



2550 Ventura Avenue  
Santa Rosa, CA 95403

**p:** (707) 565-1900  
**f:** (707) 565-1017

Scott Orr  
Director

Michelle Arellano  
Administration

Nathan Quarles  
Engineering and Construction

Cecily Condon  
Planning

Steve Mosiurchak  
Fire Marshal

April 2, 2026

To: Interested Agencies

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

**File Number:** LLA26-0010  
**Applicant Name:** Brad Thomas for Ray Carlson and Associates  
**Owner Name:** CHENS VINEYARD LLC  
**Site Address:** 4050, 4150, & 4146 Dry Creek Rd., Healdsburg  
**APN:** 090-190-001, -003  
**Zoning:** LIA B6 20 Z, F1 RC50/25 RC100/50 SR VOH

**Project Description:** Lot Line Adjustment between four ACC parcels (see ENP25-0027) of 27.57 acres, 25.95 acres, 1.25 acres, and 1.65 acres in size resulting in four parcels of 11.0 acres, 13.50 acres, 13.50 acres, and 13.42 acres in size with all parcels subject to Land Conservation Contracts.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by April 16, 2026, and should be sent to the attention of:

LLA26-0010, Katerina Mahdavi ([Katerina.Mahdavi@sonomacounty.gov](mailto:Katerina.Mahdavi@sonomacounty.gov)). The Project Planner can also be reached at (707) 565-1392. **If no response is received by April 16, 2026, it will be assumed that no comments or conditions will be provided.**

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"/> Management Group                   | <input checked="" type="checkbox"/> Local Fire District – Northern Sonoma County |
| <input checked="" type="checkbox"/> Natural Resources                  | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal)             |
| <input checked="" type="checkbox"/> Road Naming                        | <input checked="" type="checkbox"/> Regional Water QCB: North Coast              |
| <input checked="" type="checkbox"/> Survey and Land Development        | <input checked="" type="checkbox"/> Tribal Notification                          |
| <input checked="" type="checkbox"/> Well & Septic                      | <input checked="" type="checkbox"/> Geyserville Planning Advisory Board          |
| <input checked="" type="checkbox"/> Assessor                           | <input checked="" type="checkbox"/> Dry Creek Valley Citizens Advisory Council   |
| <input checked="" type="checkbox"/> Dist. 4 Director and Commissioners | <input checked="" type="checkbox"/> Dry Creek Valley Association                 |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment       |  |

# Planning Application

## PJR-001



**Application Type(s):**

- |  |   |   |                                       |
|--|---|---|---------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.           | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Use Permit   |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full             | <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance     |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change  |
| <input type="checkbox"/> Cert. of Modification           | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit           | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit                  | <input type="checkbox"/> Major Subdivision              | <input type="checkbox"/> Specific/Area Plan Amendment | _____                                 |
| <input type="checkbox"/> Zoning Permit for: _____        |   |   |                                       |

File # LLA26-0010

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

**PRINT CLEARLY**

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name		Matthew Welty		Name		Chen's Vineyard LLC	
Mailing Address		141 North Street		Mailing Address		PO Box 597 Attn: Suzanne Gunnink	
City	Healdsburg	State	CA	Zip	95448	City	Cloverdale
						State	CA
				Zip	95425		
Day Ph (707) 433-4842		matt@weltylegal.com		Day Ph (707) 832-8835		Email sgunnink226@gmail.com	
Signature 		Date 03/17/2026		Signature 		Date 03/17/2026	

**Billing Responsible Party (At-Cost Only)**     Applicant     Owner     Other: \_\_\_\_\_

**OTHER PERSONS TO RECEIVE CORRESPONDENCE**

Name/Title				Name/Title			
Ray Carlson & Associates Attn: Brad Thomas							
Mailing Address				Mailing Address			
5331 Skylane Blvd							
City	Santa Rosa	State	CA	Zip	95403	City	
						State	
				Zip			
Day Ph (707) 528-7649		Email brad@rcmaps.com		Day Ph ( )		Email	

**PROJECT INFORMATION**

Address(es)		4050 Dry Creek Road		City		Healdsburg	
Assessor's Parcel Number(s) 090-190-001 & 090-190-003							
Project Description <u>This is a lot line adjustment of four ACC parcels.</u>							
<u>ENP25-0027 (ACC25-0034)</u>							
Acreage 51.42				Number of new lots proposed No new lots.			
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**TO BE COMPLETED BY PRMD STAFF**

Planning Area		Supervisorial District		<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater		<input type="checkbox"/> 1 / 2
Current Zoning				<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability		<input type="checkbox"/> 3 / 4
				Specific/Area Plan		Subject to		<input type="checkbox"/> EX
General Plan Land Use				Parcel Specific Policy		CEQA		<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No			Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No			File No.		
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Application accepted by				Date				
Approved by				Date				



**LOT LINE ADJUSTMENT SUPPLEMENTAL APPLICATION INFORMATION**

**PJR-016**

File#: LLA26-0010

**Owner of Parcel A:**

Name: Chen's Vineyard LLC Signature: Suzanne Gunnink Day Phone: 707-832-8835  
Mailing Address: PO Box 579 City: Cloverdale State: CA Zip: 95425

**Owner of Parcel B:**

Name: Chen's Vineyard LLC Signature: Ted Seghesio Day Phone: 707-953-7324  
Mailing Address: PO Box 579 City: Cloverdale State: CA Zip: 95425

**Owner of Parcel C:**

Name: Chen's Vineyard LLC Signature: Sally Wilson Day Phone: 707-670-0099  
Mailing Address: PO Box 579 City: Cloverdale State: CA Zip: 95425

**Owner of Parcel D:**

Name: Chen's Vineyard LLC Signature: Julie Neumiller Day Phone: 707-477-0404  
Mailing Address: PO Box 579 City: Cloverdale State: CA Zip: 95425

**Property Information:**

Lot A Address: 4050 Dry Creek Rd City: Healdsburg Zip: 95448

Assessor's Parcel No: Portion 090-190-001 Existing Lot Size: 27.57 acres Proposed Lot Size: 11.0 acres

Existing Use: Vineyard with house Public Sewer? (Y/N) (N) Provider: \_\_\_\_\_

Lot B Address: 4050 Dry Creek Rd City: Healdsburg Zip: 95448

Assessor's Parcel No: Portion 090-190-003 Existing Lot Size: 25.95 acres Proposed Lot Size: 13.5 acres

Existing Use: Vineyard Public Sewer? (Y/N) (N) Provider: \_\_\_\_\_

Lot C Address: 4050 Dry Creek Rd City: Healdsburg Zip: 95448

Assessor's Parcel No: Portion 090-190-001 Existing Lot Size: 1.25 acres Proposed Lot Size: 13.5 acres

Existing Use: Vineyard Public Sewer? (Y/N) (N) Provider: \_\_\_\_\_

Lot D Address: 4050 Dry Creek Rd City: Healdsburg Zip: 95448

Assessor's Parcel No: Portion 090-190-003 Existing Lot Size: 1.65 acres Proposed Lot Size: 13.42 acres

Existing Use: Vineyard Public Sewer? (Y/N) (N) Provider: \_\_\_\_\_

Does any owner **now own** or has any **owner formerly owned or held interest in** adjacent land? Yes  No

If yes, identify Assessor's Parcel Numbers: \_\_\_\_\_

- 1. Will any parcel be completely relocated? Yes  No
- 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? Yes  No
- 3. Is an existing parcel subject to merger or otherwise undevelopable? Yes  No
- 4. Is the proposal subject to the California Environmental Quality Act (CEQA)?
  - a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? Yes  No
  - b) Does the request involve parcels which have been lot line adjusted in the previous two years? Yes  No
  - c) Could the request result in cumulative or significant adverse impacts? Yes  No

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

### Sonoma County Fire Safety Ordinance Required Questions.

1. Is the property located in the State Responsibility Area (SRA)? <http://www.firepreventionfee.org/srviewer.php> Yes:  No:

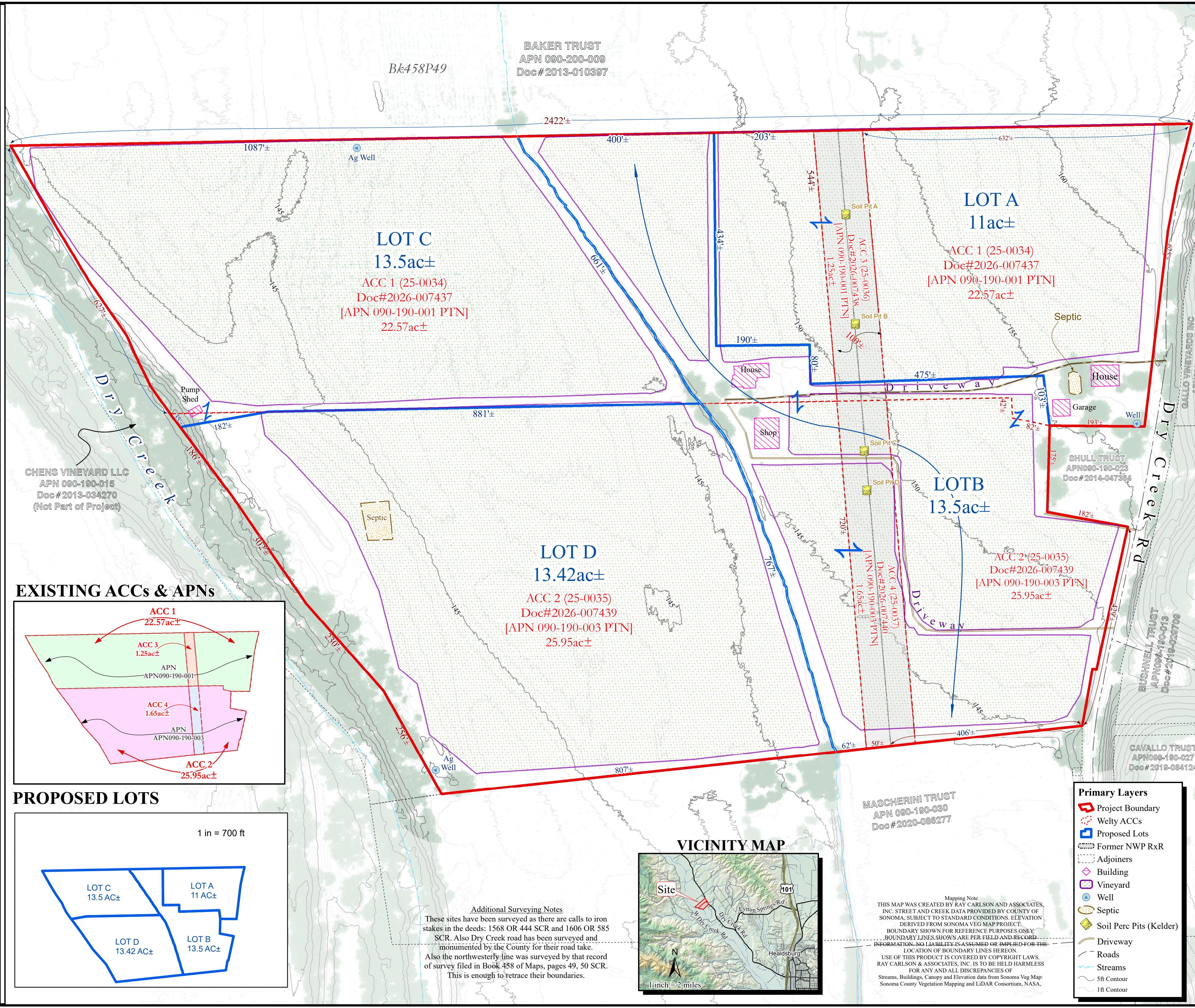
2. Are there any structures on the property?  
a. Single family dwelling Yes:  No:   
b. Accessory structures Yes:  No:   
c. Ag exempt Yes:  No:   
d. Commercial Yes:  No:

3. Will new property line be less than 30 feet from any structures? Yes:  No:   
a. What will the minimum be?  
10 feet  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Will roadway easements be less than 25 feet in width? Yes:  No:

5. Will an existing or new driveway serve more than 2 parcels after the LLA? Yes:  No:

If you answered **YES** to question **3, 4 or 5**. A fire review will be required, Sonoma County Fire may provide comments and concerns that will need to be addressed before the approval of the lot line adjustment application. Please contact Sonoma County Fire at (707) 565-1152 for any questions.



**PROJECT INFORMATION**

OWNER/APPLICANT LOT A,B,C,D	CHEN'S VINEYARD LLC
APN	090-190-001
MAILING ADDRESS	P.O. BOX 597, CLOVERDALE CA95425
SITE ADDRESS	4050 DRY CREEK RD, HEALDSBURG CA95448
ZONING	LLA B6 20 Z
SEWAGE DISPOSAL	SEPTIC
WATER SUPPLY	WELL
LAND USE	LLA 20

APN	090-190-003
MAILING ADDRESS	P.O. BOX 597, CLOVERDALE CA95425
SITE ADDRESS	4050 DRY CREEK RD, HEALDSBURG CA95448
ZONING	LLA B6 20 Z
SEWAGE DISPOSAL	SEPTIC
WATER SUPPLY	WELL
LAND USE	LLA 20

LOT	EXISTING	PROPOSED	% CHANGE
A	22.57AC±	11AC±	-51%
B	25.95 AC±	13.50AC±	-48%
C	1.25AC±	13.50AC±	980%
D	1.65AC±	13.42AC±	713%
<b>Total</b>	<b>51.42AC±</b>	<b>51.42AC±</b>	

**SURVEYOR'S STATEMENT**

I, RAY C. CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY SUZANNE FEBRUARY 2026.

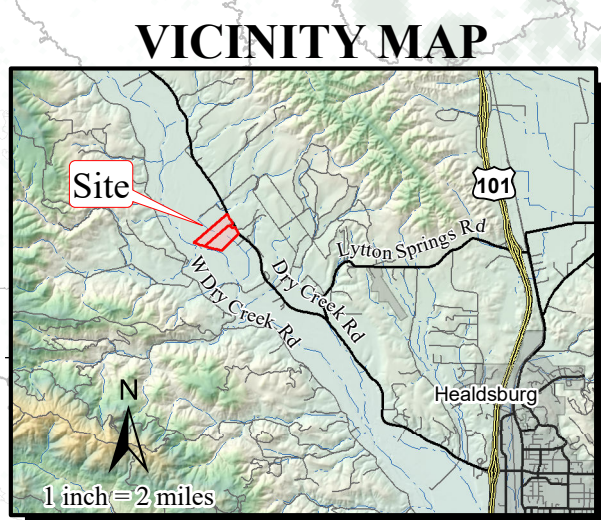
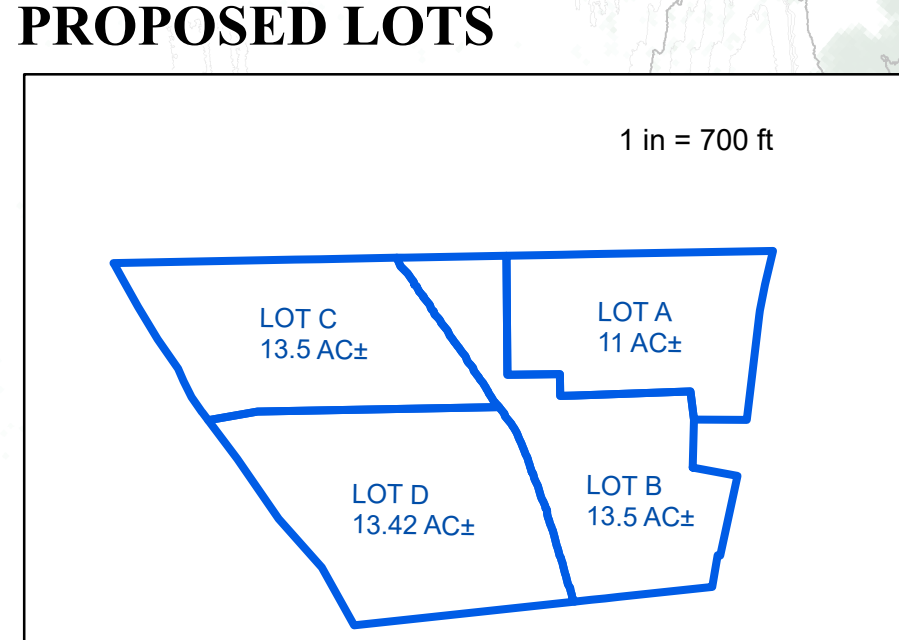
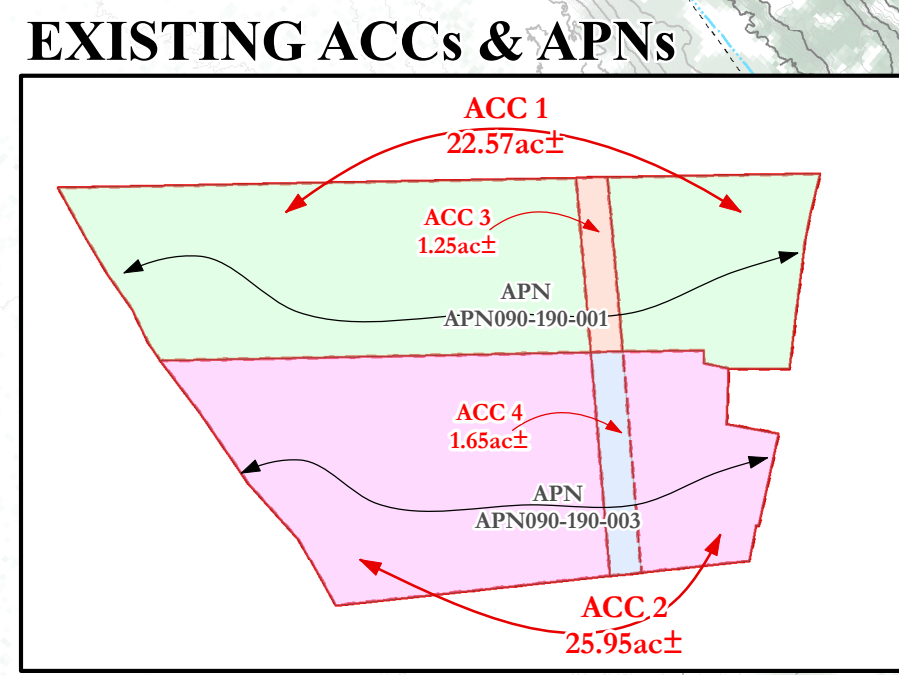
THIS MAP HAS BEEN COMPILED FROM VARIOUS RECORD DATA SOURCES. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY THIS SURVEYOR OF THE LANDS DELINEATED HEREON. NO LIABILITY IS ASSUMED OR IMPLIED FOR THE LOCATION OF BOUNDARY LINES OR THE ACCURACY OF ACREAGE FIGURES SHOWN HEREON.



# SITE MAP

## Lot Line Adjustment

STATE OF CALIFORNIA COUNTY OF SONOMA  
 LYING IN TZABACO RANCHO  
 SHOWING PROPOSED LOT LINE ADJUSTMENT OF THE LANDS OF  
 CHEN'S VINEYARD, LLC. AS DESCRIBED IN DEED RECORDED  
 AS DOCUMENT NOS 2013-034270 AND APPROVED ACC'S  
 DOC# 2026-007437, 2026-007438, 2026-007439, 2026-007440  
 ALL OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.



**Additional Surveying Notes**

These sites have been surveyed as there are calls to iron stakes in the deeds: 1568 OR 444 SCR and 1606 OR 585 SCR. Also Dry Creek road has been surveyed and monumented by the County for their road take.

Also the northwesterly line was surveyed by that record of survey filed in Book 458 of Maps, pages 49, 50 SCR. This is enough to retrace their boundaries.

**Primary Layers**

- Project Boundary
- Welly ACCs
- Proposed Lots
- Former NWP RxR
- Adjoiners
- Building
- Vineyard
- Well
- Septic
- Soil Perc Pits (Kelder)
- Driveway
- Roads
- Streams
- 5ft Contour
- 1ft Contour

**Mapping Note**

THIS MAP WAS CREATED BY RAY CARLSON AND ASSOCIATES, INC. STREET AND CREEK DATA PROVIDED BY COUNTY OF SONOMA. SUBJECT TO STANDARD CONDITIONS. ELEVATION DERIVED FROM SONOMA VEG MAP PROJECT.

BOUNDARY SHOWN FOR REFERENCE PURPOSES ONLY. BOUNDARY LINES SHOWN ARE PER FIELD AND RECORD INFORMATION. NO LIABILITY IS ASSUMED OR IMPLIED FOR THE LOCATION OF BOUNDARY LINES HEREON.

USE OF THIS PRODUCT IS COVERED BY COPYRIGHT LAWS. RAY CARLSON & ASSOCIATES, INC. IS TO BE HELD HARMLESS FOR ANY AND ALL DISCREPANCIES OF Streams, Buildings, Canopy and Elevation data from Sonoma Veg Map: Sonoma County Vegetation Mapping and LIDAR Consortium, NASA.

**RAY CARLSON AND ASSOCIATES, INC.**  
 Mapping for a Better World™

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 5331 SKYLANE BLVD, SANTA ROSA, CA 95403  
 RCMAPS.COM • 707-528-7649  
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Proposal Statement

**Lot Line Adjustment LLA26-0010**

**Lands of Chen, Doc #'s 2013-034269 and 2013-034270**

Official records of Sonoma County, County of Sonoma

**A reconfiguration of Four ACC Parcels,**

LLA Parcel A Portion APN 190-180-001, ACC Parcel 1 Doc. # 2026-007437

LLA Parcel B: Portion APN 190-180-003, ACC Parcel 2 Doc. # 2026-007439

LLA Parcel C Portion APN 190-180-001, ACC Parcel 1 Doc. # 2026-007438

LLA Parcel D: Portion APN 190-180-003, ACC Parcel 2 Doc. # 2026-007440

APN 090-180-001 and 090-190-003

**This Lot Line Adjustment will make farming operations more efficient together with improved accounting and management of vineyard.**

Prepared by Ray Carlson & Assoc. under the direction of Client

March 23, 2026

RCA Project 2024-072

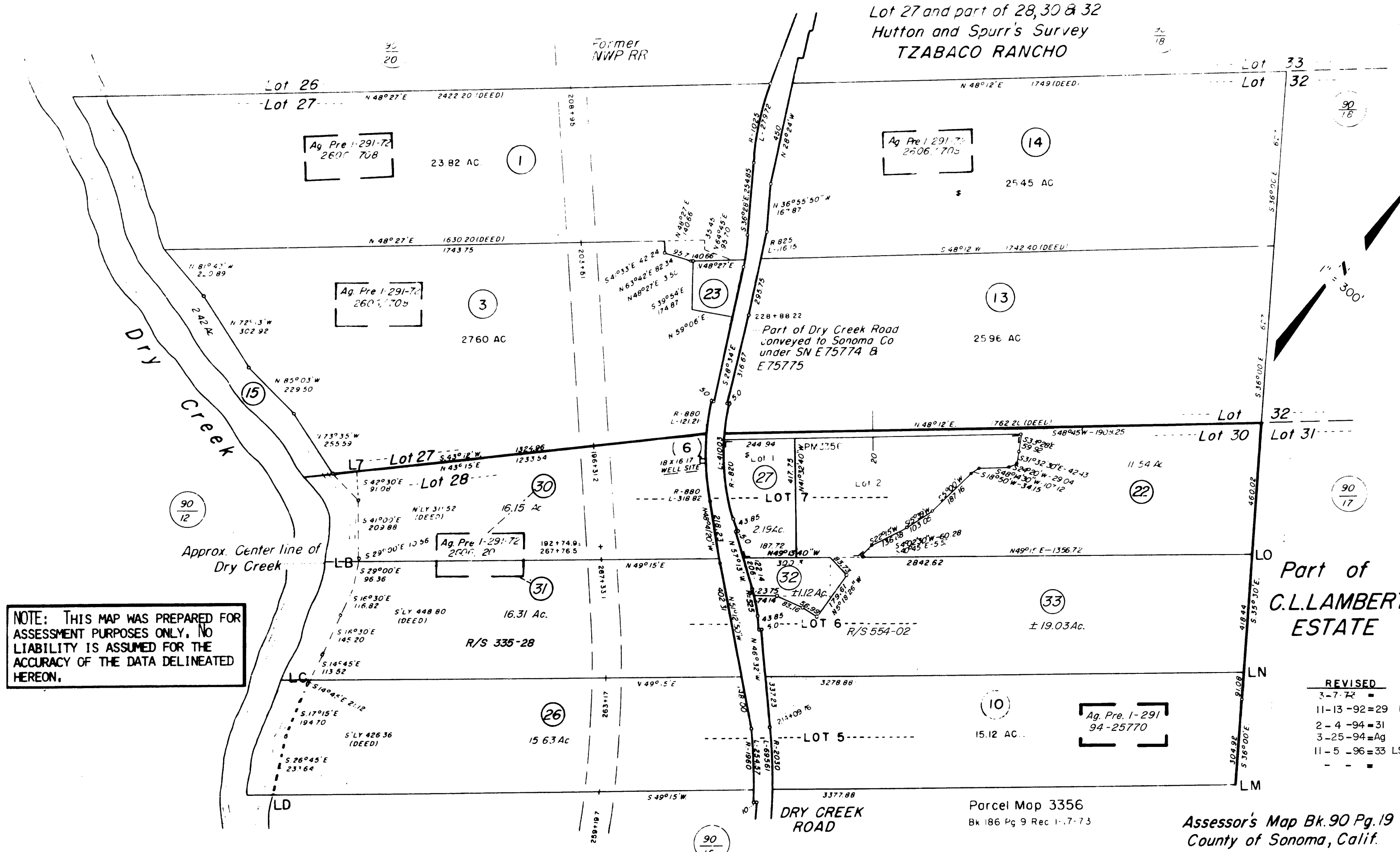
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
97-016

90-19

Lot 27 and part of 28, 30 & 32  
Hutton and Spurr's Survey  
TZABACO RANCHO

Former  
NWP RR



**NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.**

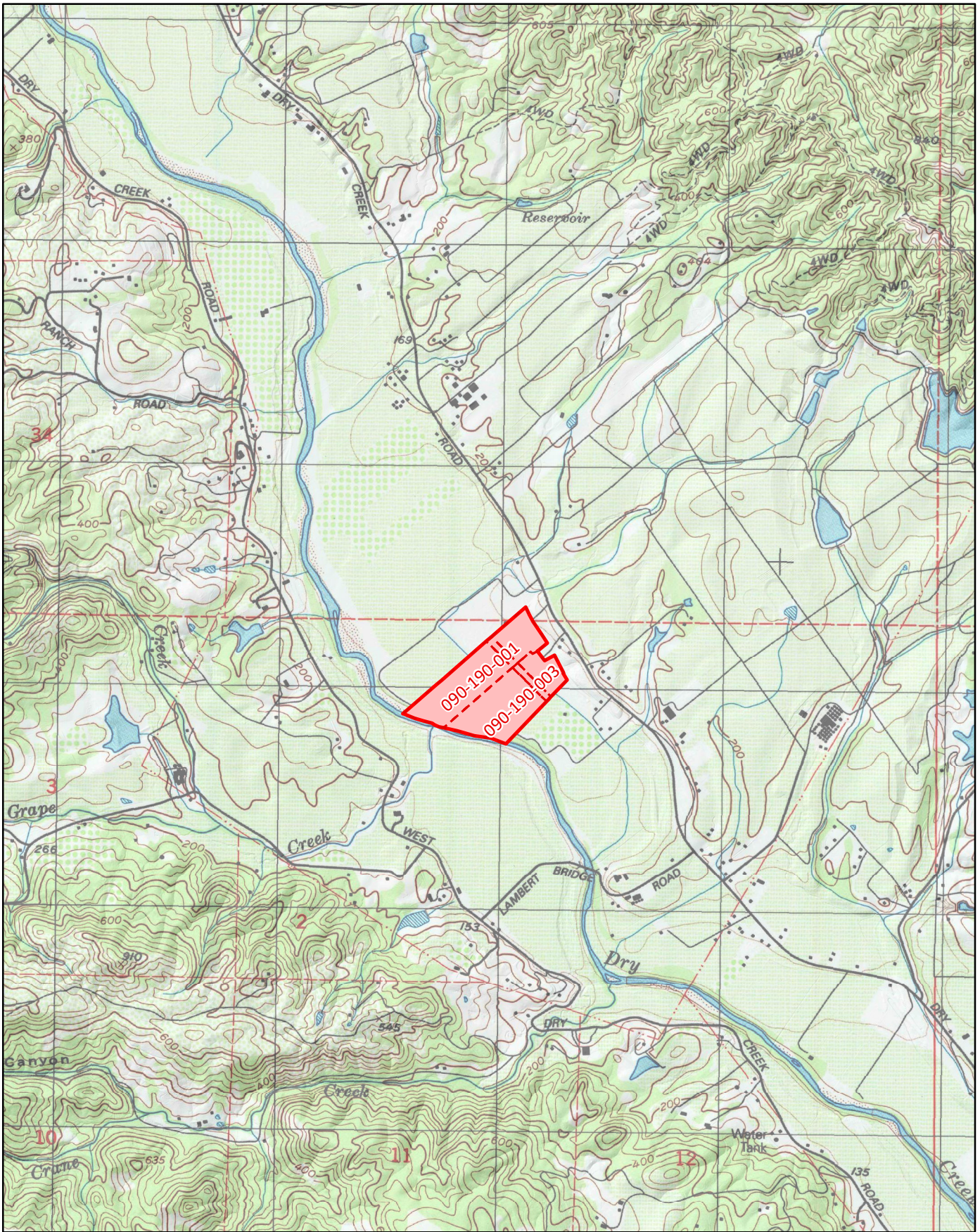
Part of  
**C.L. LAMBERT  
ESTATE**

**REVISED**

3-7-72	■
11-13-92	BF
2-4-94	BF
3-25-94	Ag BF
11-5-96	LSL

Parcel Map 3356  
Bk 186 Pg 9 Rec 1-7-73

Assessor's Map Bk. 90 Pg. 19  
County of Sonoma, Calif.

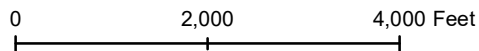


## Lands of Welty

Map Notes: USGS 7.5" quadrangle, Geyserville, 1997; 40-ft contours; from livingatlas.com. The contour information shown hereon is in conformance with Section 25-15F-2 of the Sonoma County Code, and is not to be used for final design.



1 inch = 2,000 feet



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