

November 12, 2015

Gary O'Connor
Permit and Resource Management Department
County of Sonoma
2550 Ventura Ave.
Santa Rosa, Ca. 95403

Re: LLA15-0040—Hanna Boys Center

Dear Mr. O'Connor,

The Valley of the Moon Alliance (VOTMA) has reviewed the referenced application and submits a comment and question for clarification relating to that application.

As VOTMA reads the application it is for a minor lot line adjustment that will reconfigure three parcels (Project Proposal Statement, pages 1-2). As a result of this adjustment APN 133-220-001 will be reconfigured and reduced from 25.45 acres to 12.96 acres; APN 133-220-002 will be reconfigured and reduced from 47.09 acres to 34.13 acres; and APNs 133-220-003 & 133-112-020 will be reconfigured and increased in size from 123.22 acres to 148.67 acres. Within that later parcel, APN 133-112-020 (800 West Agua Caliente Road, sitting east of Arnold Drive) will remain at approximately 58.22 acres.

VOTMA has no comment on the proposed lot line adjustment insofar as it reconfigures the land west of Arnold Drive. VOTMA does seek confirmation that this lot line adjustment is not intended to and will not function for any purpose, present or foreseeable, as a parcel split of the single parcel existing parcel consisting of APN 133-220-003 and 133-112-020. Such a split would engender closer examination.

VOTMA's query is prompted by the PRMD "Project Description" which indicates that the application is a "request for a Minor Lot Line Adjustment between three parcels of 25.45 acres, 47.09 acres, and 58.21 acres in size resulting in three parcels of 12.96 acres, 34.13 acres, and 90.46 acres in size." This formulation leaves out APN 133-112-020 from the parcels involved. Parenthetically, we note that as written in the section quoted the total acreage before the split is stated as 130.75 acres, while the total acres after the split is shown as 137.54 acres. We assume that the 58.21 acre designation for the existing APN 133-220-003 is an error.

VOTMA appreciates the opportunity to provide comments.

Very truly yours,

Kathy Pons, President of the Board
Valley of the Moon Alliance