

# **Project Proposal Statement**

## **Minor Lot Line Adjustment**

Minor LLA involving the following Assessor Parcel Numbers (APN's)  
051-160-039 and 051-170-026 (Parcel A – 679.43 acres)  
051-250-022, 023 and 024 (Parcel B – 176.04 acres)  
051-170-016, 017 and 023 (Parcel C – 36.28 acres))  
051-250-028 and 029 (Parcel D – 87.03 acres)

This is a request for a minor Lot Line Adjustment (LLA) between four existing parcels resulting in four reconfigured parcels. The existing parcels and APN's are listed above with parcel size. Parcel A is proposed to go from 679.43 acres to 633.69 acres, Parcel B from 176.04 acres to 113.33 acres, Parcel C from 36.28 acres to 112.95 acres and Parcel D from 87.03 acres to 118.81 acres. Parcel A RD B6 100 Z, and LIA B7 Z. This parcel is the result of a prior subdivision that was phased, and this parcel is considered the Designated Remainder on the recorded subdivision map file dunder Book 816 Maps, pages 40-52 and has been included in the application material. This parcel is also split with the Williamson Act. Parcel B, C and D are all zoned LIA B6 100 Z and we do not plan to change the zoning with the resultant parcels. With this LLA all the parcels will now be conforming with 100 acre minimums.

This ranch has been part of prior Lot Line Adjustments and as part of this application we will look to work with staff to prepare the necessary documents for Williamson Act as each parcel will be compliant. Because of the past history with the ranch it will be best to meet with staff and review the history, the contracts, and compliance with rescind and replace contracts. There is a large portion of Parcel A that is part of the Designated Remainder that is under a Scenic Easement recorded in 1986 under Document Number 1986-016802. On sheet one of our Site Map you will see the demarcation line between the split zoning which is also the same line for the land in and out of the Williamson Act contract.

Parcel A has existing vineyard as depicted on sheet 3 of our site map, with some road improvements as approved for the prior subdivision, utilizes together with a house and two outbuildings. Parcel B does not have any improvements on the land except for vineyard and related improvements for the operation of the vineyard such as vineyard roads and irrigation. Parcel B will be relocated and configured as shown on sheet 2 of our site map and the land for existing Parcel B will be combined with Parcel A. Parcel B currently has a Williamson Act withdrawal on portions of the parcel and as part of this LLA we will need to adjust the portions and replace existing contracts so that entirety of this land is under a Williamson Act. As part of this we will revisit Parcel A and Williamson Act coverage, while keeping in mind the existing Scenic Easement over the norther portion as shown on our site map. Parcel C is not developed with the exception of some vineyard as shown on sheet 3 of our site map and is not in a

Williamson Act contract and was withdrawn on January 1, 2014 under Document Number 2013-073809. Parcel C will adjust some land into Parcel D and then add a large amount of acreage from Parcel A (the Designated Remainder of 816 Maps 40-52. Parcel C will now be part of a replacement contract for Williamson Act. Parcel D is developed mostly with vineyards together with necessary vineyard roads and irrigation facilities. Parcel D will expand to 118.81 acres by adjusting a portion of Parcel C into Parcel D.

Parcel B is the only parcel with a home and the septic system and water source is shown on our site map.

The owners are working with their consultants to develop access and utility easements as needed for the parcels and we plan to have those completed by the time this LLA is ready to record, and those easement documents will record concurrently or shortly after.

This is also a request for a voluntary merger of parcels or parcel fragments that lie underneath the parcels herein that are involved in the LLA.