

RAY CARLSON

AND ASSOCIATES, INC.

Mapping for a Better World

MINOR SUBDIVISION
PROPOSAL STATEMENT
LANDS OF JACKSON FAMILY INVESTMENTS III, LLC
JOB NO. 2016-041
APN. 025-100-043 (PTN)

Jackson Family Investment's III, LLC is the owner of the property at 3225 Bloomfield Road, Sebastopol, Assessor's Parcel Number: 025-100-043 (ptn), a 347.24 +/- acre parcel. Resultant of LLA 17-005 completed October 24, 2018. Zoning is LEA B6 160.


Jackson Family Investment's III, LLC would like to do a Minor Subdivision to separate the Varietal vineyards into Lot 1, a 133.92 acre +/- parcel and Lot 2, a 213.32 +/- parcel with Rescinding of Williamson Act Contract and Replacing it with 2 new Contracts.

The properties consist of streams, multiple wells, septic, ponds with pump house, equipment barns and house. The stormwater management would be the ponds. There are no wetlands on parcels. The General topography is slope, with woodland brush and existing vineyards.

Jackson Family Investments, LLC is overseeing a project which has an ambitious groundwater recharge project that could play a pivotal role in water security for Sonoma County. This process captures storm water runoff in the vineyard and allows it to slowly seep back into the aquifer, instead of flowing to the ocean as winter runoff, the flood water is contained by earthen berms around the vineyard so it can gradually filter through the soil and be stored in the aquifer for future use. They have proved that there is a sustainable way to recharge groundwater levels in the aquifer for future use by using their vineyards to absorb and store winter rain.

The developed vineyard includes existing irrigation and drainage system as approved by Vineyard plans. The Vineyard roads are part of the sustainable farmed ranch. The bridge to east portion of this site site was installed per Permit Bld06-1817, by the County of Sonoma.

No new grading is proposed with this project.



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JANUARY 2019

Previous apn. 123-100-007