

P

Type

Docs

Plans

AGP08-0037

Building Permit Number

2312

Street Number

ALEXANDER VALLEY RD

Street Name

Community Code

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
 (707) 565-1900 / FAX (707) 565-1103

**Application Fees / Invoice for: AGP08-0037**

**Project Address:** 2312 ALEXANDER VALLEY RD HEA  
**Cross Street:**

**APN:** 091-030-004

**Description:** REQUEST TO WITHDRAW FROM THE WILLIAMSON ACT

**Printed:** Thursday, October 02, 2008  
**Initialized by:** MGROSCHE  
**Activity Type:** C-AGP 801  
**PCAS #:**

**Owner:** MC CUTCHAN BEN EDWARD & BARBARA LOUISE TR  
 MC CUTCHAN BEN EDWARD & BARBARA LOUISE TR  
 2312 ALEXANDER VALLEY RD  
 HEALDSBURG CA  
 95448-9007  
 707 433 1033

**Applicant:**  
 2312 ALEXANDER VALLEY RD  
 HEALDSBURG CA  
 95448-9007  
 707 433 1033

**Fees:**

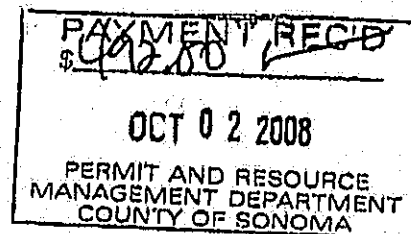
Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1003	AG CONTRACT NON-RENEW	025015-3802	460.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	32.00	.00	.00
			\$492.00	\$0.00	

**Total Fees:** \$492.00  
**Total Paid:** \$0.00

**Balance Due:** \$492.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Planning Application

PJR-001

File#: AGP08-0037

**Type of Application:**

- |   |  |   |                                       |
|---|--|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance     |
| <input type="checkbox"/> Ag./Timber Preserve    | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change  |
| <input type="checkbox"/> Cert. of Compliance    | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cert. of Modification  | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           | _____                                 |
| <input type="checkbox"/> Coastal Permit         | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment | _____                                 |
| <input type="checkbox"/> Design Review Admin.   | <input type="checkbox"/> Major Subdivision         | <input type="checkbox"/> Use Permit                   | _____                                 |

**Applicant (Contact Person):**

BEN + BARBARA McCUTCHAN  
 Name  
2312 ALEXANDER Vly. Rd.  
 Mailing Address  
HEALDSBURG CA 95448  
 City/Town State Zip  
707-433-1033  
 Phone Fax

**Owner, if other than Applicant:**

\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Mailing Address  
 \_\_\_\_\_  
 City/Town State Zip  
 \_\_\_\_\_  
 Phone Fax  
 \_\_\_\_\_  
 email  
 \_\_\_\_\_  
 Signature Date

B. E. McCutchan  
 Signature  
10/2/08  
 Date

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

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State Zip	City/Town State Zip	City/Town State Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax
email	email	email

**Project Information:**

2312 Alexander Vly Rd Address(es) Healdsburg City/Town  
091-030-004 28.92 Acreage  
 Assessor's Parcel Number(s)  
Withdraw parcel from Williamson Act contract  
 Project Description: (Please attach additional sheets if needed)  
due to small size (less than 40 ac)

Site Served by Public Water?  Yes  No      Site Served by Public Sewer?  Yes  No      Number of new lots proposed \_\_\_\_\_

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

Planning Area: 3    Supervisorial District: 4    Current Zoning: RRDWA B6 100    General Plan Land Use: RRD 100  
 Specific Plan: None    S.P. Land Use: \_\_\_\_\_    Needs CEQA Review?  yes  no

**Commercial/Industrial Uses:** (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
 New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_  
 Previous Files: None  
 Application accepted by WBO Growth Date Oct 2, 2008

**Sonoma County Permit and Resource Management Department**

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

# Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name

BEN E. Mc CATCHER  
Barbara R. Mc Catcher

Owner Name

Applicant Signature

Ben E. McCatcher  
Barbara R. McCatcher

Owner Signature

10-2-08

Date

AGPOB-0037

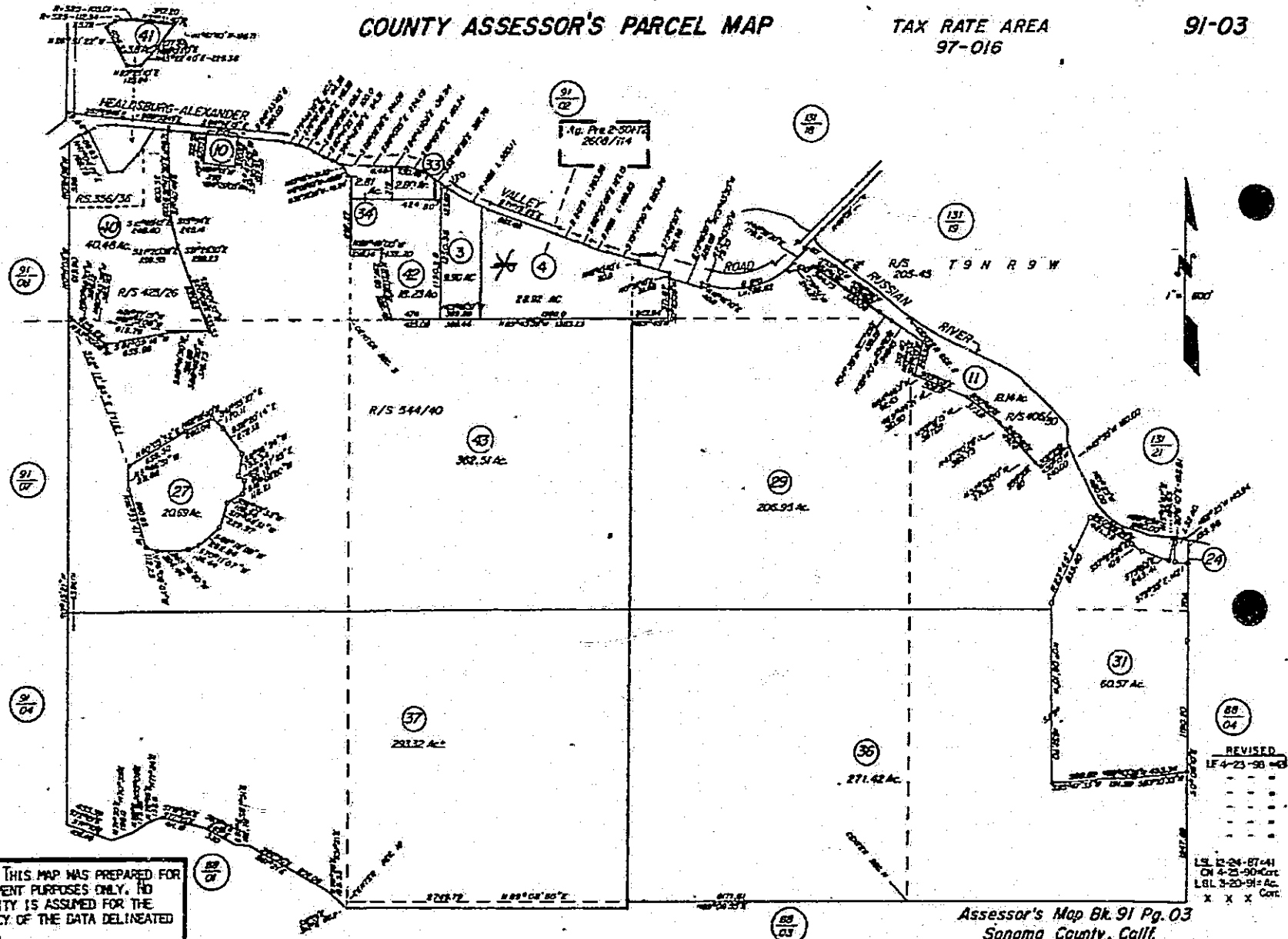
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
97-016

91-03



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

Assessor's Map Bk. 91 Pg. 03  
Sonoma County, Calif.

REVISED  
4-23-90  
LRL 3-20-91-Ac  
X X X Cont.

Please Mail Tax Statements To

Mr. & Mrs. BEN EDWARD McCUTCHAN  
2312 Alexander Valley Road, Healdsburg, CA 95448

Recording Requested By and When Recorded Return To

LEONARD M. TILLEM  
846 BROADWAY  
SONOMA, CA 95476



2000066510

OFFICIAL RECORDS OF  
SONOMA COUNTY  
BERNICE A. PETERSON

GENERAL PUBLIC  
07/05/2000 11:16 DEED  
RECORDING FEE: 10.00

2



**QUITCLAIM DEED**

(Excluded from Proposition 13)

The undersigned Grantors declare:  
Documentary transfer tax is NONE;  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

THIS IS A TRANSFER TO A REVOCABLE TRUST OF WHICH THE GRANTORS ARE BOTH THE SETTLORS AND THE BENEFICIARIES. THEREFORE, UNDER SECTION 62 OF THE REVENUE & TAXATION CODE, THIS TRANSFER IS EXCLUDED FROM THE CHANGE OF OWNERSHIP PROVISIONS.

The Trust's name is THE BEN EDWARD McCUTCHAN and BARBARA LOUISE McCUTCHAN REVOCABLE TRUST.

Grantors BEN E. McCUTCHAN and BARBARA L. McCUTCHAN hereby grant to BEN EDWARD McCUTCHAN and BARBARA LOUISE McCUTCHAN as TRUSTEES of THE BEN EDWARD McCUTCHAN and BARBARA LOUISE McCUTCHAN REVOCABLE TRUST dated JUNE 8, 2000:

all of their right, title and interest in and to the following described real property located in the Unincorporated Area of the County of Sonoma, State of California, commonly known and designated as 2312 Alexander Valley Road, Healdsburg and more particularly described as follows:

See Exhibit A which is attached hereto and made a part hereof.

Assessor's Parcel No. \_\_\_\_\_

Dated JUNE 8, 2000

BEN E. McCUTCHAN  
BEN E. McCUTCHAN

STATE OF CALIFORNIA     )  
  ) SS  
COUNTY OF SONOMA     )

BARBARA L. McCUTCHAN  
BARBARA L. McCUTCHAN

On JUNE 8, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared BEN E. McCUTCHAN and BARBARA L. McCUTCHAN, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Leonard M. Tillem  
NOTARY PUBLIC



# EXHIBIT A

*Not this parcel*

## SECOND PARCEL:

### First Parcel:

Beginning at a stake being the Southeast corner of the Northeast quarter of Section 3, Township 9 North, Range 9 West, M.D.M.; thence West 21.00 chains to a stake; thence North 52.02 chains to a stake; thence East 15.30 chains to a station on the western bank of Russian River; thence following said bank of Russian River South  $14\text{-}\frac{3}{4}^{\circ}$  West 3.15 chains to a station; thence South  $14\text{-}\frac{1}{4}^{\circ}$  West 4.00 chains to a station; thence South  $21\text{-}\frac{1}{4}^{\circ}$  West 3.83 chains to a station; thence South  $13\text{-}\frac{3}{4}^{\circ}$  West 1.14 chains to a station; thence South  $1\text{-}\frac{3}{4}^{\circ}$  East 1.54 chains to a station; thence South  $9\text{-}\frac{3}{4}^{\circ}$  East 2.82 chains to a station; thence South  $35\text{-}\frac{1}{2}^{\circ}$ , 2.71 chains to a station; thence South  $4\text{-}\frac{1}{2}^{\circ}$  East 8.54 chains to a station; thence South  $11\text{-}\frac{1}{2}^{\circ}$  East 2.59 chains to a station; thence South  $20^{\circ}$  East 3.79 chains to a station; thence South  $32^{\circ}$  East 4.04 chains to a station; thence South  $55\text{-}\frac{1}{4}^{\circ}$  East 2.06 chains to a stake; thence South 14.70 chains to the point of beginning.

### Second Parcel:

Being a portion of the Sotoyome Rancho, and beginning at the quarter section corner between Sections 2 and 3, Township 9 North, Range 9 West, M.D.M., identical with the southeast corner of the land heretofore conveyed by L. J. Hall and wife to parties of the first part, and running thence East along the quarter section line 5.19 chains to a stake; thence North  $1^{\circ}$  East 40.00 chains to the Township line; thence West along said line 5.83 chains to the common corner between sections 2, 3, 34 and 35, Townships 9 and 10 North, Range 9 West, M.D.M.; thence North along the Section line between Sections 34 and 35, 12.02 chains to a station; thence West 5.70 chains to the Northeast corner of the above mentioned land of parties of the first part; thence southerly along the easterly boundary of the said land as follows: South  $14\text{-}\frac{3}{4}^{\circ}$  West 3.15 chains to a station; thence South  $14\text{-}\frac{1}{4}^{\circ}$  West 4.00 chains to a station; thence South  $21\text{-}\frac{1}{4}^{\circ}$  West 3.83 chains to a station; thence South  $13\text{-}\frac{3}{4}^{\circ}$  East 1.14 chains to a station; thence South  $1\text{-}\frac{3}{4}^{\circ}$  East 1.54 chains to a station; thence South  $9\text{-}\frac{3}{4}^{\circ}$  East 2.82 chains to a station; thence South  $35\text{-}\frac{1}{2}^{\circ}$  East 2.71 chains to a station; thence South  $4\text{-}\frac{1}{2}^{\circ}$  East 8.54 chains to a station; thence South  $11\text{-}\frac{1}{2}^{\circ}$  East, 2.59 chains to a station; thence South  $20^{\circ}$  East, 3.79 chains to a station; thence South  $32^{\circ}$  East 4.04 chains to a station; thence South  $55\text{-}\frac{1}{4}^{\circ}$  East 2.06 chains to a stake, and thence South 14.70 chains to the point of beginning.

EXCEPTING THEREFROM that portion conveyed by W. A. McCutchan to the County of Sonoma, dated March 29, 1948 and recorded August 6, 1948, in Book 786 of Official Records, page 332, Recorder's Serial No. C-64654, Sonoma County Records.

A. P. No. 091-020-06  
091-230-04

*only*



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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November 3, 2008

Ben and Barbara McCutchan  
2312 Alexander Valley Road  
Healdsburg, CA 95448

Re: File # AGP08-0037; 2312 Alexander Valley Road, Healdsburg

Dear Mr. and Mrs. McCutchan:

On October 2, 2008, our office received your request to prepare a notice of non-renewal for the existing Williamson Act contract on the above referenced property. To proceed with processing the non-renewal, please complete the following:

1. The enclosed notice of non-renewal must be signed by the current property owner(s) and be notarized. Once signed, notarized, and returned to me, the document will serve as your official notice of non-renewal.

Once I receive the official notice of non-renewal, I will forward it to the Clerk of the Board of Supervisors, who will sign and record the notice.

After recording the document, the non-renewal will begin January 1, 2009. PRMD will send a copy of the recorded notice to you and the State Department of Conservation. Please return the signed and notarized document to me in a timely manner, as there are strict deadlines that must be met.

If you have any questions, please contact me (707) 565-2404.

Sincerely,

Scott Hunsperger  
Project Planner

cc: File # AGP08-0037



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

**DATE:** November 14, 2008  
**TO:** Sheri Hartz, Clerk of the Board of Supervisors  
**FROM:** Scott Hunsperger, Project Planner  
**SUBJECT:** File # AGP08-0037; 2312 Alexander Valley Road, Healdsburg  
APN: 091-030-004  
Original Notice of Non-renewal of a Williamson Act Contract

Enclosed please find the original Notice of Non-renewal that has been requested and initiated by the property owners, Ben and Barbara McCutchan, on October 2, 2008. The property owner has signed and notarized the Notice of Non-renewal form in the appropriate place.

Please sign in the appropriate place and record the Notice of Non-renewal. Once recorded the original document would come back to your office. At that time, please forward a copy of the recorded Notice of Non-renewal document and I will send copies to the property owner, the State Department of Conservation, the Assessors office, and PRMD's DIS Section.

If you have any questions or need further information, please contact me at extension # 2404.

Thank you,

Scott Hunsperger  
Project Planner

Attachment- Original completed Notice of Non-renewal document

cc: File # AGP08-0037

**AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN**

**Applicant:** MCCUTCHAN BEN & BARBARA  
2312 ALEXANDER VALLEY RD  
HEALDSBURG CA  
95448

**Date-Accepted:** 10/02/2008  
AGP08-0037

**File #:**  
**PCAS#:**

**Appellant:**

**Staff:** NO ASSIGNMENT  
**Sup District:** 4  
**Zoning:** RDUA B6100

**Parcel(s):**

091-030-004

**Williamson Act Contract:**  yes  no

**Address(es):**

2312 ALEXANDER VALLEY RD HEA

**Complete for Processing:** \_\_\_\_\_  
(Date)

**Description:**

WILLIAMSON ACT CONTRACT NON-RENEWAL  
REQUEST FOR A NON-RENEWAL OF A TYPE II WILLIAMSON ACT CONTRACT ENCUMBERING 28.92 ACRES  
(2608/114).

**Project Name:** \_\_\_\_\_ **Env. Status:** N.D. \_\_\_\_\_ C.E.  EIR \_\_\_\_\_ Mit N.D. \_\_\_\_\_

**Public Hearing:** yes  no  **Continued Hearing:** yes  no  from \_\_\_\_\_ **County Counsel:** yes  no

**Requested date and amount of time:** \_\_\_\_\_ **Need B/S Time?** \_\_\_\_\_ **Uncontested?**  Yes  No

**OWNER**  
**Name:** MCCUTCHAN BEN & BARBARA  
**Addr:** 2312 ALEXANDER VALLEY RD  
HEALDSBURG CA  
95448

**Name:**  
**Addr:**

**Name:**  
**Addr:**

**REFERRALS AND NOTICING:**

Number of Posters:	Which Newspaper?:	Special Ad Size?:	
Ref.	Not.	Ref.	Not.
_____ County Surveyor	_____	_____ Fire Marshal	_____
_____ Health Review _____ C/H Cons. Prot.	_____	_____ Fire District:	_____
_____ Sanitation	_____	_____ School District:	_____
_____ Public Works-Land Dev-John Maitland	_____	_____ SUSMP Review - Reg Cullen	_____
_____ Public Works-Drainage-J. Foster	_____	_____ Water District	_____
_____ Ag Commissioner	_____	_____ State Coastal Commission	_____
_____ Flood & Drainage Review	_____	_____ Cal Trans (State)	_____
_____ PRAC Planner	_____	_____ State Fish & Game	_____
_____ General Plan Staff	_____	_____ State Department of Forestry	_____
_____ Northwest Information Center S.S.U.	_____	_____ State Department of Health	_____
_____ Milo Baker Chap, Native Plant Study	_____	_____ State Parks & Recreation	_____
_____ Building Inspection	_____	_____ Regional Water Quality Control (Northern / Bay)	_____
_____ Army Corp of Engineers	_____	_____ Air Poll Dist:	_____
_____ P. G. & E.	_____	_____ Regional Parks Department	_____
_____ S.B.C.	_____	_____ City of _____ Dept.	_____
_____ Sheriff - Crime Prevention	_____	_____ Treasurer/Special Assessment	_____
_____ LAFCO	_____	_____ Assessor	_____
_____ ALUC/CLUP - Bob Gaiser	_____	_____ Landmarks Commission	_____
_____ Board of Supervisors	_____	_____ So Co Translt - Steven Schmitz	_____
_____ County Communications - George Waters	_____	_____ Road Naming - Dilys Ranger	_____
_____ Other: _____	_____	_____ Code Enforcement - Michael Lueders	_____
_____ Other: _____	_____	_____ Other: _____	_____



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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November 26, 2008

Department of Conservation  
C/O Division of Land Resource Protection  
Attn: Brian Leahy  
801 K Street, MS18-01  
Sacramento, CA 95814

RE: Notice of Non-renewal for a Williamson Act contract

Director:

As required by State law, enclosed please find a copy of the Notice of Non-renewal for a single Williamson Act contract. Non-renewal will begin on January 1, 2009 and will be completed the last day in December in 2018. If you have any questions or need further information, please contact the undersigned at (707) 565-2404.

Sincerely,

Scott Hunsperger  
Project Planner

cc: File # AGP08-0037

Recording Requested by  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403



2008103323

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

GENERAL PUBLIC  
11/18/2008 09:35 AGPNR  
RECORDING FEE: 0.00  
PAID

2 PGS



After recording return to:  
COUNTY OF SONOMA  
Clerk of the Board of Supervisors  
575 Administration Drive, Suite  
Santa Rosa, CA 95403

Space above line for Recorder's Use Only

## NOTICE OF NON-RENEWAL

OF LAND CONSERVATION CONTRACT (a.k.a. WILLIAMSON ACT CONTRACT)

Pursuant to California Government Code § 51245

NOTICE IS HEREBY GIVEN BY the CURRENT OWNER(s) identified below, that the Contract entered into between the ORIGINAL CONTRACTING OWNER(s) identified below and the COUNTY OF SONOMA, pursuant to the California Land Conservation Act (a.k.a. Williamson Act), California Government Code § 51200, and recorded on March 2, 1972 in Book 2608 of Records, Page 114 of the Official Records of Sonoma County, California, IS NOT TO BE RENEWED as of January 1, 2009.

The expiration date of said contract is the last day of December, 2018. The above referenced contract enforceably restricts land within Agricultural Preserve No. 2-501 and identified by the following Sonoma County Assessor Parcel Number (APN):

APN: 091-030-004

The ORIGINAL CONTRACTING OWNER(s):

W.A. , Dorothy, Elizabeth, William, Ben, and Barbara McCutchan

The CURRENT OWNER(S) and mailing address for each current owner:

Ben and Barbara McCutchan  
2312 Alexander Valley Road  
Healdsburg, CA 95448

Notice of Non-Renewal of Land Conservation Contract  
Page 2

Notarized Signatures of Current Owner(s):

Ben McCutchan  
Ben McCutchan

Date: 11-6-2008

Barbara L. McCutchan  
Barbara McCutchan

Date: 11-6-08

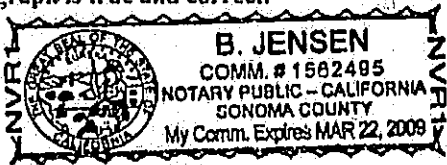
STATE OF CALIFORNIA

COUNTY OF SONOMA

On 11-6-08 before me, B. JENSEN, Notary Public, personally appeared,

BEN E. McCutchan  
BARBARA L. McCutchan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



B. Jensen  
Notary's Signature  
WITNESS my hand and official seal.

COUNTY OF SONOMA  
Clerk of the Board of Supervisors

Robert Deis  
By: Robert Deis

Date: 11/14/08