property currently being operated as an agricultural enterprise? **Yes**
- 3. How many years has this agricultural enterprise been in existence? **28 years**
- 4. Do you anticipate any future changes of use for the property? (If so, please describe.) **No**

**I declare under penalty of perjury, that this information is true and correct to the best of my knowledge.**

*Lois Cobb*  
*Kandace Cobb*

---

Signature

*9/5/07*  
*9/5/07*

---

Date



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

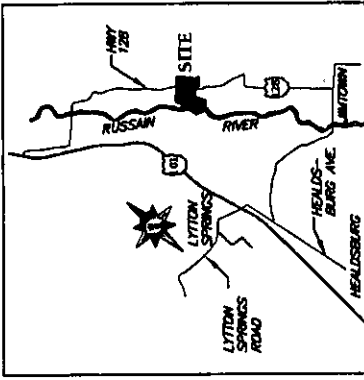
2550 Ventura Avenue, Santa Rosa, CA 95403  
 (707) 565-1900 FAX (707) 565-1103

*Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning*

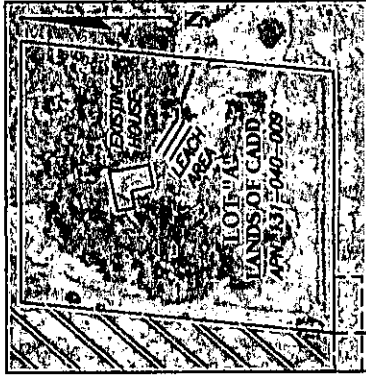
## Agricultural Preserve Application Income Statement

This income statement will be used by this department to determine what type of agricultural preserve (if any) your property qualifies for. The data is similar to that shown on the Internal revenue Service Schedule F (Farm Income and Expenses) and should be adaptable to your Federal return. Figures for the last five years are required and you must also provide your Schedule F's along with this statement. This statement will become part of your preserve record. Only include income from those parcels on which you are requesting preserve status.

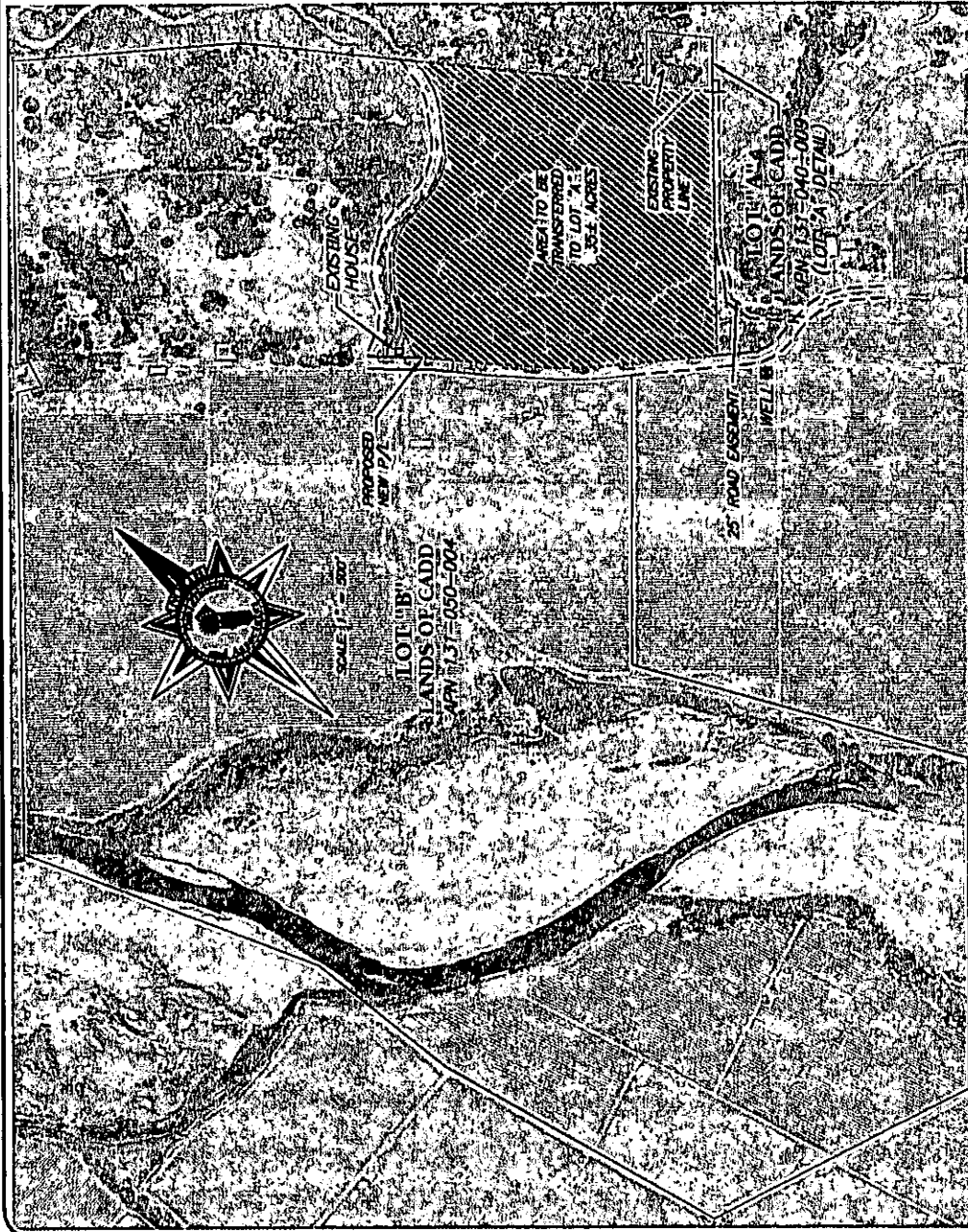
OPERATION TYPE	INVENTORY				ANNUAL PRODUCTION (No. Calves, lambs, etc.)	Average Price	ANNUAL GROSS INCOME				
	TOTAL No. ANIMALS	NUMBER BROOD	NUMBER REPLACM'T	NUMBER SIRES			19__	19__	19__	19__	19__
Cattle											
Calves											
Sheep											
Swine											
Poultry											
Dairy											
Other											
	INVENTORY		YIELD PER ACRE	VALUE PER TON							
	VARIETIES	NUMBER ACRES PLANTED									
Grapes	Cabernet	14	60 Tons	\$2,650							
Orchards											
Hay											
Grain											
Vegetables											
Other											
	NUMBER ACRES LEASED		VALUE PER ACRE								
Rents											



LOCATION MAP - NO SCALE



LOT "A" DETAIL



**PROPOSED LOT LINE ADJUSTMENT**

**OWNERS:** LOT "A" LARRY & CANDY CADD TR. 3650 HIGHWAY 128 GETTSVILLE CA 95441 PHONE 707 857-3232  
 LOT "B" PROSCHOLD ET AL TR. 28201 EAST LANE CONEJO, CA 95428 PHONE 707 983-9605

LOT "A" LANDS OF CADD, D.N. 1996-105458, APN 131-040-009 EXIST. PARCEL SIZE 1.52 ACRES, PROPOSED PARCEL SIZE 36.54 ACRES

LOT "B" LANDS OF PROSCHOLD ET AL, D.N. 2007-084312, APN 131-050-004 EXIST. PARCEL SIZE 308.4 ACRES, PROPOSED PARCEL SIZE 274.4 ACRES

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ADD 35 ACRES TO LOT "A" TO EXPAND THE EXISTING AREA.

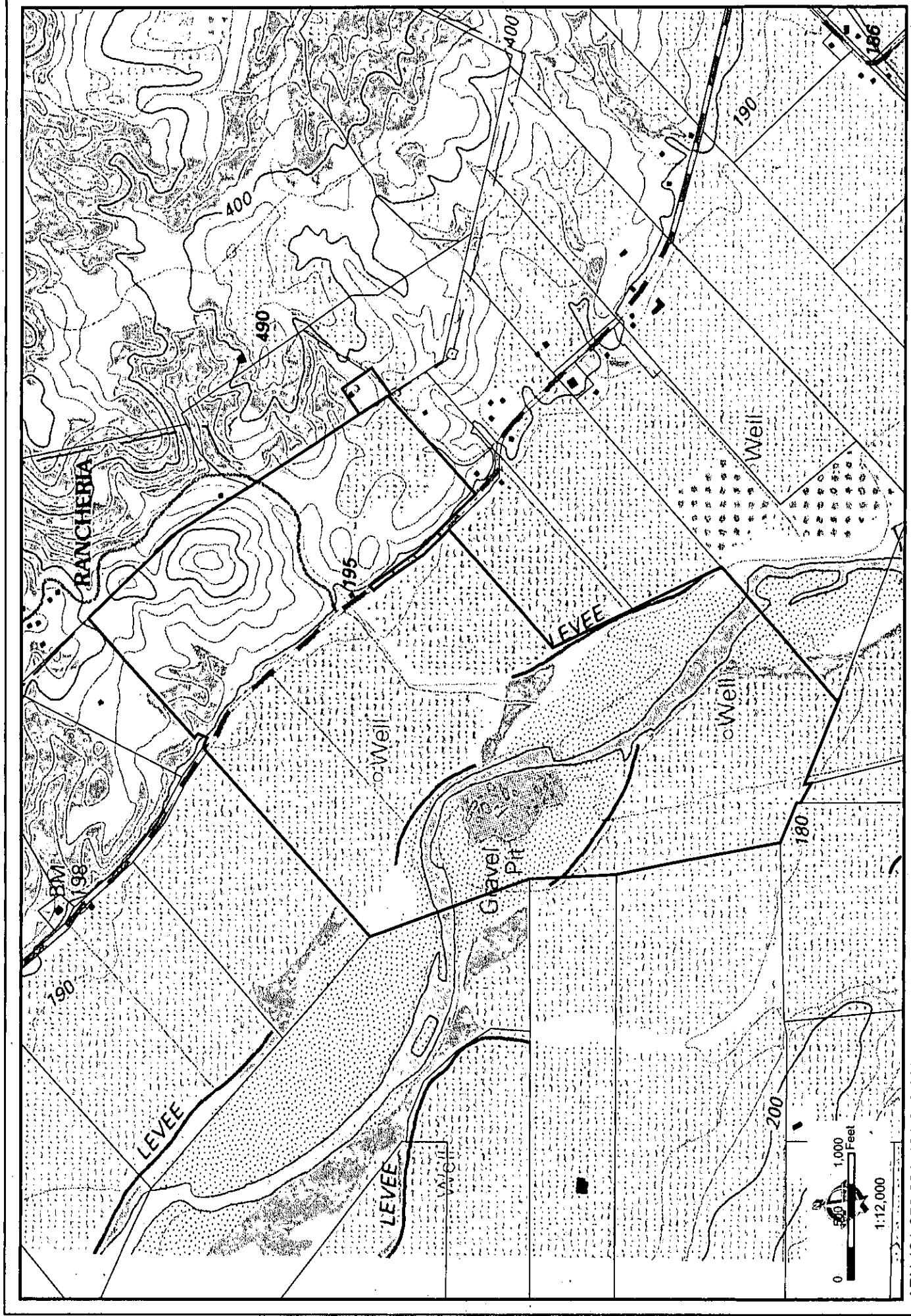
**PROPERTY LINE NOTICE**  
 PROPERTY LINES SHOWN HEREON WERE LOCATED USING USGS MAPS, ASSESSOR MAPS AND OTHER RECORD AND PHOTOGRAPHIC MATERIAL, NOT A FIELD SURVEY. A SURVEY IS MANDATORY IF EXACT LOCATION IS DESIRED.

© 2000 COUNTY OF SONOMA - PHOTO DATE SPRING 2000

**LOT LINE ADJUSTMENT APPLICATION MAP**

COUNTY OF SONOMA  
 STATE OF CALIFORNIA

	APN: 131-040-004 & 131-040-009	FILE NO. 2007-06511A	SHEET No. OF 1 1
	134 South Cloverdale Blvd. CLOVERDALE, CA 95425	DATE: AUG. 2007	
	Phone (707) 894-3182		
	Facsimile (707) 894-4240		
www.doblethomas.com		Branch offices in Windsor & Guerneville	
© 2007, DOBLETHOMAS & ASSOCIATES, INC.			



APN 131-050-004, 131-040-009  
 USGS Quad: 14, Jim Town (40 Ft. Contour Interval)

Note:  
 1. Parcel boundaries derived from 1:8000 scale maps and revised using Aerial Photographs and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Alignment inaccuracies occur due to topographic data.  
 2. Data is for planning purposes only. For more current parcel data consult the County of Sonoma Assessor's Office.  
 3. No part of this map may be copied, reproduced, or transmitted in any form or by any means without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.  
 4. Topography USGS 7.5 Quadrangle sheet.



County of Sonoma

Permit and Resource Management Department

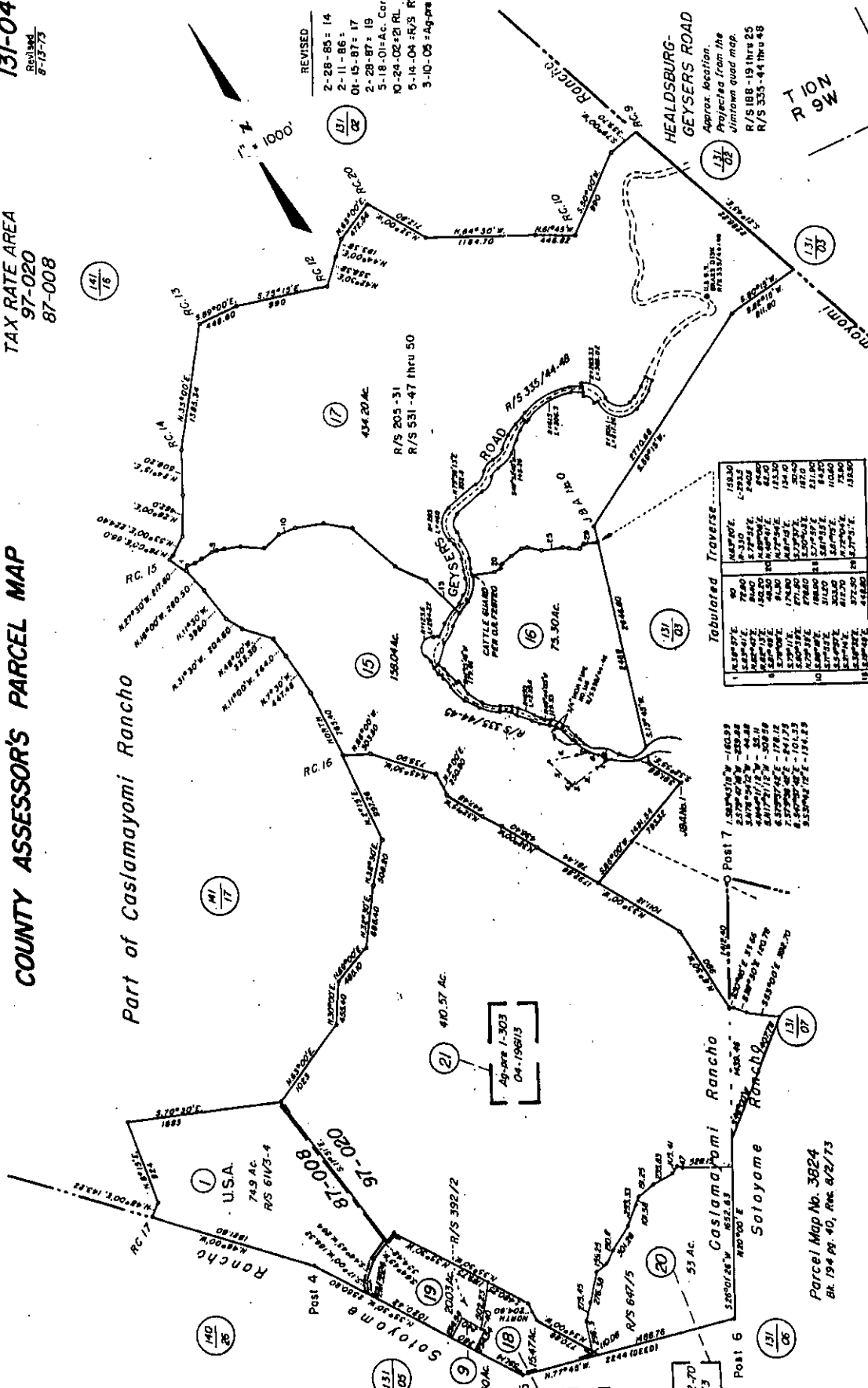
2550 Ventura Avenue, Santa Rosa, California 95403  
 707-565-1900 FAX 707-565-1103



COUNTY ASSESSOR'S PARCEL MAP

Part of Caslamayomi Rancho

REVISED  
2-28-86 = 14  
2-11-86 =  
01-15-87 = 17  
2-28-87 = 19  
5-18-01 = Ac. Carr. KB  
10-24-02 = 21 RL  
5-14-04 = 5/3 RL  
3-10-05 = Ag-pm RL



Tabulated Traverses

1	131/07	158.30
2	131/08	129.82
3	131/09	129.82
4	131/10	129.82
5	131/11	129.82
6	131/12	129.82
7	131/13	129.82
8	131/14	129.82
9	131/15	129.82
10	131/16	129.82
11	131/17	129.82
12	131/18	129.82
13	131/19	129.82
14	131/20	129.82
15	131/21	129.82
16	131/22	129.82
17	131/23	129.82
18	131/24	129.82
19	131/25	129.82
20	131/26	129.82
21	131/27	129.82
22	131/28	129.82
23	131/29	129.82
24	131/30	129.82
25	131/31	129.82
26	131/32	129.82
27	131/33	129.82
28	131/34	129.82
29	131/35	129.82
30	131/36	129.82
31	131/37	129.82
32	131/38	129.82
33	131/39	129.82
34	131/40	129.82
35	131/41	129.82
36	131/42	129.82
37	131/43	129.82
38	131/44	129.82
39	131/45	129.82
40	131/46	129.82
41	131/47	129.82
42	131/48	129.82
43	131/49	129.82
44	131/50	129.82
45	131/51	129.82
46	131/52	129.82
47	131/53	129.82
48	131/54	129.82
49	131/55	129.82
50	131/56	129.82
51	131/57	129.82
52	131/58	129.82
53	131/59	129.82
54	131/60	129.82
55	131/61	129.82
56	131/62	129.82
57	131/63	129.82
58	131/64	129.82
59	131/65	129.82
60	131/66	129.82
61	131/67	129.82
62	131/68	129.82
63	131/69	129.82
64	131/70	129.82
65	131/71	129.82
66	131/72	129.82
67	131/73	129.82
68	131/74	129.82
69	131/75	129.82
70	131/76	129.82
71	131/77	129.82
72	131/78	129.82
73	131/79	129.82
74	131/80	129.82
75	131/81	129.82
76	131/82	129.82
77	131/83	129.82
78	131/84	129.82
79	131/85	129.82
80	131/86	129.82
81	131/87	129.82
82	131/88	129.82
83	131/89	129.82
84	131/90	129.82
85	131/91	129.82
86	131/92	129.82
87	131/93	129.82
88	131/94	129.82
89	131/95	129.82
90	131/96	129.82
91	131/97	129.82
92	131/98	129.82
93	131/99	129.82
94	131/100	129.82

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Parcel Map No. 3824  
Bk. 194 Pg. 40, Rec. 8/2/73

Assessor's Map Bk. 131 pg. 04  
Sonoma County, Calif

140  
26

NOTE: THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY, NO  
LIABILITY IS ASSUMED FOR THE  
ACCURACY OF THE DATA DELINEATED  
HEREON.

140  
06

Ag. Parc. 303-72  
2603/133

4  
± 310 AC.

11  
21.25 Ac. ±

Ag. Parc. 303-73  
2607/685

10  
± 48 AC.

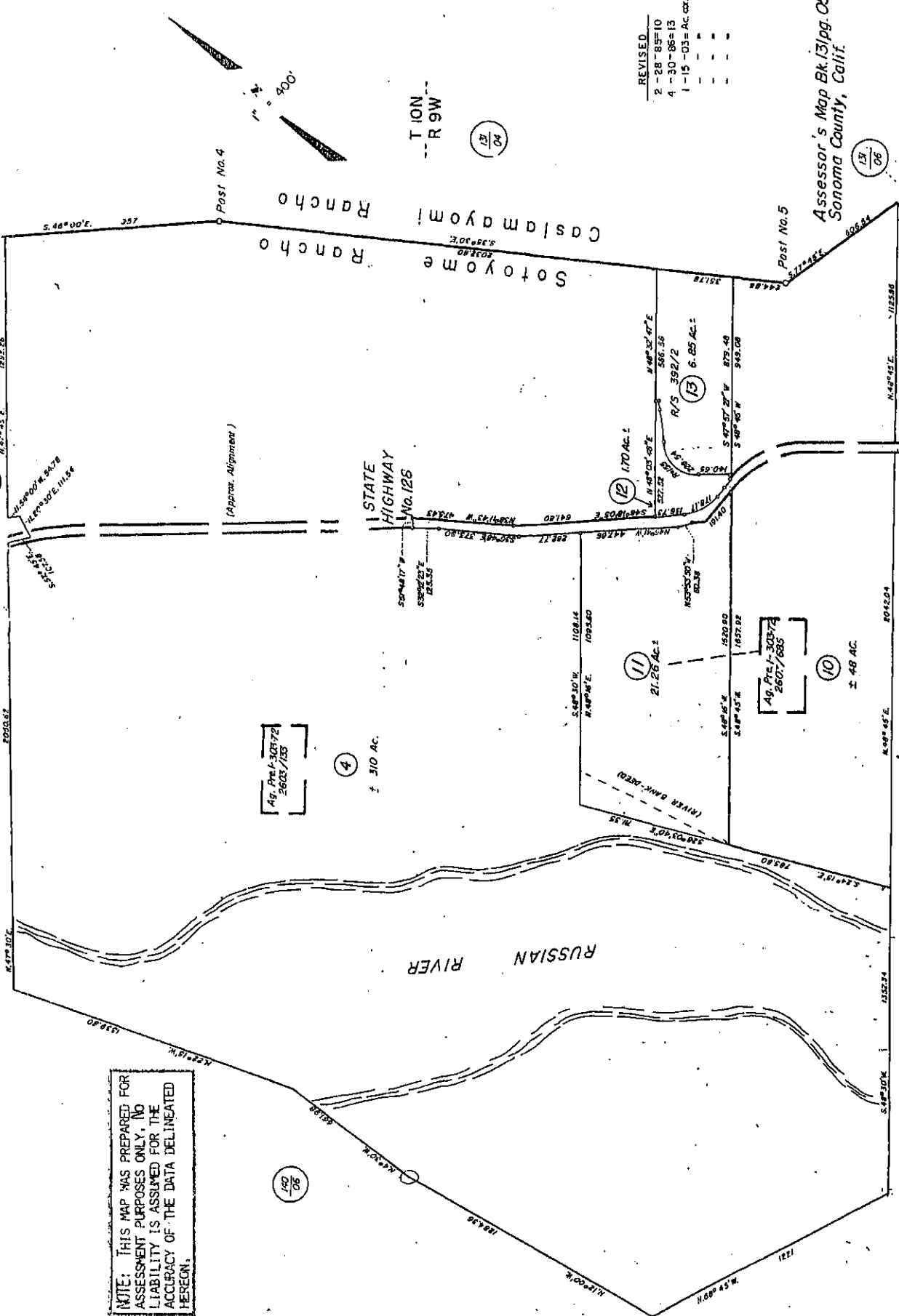
12  
170 Ac. ±

13  
6.85 Ac. ±

13  
06

REVISED

2	-28-85=10
4	-30-86=13
1	-15-03=AC. cr. R.
-	-
-	-
-	-
-	-



Post No. 4

Post No. 5

Sotoyome Rancho  
Coslamayomi Rancho

Assessor's Map Bk. 131 pg. 05  
Sonoma County, Calif.

TION  
R 9W

1" = 400'

Lot Line Adjustment Worksheet  
To Determine Applicability of New Ordinance (5154)

- 
1. Is property zoned C0, C1, C2, C3, LC, K, MP, M1, M2, M3, or PF?  
Yes \_\_\_\_\_ No   X
  
  2. Do the resulting parcel sizes comply with the applicable General Plan densities and minimum lot sizes?  
Yes \_\_\_\_\_ No   X
  
  3. Were all lots subject to adjustment created on or after March 1, 1967?  
Yes \_\_\_\_\_ No   X

If the answer to any of the above questions (1 through 3) is yes, then the lot line adjustment is not subject to the new ordinance - no further analysis necessary.

\_\_\_\_\_ Not subject to the new ordinance, no further analysis necessary.

-----  
If all the answers were no to questions 1, 2 and 3 above, the lot line adjustment is subject to the new ordinance, unless exempted below:

1. Does each existing parcel contain a legal dwelling unit or formerly contained a legal dwelling unit destroyed by fire or other calamity within the last five years?  
Yes \_\_\_\_\_ No   X

If the answer is yes, the lot line adjustment meets the ordinance and no further analysis is needed.

- 
2. a. Are all the existing parcels at least 10 acres in size and zoned LIA, LEA, or DA?  
Yes \_\_\_\_\_ No   X

If the answer is no, the lot line adjustment is subject to the new ordinance.

- b. If the answer to 2a is yes, is the owner willing to enter into a covenant prohibiting new residential development for ten years?  
Yes \_\_\_\_\_ No \_\_\_\_\_ Maybe   X

If the answer is yes, work with the applicant to secure the covenant. Once the covenant is signed by the applicant, the lot line adjustment can proceed forward, and the lot line adjustment will not be subject to the new ordinance.

If the answer is no, the lot line adjustment is subject to the new ordinance and further analysis is necessary.

If the answer is maybe, it will likely be necessary to do further analysis so the applicant can decide whether it is in their best interest to enter into a covenant.

### Summary

\_\_\_\_\_ The proposed lot line adjustment is exempt from the new ordinance or all parcels already contain residences or the project qualifies, and the owner is willing to enter into a covenant to restrict new uses. No further analysis necessary.

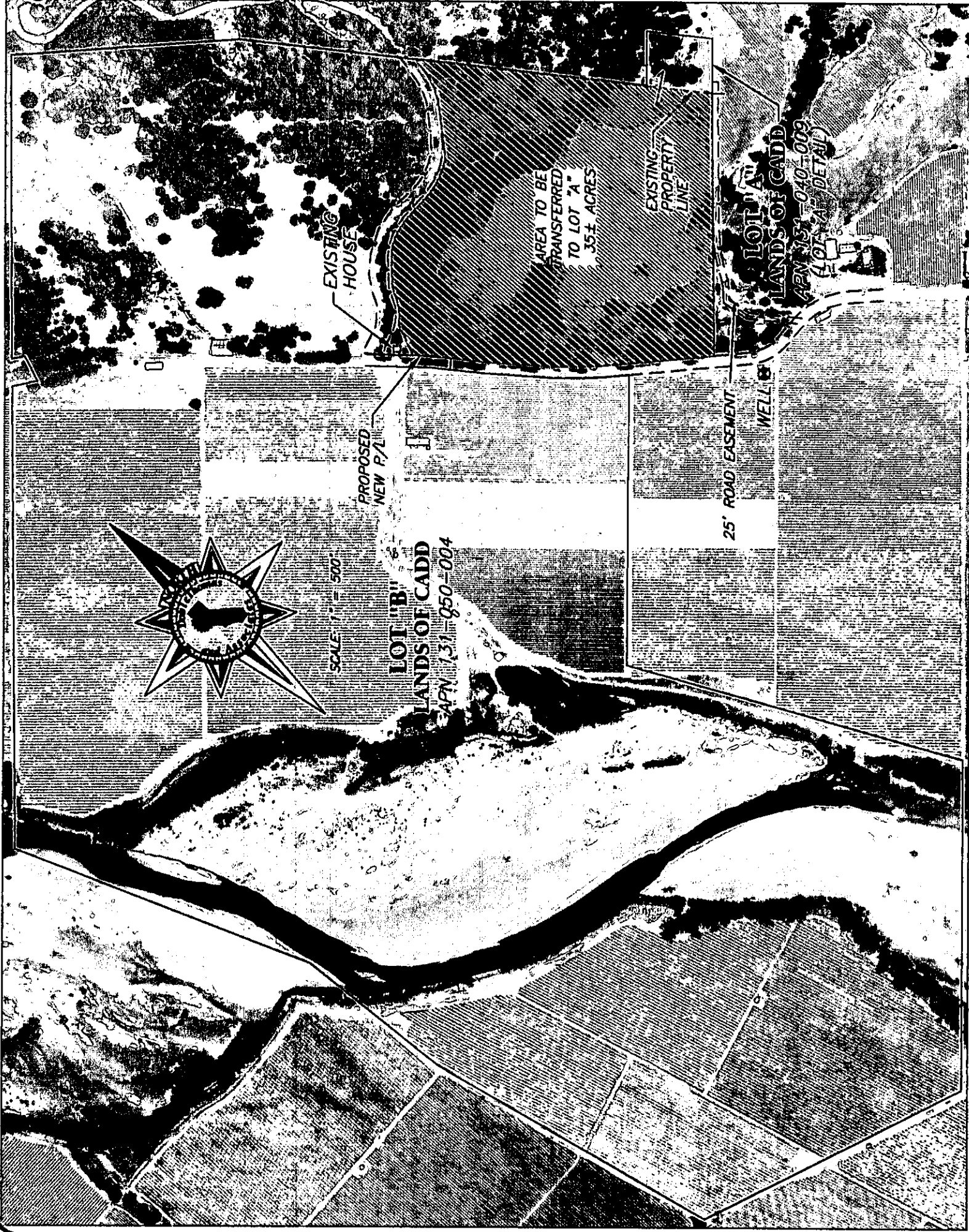
X\_\_\_\_\_ The proposed lot line adjustment is subject to the new ordinance. Further analysis necessary.

### Further Analysis:

Step One: Does the proposed lot line adjustment have the potential for increasing the number of developable lots? Even though a lot line adjustment is subject to the ordinance as indicated in the above checklist, extensive analysis of the adjustment may not be necessary if it is clear that the application has no potential for increasing the number of developable parcels. For example, if a lot line adjustment proposes to reduce the size of a vacant parcel and add land to a developed parcel, there would clearly be no increase in the number of developable lots.

Step Two: If the proposed lot line adjustment may have the potential for increasing the number of developable lots, each existing parcel must be evaluated against the following ordinance criteria to determine if it is developable:

- a. Legal access to a public road or right-of-way (or existing road connection to such public road).
- b. Is served by public sewer or is likely to meet criteria for approval of an on-site sewage disposal system for a one-bedroom residence, as described in the ordinance.
- c. Can provide adequate water supply as described in the ordinance.



**PROPOSED LOT LINE ADJUSTMENT**

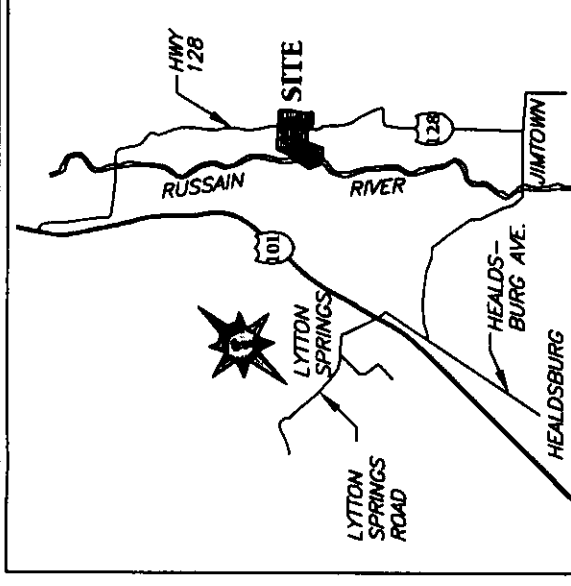
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**LOT "B"** LANDS OF PROSCHOLD ET AL, D.N. 2007-084312, APN 131-050-004  
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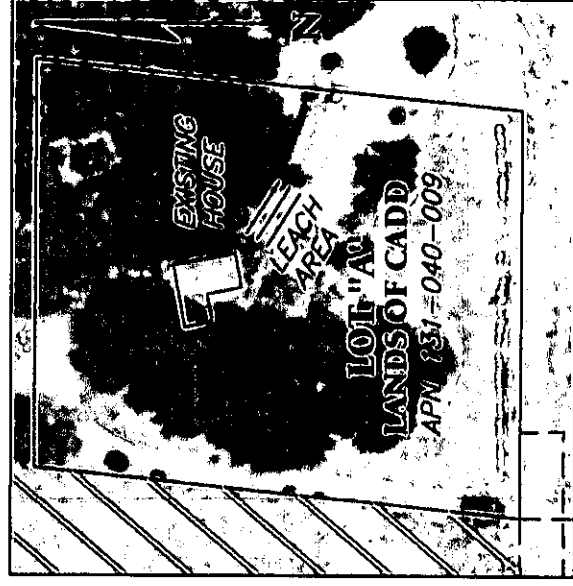
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LOCATION MAP - NO SCALE

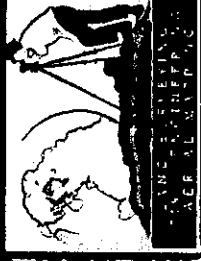


LOT "A" DETAIL

**LOT LINE ADJUSTMENT APPLICATION MAP**

COUNTY OF SONOMA  
 STATE OF CALIFORNIA

DobleThomas & Associates, Inc.



134 South Cloverdale Blvd.  
 CLOVERDALE, CA 95425  
 Phone (707) 894-3182  
 Facsimile (707) 894-4240  
 www.doblethomas.com  
 Branch offices in Windsor & Guerneville

APN: 131-050-004 & 131-040-009  
 FILE No. 2007-06511A  
 DATE: AUG, 2007  
 SHEET No. OF 1 1

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