



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

DATE May 12, 2012

To: Interested Agencies

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

File Number: LLA12-0016
Applicant Name: Pearson and Assoc.
Owner Name: Home Ranch Vineyards LLC
Site Address: 30205 Bohan Dillon Road, Fort Ross
APN: 109-300-015 and 109-300-009

Project Description: Request for a Lot Line Adjustment between two parcels of 320 acres and 130 acres in size resulting in two parcels of 260 acres and 190 acres in size.

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 May 23, 2012 (3 weeks from above date), and should be sent to the attention of: File No.LLA12-0016. 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 checked="" type="checkbox"/>	Board of Supervisors, District _5_ Director
<input checked="" type="checkbox"/>	Health Specialist	<input type="checkbox"/>	SVCAC (District 1)
<input type="checkbox"/>	Sanitation	<input type="checkbox"/>	Valley of the Moon Alliance
<input type="checkbox"/>	Grading and Storm Water	<input type="checkbox"/>	Kenwood Press
<input type="checkbox"/>	SUSMP	<input type="checkbox"/>	NW Information Center, SSU
<input type="checkbox"/>	Building Inspection	<input type="checkbox"/>	Milo Baker Chapter Conservation Committee
<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	PG&E
<input type="checkbox"/>	Road Naming	<input type="checkbox"/>	School District -
<input type="checkbox"/>	General Plan Section	<input type="checkbox"/>	Water District
<input type="checkbox"/>	So Co Environmental Health	<input checked="" type="checkbox"/>	North Bay Disposal
<input type="checkbox"/>	DTPW, Land Development	<input type="checkbox"/>	US Army Corps of Engineers
<input type="checkbox"/>	DPTW, Drainage	<input type="checkbox"/>	State Coastal Commission. Appealable Yes No
<input type="checkbox"/>	Ag Commissioner	<input type="checkbox"/>	State Dept of Transportation (Caltrans)
<input type="checkbox"/>	Regional Parks Dept.	<input type="checkbox"/>	State Dept of Fish and Game
<input checked="" type="checkbox"/>	Treasurer -- Special Assessment	<input type="checkbox"/>	State Dept of Forestry
<input checked="" type="checkbox"/>	Assessor	<input type="checkbox"/>	State Dept of Health
<input type="checkbox"/>	Landmarks Commission	<input type="checkbox"/>	State Parks and Recreation
<input checked="" type="checkbox"/>	Transit / BPAC	<input type="checkbox"/>	State SF Bay / North Coast Regional WQCB
<input type="checkbox"/>	Communications	<input type="checkbox"/>	Bay Area Air Quality Management
<input checked="" type="checkbox"/>	SCTA/RCPA	<input type="checkbox"/>	City of _____, Dept
<input type="checkbox"/>	Sheriff Community Service Officer	<input checked="" type="checkbox"/>	Sonoma MOAG
<input type="checkbox"/>	LAFCO	<input type="checkbox"/>	
<input type="checkbox"/>	ALUC/CLUP	<input type="checkbox"/>	



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May 9, 2012

Home Ranch Vineyards, LLC
Attention: Lee and Carol Martinelli
8895 Martinelli Road
Forestville, Ca. 95436

Re: LLA12-0016, 30205 Bohan Dillon Road, Cazadero. APN: 109-300-015, and -009

Dear Lee and Carol:

I am the Project Planner assigned to the above referenced Lot Line Adjustment. Pursuant to Government Code Section 65943, the Permit and Resource Management Department must notify you that your application is either complete or incomplete. Your application was received on April 11, 2012 and processing has begun with referrals being sent out to other agencies. However, your file is incomplete for the following reasons and additional information is needed:

1. Please complete and sign the attached Williamson Act Compliance form and Land Conservation Plan form.

A few years ago I discussed with you the pending application being initiated by the County in 2008, as directed by the Department of Conservation to begin the non-renewal of the existing Williamson Act contract on the subject property (APN:109-300-015). At the time, the DOC opined that a parcel could not be under both a TPZ (Timber production zone) and a Williamson Act contract. The DOC directed Sonoma County to initiate non-renewal on the Williamson Act contract and allow the parcel to remain under the TPZ. You contacted me because you were in escrow to purchase the property and preferred the land remain under a Williamson Act contract as it was primarily used for agricultural and not commercial timber. Since this time have planted more vineyard. Also a lot has transpired over the years in terms of the individual property and the overall Williamson Act program. One important change is that commercial grade timber can now be considered a qualifying use under the Williamson Act.

Please complete and return to two forms attached. Once I receive the two documents from you, I will review them to get a better understanding of the entire agricultural use on the property (vineyard and cattle) and the amount of timber on the property. With this information, I can propose to you the best way to proceed in terms of resolving the issue with the parcel being both under an existing Williamson Act and TPZ. It may be possible to instead phase out the parcel from the TPZ designation since the parcel is zoned RRD (Resource and Rural Development). The phase out period can take 9 years, but should not affect future uses of the land. 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
Project Planner III

Enclosures

cc: Pearson & Associates , Attention: John Pearson
LLA12-0016