



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

August 25, 2011

SQ Vineyards LLC
Attn: William Hinkle
PO Box 10
Geyserville, CA 95441

Re: File # ZPE11-0544; 21350 River Road, Geyserville

Dear Mr. Hinkle:

This letter is in reference to your request to designate an existing dwelling as an Agricultural Employee Dwelling Unit. An Agricultural Agreement and Covenant has been prepared for your project and is enclosed. Please check to see that the owners' (Grantors') names are correct and have the document signed and notarized by all owners of the subject property. Please return the notarized Agreement to the Permit and Resource Management Department (PRMD) to the attention of Scott Hunsperger. Upon receipt of this document, the item will be signed by County Counsel and the Director of PRMD, Pete Parkinson on behalf of the County of Sonoma. The document will then be recorded finalizing the process.

If you have any questions, please feel free to give me a call at (707) 565-2404 or by e-mail at scott.hunsperger@sonoma-county.org.

Sincerely,

Scott Hunsperger
Project Planner

cc: File # ZPE11-0544

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Record free per Gov. Code 27383

**AGRICULTURAL AGREEMENT AND COVENANT
(Full-time Agricultural Employee Housing - On-Site)**

This Agricultural Agreement and Covenant (“Covenant”) is made by and between SQ Vineyards LLC, A California Limited Liability Company (“**OWNER**”), and the County of Sonoma, a political subdivision of the State of California (hereinafter “**COUNTY**”), and is dated for convenience as of August 25, 2011.

RECITALS

A. **OWNER** is the owner of and conducts agricultural operations on the real property located at 21350 River Road, Geyserville, California, Assessor’s Parcel 141-180-003 (hereinafter “the Agricultural Property”). A legal description of the Agricultural Property is attached hereto as Exhibit “A” and incorporated herein by this reference.

B. The Agricultural Property is designated “RRD (Resources and Rural Development)” in the Sonoma County General Plan (“the General Plan”) and “RRDWA (Resources and Rural Development/Agricultural Preserve)” in the Sonoma County Zoning Code (“the Zoning Code”). The Resources and Rural Development General Plan land use category and the RRD zoning district allow full-time agricultural employee housing, subject to the criteria set forth in the Zoning Code.

C. **OWNER** desires to designate one (1) existing dwelling unit as a full-time agricultural employee housing (“the Full-time Agricultural Employee Housing”) on the Agricultural Property in accordance with the requirements of the Zoning Code. **OWNER** also desires, in connection with the construction or placement of the Full-time Agricultural Employee Housing on the Agricultural Property, to obtain a waiver of park and traffic mitigation fees from **COUNTY**.

D. **COUNTY** may waive park and traffic mitigation fees for full-time agricultural employee housing where the property owner enters into a covenant providing

for the payment of such fees in the event that the housing is later converted to another use. The covenant must also acknowledge that in the event that the agricultural use on the Agricultural Property is terminated, the full-time agricultural employee housing shall become a legal nonconforming residential use.

E. **OWNER** and **COUNTY** desire to enter into this Covenant to provide for the waiver of park and traffic mitigation fees for the Full-time Agricultural Employee Housing, and to set forth the understanding of the parties with respect to what will occur in the event that the Full-time Agricultural Employee Housing is converted to another use.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the recitals set forth above and the covenants, conditions, and promises contained herein, **OWNER** and **COUNTY** agree as follows:

1. **Use of the Full-time Agricultural Employee Housing.** **OWNER** warrants that he intends to use the Full-time Agricultural Employee Housing exclusively to house full-time agricultural employees and their families.

2. **Conversion of the Full-time Agricultural Employee Housing to Another Use.** Except as otherwise provided herein, in the event that the Full-time Agricultural Employee Housing is converted to a use other than housing full-time agricultural employees and their families, **OWNER** shall notify **COUNTY** of the conversion and the converted housing shall, within sixty (60) days after conversion, either be vacated, removed, or, if the new use is otherwise permitted under the General Plan and Zoning Code, brought into compliance with applicable federal, state, and local statutes, ordinances, rules, and regulations in effect at the time of conversion. If **OWNER** fails to either vacate or remove the converted housing or bring it into compliance with all applicable federal, state, and local requirements within such sixty (60) day period, the converted housing shall be deemed a violation of the Zoning Code and subject to abatement.

3. **Effect of Termination of the Agricultural Use.** In the event that the agricultural use on the Agricultural Property is terminated, the Full-time Agricultural Employee Housing shall become a legal nonconforming residential use subject to the nonconforming use provisions of the Zoning Code.

4. **Effect of Change in Designation.** In the event that **COUNTY** changes the Agricultural Property's designation under the General Plan and the Zoning Code to a designation other than an agricultural or resource designation, the Full-time Agricultural

Employee Housing shall, unless authorized by the new designation, become a legal nonconforming residential use subject to the nonconforming use provisions of the Zoning Code.

5. **Waiver of Mitigation Fees.** OWNER acknowledges that park and traffic mitigation fees are due and payable to COUNTY in connection with the construction or placement of the Full-time Agricultural Employee Housing on the Agricultural Property. During the term of this Covenant, COUNTY agrees to waive payment of such fees unless and until the Full-time Agricultural Employee Housing is converted to a use other than housing full-time agricultural employees and their families. In the event that the Full-time Agricultural Employee Housing is converted to a use other than housing full-time agricultural employees and their families, the park and traffic mitigation fees existent at the time of conversion shall be immediately due and payable to COUNTY by the then owner of the Agricultural Property. If the Full-time Agricultural Employee Housing consists of multiple units and less than the total number of units are converted to a use other than housing full-time agricultural employees and their families, the amount of park and traffic mitigation fees to be paid pursuant to this paragraph shall be prorated by dividing the number of units converted into the total number of units constructed or placed on the Agricultural Property pursuant to this Covenant. Upon the expiration of the term of this Covenant, COUNTY agrees to permanently waive payment of the park and traffic mitigation fees due and payable in connection with the construction or placement of the Full-time Agricultural Employee Housing on the Agricultural Property.

6. **Term of Covenant.** This Covenant shall be effective as of the date of its recordation by COUNTY, and shall continue in full force and effect for so long as the Full-time Agricultural Employee Housing is in existence, regardless of its use. Upon the expiration of this Covenant, if requested by OWNER, COUNTY shall record an instrument acknowledging such expiration.

7. **Enforcement and Inspection.** OWNER intends and hereby specifically provides that COUNTY shall have the right to enforce this Covenant, and that COUNTY shall have the right to enter upon the Agricultural Property for the purpose of inspection to ensure protection of its rights hereunder after giving twenty-four hours prior notice to OWNER and the occupants of the Full-time Agricultural Employee Housing. OWNER and COUNTY acknowledge and agree and specifically intend that COUNTY shall not have any right of control over or duties or responsibilities with respect to the Agricultural Property which would subject COUNTY to any liability for injury occurring upon the Agricultural Property inasmuch as COUNTY shall not have the right to go upon the Agricultural Property for the purpose of correcting any dangerous conditions as defined by applicable statute.

8. **No Waiver.** The waiver by one party of the performance of any covenant, condition, or promise contained in this Covenant shall not invalidate this Covenant nor shall it be considered a waiver by such party of any other covenant, condition, or promise hereunder. The waiver by any or all parties of the time for performing any act shall not constitute a waiver of the time for performing any other act or identical act required to be performed at a later time.

9. **Amendment.** If circumstances arise under which an amendment or modification of this Covenant would be appropriate, OWNER and COUNTY may mutually agree to amend this Covenant. Any such amendment shall be in writing and recorded in the office of the Sonoma County Recorder.

10. **Liberal Construction.** Notwithstanding any general rule of construction to the contrary, it is the intention of the parties that this Covenant shall be liberally construed to effectuate its purposes. If any provision of this Covenant is found to be ambiguous, an interpretation consistent with the purposes of this Covenant that would render the provision valid shall be favored over any interpretation that would render it invalid.

11. **Applicable Law and Forum.** This Covenant shall be construed and interpreted according to the substantive law of California excluding the law of conflicts. Any action to enforce the provisions of this Covenant or the breach thereof shall be brought and tried in the County of Sonoma.

12. **Severability.** If any provision of this Covenant is found to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other provision of this Covenant.

13. **Covenant to Bind Successors.** Throughout its term, this Covenant shall be a burden upon and shall continue as a restrictive covenant and equitable servitude running with the Agricultural Property, and shall be binding upon and inure to the benefit of OWNER, his personal representatives, heirs, successors, and assigns, and all persons claiming by or through them pursuant to California law.

14. **Notices.** Any notice, demand, request, or other communication that either party desires or is required to give to the other under this Covenant shall be in writing and either served personally or sent by first class mail, postage prepaid, private courier, or delivery service addressed as follows:

To OWNER: SQ Vineyards LLC
Attn: William Hinkle
PO Box 10
Geyserville, CA 95441

and, if different than the above, also to the most current address shown on the County Tax Assessment Roll for the Agricultural Property.

To COUNTY: Sonoma County Permit and Resource Management Department
Attn: Scott Hunsperger
File No. ZPE11-0544
2550 Ventura Avenue
Santa Rosa, CA 95403

or to such other address as either party from time to time shall designate by written notice to the other. Notice, if mailed, shall be deemed given upon deposit in the United States mail. In all other instances, notice shall be deemed given at the time of actual delivery. Changes may be made in the names and addressees of the persons to whom notices, demands, requests, or other communications are to be given by giving notice pursuant to this paragraph.

15. No Forfeiture. Nothing contained herein shall result in a forfeiture or reversion of **OWNER's** title in any respect.

16. Termination of Rights and Obligations. A party's rights and obligations under this Covenant shall terminate upon transfer of the party's interest in the Agricultural Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

17. Number and Gender. Wherever used herein, unless the provision or context otherwise requires, the singular number shall include the plural and the plural the singular, and the masculine gender shall include the feminine and neuter.

18. Owner and County. Wherever used herein, the terms "**OWNER**" and "**COUNTY**," and any pronouns used in place thereof, shall mean and be construed to include the above-named **OWNER** and his personal representatives, heirs, successors, and assigns, and all persons claiming by or through them pursuant to California law, and the above-named **COUNTY**, its successors and assigns, respectively.

19. **Full-time Agricultural Employees.** Wherever used herein, the term “full-time agricultural employees,” and any pronouns used in place thereof, shall mean persons employed on the Agricultural Property for agricultural purposes on a full-time basis.

20. **Integration.** This Covenant is the final and complete expression of the agreement between the parties and all prior or contemporaneous agreements written or oral are merged into this instrument.

21. **Execution.** OWNER shall execute this Covenant, cause the same to be acknowledged, and deliver said executed and acknowledged instrument to COUNTY in such form as to permit its acceptance by COUNTY and recordation in the Office of the Sonoma County Recorder.

22. **No Liens, Encumbrances, or Conveyances.** OWNER warrants that after he has executed this Covenant he will not record any lien, encumbrance, or otherwise convey any right, title, or interest in and to the Agricultural Property until such time as this Covenant has been accepted and recorded by COUNTY.

23. **Authority to Bind Parties.** OWNER and COUNTY each warrant and represent that the person or persons executing this Covenant on their behalf have full and complete legal authority to do so and to thereby bind them to this Covenant.

24. **Captions.** The captions in this Covenant are solely for convenience of reference. They are not a part of this Covenant and shall have no effect upon its construction or interpretation.

IN WITNESS WHEREOF, OWNER and COUNTY have executed this Covenant as set forth below.

OWNER:

COUNTY:
County of Sonoma

By: _____

Director, Permit and Resource Management
Department

**NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL
SIGNATORIES.**

APPROVED AS TO FORM:

By: _____

Deputy County Counsel



(10)

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

May 22, 2014

William Hinkle Trust
PO Box 10
Geyserville CA 95441

Septic Permits Nos.: SEP14-0220 and SEP14-0221
Site Address: 21350 River Road, Geyserville

You or your representative has applied for septic system permits to serve three new single family dwellings. We are unable to provide zoning clearance for your septic permit for the following reason:

The parcel where the proposed septic systems would serve single the three single family dwellings is under a Williamson Act Contract. Land under a Williamson Act contract must demonstrate compliance with the contract's restrictions. These restrictions include prohibiting more than one single family dwelling per parcel. Additionally the attached Williamson Act Compliance form must be completed and submitted with development permits.

Please fill out the Williamson Act Compliance form for each parcel and revise the plans to show only one single family dwelling per legal parcel.

In the future, please provide more detailed information on your Septic Site Plan showing and clearly identifying existing and proposed uses. Building envelopes, easements, roadways and other physical features should also be shown. Also include a floor plan for proposed and existing structures. Please site any permits that you have applied for or obtained for the proposed use (i.e., Use Permits, Zoning Permits, Design Review, etc.). Accurate information will help to expedite your Septic Permit.

For further information about how you might address the zoning issue, you can come to the Zoning Cubicle at the Permit and Resource Management Department, Monday through Thursday between 8:00 a.m. and 4:00 p.m. and talk to the planner on duty.

By: Melinda Grosch
Project Review Planner

c: Munselle Civil Engineering, Septic Engineer
Well & Septic Section



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

September 23, 2009

Tommy H. and Janice E. Stone
PO Box 64
Geyserville, CA 95441

Re: File # PLP09-0038; 21350 River Road, Geyserville

Dear Mr. and Mrs. Stone:

The Permit and Resource Management Department has completed its review for four (4) Administrative Certificates of Compliance for the property located at the above address. The parcels have been found to have been created through conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967 in the County of Sonoma. After review and interpretation of the recent court decision of *People ex rel Brown v. Tehama County Board of Supervisors* (2007) 148 Cal.App. 4th 790 issued on April 11, 2007, Sonoma County Counsel has advised that PRMD can not issue certificates on historic, "fragment" lots. Therefore, with the research that was presented in the application, it is this Department's determination that only two (2) of the four (4) requested Certificates of Compliance can be issued. This administrative decision of the Certificates will be reviewed by the Board of Supervisors in the Board's chambers on September 29, 2009, during the afternoon session beginning at 2:00 p.m. If after the 10 day appeal period which commences on the date of this letter and ends at 5:00 p.m. on October 2, 2009 no appeal is filed, then the Certificates will be issued and ready for recordation by you.

If you need more information, please contact the undersigned at (707) 565-2404. Our office appreciates your cooperation in this matter.

Sincerely,

Scott Hunsperger
Project Planner

cc: File # PLP09-0038
Curtis and Associates

different
than
worksheet
4ppm



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

August 25, 2014

To: Interested Agencies

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

File Number: MNS14-0008
Applicant Name: William Hal Hinkle
Owner Name: Same
Site Address: 21350 River Road, Geyserville
APN: 141-180-003 and 141-170-001

*Referral list
below ↓*

Project Description: Request for a Minor Subdivision of 506.22 acres (two APN's) into four parcels of 135.7 acres, 121.4 acres, 120.0 acres, and 132.2 acres in size all subject to Land Conservation 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 September 15, 2014, and should be sent to the attention of: **MNS14-0008, Traci Tesconi (Traci.Tesconi@sonoma-county.org)**. The Project Planner can also be reached at 707-565-1903.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> BOS Dist ____ Director |
| <input checked="" type="checkbox"/> Health Specialist | <input type="checkbox"/> BOS Dist 1 Director and SVCAC |
| <input type="checkbox"/> Sanitation | <input checked="" type="checkbox"/> BOS Dist 4 Director and Jason Liles |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> PG&E |
| <input checked="" type="checkbox"/> Road Naming | <input checked="" type="checkbox"/> School District - GEYSERVILLE |
| <input type="checkbox"/> So County Environmental Health | <input type="checkbox"/> Water District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input checked="" type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input checked="" type="checkbox"/> State Dept of Fish & Wildlife |
| <input checked="" type="checkbox"/> Local Fire District - GEYSERVILLE FPD | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input checked="" type="checkbox"/> Assessor | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> Economic Development Board | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
| <input checked="" type="checkbox"/> Transit/BPAC | <input type="checkbox"/> City of _____ Dept |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Sonoma MOAG |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Alexander Valley Association |
| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Geyserville Planning Advisory Board |
| <input type="checkbox"/> LAFCO | |
| <input type="checkbox"/> ALUC/CLUP | |



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

MEMO

Date: September 30, 2014

To: Referral agencies

From: Traci Tesconi, Project Planner III

Subject: MNS14-0008, 21350 River Road, Geyserville
Revised Tentative Map

For your review is a revised Tentative Map for Minor subdivision (MNS14-0008) located at the above referenced address. The revised Tentative Map was prepared and submitted to PRMD by Cort Munselle of Munselle Engineering due to a change in the proposed parcels access from River Road to Ridge Oaks Road which is a private roadway.

Please provide me any comments or revised conditions for the Minor subdivision. If you have any further questions please contact me at (707) 565-1903 or Traci.Tesconi@sonoma-county.org. Or, please contact Cort Munselle, the project RCE, directly. I appreciate your assistance in this matter.

cc: File MNS14-0008

NOTE: Large size maps also provided to: County Surveyor, Environmental Health, Fire, and DTPW



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

May 15, 2014

Mr. William (Hal) Hinkle
P.O. Box 10
Geyserville, Ca. 95441

RE: MNS14-0008; 21350 River Road, Geyserville. APN 141-180-003 & 141-170-001

Dear Hal,

On August 7, 2014, PRMD received the above referenced application for a Minor Subdivision for four parcels. Permit records indicate that two Administrative Certificates of Compliance have been previously approved and recorded on the subject property. The application has been reviewed and the file has begun to be processed with referrals being sent to other agencies and interest groups. In my initial review it has been determined that additional information is needed:

1. Williamson Act – Income Statements:

For land under a Williamson Act contract specific findings under Section 66474.4 of the Map Act must be made. Which in part require that it be demonstrated that each newly created parcel individually comply with the contract terms. In order to demonstrate compliance with the income requirement for the existing non-prime Williamson Act on the subject property, please provide the following:

- a. Complete and return an Income Statement (attached) for each of the four proposed parcels.
- b. An exhibit that depicts the areas on each parcel used for grazing, along with the vineyard block areas with acreage provided. Vineyard blocks are depicted on the tentative map, but a separate exhibit with just the agricultural information is needed.

2. Williamson Act - Compatible Uses:

Under the current Williamson Act Rules, residences and other land uses that are defined as *Compatible Uses* are restricted in size to 15% of the total parcel size or 5 acres, whichever is less. The subdivision must demonstrate compliance with the Williamson Act Rules, therefore, please provide the following information:

- a. On proposed Lot 1 please calculate the acreage of the existing building area.

On proposed Lots 2, 3, and 4 they will each be limited to a 5- acre building site area for any residence or other structure(s) considered a compatible use under the Williamson Act Rules. This restriction will be placed as a Note of the Map.

Note: A small portion of the subject property (south-west corner of Lot 1) is within the SR (Scenic Landscape Designation) and this area contains an existing residence, therefore, building envelopes for visual consideration is not required for Lots 2, 3, and 4.

3. Non-conforming residence on proposed Lot 1:

A subdivision (creation on new parcels) cannot be approved if the proposed parcels or overall subdivision does not conform to zoning density. The tentative map depicts for proposed Lot 1 of 135.80 acres a primary residence and a legal non conforming residence. The density designation is 120 acres per dwelling unit, therefore, having two residences on proposed Lot 1 does not conform to the density designation. In order for the subdivision to be approved and found consistent with the General Plan and zoning density, one option, if there is 20 acres of existing vineyard on proposed Lot 1 and depending on who occupies the legal non-conforming residence, is to

file concurrently with the subdivision a Zoning Permit application to convert the legal non-conforming residence to a Full-time Agricultural Employee residence. Other options may be available, but will require further discussion.

Referrals are being sent to other agencies and public interest groups and additional studies or information may be required. Additional information may also be required as the project proceeds through the review process. If you have any questions or need further information, please contact me at (707) 565-1903 or Traci.Tesconi@sonoma-county.org. I appreciate your cooperation in this matter.

Sincerely,



Traci Tesconi
Planner III

Attachment

cc: Munselle Civil Engineering, Attention: Mr.Cort Munselle, Project Engineer
File MNS14-0008

Agricultural Preserve Application Income Statement

PJR-065

Purpose: 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 from those parcels on which you are requesting preserve status.

MNS 14-0008

OPERATION TYPE	INVENTORY				ANNUAL PRODUCTION (No. Calves, lambs, etc.)	Average Price	ANNUAL GROSS INCOME				
	TOTAL No. ANIMALS	NUMBER BROOD	NUMBER REPLACMT	NUMBER SIRES			20__	20__	20__	20__	20__
Cattle											
Calves											
Sheep											
Swine											
Poultry											
Dairy											
Other											
	INVENTORY		YIELD PER ACRE	VALUE PER TON							
	VARIETIES	NUMBER ACRES PLANTED									
Grapes											
Orchards											
Hay											
Grain											
Vegetables											
Other											
	NUMBER ACRES LEASED		VALUE PER ACRE								
Rents											

For Proposed Lot 1

Agricultural Preserve Application Income Statement

PJR-065

Purpose: 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 from those parcels on which you are requesting preserve status.

MMS 14-0008

OPERATION TYPE	INVENTORY				ANNUAL PRODUCTION (No. Calves, lambs, etc.)	Average Price	ANNUAL GROSS INCOME				
	TOTAL No. ANIMALS	NUMBER BROOD	NUMBER REPLACM'T	NUMBER SIRES			20__	20__	20__	20__	20__
Cattle											
Calves											
Sheep											
Swine											
Poultry											
Dairy											
Other											
	INVENTORY		YIELD PER ACRE	VALUE PER TON							
	VARIETIES	NUMBER ACRES PLANTED			20__	20__	20__	20__	20__		
Grapes											
Orchards											
Hay											
Grain											
Vegetables											
Other											
	NUMBER ACRES LEASED		VALUE PER ACRE								
Rents											

For Proposed Lot 2

Agricultural Preserve Application Income Statement

PJR-065

Purpose: 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 from those parcels on which you are requesting preserve status.

MNS 14-008

OPERATION TYPE	INVENTORY				ANNUAL PRODUCTION (No. Calves, lambs, etc.)	Average Price	ANNUAL GROSS INCOME				
	TOTAL No. ANIMALS	NUMBER BROOD	NUMBER REPLACM'T	NUMBER SIRES			20__	20__	20__	20__	20__
Cattle											
Calves											
Sheep											
Swine											
Poultry											
Dairy											
Other											
	INVENTORY			YIELD PER ACRE	VALUE PER TON						
	VARIETIES	NUMBER ACRES PLANTED									
Grapes											
Orchards											
Hay											
Grain											
Vegetables											
Other											
	NUMBER ACRES LEASED			VALUE PER ACRE							
Rents											

For Proposed Lot 3

Agricultural Preserve Application Income Statement

PJR-065

Purpose: 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 from those parcels on which you are requesting preserve status.

MNS 14-0008

OPERATION TYPE	INVENTORY				ANNUAL PRODUCTION (No. Calves, lambs, etc.)	Average Price	ANNUAL GROSS INCOME				
	TOTAL No. ANIMALS	NUMBER BROOD	NUMBER REPLACM'T	NUMBER SIRES			20__	20__	20__	20__	20__
Cattle											
Calves											
Sheep											
Swine											
Poultry											
Dairy											
Other											
	INVENTORY		YIELD PER ACRE	VALUE PER TON							
	VARIETIES	NUMBER ACRES PLANTED									
Grapes											
Orchards											
Hay											
Grain											
Vegetables											
Other											
	NUMBER ACRES LEASED		VALUE PER ACRE								
Rents											

For Proposed Lot 4

item # _____

4-28-15

PAMD

RECEIVED

APR 08 2015

This space for County clerk's Filing Stamp

BOARD OF SUPERVISORS
COUNTY OF SONOMA

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Sonoma

I am a citizen of the United States and a resident of the county aforesaid: I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Press Democrat, a newspaper of general circulation, printed and published DAILY IN THE City of Santa Rosa, County of Sonoma; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sonoma, State of California, under the date of November 29, 1951, Case number 34831, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

The Press Democrat - Legal Notices

4/8 - 4/8/2015

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Dated at Santa Rosa, California, on

Apr 8, 2015



SIGNATURE

Proof of Publication of

**NOTICE OF PUBLIC HEARING
AND INTENT TO ADOPT
A MITIGATED NEGATIVE
DECLARATION**

APPLICANT: William H. Hinkko Trust
FILE: MNS14-0008

The Sonoma County Permit and Resource Management Department has received application MNS14-0008 from William H. Hinkko Trust requesting a minor subdivision of 508.22 acres (two APNs) into four parcels of 135.7 acres, 121.4 acres, 120.0 acres, and 132.2 acres in size all subject to Land Conservation Contracts located at 21350 River Road, Geyserville; APN 141-180-003 and 141-170-001; Zoning RRD (Resource and Rural Development) B8 120 acre density, VOH (Valley Oak Habitat); Supervisorial District No. 4.

A Mitigated Negative Declaration has been prepared for the project to reduce potentially significant adverse impacts on the environment in the areas of Agricultural Resource.

NOTICE IS HEREBY GIVEN that in accordance with provisions of law, a public hearing to consider the above appeal will be held at the hour of 2:10 p.m. on the 28th day April of 2015, in the Board of Supervisors meeting room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, California.

ALL INTERESTED PERSONS are hereby invited to be present and heard thereon.

If you challenge the decision on the project in court, you may be limited to raising only those issues previously raised in the hearing or in writing prior to the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

VERONICA A. FERGUSON, Clerk of the Board of Supervisors, County of Sonoma

BY: ROXANNE EPSTEIN _____


Publish on: April 8, 2015

Staff: Traci Tesconi

2701248 - Pub. Apr. 8, 2015 11.

APR 09 2015
This notice was posted on
and will remain posted for a period of thirty days
through MAY 10 2015

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

BY 
WILLIAM F. ROUSSEAU, Co. Clerk
DEPUTY CLERK

APPLICANT: William H. Hinkle Trust

FILE: MNS14-0008

The Sonoma County Permit and Resource Management Department has received application MNS14-0008 from William H. Hinkle Trust requesting a minor subdivision of 506.22 acres (two APNs) into four parcels of 135.7 acres, 121.4 acres, 120.0 acres, and 132.2 acres in size all subject to Land Conservation Contracts located at 21350 River Road, Geyserville; APN 141-180-003 and 141-170-001; Zoning RRD (Resource and Rural Development) B6 120 acre density, VOH (Valley Oak Habitat); Supervisorial District No. 4.

A Mitigated Negative Declaration has been prepared for the project to reduce potentially significant adverse impacts on the environment in the areas of Agricultural Resource.

NOTICE IS HEREBY GIVEN that in accordance with provisions of law, a public hearing to consider the above appeal will be held at the hour of **2:10 p.m.** on the **28th day April of 2015**, in the Board of Supervisors meeting room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, California.

ALL INTERESTED PERSONS are hereby invited to be present and heard thereon.

If you challenge the decision on the project in court, you may be limited to raising only those issues previously raised in the hearing or in writing prior to the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

VERONICA A. FERGUSON, Clerk of the Board of Supervisors,
County of Sonoma

BY: ROXANNE EPSTEIN

Publish once: April 8, 2015

Staff: Traci Tesconi