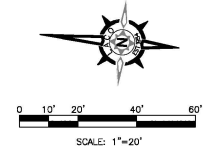
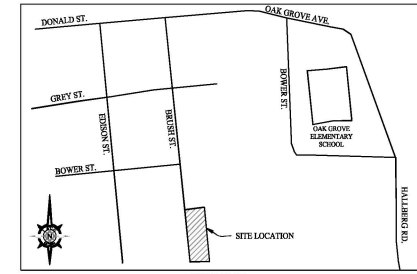


# TENTATIVE PARCEL MAP

FOR

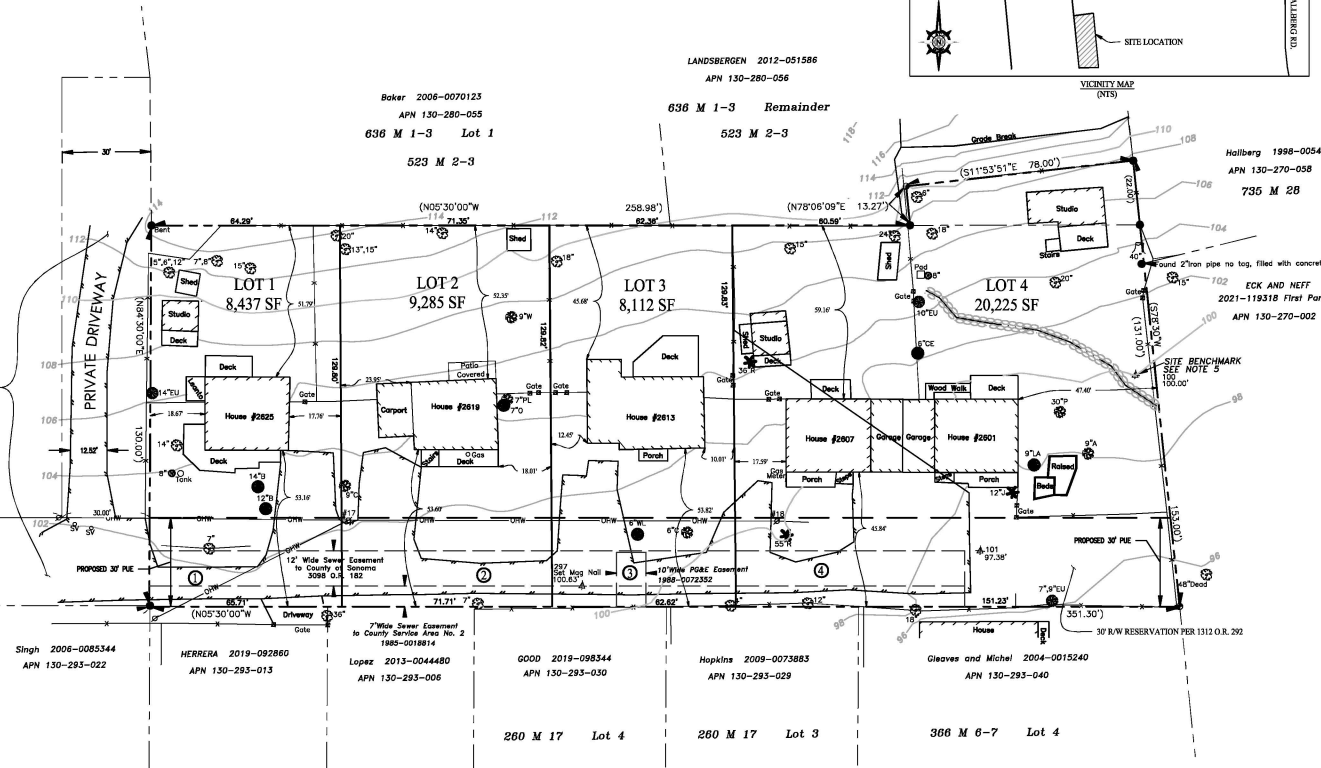
## ORRIN & TERRI THIESSEN

FOUR LOTS PROPOSED  
COUNTY OF SONOMA, STATE OF CALIFORNIA



**LEGEND/ABBREVIATIONS:**

	SUBDIVISION BOUNDARY LINE	APN	ASSESSORS PARCEL NUMBER
	PROPOSED LOT LINE	PUE	PUBLIC UTILITY EASEMENT
	ADJOINER LOT	R/W	RIGHT OF WAY
	PROPOSED EASEMENT LINE	R1	LOW DENSITY RESIDENTIAL DISTRICT
	EXISTING EASEMENT LINE	RR	RURAL RESIDENTIAL DISTRICT
	ROAD CENTERLINE	UR	URBAN RESIDENTIAL
	EXISTING EDGE OF PAVEMENT	O.R.	OFFICIAL RECORDS
	EXISTING BUILDING LINE	M	MAP
	MAJOR CONTOUR		
	MINOR CONTOUR		
	FENCE		
	FLOWLINE		
	OVERHEAD WIRE		
	ROCK LINED SWALE		
	TREE W/ SIZE		
	CONTROL POINT		
	FOUND MONUMENT		
	FENCE POST		
	WELL W/ SIZE		



**PROJECT DATA:**

**PROPERTY OWNER:**  
REICHA R. AND MARIELLE A. WOLF  
P.O. BOX 409  
GRATON, CA 95444

**APPLICANT AND DEVELOPER:**  
ORRIN AND TERRI THIESSEN  
1203 GREEN VALLEY ROAD  
SEASTOPOL, CA 95472  
(707) 854-0292

**TOTAL NUMBER OF LOTS: FOUR**  
MINIMUM LOT SIZE: 8,437 SF  
MAXIMUM LOT SIZE: 20,225 SF  
AVERAGE LOT SIZE: 11,512 SF  
GROSS AREA: 46,049 SF

**EXISTING ZONING:** R1 B4 S DU, RR B4 2  
**PROPOSED ZONING:** SAME

**EXISTING LAND USE:** UR 2, UR 5  
**PROPOSED LAND USE:** SAME

**NOTES:**

- THE FILING OF THE PARCEL MAP SHALL CONSTITUTE ABANDONMENT OF BRUSH STREET, FORMERLY BRUSH AVENUE, WITHIN THE LIMITS OF THE PROPERTY. A 30' WIDE PUE SHALL BE INDICATED ON THE PARCEL MAP PER S.M.A. 46647.
- SEE NOTE HEREON REGARDING PROPOSED PRIVATE ACCESS EASEMENTS.
- BOUNDARY SHOWN HEREON IS BASED ON AND PRODUCED BY PACIFIC LAND SURVEYS DATED JANUARY 23, 2014.
- TOPOGRAPHIC INFO SHOWN HEREON IS BASED ON AND PRODUCED BY PACIFIC LAND SURVEYS DATED JANUARY 23, 2014.
- BENCHMARK FOR SITE IS THE TOP OF A SET #3 REBAR AND CAP PLS 6702, PACIFIC LAND SURVEYS CONTROL POINT NUMBER 100, ELEVATION 100.00 FEET, ASSUMED DATUM. CONTOUR INTERVAL IS 2 FEET.
- THE PORTION OF BRUSH STREET NORTH OF THE PROJECT IS A 30' RESERVATION FOR R.W. THE PORTION OF BRUSH STREET WITHIN THE PROJECT BOUNDARIES IS A PROPOSED 30' PRIVATE ROAD AND PUE.
- WATER AND SEWER LINES ARE WITHIN THE PROPOSED 30' PUE ON BRUSH STREET.
- 3' WIDE PUE'S FOR UNDERGROUND MAIN AND PIPELINE RECORDED IN BOOK 1305 O.R. PAGE 3 CANNOT BE LOCATED OF RECORD.

**PROPOSED PRIVATE 30' ACCESS EASEMENTS:**

- PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 2, 3, & 4.
- PROPOSED 30' PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 3 & 4.
- PROPOSED 30' WIDE PRIVATE ACCESS EASEMENT IN FAVOR OF LOT 4.
- PROPOSED 30' WIDE PUBLIC UTILITY EASEMENT.

TENTATIVE PARCEL MAP PREPARED UNDER THE SUPERVISION OF:

DRAFT FOR INTERNAL USE,  
SUBJECT TO CHANGE  
BRADLEY A. THOMAS, DATE: AUGUST 19, 2022  
P.L.S.: 532



**LACO**  
SURVEYORS/ENGINEERS/PLANNERS/GEOLGISTS  
l.a.c.o.s.s.o.c.i.a.t.e.s.c.o.m

DATE	BY	CHK	X
			X
			X
			X
			X
REVISION	NO.	DESCRIPTION	X
			X

THIESSEN HOMES  
BRUSH STREET, GRATON  
COUNTY OF SONOMA, STATE OF CALIFORNIA  
TENTATIVE PARCEL MAP

DRAWN	JET/JH
CHECKED	BAT
APPROVED	BAI
DATE	8/18/2022
JOB NUMBER	9068.02
SHEET	OF
1	1



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## Thiessen Homes

### **Project Description**

We propose to subdivide a one-acre parcel in Graton, APN 130-280-049, into four lots. At present there are three S.F.Rs and a duplex on the property. The homes are 70 years old and are in great shape, have been well-maintained and upgraded and do not need any work beyond general maintenance and repairs. All five residences are rented, and we plan on keeping all the homes as rentals.

We are not proposing any construction except for the improvements The County may condition for approval and the drilling of two water wells. Lots 1 and 4 have water wells and we plan on drilling two new wells for lots 2 and 3.

All five homes already have separate sewer laterals, electric meters, and gas service. There are existing easements for these utilities.

The main reason why we are subdividing the property is so we can get conventional lending.

**2022017966**

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

Official Records of Sonoma County  
Deva Marie Proto  
03/11/2022 10:34 AM  
FIDELITY NATIONAL TITLE | SONOMA NAPA | EPN

DEED 3 Pgs

Fee: \$30.00  
County Tax: \$1,760.00



**When Recorded Mail Document and Tax Statement To:**  
Orrin Thiessen and Terri Thiessen  
12003 Green Valley Road  
Sebastopol, CA 95472

**Escrow Order No.:** FSNX-3102200092 *BM*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 2601 Brush Street,  
Graton, CA 95444  
APN/Parcel ID(s): 130-280-049-000

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to Documentary Transfer Tax.

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$1,760.00** and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  an Unincorporated area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Richard K. Wolf and Mabelle A. Wolf, Trustees of the M & O 2008 Revocable Trust

**hereby GRANT(S) to** Orrin Thiessen and Terri Thiessen, husband and wife as community property with right of survivorship

**the following described real property in the Unincorporated Area of the County of Sonoma, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 2601 Brush Street, Graton, CA 95444

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**

(continued)

APN/Parcel ID(s): 130-280-049-000

Dated: March 8, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The M & O 2008 Revocable Trust

BY: [Signature]  
Richard K. Wolf  
Trustee

BY: [Signature]  
Mabelle A. Wolf  
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On March 10, 2022 before me, Bryan Buchanan, Notary Public,  
(here insert name and title of the officer)

personally appeared Richard K. Wolf and Mabelle A. Wolf,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 130-280-049-000**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

BEING A PORTION OF LOT 20, AS NUMBERED AND DESIGNATED UPON THE MAP OF GREEN VALLEY RANCH RECORDED OCTOBER 9, 1905 IN BOOK 18 OF MAPS, PAGE 18, SONOMA COUNTY RECORDS, SAID PORTION BEING DESCRIBED, AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF BRUSH AVENUE (60 FEET IN WIDTH) SAID POINT BEING THE COMMON CORNER OF LOTS 15, 16, 19 AND 20, OF SAID GREEN VALLEY RANCH; THENCE SOUTH 5°30' EAST AND ALONG THE DIVISION LINE BETWEEN SAID LOTS 19 AND 20 A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING NORTH 84°30' EAST AND PARALLEL WITH THE DIVISION LINE BETWEEN LOTS 15 AND 20 A DISTANCE OF 130 FEET; THENCE SOUTH 5°30' EAST AND PARALLEL WITH THE DIVISION LINE BETWEEN SAID LOTS 19 AND 20 A DISTANCE OF 327.30 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE SOUTH 78°30' WEST AND ALONG THE SOUTHERLY LINE OF SAID LOT 20 A DISTANCE OF 131 FEET, MORE OR LESS, TO THE DIVISION LINE BETWEEN SAID LOTS 19 AND 20; THENCE NORTH 5°30' WEST 351.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER BRUSH AVENUE AS THE SAME NOW EXISTS OVER THE LANDS OF SAID GUSTAFSON.

**PARCEL TWO:**

A PORTION OF LOT 20 OF THE MAP OF "GREEN VALLEY RANCH", AS RECORDED IN BOOK 18 OF MAPS, PAGE 18, SONOMA COUNTY RECORDS, AND BEING A PORTION OF THE LANDS OF THE EVELYN AUDREY ZWIEFEL 1994 FAMILY TRUST, AS DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 1995-0091268, SONOMA COUNTY RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THE LANDS OF DAVIS AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 81-124930, SONOMA COUNTY RECORDS, AND SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 523 OF MAPS, PAGES 2 AND 3, SONOMA COUNTY RECORDS, AND THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF THE ABOVE SAID LANDS OF ZWIEFEL, NORTH 78°32'13" EAST, A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 11°53'51" WEST, A DISTANCE OF 78.00 FEET TO A POINT; THENCE SOUTH 78°06'09" WEST, A DISTANCE OF 13.27 FEET TO A POINT ON THE EAST LINE OF DAVIS; THENCE ALONG THE SAID LINE OF DAVIS, SOUTH 5°30'00" EAST, A DISTANCE OF 78.32 FEET TO THE POINT OR PLACE OF BEGINNING, PURSUANT TO LA 98-0023 AS DISCLOSED IN THE GRANT DEED RECORDED AUGUST 19, 1998 AS DOCUMENT NO. 1998-0095108, SONOMA COUNTY RECORDS.

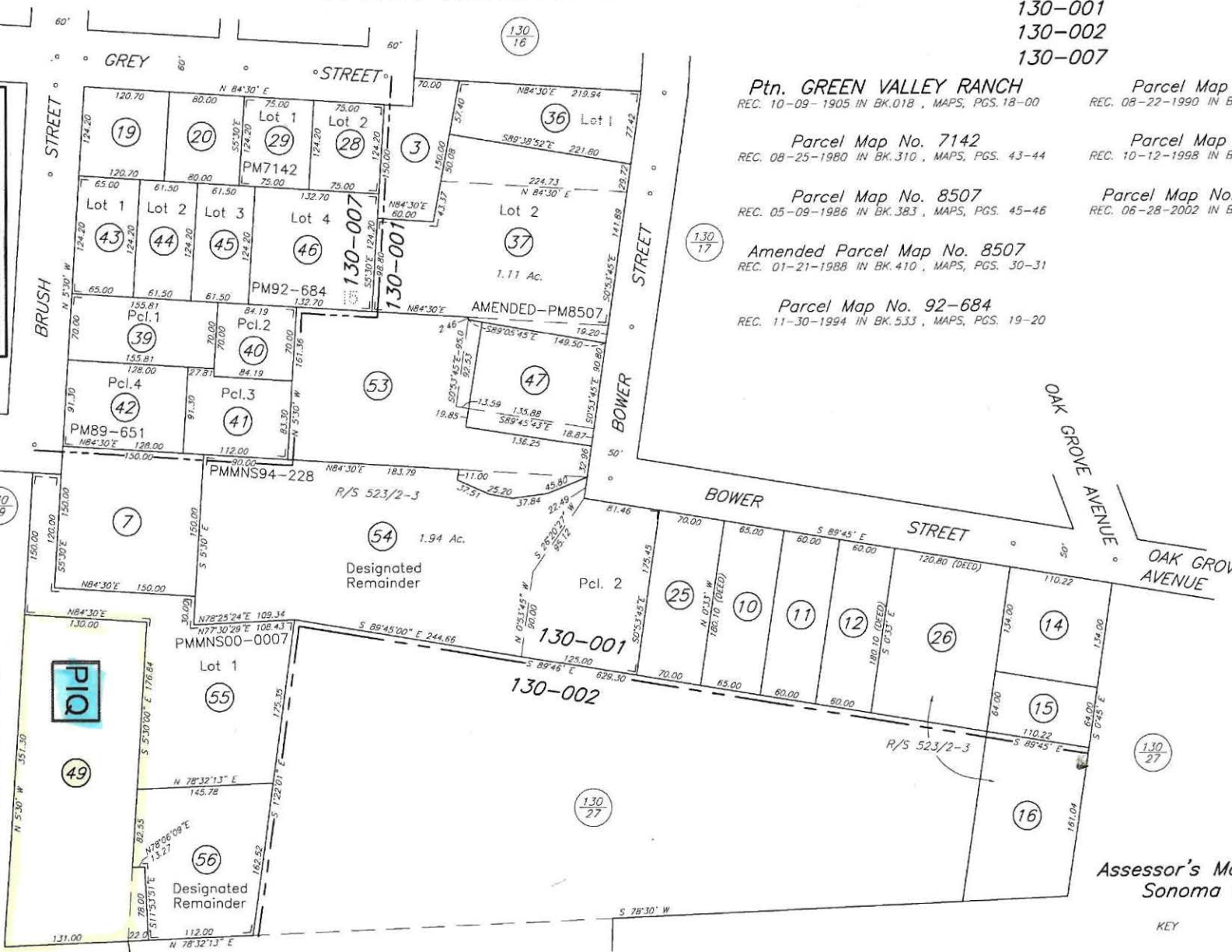
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
130-001  
130-002  
130-007

130-28

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information recorded on the Assessor's office maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



Ptn. GREEN VALLEY RANCH  
REC. 10-09-1905 IN BK.018 , MAPS, PGS. 18-00

Parcel Map No. 89-651  
REC. 08-22-1990 IN BK.463 , MAPS, PGS. 23-24

Parcel Map No. 7142  
REC. 08-25-1980 IN BK.310 , MAPS, PGS. 43-44

Parcel Map No. 94-228  
REC. 10-12-1998 IN BK.584 , MAPS, PGS. 16-18

Parcel Map No. 8507  
REC. 05-09-1986 IN BK.383 , MAPS, PGS. 45-46

Parcel Map No. MNS 00-0007  
REC. 06-28-2002 IN BK.636 , MAPS, PGS. 1-3

Amended Parcel Map No. 8507  
REC. 01-21-1988 IN BK.410 , MAPS, PGS. 30-31

Parcel Map No. 92-684  
REC. 11-30-1994 IN BK.533 , MAPS, PGS. 19-20



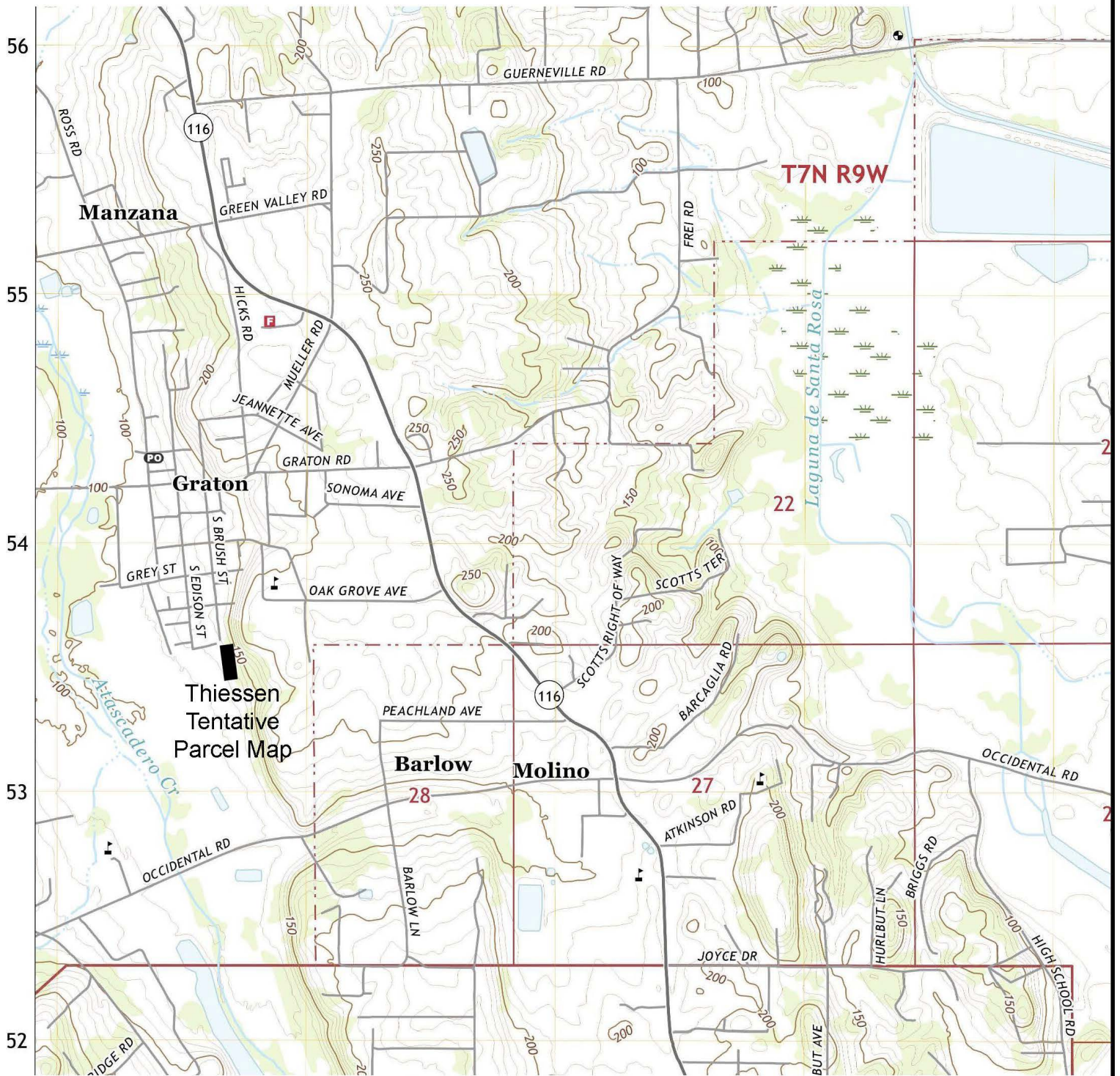
SCALE: 1"=100'

- REVISED
- 12-22-94=46 BF
  - 01-17-97=27 RL
  - 04-27-98=48 RL
  - 12-02-98=53 RL
  - 05-05-01=54 RL
  - 08-16-02=56 RM
  - 03-10-10=R/S RL

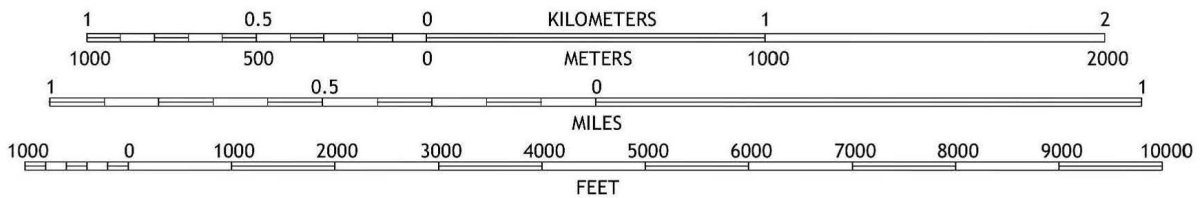
Assessor's Map Bk. 130, Pg. 28  
Sonoma County, Calif. (ACAD)

KEY 04/7/10 MLH

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a party of this instrument is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
 NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
 National Geospatial Program US Topo Product Standard.



**LACO**

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1-800-515-5054 www.lacoassociates.com



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Thiessen Homes

### **Fire Safe & Vegetation Management Plan**

The site is surrounded on three sides by residential neighborhoods and the south side is an open field with no trees or shrubs. The site is mostly open, except for two mature redwood trees, a few oaks, and a few ornamental trees. There isn't any major pruning that needs to be done because we keep the trees and shrubs pruned throughout the year. There is very little vegetation growing up against the homes because we keep clearance around the houses. We are planning on trimming the two redwoods on the property.

We intend to continue keeping the trees and shrubs trimmed and the space around the houses cleared and defensible.





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## Thiessen Homes

### **Stormwater Management Description**

The property was developed, and the homes built 70 years ago. The site has established trees, shrubs, and drainage. We do not propose any construction on the site besides drilling two new water wells, and maybe a fire turnaround.

The one-acre site slopes to the west, and the runoff from the proposed lots flows west. The runoff stays within the proposed lot lines until it reaches a 30-foot wide PUD and Drainage Easement. Within this easement is a vegetative strip running the full length of the property between the private drive and the westerly fence/property line. The vegetative strip slopes south to a vegetated area in the southwest corner of the property. The only water that doesn't end up in the vegetative strip is a drainage swell across the back of Lot 4, which is depicted on the map. This drainage swell runs across part of Lot 4 on to the large parcel to the south.

This property is not on or adjacent to existing wetlands.

# Minor Subdivision - Supplemental Application

## PJR-041

	Lot Size	Existing Use	Proposed use
1.	8,439	S.F.R	S.F.R
2.	9,285	S.F.R	S.F.R
3.	8,107	S.F.R	S.F.R
4.	20,218	Duplex	Duplex

Are any of the lots to be combined with existing parcels? Yes \_\_\_ No  Which?(APN) \_\_\_\_\_

Does the owner **Now Own**, or has the owner **Formerly Owned** or **Held Interest In**, adjacent land?  No \_\_\_\_\_ Where? (APN) \_\_\_\_\_

Note: Any approval by the County shall be automatically **Voided** if the question on existing or former ownerships of adjacent properties is falsely or inaccurately answered.

Water Source: Well Sewage Disposal: Public

### Existing Site Characteristics:

Existing use of property: Residential Acreage: 1 acre

Proximity to creeks, waterways and impoundment areas: None

Vegetation on site: Two mature redwood trees, five mature oaks and several mature ornamental trees.

General topography: 5% slope towards the west and 2% slope towards the south

Surrounding uses to North: Residential South: Agricultural

East: Residential West: residential

Grading Required: Cut Max: N/A Fill Max: N/A

Fill Area: N/A Approx. total yds: N/A

Will more than one (1) acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance or other activities? If yes, indicate area of disturbance in acres: \_\_\_\_\_

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.)

Sheet flow.

Will proposal required annexation to a district in order to obtain public services?

Yes \_\_\_\_\_ No

Are there currently any hazardous materials(chemicals, oils, gasoline) etc. stored, used, or processed on this site? Yes \_\_\_\_\_ No

Were there any hazardous materials used, stored, or processed on this site anytime in the past?

Yes \_\_\_\_\_ No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No

### Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103