



MUNSELLE
CIVIL ENGINEERING

CIVIL ENGINEERING LAND PLANNING

Planning
Civil Engineering
Project Management
Construction Management
Surveying
Entitlements
Concept Design
Feasibility Studies

HEALDSBURG OFFICE:
513 Center Street
Healdsburg, CA 95448
phone (707) 395-0968

cort@munsellecivil.com
www.munsellecivil.com

November 1st, 2019

Hannah Spencer
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403

PROPOSAL STATEMENT

This project is located at 6981 Trenton Road, in Petaluma, CA 95436. The APN is 066-280-004. The intent of this application is to apply for Replacement Prime Ag Contract. The parcel is currently enrolled in the Williamson Act Program NON-RENEWAL (Phase-Out) Program.

Below is a summary of what we are proposing throughout the site:

Compliance with the Williamson

We have an active VESCO permit (ACO19-0006) which permits a gross area of 17.49 acres of wine grapes or orchard. Land preparation has been completed for a gross area of 15.44 acres of the possible 17.49 acres permitted. The remaining 2.05 acres may be planted to an orchard crop at a later date. The Agricultural Commissioner's office will be out to perform the site winterization inspection in November of 2019. The actual agricultural area, which includes the ag barn (used for tractor's and equipment storage) and the ag staging area, is a total of 16.51 acres per the Williamson act map provided. The vines will be planted by May of 2020 with the goal of the Williamson act contract being in place by June of 2020. The owners have purchased the Pinot Noir and Chardonnay green vines from the Duarte and Sunridge Nurseries and the purchase contract has been provided for reference. The owner have also hire Atlas vineyard management to prepare the site, plant the vines and ultimately farm the vines. The contract with Atlas has been provided and the "land prep" item has already been completed. It is understood that the Compliance with the Williamson Act can't take place until the vines are planted.

Residences

There are currently two residences on the subject site. The lower residence is in the process of obtaining permit to be demolished. Once demolished, this area will become the agricultural staging area. The Demo permit has been applied for and the demolition will take place in the spring of 2020. The primary residence sits at the northwest corner of the property. This residence will ultimately be demolished and replaced as the only residence



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on the site. The design review application and building permit plans will be submitted within the next 3 months with the goal of having everything ready to be issued once the Williamson Act contract is in place.

Driveway

The existing driveway for the primary residence is a gravel road with slopes in excess of 25%. In order to create a driveway that conforms to fire safe standards, Munselle Civil Engineering has applied for a grading permit (GRD19-222), which was cleared by Steve Mosiurchak. The permit was allowed to be processed prior to showing compliance with the Williamson Act because it will improve access for emergency vehicles to the existing residence.

Please see the enclosed Williamson Act Site Plan which provides detailed site uses. Don't hesitate to contact me if you have any questions.

Cort Munselle/Principal
Munselle Civil Engineering
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July 6, 2020

Permit Sonoma
Attn: Scott Hunsperger
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: AGP19-0014 (6981 Trenton Road, Healdsburg CA 95448)
APN: 066-280-004

Dear Scott,
Please see below pictures of the planting for the above referenced permit.
We believe this is all we were waiting for in order to proceed with the
Williamson Act compliance docs to move forward with counsel drafting of
the contract. The 2nd home has been removed per the following Demo
permits #s DEM20-0136, DEM20-0137)



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Please let me know if you need anything else to move forward.

Thank you.

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