



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

February 5, 2026

To: Interested Agencies

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

File Number: LLA26-0001
Applicant Name: Adobe Associates Inc. ATTN: Jess Orr
Owner Name: David and Marcia Waldron Trust
Site Address: 18756 Deer Park Dr., Sonoma
APN: 064-200-010, 064-250-002
Zoning: RR B7, LG/MTN OAK SR X

Project Description: Lot Line Adjustment between two parcels of 2.07 acres and 3.26 acres in size resulting in two parcel of 1.71 acres and 3.62 acres in size. The adjustment will shift the property line to accommodate the existing fence that encloses rock wall adjacent to residence which crosses the mutual property line.

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 February 19, 2026, and should be sent to the attention of:

LLA26-0001, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by February 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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Management Group | <input checked="" type="checkbox"/> Sonoma Valley CAC |
| <input checked="" type="checkbox"/> Natural Resources | <input checked="" type="checkbox"/> Valley of the Moon Alliance |
| <input checked="" type="checkbox"/> Road Naming | <input checked="" type="checkbox"/> Local Fire District – Sonoma Valley FPD |
| <input checked="" type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal) |
| <input checked="" type="checkbox"/> Dist. 1 Director and Commissioners | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Kenwood Press | <input checked="" type="checkbox"/> Diamond A Estates HOA |
| <input checked="" type="checkbox"/> City of Sonoma Water Dept. | <input checked="" type="checkbox"/> Sonoma/Taylor Mtn. Preservation Group |

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 David Waldron			Name		
Mailing Address 18756 Deer Park Drive			Mailing Address		
City Sonoma	State CA	Zip 95476	City	State	Zip
Day Ph ()	Email Davidwaldron1949@gmail.com		Day Ph ()	Email	
Signature		Date 10/24/2	Signature		Date
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 Aaron Smith, PLS			Name/Title Jeff Jaggars		
Mailing Address 1220 N Dutton Avenue			Mailing Address 1220 N Dutton Avenue		
City Santa Rosa	State CA	Zip 95401	City Santa Rosa	State CA	Zip 95401
Day Ph ()	Email asmith@adobeinc.com		Day Ph ()	Email jjaggars@adobeinc.com	
PROJECT INFORMATION					
Address(es) 18752/18756 Deer Park Drive				City Sonoma	
Assessor's Parcel Number(s) 064-200-010 & 064-250-002					
Project Description <u>The purpose of this project is to adjust the two existing parcels resulting in a 3.62 acre lot and a 1.71 acre lot.</u>					
Acreage 3.26 & 2.07			Number of new lots proposed N/A		
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input 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	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
		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: David Waldron
Signature: [Signature]
Day Phone: 707-695-2971
Mailing Address: 18756 Deer Park Drive
City: Sonoma
State: CA
Zip: 95476

Owner of Parcel B:
Name: David Waldron
Signature: [Signature]
Day Phone: 707-695-2971
Mailing Address: 18756 Deer Park Drive
City: Sonoma
State: CA
Zip: 95476

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: No Address Assigned
City: Sonoma
Zip: 95476

Assessor's Parcel No: 064-200-010
Existing Lot Size: 2.07
Proposed Lot Size: 1.71
Existing Use: Rural Residential
Public Sewer? (Y/N) Provider: No

Lot B Address: 18756 Deer Park Dr
City: Sonoma
Zip: 95476

Assessor's Parcel No: 064-250-002
Existing Lot Size: 3.26
Proposed Lot Size: 3.62
Existing Use: Rural Residential
Public Sewer? (Y/N) Provider: No

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 [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?

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.

Project Proposal Statement

Minor Lot Line Adjustment

This is a request for a minor lot line adjustment (LLA) between two parcels in Sonoma at 18756 Deer Park Drive (APN 064-250-002) and parcel number 064-200-010, which currently does not have an address assigned. The adjustment looks to shift the property line slightly to accommodate the existing fence that encloses the rock wall adjacent to the residence that currently crosses the property line between the two parcels. Both parcels are zoned RR B7, LG/MTN OAK SR X. The area of adjustment is approximately 0.36 acres (15,586 square feet, more or less).

The parcels are part of the subdivision titled “Unit One, Diamond A Ranch Estates” as filed for record in Book 88 of Maps, pages 25, 26, 27, and 28, Sonoma County Records.

Parcel A (APN 064-200-010) is a vacant lot with access off Deer Park Drive, and it is proposed to be reduced from 2.07 acres to 1.71 acres as part of the adjustment to accommodate the existing fence on the adjacent parcel. Soils testing was completed, and an onsite wastewater disposal system design was approved and vested by Permit Sonoma for Parcel A. This parcel has access to the public water system.

Parcel B (APN 064-250-002) is a developed lot, and it is proposed to increase the parcel size from 3.26 acres to 3.62 acres. Parcel B has an onsite wastewater disposal field and is part of the public water system. This parcel has an existing single-family residence with garage and a granny unit and is accessed from two driveways off Deer Park Drive.

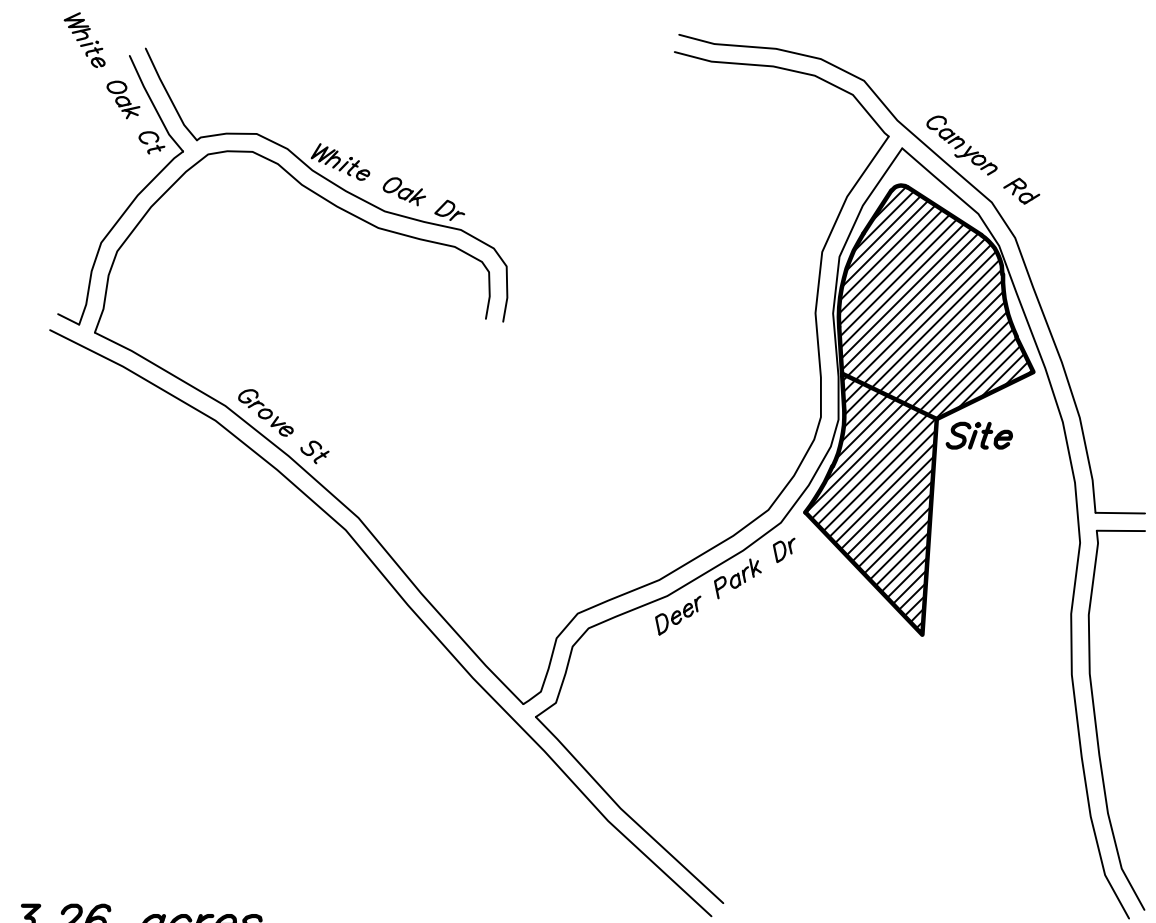
This Lot Line Adjustment is also a request for a voluntary merger of any underlying parcels or parcel fragments.

Lot Line Adjustment Site Map

Lands Of Waldron
18756 Deer Park Drive, Sonoma, Ca.
Assessor's Parcel Number 064-250-002 & 064-200-010

OWNER/SUBDIVIDER: David Waldron
18756 Deer Park Drive,
Sonoma, CA 95476
(707) 695-2971 phone

SURVEYOR/ENGINEER: ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone



Location Map
not to scale

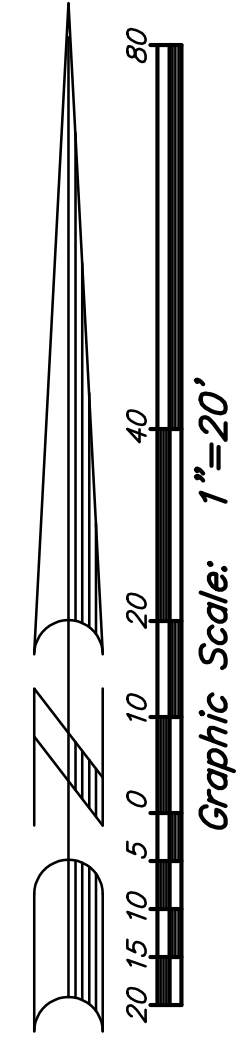
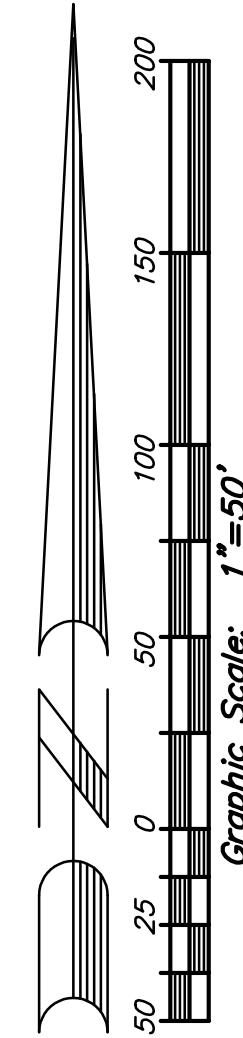
Parcel B
Lands of Waldron
Lot 7, Block 3
Book 88 Maps, Pages 25-28
APN 064-250-002
DN 2021-004535

Parcel A
APN: 064-200-010
Existing Parcel Area: 2.07 acres
Proposed Parcel Area: 1.71 acres
EXISTING ZONING: RR B7, LG/MTN OAK SR X
FIRE DISTRICT: Sonoma Valley Fire Department
FIRE PROTECTION: State (SRA)
GROUNDWATER: Zone 3 - Marginal groundwater
LAND USE: RR 5 (1.00 Acre Minimum with Public Water)
SEWAGE DISPOSAL: Private Disposal System
WATER SUPPLY: Mutual Use System
WILLIAMSON ACT: Not Applicable
UTILITY SERVICE: Pacific Gas & Electric

Parcel B
APN: 064-250-002
Existing Parcel Area: 3.26 acres
Proposed Parcel Area: 3.62 acres
EXISTING ZONING: RR B7, LG/MTN OAK SR X
FIRE DISTRICT: Sonoma Valley Fire Department
FIRE PROTECTION: State (SRA)
GROUNDWATER: Zone 3 - Marginal groundwater
LAND USE: RR 5 (1.00 Acre Minimum with Public Water)
SEWAGE DISPOSAL: Private Disposal System
WATER SUPPLY: Mutual Use System
WILLIAMSON ACT: Not Applicable
UTILITY SERVICE: Pacific Gas & Electric

General Notes
Property lines shown herein are based upon a field survey performed by Adobe Associates, Inc., in 2025 and are based upon found iron pipe monuments and record information from that map titled "Unit One, Diamond A Ranch Estates" recorded on March 8, 1962 in Book 88 at Pages 25-28, Sonoma County Records.

Utilities shown herein are based upon physical features observed at the time of this survey, such as point markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.



File: T:\2024 PROJECTS\24122\Map\Adobe-Survey\24122-LLA.dwg Time: Oct 23, 2025 - 8:07am

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Ann R. Smith
Ann R. Smith, PLS 7901
PROFESSIONAL LAND SURVEYOR • WISCONSIN
ANN R. SMITH
No. L 7901
STATE OF WISCONSIN

Site Map Lot Line Adjustment

Scale: As Shown
Date: October 21, 2025
Design by: JMO
Drawn by: JMO
Checked by: Jaggis

Sheet
1
of 1 sheet
Job No. 24122

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-023

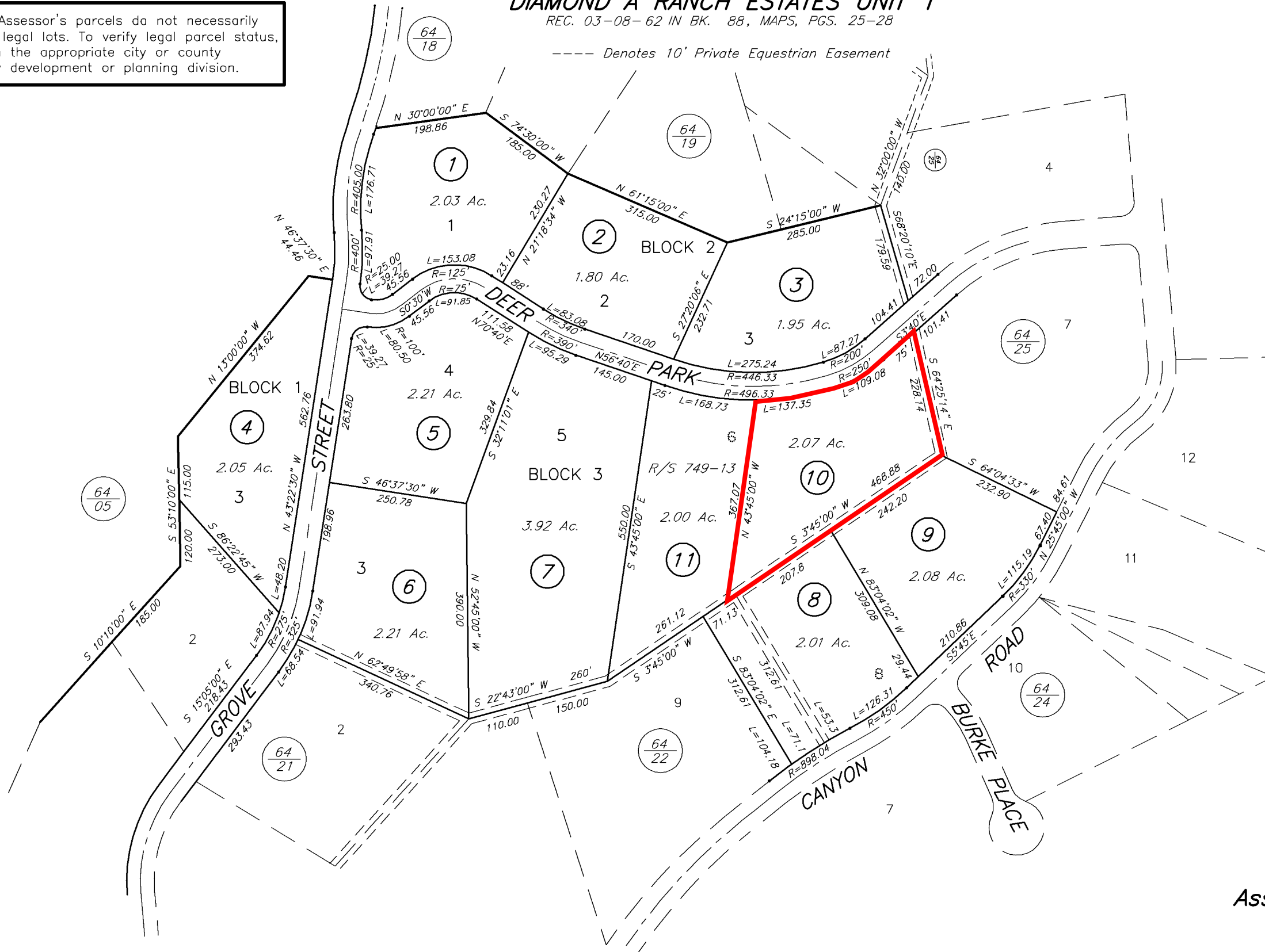
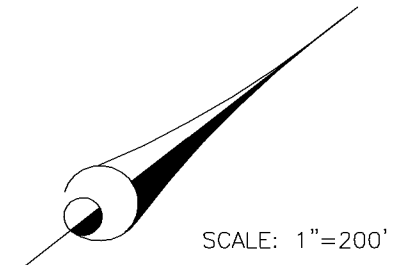
64-20

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 acreages are based on the information 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.

Ptn of
DIAMOND A RANCH ESTATES UNIT 1
REC. 03-08-62 IN BK. 88, MAPS, PGS. 25-28

----- Denotes 10' Private Equestrian Easement



REVISED
10-30-12=R/S-KB

Assessor's Map Bk.064, Pg. 20
Sonoma County, Calif. (ACAD)

KEY 5-09-08 KB

COUNTY ASSESSOR'S PARCEL MAP

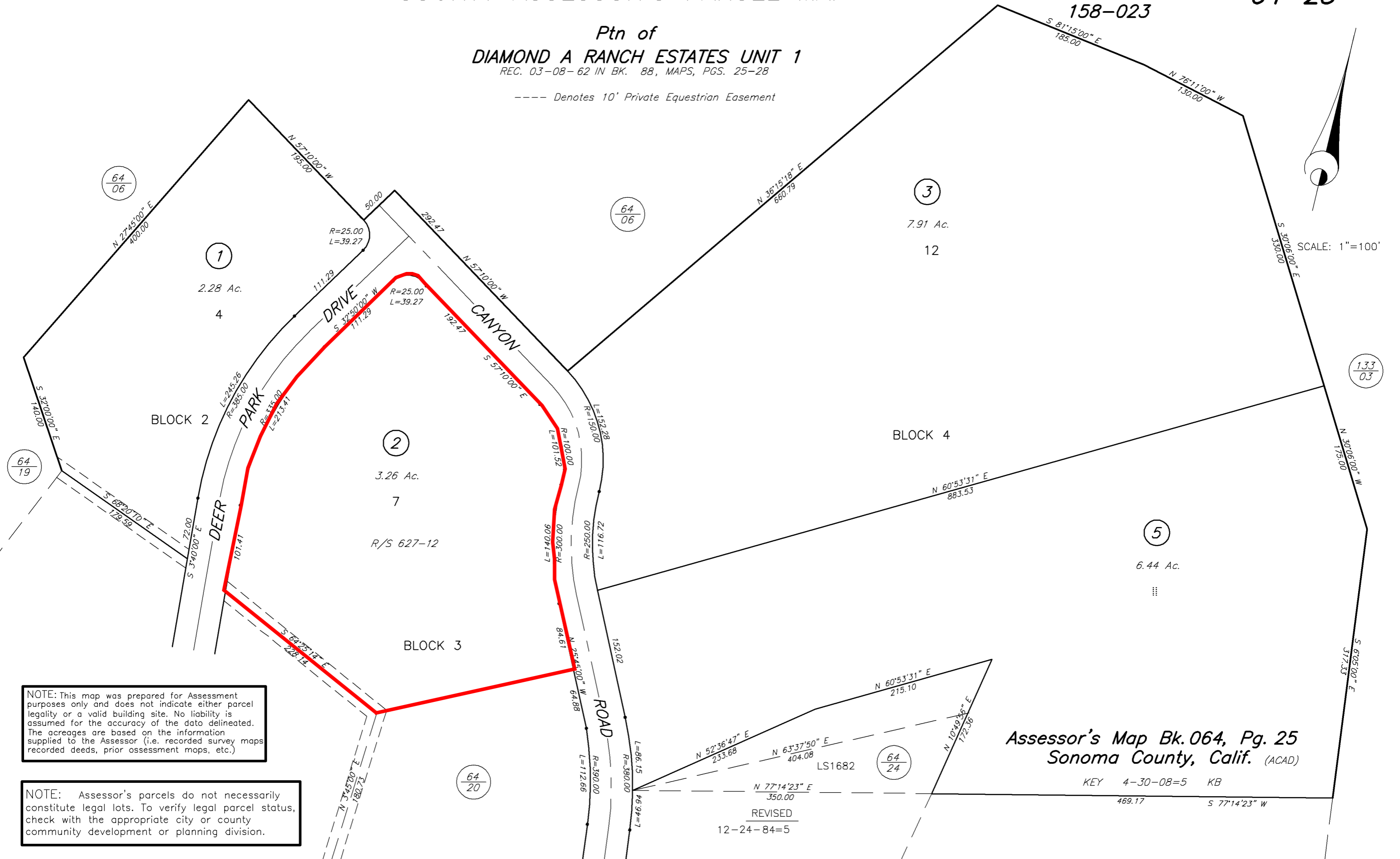
TAX RATE AREA
158-023

64-25

Ptn of
DIAMOND A RANCH ESTATES UNIT 1

REC. 03-08-62 IN BK. 88, MAPS, PGS. 25-28

---- Denotes 10' Private Equestrian Easement



SCALE: 1"=100'

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 acreages are based on the information 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. 064, Pg. 25
Sonoma County, Calif. (ACAD)

KEY 4-30-08=5 KB

469.17 S 77°14'23" W

REVISOR
12-24-84=5

64/24

133/03

64/06

64/06

64/19

64/20