



March 16, 2021

Scott Hunsberger, Planner II  
Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa CA 95403-2859

Re: **Proposal Statement: LLA19-0009, 28021 & 28197 River Road, Cloverdale, CA  
APNs 116-280-008 & 117-060-004**

Dear Mr. Hunsberger:

The purpose of this letter is to provide information relative to the above referenced application for Lot Line Adjustment. The parcels referenced above are proposed to be adjusted and approved to the configuration shown on the Site Plan prepared by this office.

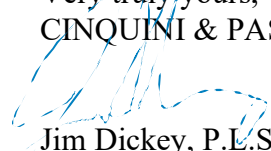
These parcels are existing Assessor Parcel Numbers 116-280-008 (122.15 Acres) and 117-060-004 (2.00 Acres), consisting of 124.15 Acres Total. Parcel 116-280-008 and an adjacent parcel are shown on Parcel Map No. 3401 filed in Book 181 of Maps, Page 15, Sonoma County Records. Parcel 117-060-004 is described in that certain grant deed recorded under Document Number 2012-031170, Sonoma County Records.

The parcels are comprised of 104.32 Acres of Vineyard, 17.83 Acres of Open Space, and a 2.00 Acre single family home site. Accessory agricultural uses include 0.84 Acres for compost production for use in the vineyard. There are also numerous structures that include a mobile office and storage (containers and a trailer without foundations), storage sheds, a well pump house, a barn, and a single-family residence. These uses are shown on the Site Plan and the Land Conservation Plan Site Map for Williamson Act Compliance prepared by this office.

With the proposed Lot Line Adjustment, the property owner intends to rescind the one existing Land Conservation Contract and replace it with two Land Conservation Contracts covering the two adjusted parcels, thus expanding the Agricultural Preserve by two acres. The proposed uses subsequent to the approval of the reconfigured LLA parcels will continue in the same manner as prior to the lot line adjustment, as shown on the above referenced Site Plans.

If you require any additional information or wish to discuss the aspects of this statement, contact me at your convenience.

Very truly yours,  
CINQUINI & PASSARINO, INC.



Jim Dickey, P.E.S.

Professional Land Surveyor