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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 # 300048 on 06/07/2017 for: ZPE17-0241

Site Address: 7700 Pine Flat Rd [GEY]

Activity Type: Zoning Permit

APN: 131-130-012

Initialized By: SORR1

Fire District: Geyserville FPD

Insp Area: 01

Valuation: \$0.00

Ag/Comm/Res:

Description: Request for a Zoning Permit to replace an existing bridge in a 50' RC

Owner: RORABAUGH DALE A TR &
 RORABAUGH LORRAINE T TR
 1083 VINE ST # 308
 HEALDSBURG, CA 95448-4830

Applicant: David Schroeder
 1220 N Dutton Ave #C
 Santa Rosa, CA 95401
 707 526 4500

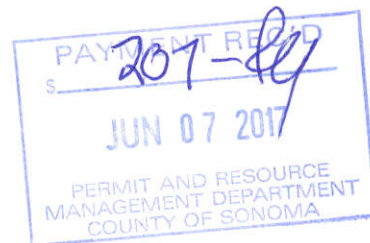
Fee Item	Description	Account Code	Total Fee
0140-010	Technology Enhancement - Type II	26010104-46040-10005	\$18.00
1165-000	Zoning Permit Level I (no notice, including Hosted Rentals)	26010121-45063-10005	\$153.00
1052-000	Environmental Review CEQA Exemption	26010122-45068-10005	\$36.00

Invoiced Fees: \$207.00

Total Paid: \$0.00

Project Balance Due: \$207.00

When validated below, this is your receipt



Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.

Landowners Statement of Compliance with the Williamson Act

PJR-049

Sonoma County Permit and Resource Management Department (PRMD) cannot take action on any application for a new structure or use on a parcel restricted by a Williamson Act Contract until sufficient evidence is presented to the County that the proposed new use or structure is consistent with the Williamson Act Contract. This questionnaire provides information that enables the County to make findings of compliance with the Contract.

Barry Eggers Revocable Trust dated June 4, 2008

Property Owner's Name
25466 Adobe Lane
Mailing Address
Los Altos Hills CA 94022
City/Town State/Zip
650-520-9350
Phone Fax

7792 Pine Flat Road
Site Address(es)
Healdsburg 95448
City/Town Zip
131-130-013 & 141-120-003
Assessor's Parcel Number(s)
ZPE17-0241
File Number

E-mail address (optional)

Williamson Act Contract Number

- Description of proposed project:
 - Replace bridge to maintain safe access to property and grazing lands
 - Build home on property for family residence
 - Build barn to support agricultural activities
- Describe the size of each parcel under the contract and explain how the property is currently being used:

(40 acres) 131.130.013 — grazing land and bee keeping

(320 acres) 141.120.003 — grazing land and bee keeping
- Describe all existing buildings on the property, including their size, location and use. Please show them on a site plan:

N/A — there are currently no buildings on property

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4. Will the proposed structure or use remove any land area from agricultural production: Yes No
Approx. one acre of property will be fenced to keep livestock off homesite
5. Describe the agricultural operation; acres devoted to crop or livestock and annual income from the agricultural operation. What is your long-term intent for the property?

Currently, both parcels are 100% used for cattle grazing and 100% accessible to the herd. Annual income from the grazing lease is \$2000 per parcel. Additionally we have begun native bee hive installation and anticipate future income from this project, as well as native plant and succulent propagation.

6. Explain how any new structures or operations on the parcel will affect the existing agricultural operations on the existing parcel or on adjoining or nearby lands. Does the use/structure displace any agricultural area or impair agricultural operations?

1. Bridge will improve access and safety of all agricultural operations
2. The home will remove about 1 acre of agricultural activity (by fencing herd from homesite)
3. Barn will allow us to support and expand agricultural activities

7. Explain how your agricultural operations will not result in any lands being proposed for withdrawal from the Williamson Act:

By continuing our grazing partnership, encouraging and nurturing the native bee population and adding honey production, as well as developing a native plant and succulent propagation program, we will be able to sustain our agricultural operations and our commitment to agricultural conservation and the Williamson Act.

8. The Landowner hereby makes the following representations:

- a. I acknowledge that the activity, use, or construction as proposed will be conducted in such a way as to maintain the agricultural viability of the parcel.
- b. I am aware of the provisions of the Williamson Act (Section 51250 of the California Government Code) and of the allowable uses on Williamson Act properties as defined by Sonoma County Code and the Sonoma County Rules and Regulations for Administration of Agricultural Preserves.
- c. I understand that AB1492 (Government Code Section 51250) defines specific and substantial penalties if construction on the parcel is found by the County of Sonoma or State of California to result in a material breach of the contract provisions.
- d. I acknowledge that the contract restricts residential use and that the Department of Conservation has indicated that: "Residences not incidental to an agricultural use are prohibited, and may trigger AB1492 penalties. These may include residences for persons or family members not involved with the agricultural use, or residence constructed on contracted parcels with no commercial-agricultural use."

- e. I acknowledge that the activity, use, or construction as proposed is of size and type that would not adversely affect the on-site or adjacent farming operations and understand that the County has a "Right to Farm" policy.
- f. I understand that it is my sole responsibility as the landowner to ensure that all activities, uses, and construction on this parcel are in compliance with the provisions of the Williamson Act, and that those activities will not result in a material breach of the Williamson Act contract.

IN WITNESS WHEREOF, by their signature below, the Owner and Applicant hereby certify that the information set forth in this Landowners Statement of Compliance is true and correct, and that they have read, understand and agree to perform the obligations under this Statement.



July, 23, 2017

Property Owner(s)

Date

Applicant (if different from above)

Date

Planning Application

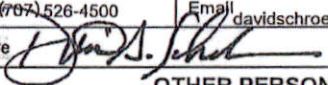
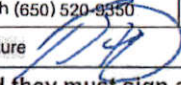
PJR-001

Application Type(s):

File # ZPE17-0241

- | | | | |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | |
- Zoning Permit for: Replacement of existing bridge with new bridge.

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Nordby Signature Homes / David Schroeder			Name Barry Eggers Revocable Trust Dated June 4, 2008		
Mailing Address 1220 N. Dutton Avenue, Suite C			Mailing Address 25466 Adobe Lane		
City Santa Rosa	State CA	Zip 95401	City Los Altos Hills	State CA	Zip 94022
Day Ph (707) 526-4500	Email <u>dauidschroeder@nordby.net</u>		Day Ph (650) 520-9350	Email <u>egggers@lsvp.com;meredith@iteratti.com</u>	
Signature 		Date <u>5.30.17</u>	Signature 		Date <u>5-31-17</u>
OTHER PERSONS TO BE NOTIFIED (If listed they must sign application form)					
Name/Title Adobe Associates, Inc./ David Brown			Name/Title		
Mailing Address 1220 N. Dutton Avenue			Mailing Address		
City Santa Rosa	State CA	Zip 95401	City	State	Zip
Day Ph (707) 541-2300	Email <u>dbrown@adobeinc.com</u>		Day Ph ()	Email	
Signature		Date	Signature		Date
PROJECT INFORMATION					
Address(es) 7792 Pine Flat Road				City Healdsburg	
Assessor's Parcel Number(s) <u>131-130-013, 131-130-012</u>					
Project Description <u>The project proposes the construction of a new bridge replacing an existing bridge that will span over an unnamed creek. The purpose of the replacement bridge is to provide access to the parcel APN131-130-013.</u>					
Acreage 40			Number of new lots proposed <u>N/A</u>		
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area <u>2</u>	Supervisorial District <u>4</u>	Latitude		Longitude	
Current Zoning <u>LEA BG 240 Z RC 50/50</u>					
General Plan Land Use <u>LEA 240</u>			Specific/Area Plan		
S.P. Land Use			Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	File No.	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No			Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Previous Files					
Application accepted by <u>Scott Orr</u>			Date <u>6/7/17</u>		
Approved by			Date		

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02/02/2016

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."

Nordby Signature Homes / David Schroeder
Applicant Name

Applicant Signature

Barry Eggers Revocable Trust dated June 4, 2008
Owner Name

Owner Signature

5/31/17

2PE 17-0241

Date

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.

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