



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

PROPOSAL STATEMENT
Lot Line Adjustment

Lands of McCutchan Family, TIC
Updated 9/10/2019

Applicant: Lands of McCutchan Family, TIC
Kathryn Murphy Co-Manager

Agent: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Engineer: Kelder Engineering, Inc.
Consulting Civil Engineers
132 S. Cloverdale Blvd.
Cloverdale, CA

Location: 18875 Hassett Lane
Geyserville, CA 95441

APN: 091-010-001

Zoning: LIA B6 20Z / F2 RC 50 / 25 SRVOH

Proposal: Minor Lot Line Adjustment (LLA) to reconfigure parcel lines
of two ACC parcels.

I. PROJECT DESCRIPTION (GENERAL)

Parcel History:

The property was a 77.15 ac. parcel located at 18875 Hassett Lane in Geyserville. The current co-owners began sharing interest in the parcel back in 1991 and acquired the entire parcel in 2015.

An Administrative Certificate of Compliance to recognize 091-010-001 as two separate legal parcels was approved and recorded in December 2017 (ACC17-0026 & ACC17-0031). The legal parcels are currently 64.04 and 13.11 acres in size.

843 Second Street
Santa Rosa, CA 95404
TEL: 707.526.8939
FAX: 707.526.8985
eMAIL: jkapolchok@sbcglobal.net
eMAIL: jkapolchok@sonomacountylanduse.com

Lot Line Adjustment:

This request is for a Minor Lot Line Adjustment to reconfigure parcel lines recognized through the certificate of compliance process. Existing parcels are 13.11 (Lot A) acres and 64.04 (Lot B) acres in size in their current configuration. The base zoning district is LIA-B6-20. The parcels are also under a single Type 1 Williamson Act Contract (Ag. Pre.1-307-72) recorded March 2, 1972. There is currently 64.11 acres planted with a variety of Chardonnay and Sauvignon Blanc grapes. The land is under a purchase agreement with Clos du Bois Winery. No existing vineyard will be removed with the Lot Line Adjustment and the current purchase agreement with Clos Du Bois will remain in place.

Given the site's zoning, the 13.11 ac. parcel (Lot A) is non-conforming due to size. Current policy supports a lot line adjustment that would relocate the non-conforming parcel in its existing size. Therefore, the newly created lots will be as follows:

Lot A – (ACC 17-0031)

Existing Parcel Size: 64.04 ac.

Parcel Size after LLA: 13.11 ac.

Final Agricultural Acres: 8.87 ac.

Lot B – (ACC 17-0026)

Existing Parcel Size: 13.11 ac.

Parcel Size after LLA: 64.04 ac.

Final Agricultural Acres: 55.24 ac.

Located on the newly configured 13.11 ac. Lot A is one existing single family residence and shed; one farm family dwelling, and three existing ag. storage barns. One small shed is located on the newly configured Lot B. Lot B is predominantly planted in vineyard.