



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

March 5, 2026

To: Interested Agencies

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

File Number: LLA26-0002
Applicant Name: Mathew Dudley for Cinquini & Passarino
Owner Name: Kenneth Simoncini, Successor Trustee;
Michael and Nicole Zocchetti Revocable Trust
Site Address: 3067 & 3099 Rio Lindo Ave., Healdsburg
APN: 087-070-001, -002
Zoning: AR B6 20, F1 OAK RC200/100

Project Description: Lot Line Adjustment between two parcels of 1.89 acres and 4.47 acres in size resulting in two parcels of 1.91 acres and 4.45 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 March 19, 2026, and should be sent to the attention of:

LLA26-0002, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by March 19, 2026, 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.

- Management Group
- Natural Resources
- Road Naming
- Survey and Land Development
- Assessor
- Dist. 4 Director and Commissioners
- Treasurer/Special Assessment

- Local Fire District – Northern Sonoma County
- Recology Sonoma Marin (Disposal)
- Regional Water QCB: North Coast
- Tribal Notification
- Alexander Valley Association

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 (CINQUINI & PASSARINO - LAND SURVEYOR)				Name KENNETH SIMONCINI (TRUSTEE)			
Mailing Address 117 WEST NORTH ST.				Mailing Address 3067 RIO LINDO AVENUE			
City HEALDSBURG		State CA	Zip 95448	City HEALDSBURG		State CA	Zip 95448
Day Ph (707)433-9760		Email MDUDLEY@CINQUINIPASSARINO.COM		Day Ph ()		Email	
Signature			Date 2/10/26	Signature			Date 12-5-2025
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input 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) 3067 & 3099 RIO LINDO AVENUE						City HEALDSBURG	
Assessor's Parcel Number(s) 087-070-002 & 087-070-001							
Project Description THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO TRANSFER 0.02 ACRES (PARCEL A) FROM THE LANDS OF ROY J. MOLINARI (TRUSTEE) (LOT B) TO THE LANDS OF MICHAEL J. ZOCCHETTI & NICOLE ZOCCHETTI, "TRUSTEES" (LOT A).							
Acreage 0.02				Number of new lots proposed 0			
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		Supervisory 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		Specific/Area Plan		Availability <input type="checkbox"/> 3 / 4	
General Plan Land Use				Parcel Specific Policy		Subject to CEQA <input type="checkbox"/> EX	
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: KENNETH SIMONCINI (TRUSTEE) Signature: [Signature] Day Phone: _____
Mailing Address: 3067 RIO LINDO AVENUE City: HEALDSBURG State: CA Zip: 95448

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: 3099 RIO LINDO AVENUE City: HEALDSBURG Zip: 95448

Assessor's Parcel No: 087-070-001 Existing Lot Size: 1.89 ACRES Proposed Lot Size: 1.91 ACRES

Existing Use: AR B6 20, F1 RC200/10 Public Sewer? (Y/N) Provider: _____

Lot B Address: 3067 RIO LINDO AVENUE City: HEALDSBURG Zip: 95448

Assessor's Parcel No: 087-070-002 Existing Lot Size: 4.47 ACRES Proposed Lot Size: 4.45 ACRES

Existing Use: AR B6 20, F1 OAK RC200/10 Public Sewer? (Y/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: _____

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

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

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 [X]

If yes, identify Assessor's Parcel Numbers: _____

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

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:

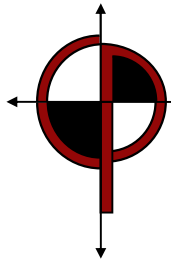
2. Are there any structures on the property?
a. Single family dwelling Yes: No:
b. Accessory structures Yes: No:
c. Ag exempt Yes: No:
d. Commercial Yes: No:

3. Will new property line be less than 30 feet from any structures? Yes: No:
a. What will the minimum be?
10.0' FROM HOUSE

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.



CINQUINI & PASSARINO, INC.

LAND SURVEYING

▲ BOUNDARY
▲ RAILROAD

▲ TOPOGRAPHIC
▲ INFRASTRUCTURE

▲ CONSTRUCTION
▲ HYDROGRAPHIC

C&P 9904-22

February 10, 2026

Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

**Re: Lot Line Adjustment Proposal Statement
APN 087-070-001 & -002
3067 Rio Lindo Avenue, Healdsburg, CA 95448**

To Whom It May Concern:

Enclosed please find all the application materials for the proposed minor lot line adjustment (LLA) for the subject properties. See the site plan for details. This proposed LLA meets all the requirements stated on PJR-030 published by Permit Sonoma.

The purpose of this LLA is to transfer 0.02 acres from the lands of Kenneth D. Simoncini (Trustee) (Lot B) to the lands of Michael J. Zocchetti & Nicole Zocchetti, "Trustees" (Lot A). The land (Lot A) is being adjusted to correct the encroachment of a building onto the lands of Simoncini (Trustee), said (Lot B). Both are fully developed properties with residences and utilities.

Please call me at (707) 433-9760 if you have any questions or concerns.

CINQUINI & PASSARINO

MEMORANDUM

C&P 9904-22

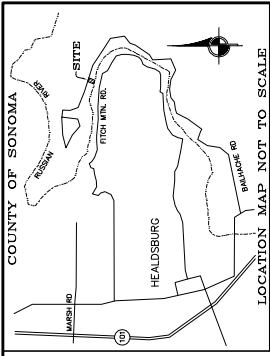
2/10/2026

Project Details			
Lot A		Lot B	
Owner	Michael & Nicole Zocchetti	Owner	Kenneth Simoncini (Trustee)
Address	3099 Rio Lindo Avenue Healdsburg, CA 95448	Address	3067 Rio Lindo Avenue Healdsburg, CA 95448
Phone Number		Phone Number	
Site Address	3099 Rio Lindo Avenue Healdsburg, CA 95448		3067 Rio Lindo Avenue Healdsburg, CA 95448
APN	087-070-001	APN	087-070-002
Existing Size	1.89 Acres	Existing Size	4.47 Acres
Proposed Size	1.91 Acres	Proposed Size	4.45 Acres
Zoning	AR B6 20, F1 RC 200/10	Zoning	AR B6 20, F1 OAK RC200/10

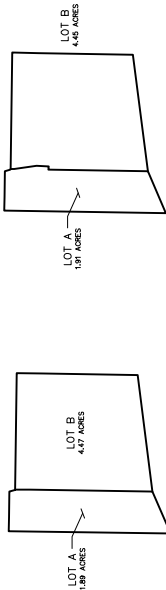
CINQUINI & PASSARINO, INC.



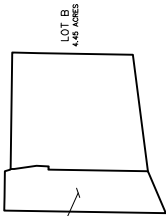
MATHEW DUDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR



EXISTING CONFIGURATION



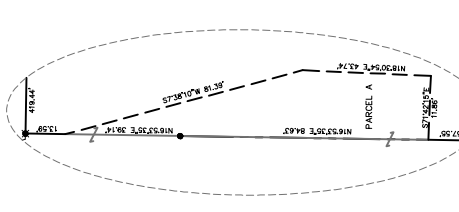
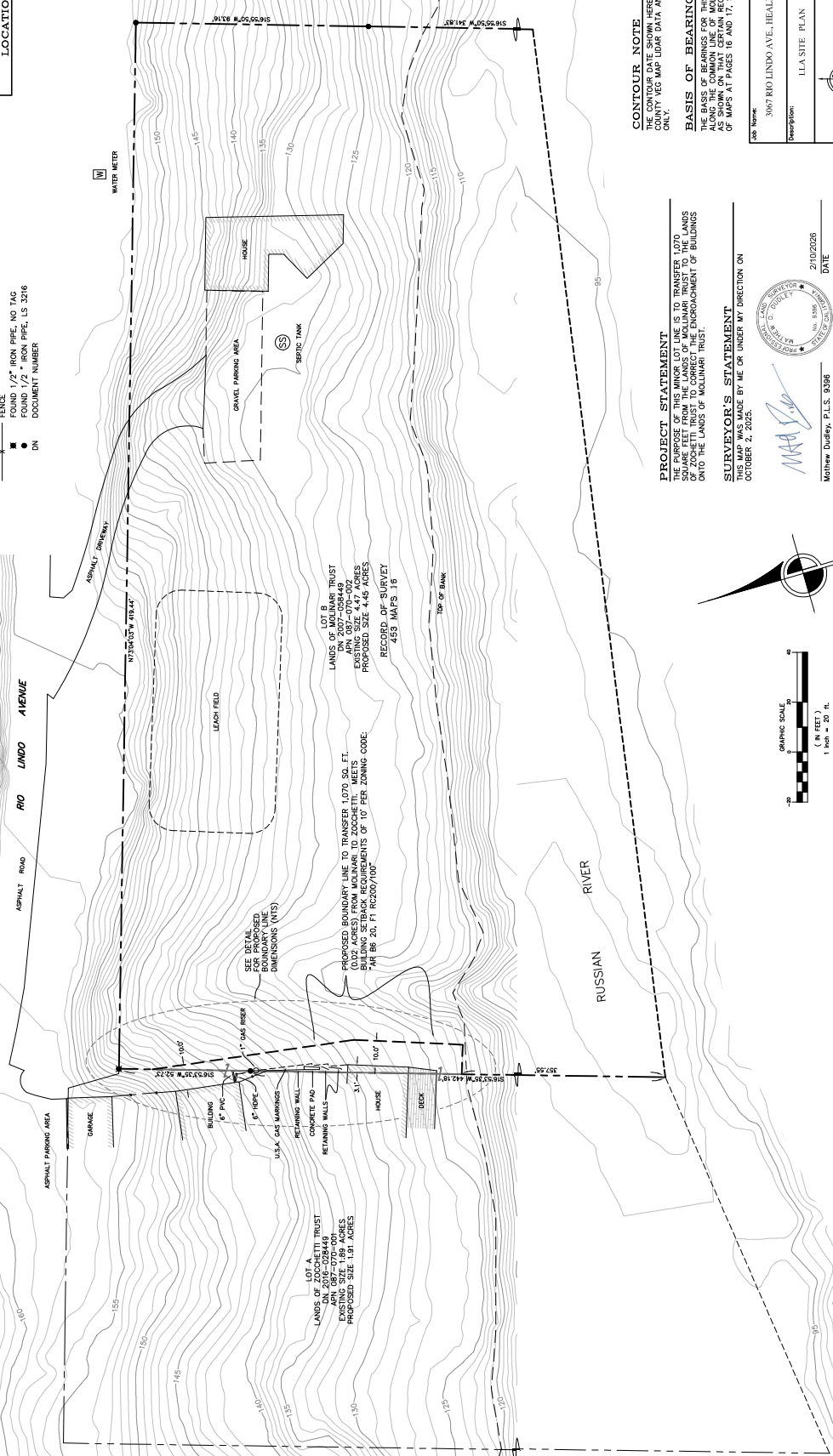
PROPOSED CONFIGURATION



LOT A		LOT B	
OWNER	WOMANLY TRUST	OWNER	WOMANLY TRUST
ADDRESS	3087 RIO LINDO AVENUE HEALDSBURG, CA 94949	ADDRESS	3087 RIO LINDO AVENUE HEALDSBURG, CA 94949
PHONE NUMBER	(707) 842-3449	PHONE NUMBER	(707) 842-3449
SITE ADDRESS	3087 RIO LINDO AVENUE HEALDSBURG, CA 94949	SITE ADDRESS	3087 RIO LINDO AVENUE HEALDSBURG, CA 94949
APN	087-070-001	APN	087-070-002
EXISTING SIZE	1.87 ACRES	EXISTING SIZE	4.47 ACRES
PROPOSED SIZE	1.37 ACRES	PROPOSED SIZE	4.48 ACRES
ZONING	AR 86 20, R RCD00/10	ZONING	AR 86 20, R RCD00/10
GROUND WATER	ZONE 4 - AREAS WITH LOW OR HIGHLY	GROUND WATER	ZONE 4 - AREAS WITH LOW OR HIGHLY
AVAILABILITY	VARIABLE WATER YIELD	AVAILABILITY	VARIABLE WATER YIELD

PARCEL A: 0.02 ACRES TO BE TRANSFERRED FROM LOT B TO LOT A

- LEGEND**
- MOLINARI TRUST BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED BOUNDARY LINE TO BE EXTINGUISHED
 - FENCE
 - FOUND 1/2" IRON PIPE, NO TAG
 - FOUND 1/2" IRON PIPE, LS 3216
 - DOCUMENT NUMBER
 - ON



DETAIL BOUNDARY LINE DIMENSIONS (NTS)

CONTOUR NOTE

CONTOUR INTERVAL IS 5 FEET. THE SONOMA COUNTY MAPS LOTS 1 AND 2 FOR PLANNING PURPOSES ONLY.

BASIS OF BEARINGS

ALL BEARINGS WERE OBTAINED FROM THE COMMON LINE OF MOLINARI TRUST AND ZOCCHETTI TRUST AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 453 OF MAPS AT PAGES 16 AND 17, SONOMA COUNTY RECORDS.

PROJECT STATEMENT

THIS MAP IS PREPARED BY ME OR UNDER MY DIRECTION ON BEHALF OF THE MOLINARI TRUST TO CORRECT THE ENCROACHMENT OF BUILDINGS ON THE LANDS OF MOLINARI TRUST.

SURVEYOR'S STATEMENT

THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION ON OCTOBER 2, 2025.



Matthew Duffley, P.L.S. 9396
DATE: 27/10/2026



GINGRUBIN & PARRIS, INC.
LAND SURVEYING & BOUNDARY
1500 N. Dutton Ave. #150 Phone: (707) 842-8288
Santa Rosa, CA 95407 Fax: (707) 542-2108
WWW.GINGRUBINPARRIS.COM

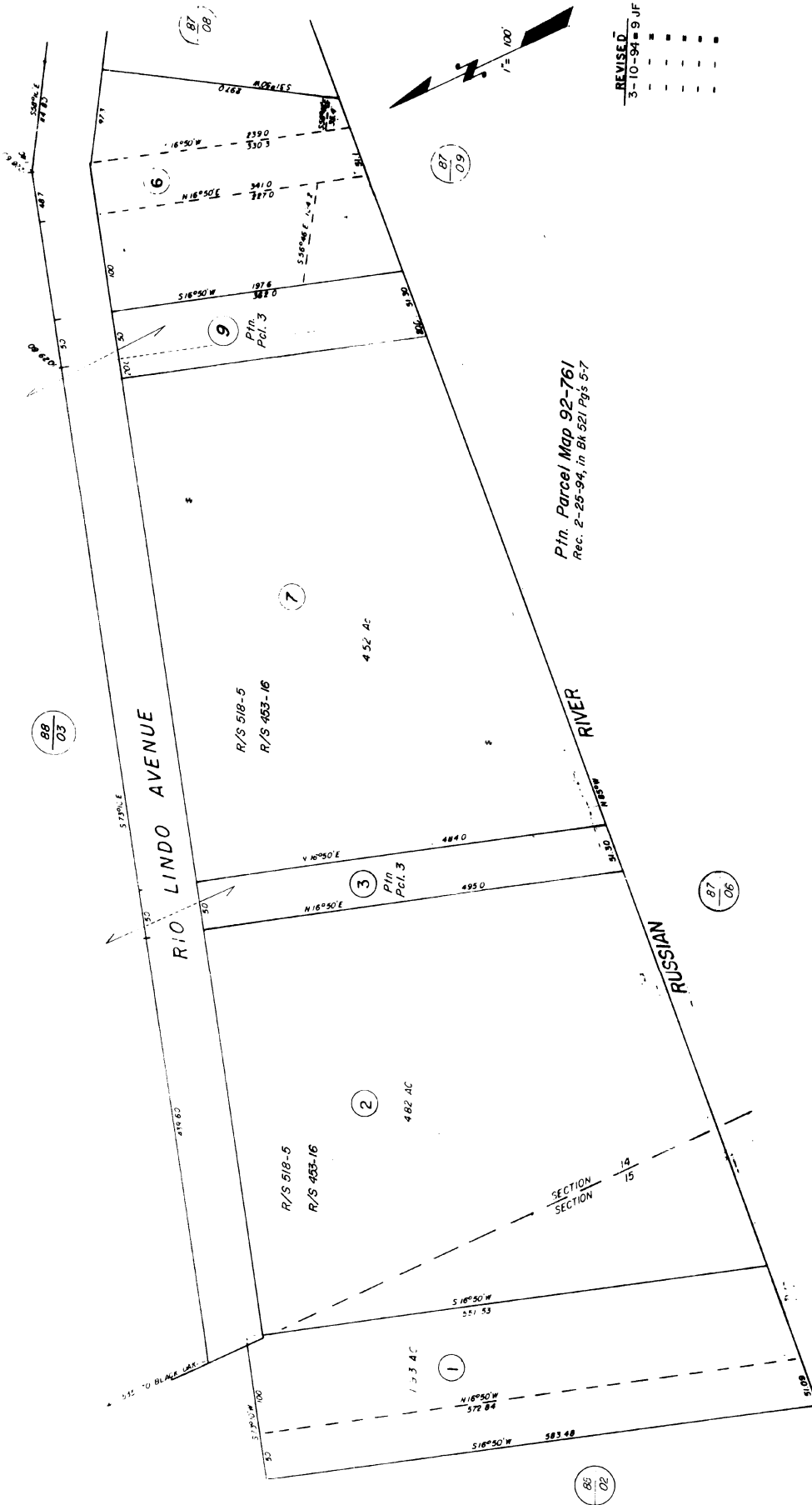
FOR NAME: 3087 RIO LINDO AVE., HEALDSBURG
SHEET: 1 OF 1 JOB NUMBER: 904-22
DATE FILED: 10/27/2026
DATE PREPARED: 10/27/2026

LLA SITE PLAN

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
97-005

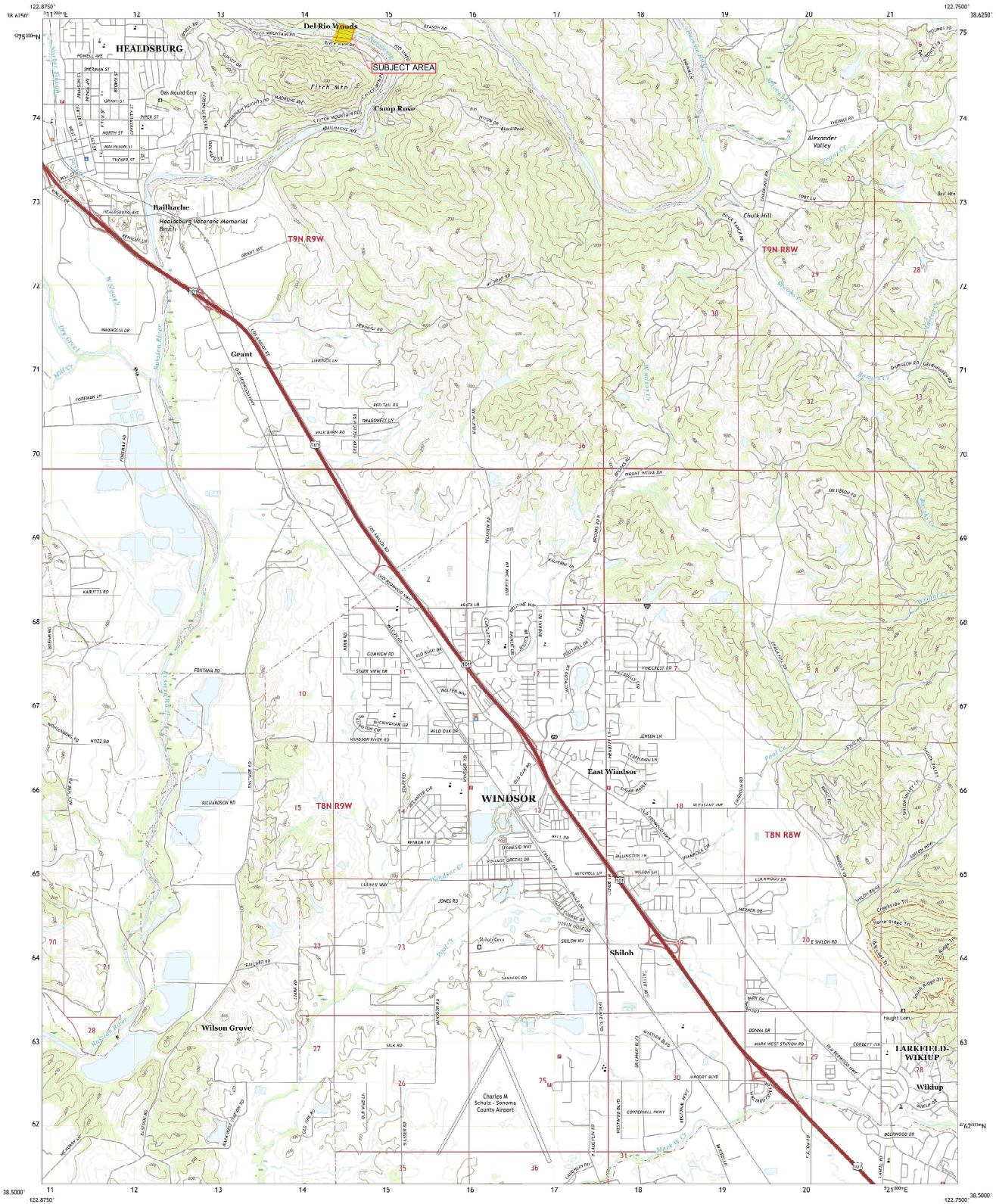
87-07



REVISED
 3-10-94 by JF

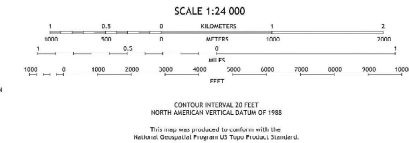
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 87 Pg. 07
 Sonoma County, Calif.



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1:250,000 scale. Horizontal datum: NAD83. Vertical datum:
 Mean Sea Level. This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands with government
 reservations may not be shown. Obtain permission before
 entering or using lands.

imagery	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
contours																							
roads																							
water																							
utilities																							



ROAD CLASSIFICATION

	Expressway		Local Connector
	Secondary Hwy		Local Road
	Ramp		4WD
	Interstate Route		US Route
	State Route		State Route

Legend

	Coyonville
	Jensen
	Mount Saint Helena
	Carmichael
	Short West Springs
	Casta Mota
	Tahoe
	Santa Rosa

