



To: Interested Agencies

November 16, 2021

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

File Number: LLA21-0046
Applicant Name: Cinquini and Passarino Inc, Attn: Matt Dudley
Owner Name: Marcia Lang Trust
Site Address: 3220 & 3400 Matanzas Creek Ln., Santa Rosa
APN: 055-150-009 & 055-150-010
Zoning: RRD B6 20/5 (Ac/DU)/Ac MIN, SR

Project Description: Lot Line Adjustment between two parcels of 20 acres and 20 acres in size resulting in two parcels of 34.99 acres and 5.01 acres in size.

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 December 2, 2021, and should be sent to the attention of: LLA21-0046, Scott Hunsperger (Scott.Hunsperger@sonoma-county.org). The Project Planner can also be reached at 707-565-1908. **If no response is received by December 2, 2021, 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.





County of Sonoma
Permit & Resource Management Department

[X] PRMD Management Group
[X] PRMD Natural Resources
[X] Survey and Land Development
[X] Building Inspection
[X] Road Naming
[X] So. Co. Environmental Health
[X] Regional Parks Dept.
[X] Fire Prevention
[X] Local Fire District – Sonoma County FPD
[X] Treasurer/Special Assessment
[X] Assessor
[X] Economic Development Board
[X] Transit/BPAC
[X] SCTA/RCPA

[X] BOS Dist. 1 Director and Commissioners
[X] SVCAC
[X] Valley of the Moon Alliance and Kenwood Press
[X] Recology Sonoma Marin (Disposal)
[X] State Water Resources Control Board
[X] State Parks and Recreation-Duncans Mills Office
[X] Regional Water QCB: North Coast
[X] Homeowners of Bennett Valley
[X] Bennett Valley Community Association
[X] Bennett Ridge Community Association
[X] Sonoma MOAG
[X] Tribal Notification



2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



Planning Application


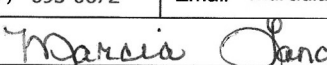
PJR-001

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 # _____

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 Mathew Dudley, PLS 9396				Name Marcia R. Lang (Trustee)			
Mailing Address 1360 N Dutton Ave #150				Mailing Address 3400 Matanzas Creek Lane			
City Santa Rosa		State CA	Zip 95401	City Santa Rosa		State CA	Zip 95404
Day Ph (707) 542-6268		Email MDUDLEY@CINQUINIPASSARINO.COM		Day Ph (707) 695-0672		Email marcialang@mac.com	
Signature 		Date 9/27/2021		Signature 		Date 9-8-21	
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City		State	Zip	City		State	Zip
Day Ph ()		Email		Day Ph ()		Email	
PROJECT INFORMATION							
Address(es) 3220 & 3400 Matanzas Creek Lane				City Santa Rosa			
Assessor's Parcel Number(s) 055-150-009 & -010							
Project Description <u>A Lot Line Adjustment effectively transferring 14.99 acres from Lot B to Lot A.</u> See site plan for details.							
Acreage				Number of new lots proposed None			
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#: _____

Owner of Parcel A:

Name: Marcia Lang Signature: Marcia Lang Day Phone: 707-695-0672
Mailing Address: 3400 Matanzas Creek Lane City: Santa Rosa State: CA Zip: 95404

Owner of Parcel B:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Owner of Parcel C:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Owner of Parcel D:

Name: _____ Signature: _____ Day Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Property Information:

Lot A Address: 3220 Matanzas Creek Lane City: Santa Rosa Zip: 95404

Assessor's Parcel No: 055-150-009 Existing Lot Size: 20.00 Acres Proposed Lot Size: 34.99 Acres

Existing Use: Residential Public Sewer? (N/N) Provider: _____

Lot B Address: 3400 Matanzas Creek Lane City: Santa Rosa Zip: 95404

Assessor's Parcel No: 055-150-010 Existing Lot Size: 20.00 Acres Proposed Lot Size: 5.01 Acres

Existing Use: Residential Public Sewer? (N/N) Provider: _____

Lot C Address: _____ City: _____ Zip: _____

Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____

Existing Use: _____ Public Sewer? (Y/N) Provider: _____

Lot D Address: _____ City: _____ Zip: _____

Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____

Existing Use: _____ Public Sewer? (Y/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: _____

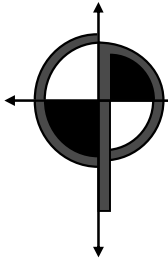
- | | | |
|--|--------------------------------------|-------------------------------------|
| 1. Will any parcel be completely relocated? | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| 3. Is an existing parcel subject to merger or otherwise undevelopable? | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| 4. Is the proposal subject to the California Environmental Quality Act (CEQA)? | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| 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 <input type="radio"/> | No <input checked="" type="radio"/> |
| b) Does the request involve parcels which have been lot line adjusted in the previous two years? | Yes <input type="radio"/> | No <input checked="" type="radio"/> |
| c) Could the request result in cumulative or significant adverse impacts? | Yes <input type="radio"/> | No <input checked="" type="radio"/> |

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: <input checked="" type="radio"/> | No: <input type="radio"/> |
| b. Accessory structures | Yes: <input checked="" type="radio"/> | No: <input type="radio"/> |
| c. Ag exempt | Yes: <input type="radio"/> | No: <input checked="" type="radio"/> |
| d. Commercial | Yes: <input type="radio"/> | No: <input checked="" type="radio"/> |
3. Will new property line be less than 30 feet from any structures?
a. What will the minimum be?
- _____
- _____
- _____
- _____
- _____
- _____
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.



▲ BOUNDARY
▲ RAILROAD

▲ TOPOGRAPHIC
▲ INFRASTRUCTURE

▲ CONSTRUCTION
▲ HYDROGRAPHIC

CINQUINI & PASSARINO, INC.
LAND SURVEYING

C&P 9461-21

September 27, 2021

Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

**Re: Lot Line Adjustment Application
Marcia Lang Trust
APNs 055-150-009 & -010
3220 & 3400 Matanzas Creek Lane, Santa Rosa, CA 95404**

To whom it may concern:

Enclosed please find all the application materials for the proposed lot line adjustment (LLA) for the subject properties. See site plan for details.

The purpose of this LLA is to adjust the boundary line to match the physical use of the land.

Please call me at (707) 542-6268 if you have any questions or concerns.

PROJECT DETAILS

LOT A		LOT B		PARCEL A
OWNER	MARCIA R. LANG (TRUSTEE)	OWNER	MARCIA R. LANG (TRUSTEE)	14.99± ACRES
ADDRESS	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	ADDRESS	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	TO BE TRANSFERRED FROM LOT B TO LOT A
PHONE NUMBER	707-695-0672	PHONE NUMBER	707-695-0672	
SITE ADDRESS	3220 MATANZAS CREEK LANE SANTA ROSA, CA 95404	SITE ADDRESS	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	
VESTING DOCUMENT APN	DN 2018-067861 055-150-009	VESTING DOCUMENT APN	DN 2018-067861 055-150-010	
EXISTING SIZE	20.00± ACRES (RECORD)	EXISTING SIZE	20.00± ACRES (RECORD)	
PROPOSED SIZE	34.99± ACRES (RECORD)	PROPOSED SIZE	5.01± ACRES (RECORD)	
ZONING	RRD B6 20/5 (Ac/DU)/Ac MIN, SR	ZONING	RRD B6 20/5 (Ac/DU)/Ac MIN, SR	

Very truly yours,
CINQUINI & PASSARINO, INC.

Mathew Dudley, PLS 9396
Professional Land Surveyor

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
153-000

55-15

Parcel Map No. 6682
REC. 05-08-1979 IN BK. 286, MAPS, PGS. 24-00
Parcel Map No. MNS 05-0044
REC. 06-21-2010 IN BK. 740, MAPS, PGS. 31-37

55
01

55
02

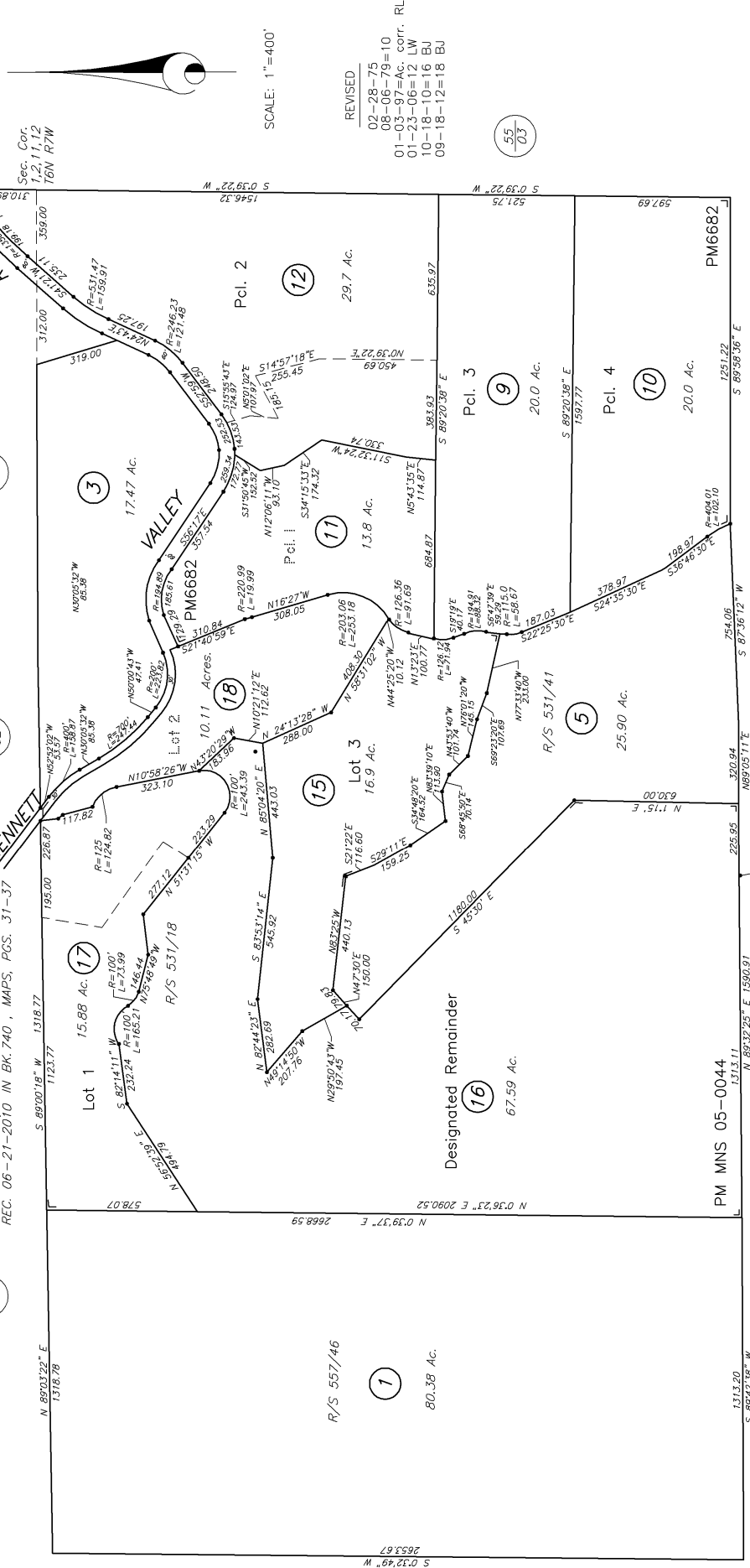
55
16

55
03

55
14

49
02

49
02



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 Assessor's Office is not responsible for the accuracy of the data supplied to the Assessor (i.e. recorded survey 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.

Assessor's Map Bk. 055, Pg. 15
Sonoma County, Calif. (ACAD)

KEY 3/30/09 AC

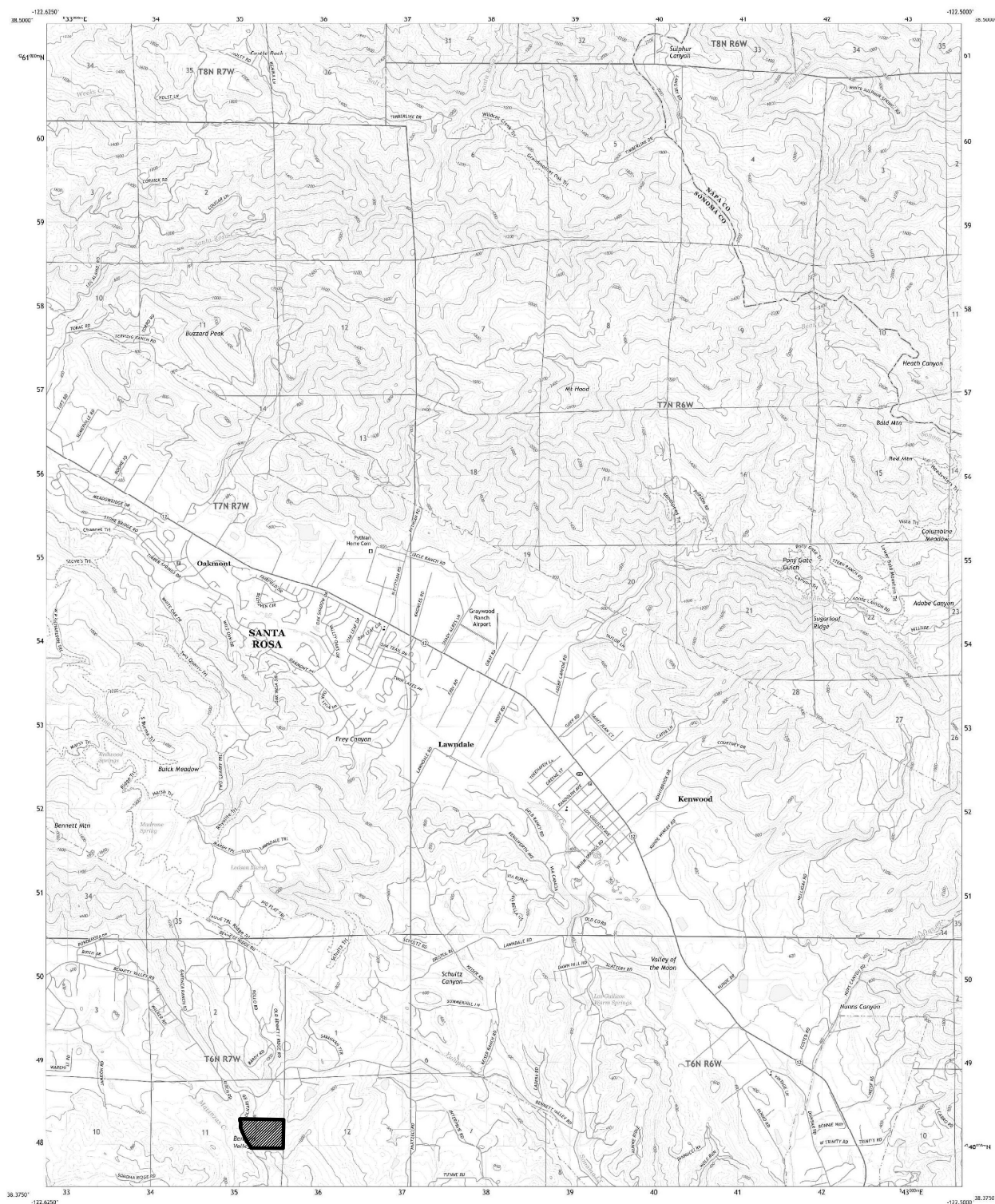
REVISED
02-28-75
08-06-79=10
01-03-97=Ac. corr. RL
01-23-06=12 LW
10-18-10=16 BU
09-18-12=18 BU



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



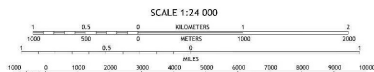
KENWOOD QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 NAD83 datum and Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundary lines may be
generalized for this map scale. Private lands within government
reservations may not be shown. Owners permission before
entering private lands.

Imagery: NAD83, June 2016 - October 2016
Blank: U.S. Census Bureau, 2010
Map: National Geographic, 2010
Data: National Geographic, 2010
Copyright: 2017
Public Land Survey System: BLM, 2018
Source: USGS, 2018



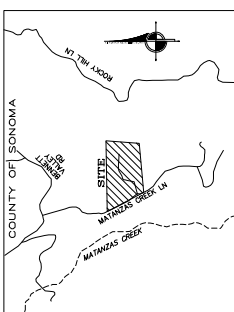
Copyright International Geophysics
North American Vertical Datum of 1988
This map was produced by the United States
National Geospatial Program (USGS) under contract to the
Department of the Interior, Bureau of Land Management, 2017.
A metadata file associated with this product is available at: BLM.gov



1	2	3	1 Mark West Springs
4	5	6	2 Santa Helena
7	8	9	3 Santa Helena
10	11	12	4 Santa Helena
13	14	15	5 Santa Helena
16	17	18	6 Santa Helena
19	20	21	7 Santa Helena
22	23	24	8 Santa Helena

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Range	Range
Interstate Route	US Route
	State Route

KENWOOD, CA
2018



PROJECT DETAILS

LOT 1A	MARCIA R. LANG (TRUSTEE)	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	707-695-0672	3200 MATANZAS CREEK LANE SANTA ROSA, CA 95404	DN 2/18/08-007861 035-130-033	20.00+ ACRES (RECORD) 34.99+ ACRES (RECORD)	RFD B6 20/5' AC MIN. SR
OWNER	ADDRESS	PHONE NUMBER	SITE ADDRESS	VESTING DOCUMENT	EXISTING SIZE	PROPOSED SIZE	ZONING

LOT #	OWNER	ADDRESS	PHONE NUMBER	SITE ADDRESS	VESTING DOCUMENT	EXISTING SIZE	PROPOSED SIZE	ZONING
	MARCIA R. LANG (TRUSTEE)	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	707-695-0672	3400 MATANZAS CREEK LANE SANTA ROSA, CA 95404	DN 2018-067961 095-150-010	20,004+ ACRES (RECORD)	5,011± ACRES (RECORD)	RHD B6 20.75' (Ac/DU) / Ac / M

PARCEL A
14.99± ACRES
TO BE TRANSFERRED FROM LOT B TO LOT A

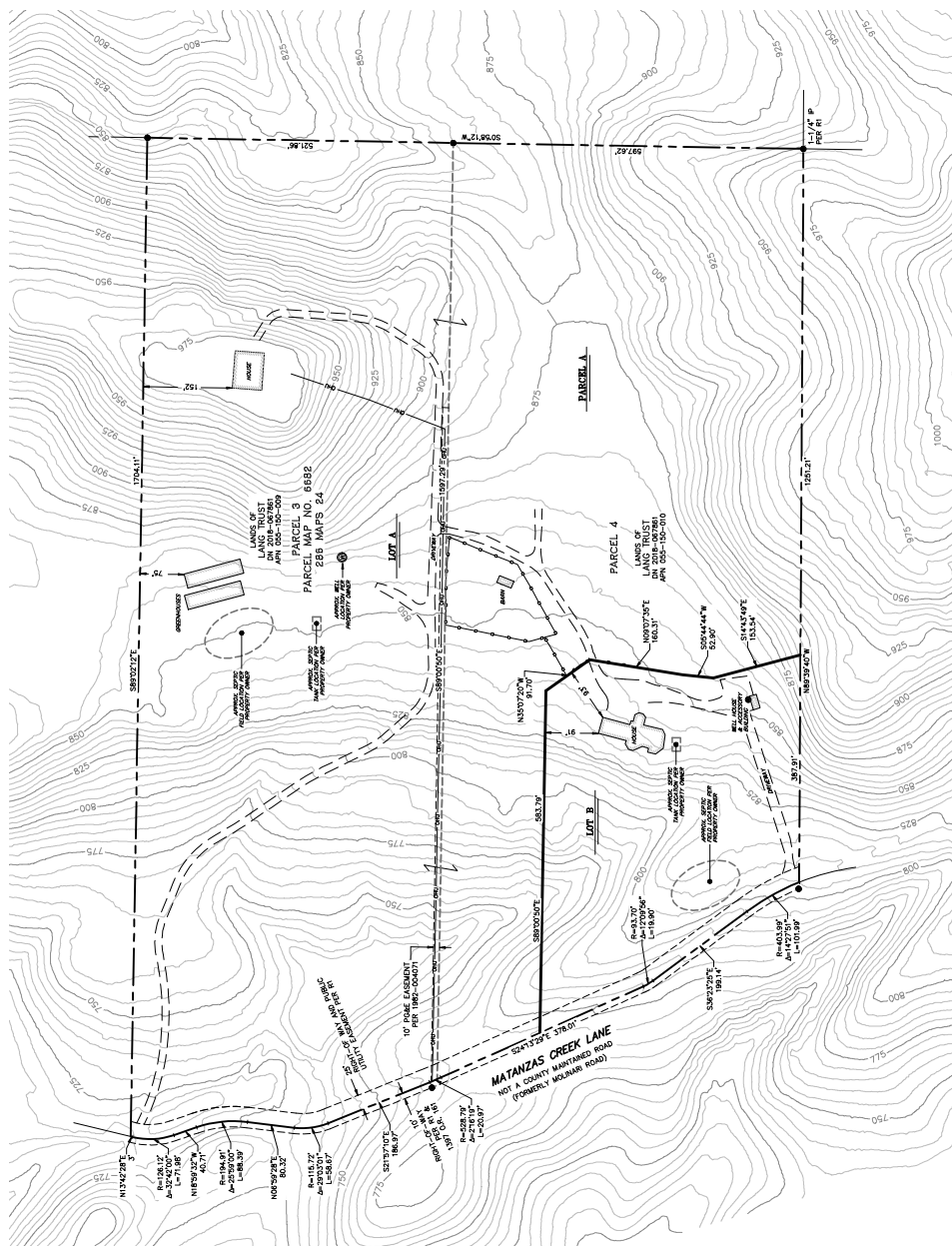
SURVEYOR'S STATEMENT

THIS LOT LINE ADJUSTMENT SITE MAP WAS PREPARED
BY ME OR UNDER MY SUPERVISION IN AUGUST AND
SEPTEMBER, 2021, AT THE REQUEST OF MARCIA LANG.



Matthew Dudley, P.L.S. 9396

9/27/2021



TITLE REPORT NOTES

- 707.0 R. 440 IS A POLE LINE EASEMENT OF UNSPECIFIED WIDTH. THE LOCATION OF WHICH HAS NOT BEEN ESTABLISHED.
- 707.0 R. 441 IS A 20'-FOOT WIDE ROAD RIGHT-OF-WAY OVER MOLINARI ROAD (NOW KATZBERG CREEK LANE). AS IT EXISTED ON NOVEMBER 25, 1985.
- 707.0 R. 386 DESCRIBES A 20'-FOOT WIDE ROAD RIGHT-OF-WAY OVER MOLINARI ROAD (NOW KATZBERG CREEK LANE), THE CENTERLINE COURSES OF WHICH ARE SHOWN ON 231 MAP 41.
- 707.0 R. 387 DESCRIBES A ROAD RIGHT-OF-WAY AND 266 MAP 24, 231 MAP 41 AND 266 MAP 24, 231 MAP 41.
- 707.0 R. 388 DESCRIBES A 20'-FOOT WIDE ROAD RIGHT-OF-WAY ON THE FACE OF 266 MAPS 24.
- 2959.0 R. 777 IS A 3'-FOOT WIDE COMMUNICATIONS POLE LINE EASEMENT ON THE FACE OF 266 MAP 24. AS IT IS SHOWN ON 231 MAP 41.

LEGEND

- | | | |
|--|-------|----|
| SUBJECT BOUNDARY LINE | _____ | |
| PROPOSED BOUNDARY LINE | _____ | |
| BOUNDARY LINE TO BE EXTINGUISHED | _____ | |
| ADJACENT BOUNDARY LINE | _____ | |
| EXISTING EASEMENT AS NOTED | _____ | |
| OVERHEAD UTILITY WIRES | _____ | 04 |
| COMBINING SYMBOL | ● | |
| FOUND 1/2" IRON PIPE PER R1
OR AS NOTED | — | R1 |
| 288 MAPS 24 | | |
| DOCUMENT NUMBER | | DN |

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, EPOCH 1983, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS GLOBAL POSITIONING SYSTEMS (GPS) STATION 199 AND STATION P201; BEING NORTH 2°01'03" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA NATURAL REFERENCE CENTER (CNSR).

PURPOSE: STATEMENT

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ADJUST THE BOUNDARY LINE TO MATCH THE PHYSICAL USE OF THE LAND.

BOUNDARY NOTE:

THE BOUNDARY LINES OF LOT B WERE
RESOLVED. THE BOUNDARY LINES OF
LOT A ARE SHOWN BASED ON RECORD
DATA ONLY. AFTER THE LOT LINE
ADJUSTMENT, A RECORD OF SURVEY
WILL BE FILED AND MONUMENTS WILL BE
SET AT THE NEW PROPERTY CORNERS.

DATUM

CONTOURS SHOWN ARE PUBLICLY AVAILABLE DATA THROUGH THE ECONOMA VEGETATION MAPPING AND LIDAR PROGRAM, PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER NASA GRANT NNX13AP69G.

ELEVATIONS ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



CINQUINI & PASSARINO, INC.

LAND SURVEYING

Attn: Ave. #150 Phone: (707) 542-6288
San Francisco, Ca. 95401 Fax: (707) 542-2106

▲ BOUNDARY
▲ TOPOGRAPHIC
▲ CONSTRUCTION
▲ SUBDIVISIONS

WWW.CINQUINIPASSARINO.COM

Job Name:	3400 MATANZAS CREEK, LANE	DRAWN BY: JJC	CHECKED BY: MJD
Scale:	1"=100'	SHEET: 1 OF 1	JOB NUMBER: 9441-21
DATE FILED:	03/04/2001	DATE: 03/04/2001	
DATE:	03/04/2001	DATE: 03/04/2001	
FILED:	03/04/2001	FILED: 03/04/2001	