



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:** LLA26-0003  
**Applicant Name:** Peter J Lescure for Lescure Engineers, Inc  
**Owner Name:** David Dikins and Bryan Hodes; Lescure Engineers  
**Site Address:** 300 & 256 Sunnyside Ave., Sonoma  
**APN:** 056-212-009, -010  
**Zoning:** R1 B6 3 DU Z, X

**Project Description:** Lot Line Adjustment between two parcels of 0.295 acres and 0.225 acres in size resulting in two parcels of 0.283 acres and 0.237 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:

LLA26-0003, Scott Hunsperger ([Scott.Hunsperger@sonomacounty.gov](mailto: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.

- |  |   |
|--|---|
| <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"/> Kenwood Press                         |
| <input checked="" type="checkbox"/> Survey and Land Development        | <input checked="" type="checkbox"/> Local Fire District – Sonoma Valley   |
| <input checked="" type="checkbox"/> Assessor                           | <input checked="" type="checkbox"/> Water District – Valley of the Moon   |
| <input checked="" type="checkbox"/> Dist. 1 Director and Commissioners | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal)      |
| <input checked="" type="checkbox"/> LAFCO                              | <input checked="" type="checkbox"/> Caltrans-State Dept of Transportation |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment       | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay            |
|  | <input checked="" type="checkbox"/> Tribal Notification                   |
|  | <input checked="" type="checkbox"/> Springs Community Alliance            |
|  | <input checked="" type="checkbox"/> Springs Municipal Advisory Council    |

# Planning Application

## PJR-001

**Application Type(s):**

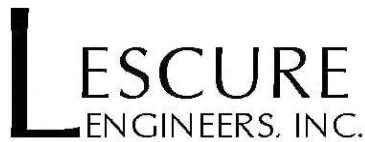
File # \_\_\_\_\_

- |  |   |   |                                       |
|--|---|---|---------------------------------------|
| <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: _____        |   |   |                                       |

**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 Peter Lescure				Name David Dikinis <i>SAUELOS</i>			
Mailing Address 5468 Skylane Blvd #203				Mailing Address 18400 Barrett Ave			
City Santa Rosa		State CA	Zip 95403	City Sonoma		State CA	Zip 95476
Day Ph (707) 575-3427		Email plescure@lescure-engineers.com		Day Ph (707) 373-2021		Email dikinis@att.net	
Signature <i>Peter J. Lescure</i>			Date 1/20/26	Signature <i>J. David Dikinis</i>			Date <i>1-30-26</i>
<b>Billing Responsible Party (At-Cost Only)</b>				<input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other:			
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title Bryan Hodes <i>Bryan Hodes</i>				Name/Title			
Mailing Address 2496 Vineyard Rd <i>1-30-26</i>				Mailing Address			
City Navado		State CA	Zip 94947	City		State	Zip
Day Ph (415) 308-6510		Email BryanHodes@comcast.net		Day Ph ( )		Email	
PROJECT INFORMATION							
Address(es) 256 Sunnyside Ave, 300 Sunnyside Ave						City Sonoma	
Assessor's Parcel Number(s) 056-212-009, 056-212-010							
Project Description <u>The project consists of a minor lot line adjustment between 256 &amp; 300 Sunnyside Ave, 056-212-009 &amp; 056-212-010, respectively. Lot 5 (265 Sunnyside Ave) will undergo a 13% reduction, while Lot 4 (300 Sunnyside Ave) will increase by 14%. The lot line adjustment will bring the existing structure into compliance with the 5' setback requirements for internal sides. It will also accommodate area for grading of a driveway on Lot 4's Keaton Ave frontage to provide a future ADU access from Keaton Ave.</u>							
Acreage 0.269 acres				Number of new lots proposed 0			
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
TO BE COMPLETED BY PRMD STAFF							
Planning Area		Supervisorial 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			



(707) 575-3427  
le@lesquire-engineers.com  
5468 Skylane Blvd Suite 203  
Santa Rosa CA 95403

February 13, 2026

Permit Sonoma  
2550 Venture Ave  
Sonoma, CA 95403

707-565-1900  
PermitSonoma@sonomacounty.gov

Subject: 256 & 300 Sunnyside Ave, Sonoma, CA 95403  
APN: 056-212-009, 056-212-010

### **PROPOSAL STATEMENT FOR MINOR LOT LINE ADJUSTMENT**

This is a proposal statement for a Minor Lot Line Adjustment for two (2) parcels of land shown and designated as Lots 4 and 5 of Block 2 on that certain map of Subdivision No. 1 of Agua Caliente Park filed October 23, 1908 in Book 22 of Maps at Page 17, Sonoma County Records that were in fact, created by survey as stated on said map "Surveyed By Winkler (George H. Winkler, LS 518) and McNamara (Thomas B. McNamara, LS 483) , Completed Oct. 1908, State Licensed Surveyors, Santa Rosa, Sonoma Co., Calif." for a lot line adjustment between Parcels 056-212-010 & 056-212-009, respectively.

The Parcels are owned by David Dikinis and Bryan Hodes Document Number 2017R064241, Official Records of Sonoma County. The Legal Description, Exhibit A of the deed describes Lots 3 and 4 (aka APN 056-212-010 – 300 Sunnyside Drive) as Parcel One and Lots 5 and 6 (aka APN 056-212-090 – 256 Sunnyside Drive) as Parcel Two. The existing land use for each is single family residential with a detached single-family dwelling located on Lot 4, 300 Sunnyside Ave and a detached single-family dwelling located on Lots 5 and 6, 256 Sunnyside Ave.

Parcel 056-212-010 shall absorb 522 square feet of area from 056-212-009, a 4% reduction of area and small enough to be applied for as a Minor Lot Line Adjustment. The adjustment will bring the existing structure on 300 Sunnyside into compliance with the setback code, requiring 5 feet from closest building point to the property edge. It will also follow the contours near the Keaton Ave frontage to accommodate a new driveway for a desired ADU. The new lot line will allow for appropriate grading and to account for the earthwork required. The site plan we attached provides the boundaries Parcel 056-212-010 & 056-212-009 for that we feel are appropriate to accomplish these goals.

Client: David Dikinis & Bryan Hodes  
Subject: 256, 300 Sunnyside Ave Lot Line Adjustment  
APN: 056-212-009, 056-212-010

Lescure Engineers, Inc.  
February 13, 2026  
Page 2 of 2

All Required Application Materials (1-9) are enclosed with this application. Both parcels are Zoned R1 B6 3 D Z, X so Item 10 is not applicable. Please contact me if other information or documentation is required by PRMD (11).

Sincerely,

*Peter J. Lescure*

Peter J. Lescure, PE  
Principal Civil Engineer  
RCE 28044



*Michael Koehler*

Michael Koehler  
Project Manager

Encl. Planning Application Form,  
Indemnification Agreement,  
Site Plan,  
Title Reports,  
Deed,  
Assessor's Parcel Map,  
USGS Quad Map

cc 09032 Sunnyside Ave 2-13-2026 Proposal Statement.Doc

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-082

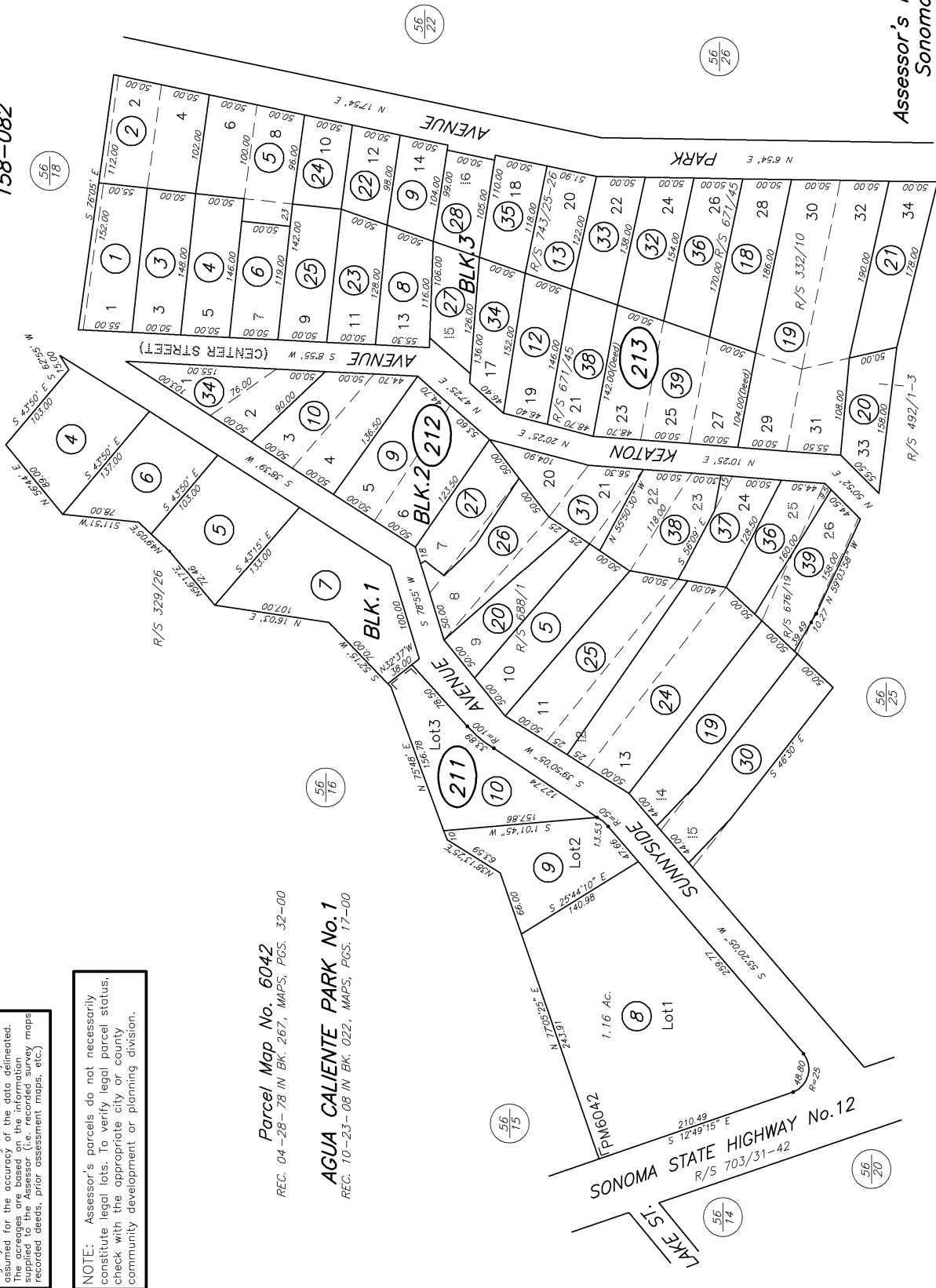
56-21

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 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.

Parcel Map No. 6042  
REC. 04-28-78 IN BK. 267, MAPS, PGS. 32-00

AGUA CALIENTE PARK No. 1  
REC. 10-23-08 IN BK. 022, MAPS, PGS. 17-00



SCALE: 1" = 100'

- REVISED
- 09-08-98=Cor.-RM
  - 02-16-99=35-RL
  - 01-25-05=R/S-RL
  - 03-20-06=39(212)-RL
  - 05-18-06=R/S-BC
  - 05-10-07=R/S-MH
  - 09-13-07=37(213)-MH
  - 08-20-09=39(213)-BC
  - 02-03-11=R/S(B)

Assessor's Map Bk. 056, Pg. 21  
Sonoma County, Calif. (ACAD)  
KEY 7/2/08 ML

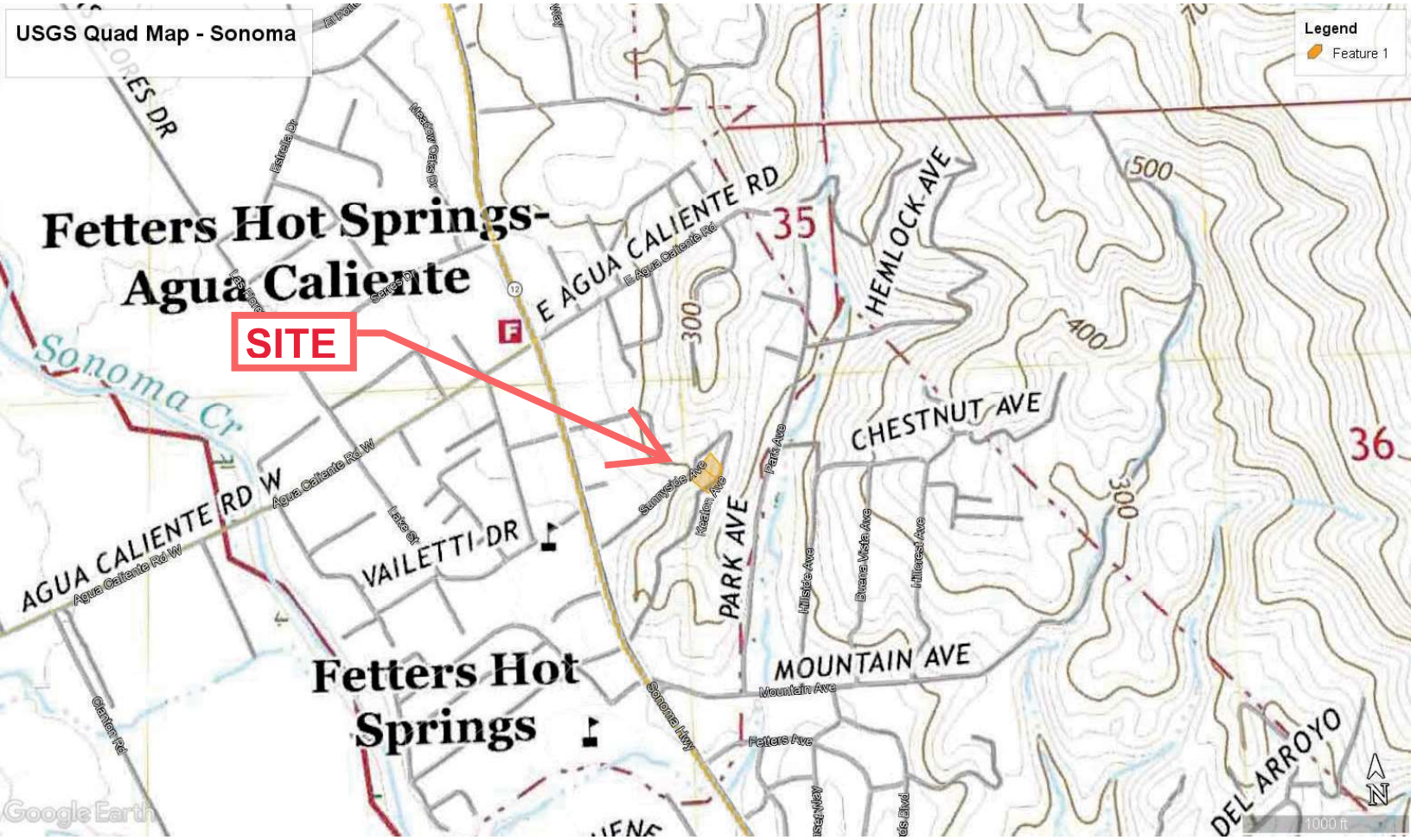
USGS Quad Map - Sonoma

Legend  
Feature 1

# Fetters Hot Springs- Agua Caliente

**SITE**

# Fetters Hot Springs



Google Earth

