

TENTATIVE PARCEL MAP FOR THE LANDS OF LPL INVESTMENTS, LLC

**4825 BODEGA AVENUE
APN 021-110-070
PETALUMA CALIFORNIA**

PROJECT DATA

SITE DATA: 4825 BODEGA AVE
PETALUMA, CALIFORNIA
APN 021-110-070

ZONING: AR B6 3 SR

LAND USE: RR 3

TOTAL ACREAGE: 17.86± ACRES (778,151± S.F.) GROSS

TOTAL PARCELS: 5

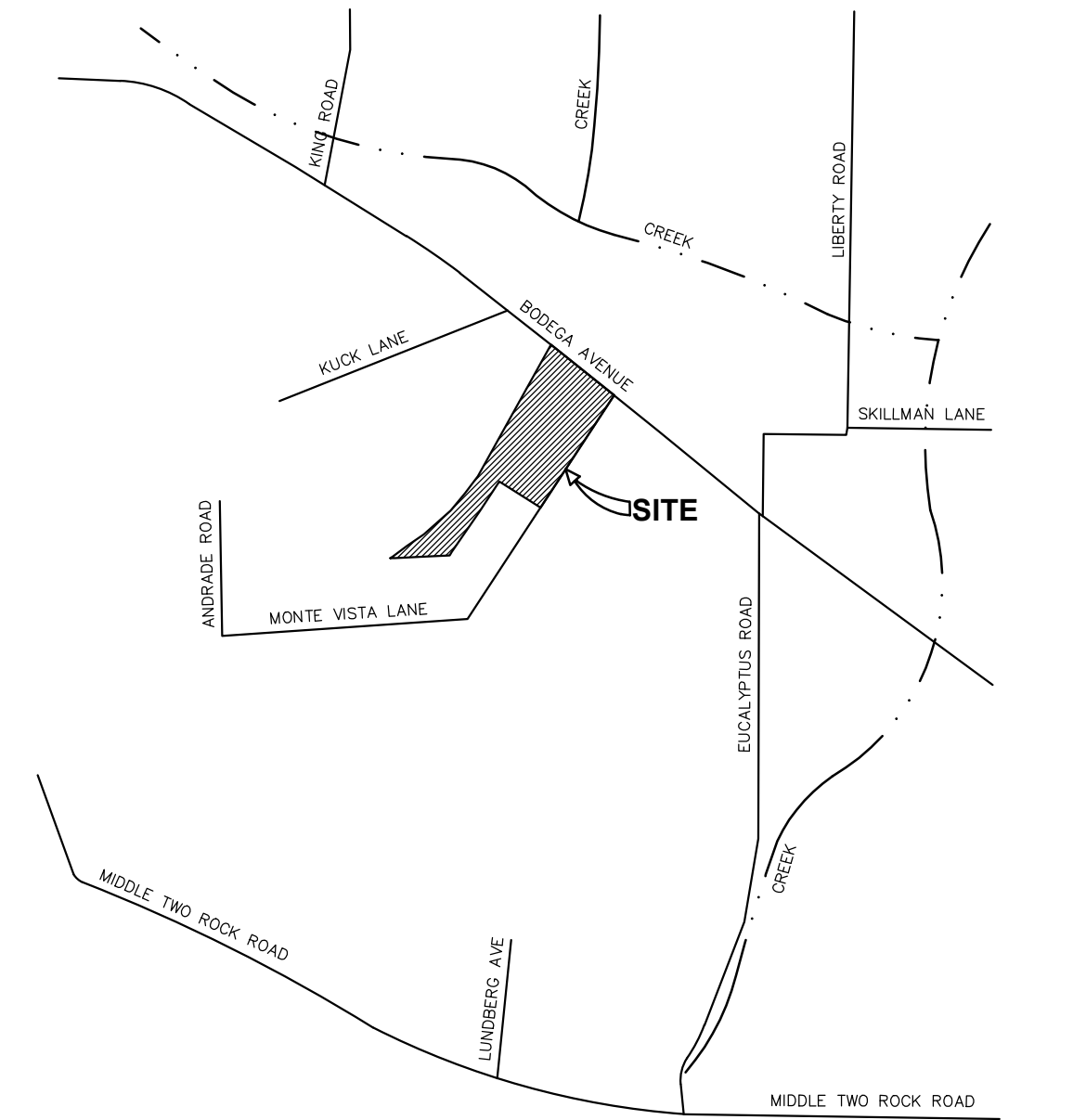
PARCEL 1: 4.30± ACRES (187,188± S.F.)

PARCEL 2: 3.00± ACRES (130,696± S.F.)

PARCEL 3: 3.00± ACRES (130,690± S.F.)

PARCEL 4: 3.00± ACRES (130,687± S.F.)

DESIGNATED REMAINDER: 4.57± ACRES (198,891± S.F.)



VICINITY MAP
N.T.S.

UTILITIES

FIRE PROTECTION TWO ROCK VOLUNTEER COMPANY
WATER PRIVATE
SEWAGE PRIVATE



SITE DIAGRAM
SCALE: 1" = 250'

CONSULTANTS

CIVIL ENGINEER
LAND SURVEYOR
STEVEN J. LAFRANCHI & ASSOCIATES, INC.
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
707.762.3122 VOICE
707.762.3239 FAX
steve@sjla.com

GEOTECHNICAL
ENGINEER
PJC & ASSOCIATES, INC.
600 MARTIN AVENUE, SUITE 201
ROHNERT PARK, CALIFORNIA 94928
707.584.4804 VOICE
707.584.4811 FAX
steve@pjgeotech.com

ONSITE
WASTEWATER
CONSULTANT
BC ENGINEERING GROUP, INC.
JONATHAN ERKER
2800 CLEVELAND AVE, SUITE B
SANTA ROSA, CA 95403
707.542.4321 VOICE
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CULTURAL
RESOURCES
CONSULTANT
TOM ORIGER & ASSOCIATES
P.O. BOX 1531
ROHNERT PARK, CALIFORNIA 94927
707.584.8200 VOICE
tom@origer.com

ENVIRONMENTAL
REGULATORY
CONSULTANT
HURVITZ ENVIRONMENTAL SERVICES, INC.
LEE HURVITZ
105 MORRIS STREET, #188
SEBASTOPOL, CA 95472
707.824.1690 VOICE
lee@hurvitzenvironmental.com

OWNER/APPLICANT

RICK YOUNG C/O
LPL INVESTMENTS LLC
121 LAKEVILLE STREET
PETALUMA, CA 94952
707.763.6981 VOICE
rick@sonomamarin.com

SHEET INDEX

TM-1 COVER SHEET
TM-2 CONTEXT PLAN
TM-3 EXISTING CONDITIONS EXHIBIT
TM-4 TENTATIVE PARCEL MAP



REVISIONS	BY

COVER SHEET
LANDS OF LPL INVESTMENTS, LLC
4825 BODEGA AVE APN 021-110-070
PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - LANDSCAPE ARCHITECTS
PETALUMA THEATRE SQUARE
140 SECOND STREET, SUITE 312
PETALUMA, CALIFORNIA 94952
(707) 762-3122 FAX (707) 762-3239

DATE: 6.11.2024
SCALE: AS NOTED
DESIGN: S.J.L.
DRAWN: DKD, DJB
CHECK: S.J.L.
JOB: Young Bodega
JOB No: 232372
SHEET

TM-1
OF 4 SHEETS



LEGEND

AR B6 (RR) ZONING DISTRICT
 (RR) LAND USE CLASSIFICATION

ZONING DISTRICTS

LC LIMITED COMMERCIAL
 C1 NEIGHBORHOOD COMMERCIAL
 AR B6 AGRICULTURE & RESIDENTIAL COMBINING DISTRICTS
 LEA B6 LAND EXTENSIVE AGRICULTURE COMBINING DISTRICTS

LAND USE CLASSIFICATIONS

(RR) RURAL RESIDENTIAL
 (LEA) LAND EXTENSIVE AGRICULTURE
 (LC) LIMITED COMMERCIAL
 () LAND USE DESIGNATION

NOTES

1. AERIAL DATE: 2023
 SOURCE: MICROSOFT CORPORATION, MAXAR, CNES DISTRIBUTION AIRBUS DS
2. ZONING INFORMATION SHOWN HEREON IS PER THE PERMIT SONOMA ZONING AND LAND USE GIS ACTIVEMAP VIEWER.
3. LAND USE DESIGNATIONS SHOWN HEREON ARE PER THE SONOMA COUNTY GENERAL PLAN 2020 LAND USE MAP (FIGURE LU-2h).



REVISIONS	BY

CONTEXT PLAN
 LANDS OF LPL INVESTMENTS, LLC
 4825 BODEGA AVE APN 021-110-070
 PETALUMA CALIFORNIA

STEVEN J. LAFRANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - LANDSCAPE ARCHITECTS
 PETALUMA THEATRE SQUARE
 140 SECOND STREET SUITE 912
 PETALUMA, CALIFORNIA 94952
 (707) 762-3122 FAX (707) 762-3239

DATE: 6.11.2024
 SCALE: 1"=250'
 DESIGN: S.J.L.
 DRAWN: DKD, D.J.B.
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 JOB: Young Bodega
 JOB No: 232372
 SHEET

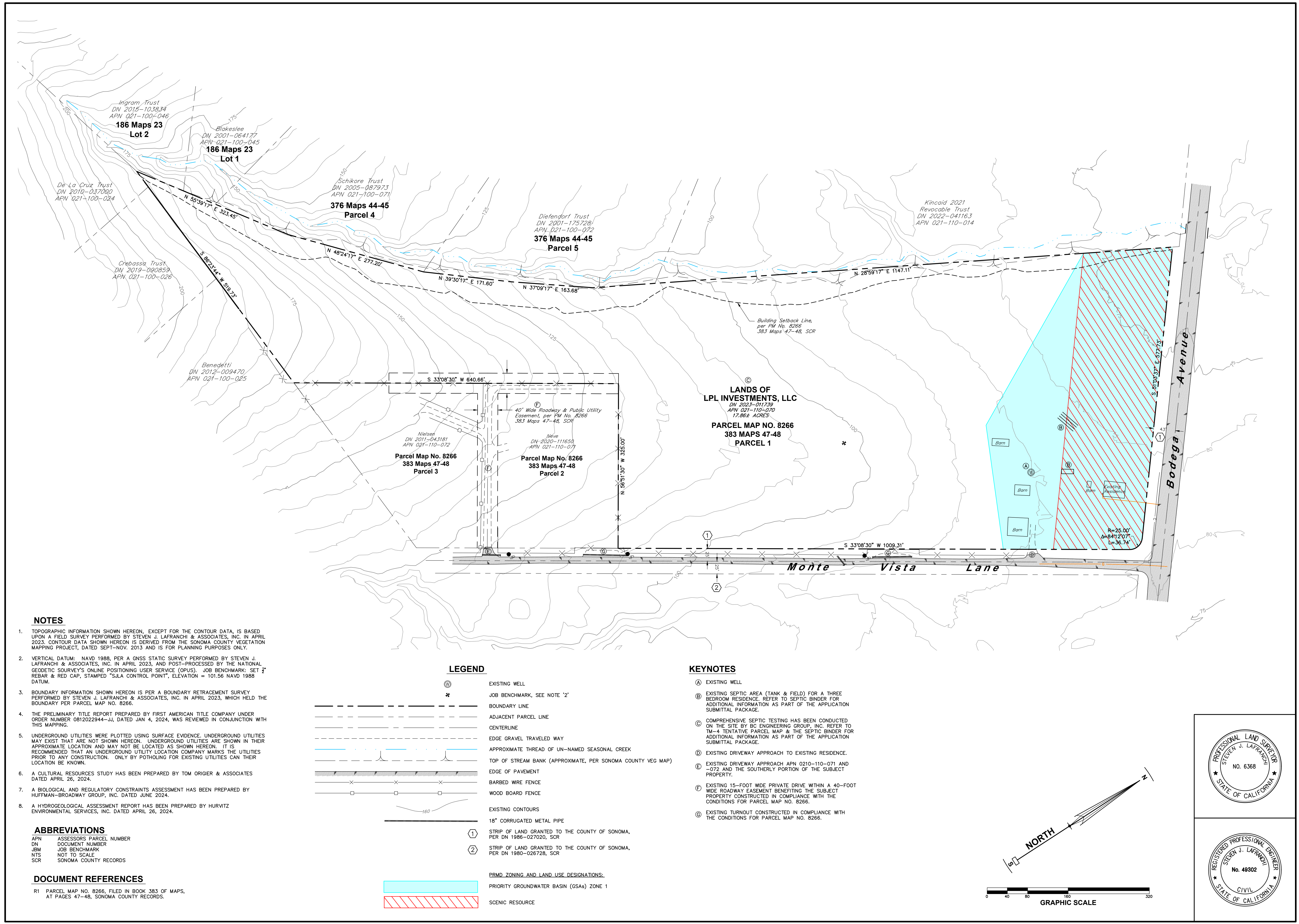
TM-2
 OF 4 SHEETS

REVISIONS	BY

EXISTING CONDITIONS EXHIBIT
LANDS OF LPL INVESTMENTS, LLC
4825 BODEGA AVE APN 021-110-070
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STEVEN J. LAFRANCHI & ASSOCIATES, INC.
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 LAND PLANNERS - LANDSCAPE ARCHITECTS
 145 SECOND STREET, SUITE 912
 PETALUMA, CALIFORNIA 94952
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DATE:	6.11.2024
SCALE:	1"=80'
DESIGN:	SJL
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CHECK:	SJL
JOB:	Young Bodega
JOB No:	232372
SHEET	
TM-3	
OF 4 SHEETS	



NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON, EXCEPT FOR THE CONTOUR DATA, IS BASED UPON A FIELD SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN APRIL 2023. CONTOUR DATA SHOWN HEREON IS DERIVED FROM THE SONOMA COUNTY VEGETATION MAPPING PROJECT, DATED SEPT-NOV. 2013 AND IS FOR PLANNING PURPOSES ONLY.
- VERTICAL DATUM: NAVD 1988, PER A GNSS STATIC SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN APRIL 2023, AND POST-PROCESSED BY THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). JOB BENCHMARK: SET 1 REBAR & RED CAP, STAMPED "SJA CONTROL POINT", ELEVATION = 101.56 NAVD 1988 DATUM.
- BOUNDARY INFORMATION SHOWN HEREON IS PER A BOUNDARY RETRACEMENT SURVEY PERFORMED BY STEVEN J. LAFRANCHI & ASSOCIATES, INC. IN APRIL 2023, WHICH HELD THE BOUNDARY PER PARCEL MAP NO. 8266.
- THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY UNDER ORDER NUMBER 081202244-JJ, DATED JAN 4, 2024, WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING.
- UNDERGROUND UTILITIES WERE PLOTTED USING SURFACE EVIDENCE. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND MAY NOT BE LOCATED AS SHOWN HEREON. IT IS RECOMMENDED THAT AN UNDERGROUND UTILITY LOCATION COMPANY MARKS THE UTILITIES PRIOR TO ANY CONSTRUCTION. ONLY BY POT-HOLING FOR EXISTING UTILITIES CAN THEIR LOCATION BE KNOWN.
- A CULTURAL RESOURCES STUDY HAS BEEN PREPARED BY TOM ORIGER & ASSOCIATES DATED APRIL 26, 2024.
- A BIOLOGICAL AND REGULATORY CONSTRAINTS ASSESSMENT HAS BEEN PREPARED BY HUFFMAN-BROADWAY GROUP, INC. DATED JUNE 2024.
- A HYDROGEOLOGICAL ASSESSMENT REPORT HAS BEEN PREPARED BY HURVITZ ENVIRONMENTAL SERVICES, INC. DATED APRIL 26, 2024.

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
DN	DOCUMENT NUMBER
JBM	JOB BENCHMARK
NTS	NOT TO SCALE
SCR	SONOMA COUNTY RECORDS

DOCUMENT REFERENCES

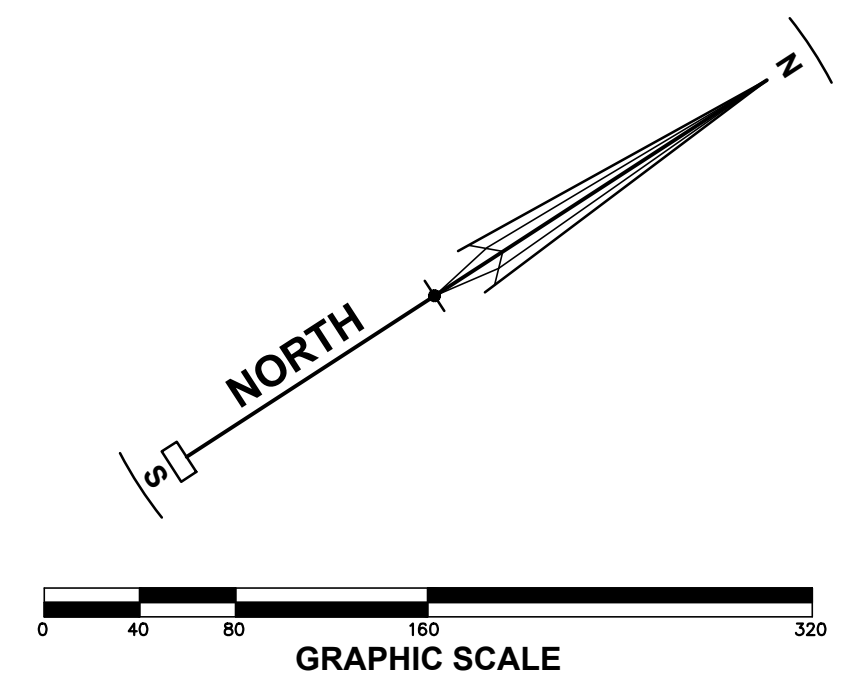
R1 PARCEL MAP NO. 8266, FILED IN BOOK 383 OF MAPS, AT PAGES 47-48, SONOMA COUNTY RECORDS.

LEGEND

	EXISTING WELL
	JOB BENCHMARK, SEE NOTE '2'
	BOUNDARY LINE
	ADJACENT PARCEL LINE
	CENTERLINE
	EDGE GRAVEL TRAVELED WAY
	APPROXIMATE THREAD OF UN-NAMED SEASONAL CREEK
	TOP OF STREAM BANK (APPROXIMATE, PER SONOMA COUNTY VEG MAP)
	EDGE OF PAVEMENT
	BARBED WIRE FENCE
	WOOD BOARD FENCE
	EXISTING CONTOURS
	18" CORRUGATED METAL PIPE
	STRIP OF LAND GRANTED TO THE COUNTY OF SONOMA, PER DN 1986-027020, SCR
	STRIP OF LAND GRANTED TO THE COUNTY OF SONOMA, PER DN 1980-026728, SCR
	PRMD ZONING AND LAND USE DESIGNATIONS:
	PRIORITY GROUNDWATER BASIN (GSAs) ZONE 1
	SCENIC RESOURCE

KEYNOTES

- EXISTING WELL
- EXISTING SEPTIC AREA (TANK & FIELD) FOR A THREE BEDROOM RESIDENCE. REFER TO SEPTIC BINDER FOR ADDITIONAL INFORMATION AS PART OF THE APPLICATION SUBMITTAL PACKAGE.
- COMPREHENSIVE SEPTIC TESTING HAS BEEN CONDUCTED ON THE SITE BY BC ENGINEERING GROUP, INC. REFER TO TM-4 TENTATIVE PARCEL MAP & THE SEPTIC BINDER FOR ADDITIONAL INFORMATION AS PART OF THE APPLICATION SUBMITTAL PACKAGE.
- EXISTING DRIVEWAY APPROACH TO EXISTING RESIDENCE.
- EXISTING DRIVEWAY APPROACH APN 0210-110-071 AND -072 AND THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.
- EXISTING 15-FOOT WIDE PRIVATE DRIVE WITHIN A 40-FOOT WIDE ROADWAY EASEMENT BENEFITING THE SUBJECT PROPERTY CONSTRUCTED IN COMPLIANCE WITH THE CONDITIONS FOR PARCEL MAP NO. 8266.
- EXISTING TURNOUT CONSTRUCTED IN COMPLIANCE WITH THE CONDITIONS FOR PARCEL MAP NO. 8266.



REVISIONS	BY

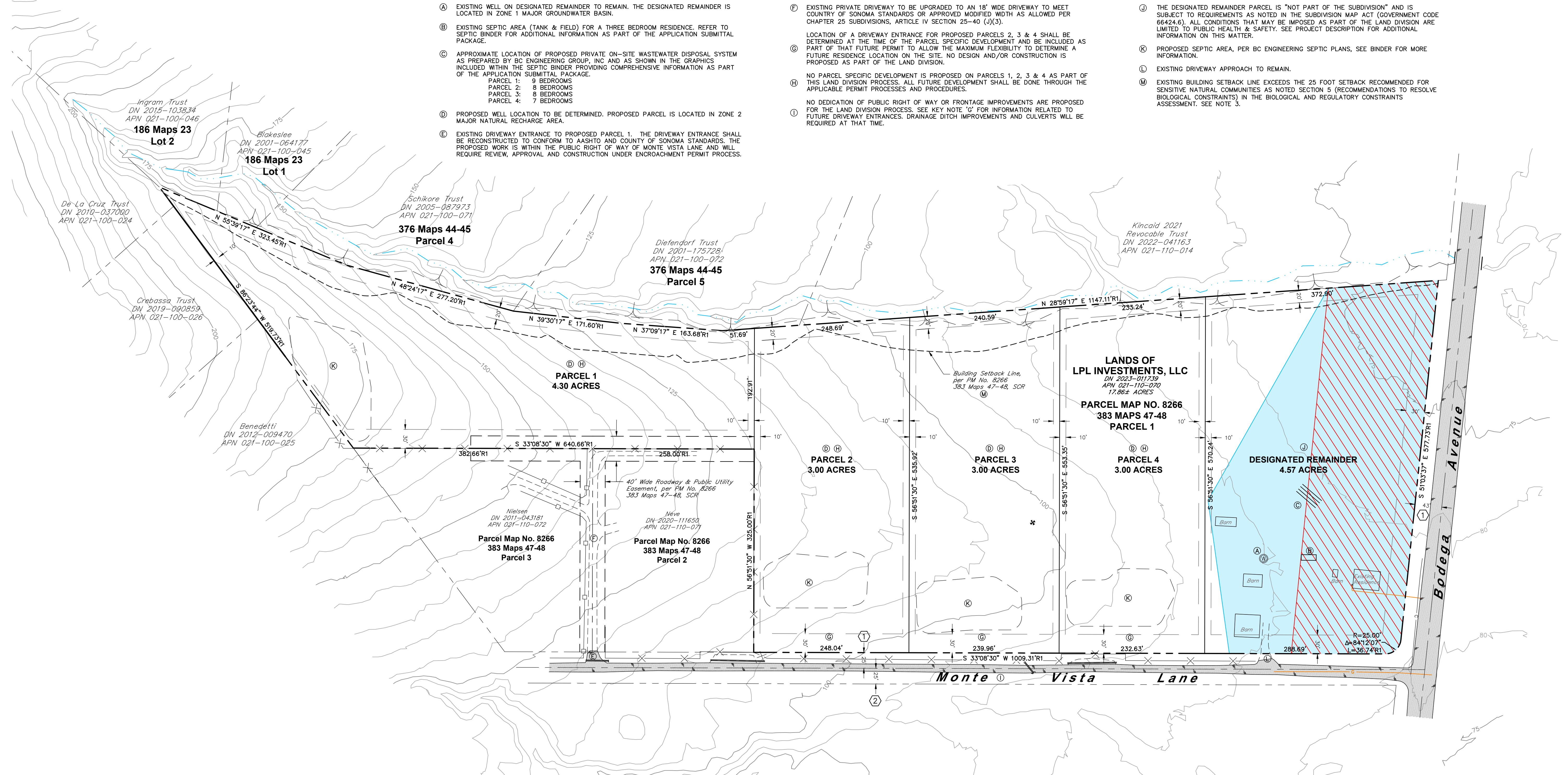
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TM-4
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TENTATIVE PARCEL MAP KEY NOTES

- (A) EXISTING WELL ON DESIGNATED REMAINDER TO REMAIN. THE DESIGNATED REMAINDER IS LOCATED IN ZONE 1 MAJOR GROUNDWATER BASIN.
- (B) EXISTING SEPTIC AREA (TANK & FIELD) FOR A THREE BEDROOM RESIDENCE. REFER TO SEPTIC BINDER FOR ADDITIONAL INFORMATION AS PART OF THE APPLICATION SUBMITTAL PACKAGE.
- (C) APPROXIMATE LOCATION OF PROPOSED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM AS PREPARED BY BC ENGINEERING GROUP, INC AND AS SHOWN IN THE GRAPHICS INCLUDED WITHIN THE SEPTIC BINDER PROVIDING COMPREHENSIVE INFORMATION AS PART OF THE APPLICATION SUBMITTAL PACKAGE.
 PARCEL 1: 9 BEDROOMS
 PARCEL 2: 8 BEDROOMS
 PARCEL 3: 8 BEDROOMS
 PARCEL 4: 7 BEDROOMS
- (D) PROPOSED WELL LOCATION TO BE DETERMINED. PROPOSED PARCEL IS LOCATED IN ZONE 2 MAJOR NATURAL RECHARGE AREA.
- (E) EXISTING DRIVEWAY ENTRANCE TO PROPOSED PARCEL 1. THE DRIVEWAY ENTRANCE SHALL BE RECONSTRUCTED TO CONFORM TO AASHTO AND COUNTY OF SONOMA STANDARDS. THE PROPOSED WORK IS WITHIN THE PUBLIC RIGHT OF WAY OF MONTE VISTA LANE AND WILL REQUIRE REVIEW, APPROVAL AND CONSTRUCTION UNDER ENCROACHMENT PERMIT PROCESS.
- (F) EXISTING PRIVATE DRIVEWAY TO BE UPGRADED TO AN 18' WIDE DRIVEWAY TO MEET COUNTRY OF SONOMA STANDARDS OR APPROVED MODIFIED WIDTH AS ALLOWED PER CHAPTER 25 SUBDIVISIONS, ARTICLE IV SECTION 25-40 (J)(3).
 LOCATION OF A DRIVEWAY ENTRANCE FOR PROPOSED PARCELS 2, 3 & 4 SHALL BE DETERMINED AT THE TIME OF THE PARCEL SPECIFIC DEVELOPMENT AND BE INCLUDED AS PART OF THAT FUTURE PERMIT TO ALLOW THE MAXIMUM FLEXIBILITY TO DETERMINE A FUTURE RESIDENCE LOCATION ON THE SITE. NO DESIGN AND/OR CONSTRUCTION IS PROPOSED AS PART OF THE LAND DIVISION.
- (G) NO PARCEL SPECIFIC DEVELOPMENT IS PROPOSED ON PARCELS 1, 2, 3 & 4 AS PART OF THIS LAND DIVISION PROCESS. ALL FUTURE DEVELOPMENT SHALL BE DONE THROUGH THE APPLICABLE PERMIT PROCESSES AND PROCEDURES.
- (H) NO DEDICATION OF PUBLIC RIGHT OF WAY OR FRONTAGE IMPROVEMENTS ARE PROPOSED FOR THE LAND DIVISION PROCESS. SEE KEY NOTE 'G' FOR INFORMATION RELATED TO FUTURE DRIVEWAY ENTRANCES. DRAINAGE DITCH IMPROVEMENTS AND CULVERTS WILL BE REQUIRED AT THAT TIME.
- (I) THE DESIGNATED REMAINDER PARCEL IS "NOT PART OF THE SUBDIVISION" AND IS SUBJECT TO REQUIREMENTS AS NOTED IN THE SUBDIVISION MAP ACT (GOVERNMENT CODE 66424.6). ALL CONDITIONS THAT MAY BE IMPOSED AS PART OF THE LAND DIVISION ARE LIMITED TO PUBLIC HEALTH & SAFETY. SEE PROJECT DESCRIPTION FOR ADDITIONAL INFORMATION ON THIS MATTER.
- (K) PROPOSED SEPTIC AREA, PER BC ENGINEERING SEPTIC PLANS, SEE BINDER FOR MORE INFORMATION.
- (L) EXISTING DRIVEWAY APPROACH TO REMAIN.
- (M) EXISTING BUILDING SETBACK LINE EXCEEDS THE 25 FOOT SETBACK RECOMMENDED FOR SENSITIVE NATURAL COMMUNITIES AS NOTED SECTION 5 (RECOMMENDATIONS TO RESOLVE BIOLOGICAL CONSTRAINTS) IN THE BIOLOGICAL AND REGULATORY CONSTRAINTS ASSESSMENT. SEE NOTE 3.



NOTES

1. INFORMATION SHOWN ON THIS EXHIBIT/MAP IS FOR PLANNING PURPOSES ONLY IN SUPPORT OF A TENTATIVE PARCEL MAP APPLICATION. REFER TO PROJECT DESCRIPTION & SUPPORTING BINDERS FOR ADDITIONAL INFORMATION.
2. SEE TM-3 EXISTING CONDITIONS EXHIBIT FOR ADDITIONAL INFORMATION.
3. A CULTURAL RESOURCES STUDY HAS BEEN PREPARED BY TOM ORIGIER & ASSOCIATES DATED APRIL 26, 2024.
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