



2550 Ventura Avenue
Santa Rosa, CA 95403

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Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

April 23, 2026

To: Interested Agencies

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

File Number: LLA26-0005
Applicant Name: Brad A Thomas for Ray Carlson and Associates
Owner Name: The Catherine M Heater 2024 Trust; Todd Scott Parmeter
Site Address: 1815 Mohrhardt Ridge Rd., Cazadero
APN: 106-250-019, -020, -021, -022; 107-140-004
Zoning: RRD B6 160, OAK RC50/50

Project Description: Lot Line Adjustment between three parcels of 322.30 acres, 159.74 acres, and 40.0 acres in size resulting in two parcels of 380.25 acres and 141.79 acres in size. Previous LLA and ACC approvals have combined five APNs into the three Parcels in this LLA Application.

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 May 7, 2026, and should be sent to the attention of:

LLA26-0005, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by May 7, 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. 5 Director and Commissioners
- Treasurer/Special Assessment

- Local Fire District – Cazadero CSD/Gold Ridge FPD
- Recology Sonoma Marin (Disposal)
- Regional Water QCB: North Coast
- Sonoma Coast MAC
- Tribal Notification

Planning Application

PJR-001

Application Type(s):

- Admin Cert. Compliance
- Ag. or Timber Preserve/Contract
- Conditional Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Zoning Permit for: _____

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

File # LLA26-0005

- Minor Subdivision
- Voluntary Merger
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other: _____

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 Todd Scott Parmeter				Name Tara K Ferrell 1000			
Mailing Address PO Box 312				Mailing Address 1815 Mohrdardt Ridge Rd			
City Cazadero		State CA	Zip 95421	City Cazadero		State CA	Zip 95421
Day Ph (707) 494-8085		Email jparameter69@gmail.com		Day Ph 206 786 6672		Email MOHRDARDT RANCH @ GMAIL.COM	
Signature			Date 3-23-26	Signature			Date 3/24/26
Billing Responsible Party (At-Cost Only)				<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other:			
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title Ray Carlson & Associates Attn: Brad Thomas				Name/Title			
Mailing Address 5331 Skylane Blvd				Mailing Address			
City Santa Rosa		State CA	Zip 95403	City		State	Zip
Day Ph (707) 528-7649		Email brad@rcmaps.com		Day Ph ()		Email	
PROJECT INFORMATION							
Address(es) 1815 Mohrdardt Ridge Rd						City Cazadero	
Assessor's Parcel Number(s) 106-250-019, 107-140-004, 106-250-020, 021, 022							
Project Description <u>Excess, unimproved lands of the Catherine M Heater 2024 Trust to be added to the Lands of Parmeter.</u>							
Acreage 522.04 acres				Number of new lots proposed No new lots			
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		Supervisorial District		<input type="checkbox"/> Critical Habitat		<input type="checkbox"/> Urban Service	
Current Zoning				<input type="checkbox"/> NPDES		<input type="checkbox"/> Williamson Act	
General Plan Land Use				Specific/Area Plan		Groundwater <input type="checkbox"/> 1 / 2	
				Parcel Specific Policy		Availability <input type="checkbox"/> 3 / 4	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Subject to CEQA <input type="checkbox"/> EX	
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Application accepted by				Date			
Approved by				Date			

LOT LINE ADJUSTMENT SUPPLEMENTAL APPLICATION INFORMATION

PJR-016

File#: LLA26-0005

Owner of Parcel A:

Name: Jeff Parmeter Signature: [Signature] Day Phone: 707-494-8085
Mailing Address: PO Box 312 City: Cazadero State: CA Zip: 95421

Owner of Parcel B: TARA K. FARRELL

Name: Tara L Farrell Trustee of the Heater Catherine M 2024 Trust Signature: [Signature] Day Phone: 206-786-6672
Mailing Address: 1000 1815 Mohrdardt Ridge Rd City: Cazadero State: CA Zip: 95421
PO Box 391

Owner of Parcel C:

Name: Tara L Farrell Trustee of the Heater Catherine M 2024 Trust Signature: [Signature] Day Phone: 206-786-6672
Mailing Address: 1000 1815 Mohrdardt Ridge Rd City: Cazadero State: CA Zip: 95421
PO Box 391

Owner of Parcel D:

Name: N/A Signature: _____ Day Phone: N/A
Mailing Address: N/A City: N/A State: N/A Zip: N/A

Property Information:

Lot A Address: None assigned City: Cazadero Zip: 95421

Assessor's Parcel No: 106-250-019 & 107-140-004 Existing Lot Size: 322.30 Proposed Lot Size: 380.25

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

Lot B Address: 1815 Mohrdardt Ridge Rd City: Cazadero Zip: 95421

Assessor's Parcel No: 106-250-021 & 022 Existing Lot Size: 159.74 Proposed Lot Size: 141.79

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

Lot C Address: None assigned City: Cazadero Zip: 95421

Assessor's Parcel No: 106-250-020 Existing Lot Size: 40.00 Proposed Lot Size: 0.00

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

Lot D Address: N/A City: N/A Zip: N/A

Assessor's Parcel No: N/A Existing Lot Size: N/A Proposed Lot Size: N/A

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

Does any owner **now own** or has any **owner formerly owned or held interest in** adjacent land? Yes No

If yes, identify Assessor's Parcel Numbers: 8 parcels, see LLA site map.

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

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)? Yes: No:
<http://www.firepreventionfee.org/srviewer.php>

2. Are there any structures on the property? Yes: No:
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.



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Proposal Statement

Lot Line Adjustment LLA26-0005

Involving the Lands of Parmeter, Doc # 2025-064825
Official records of Sonoma County, County of Sonoma
APN's 106-250-019 and 107-140-004

and the Lands of the Tara Ferrell and Maxine Pearl 2026 Trust, Doc. # 2026-014189 (SEE NOTE BELOW)
Official records of Sonoma County, County of Sonoma
APN's 106-250-020, 021 and 022

This Lot Line Adjustment will create a Boundary line between unimproved lands and improved lands in a logical location and protect the existing access for the lands of the Farrell/Pearl 2026 Trust.

We request that any and all parcels and fragment parcels, if any, underlying the final parcel configuration be voluntarily merged.

NOTE,

A change in Ownership for APN's 106-250-020, 021 and 022 happened as this Application was being submitted. Edits were made to the documents submitted, but there may be an occasion the prior ownership reference remains.

PRIOR OWNERSHIP

Tara Farrell, Trustee of the Heater Catherine M 2024 Trust

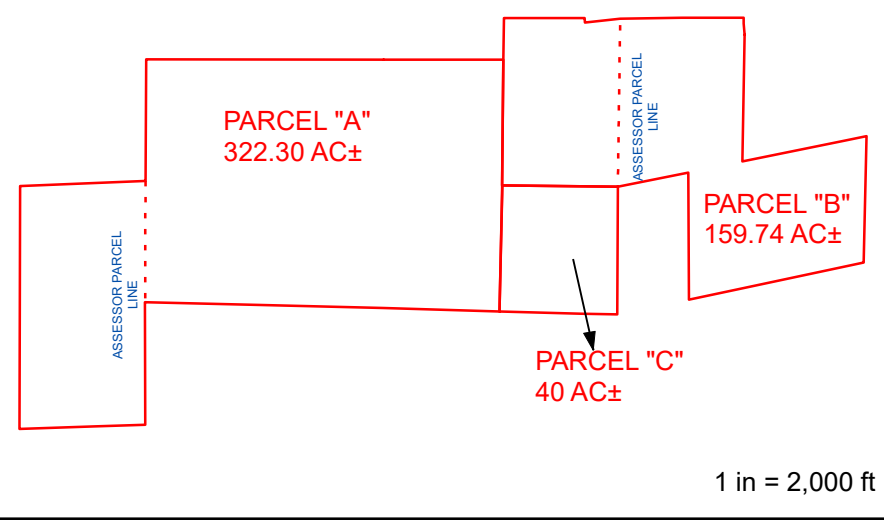
CURRENT OWNERSHIP

Tara Farrell and Maxine Pearl Trustees of the Tara Farrell and Maxine Pearl 2026 Trust

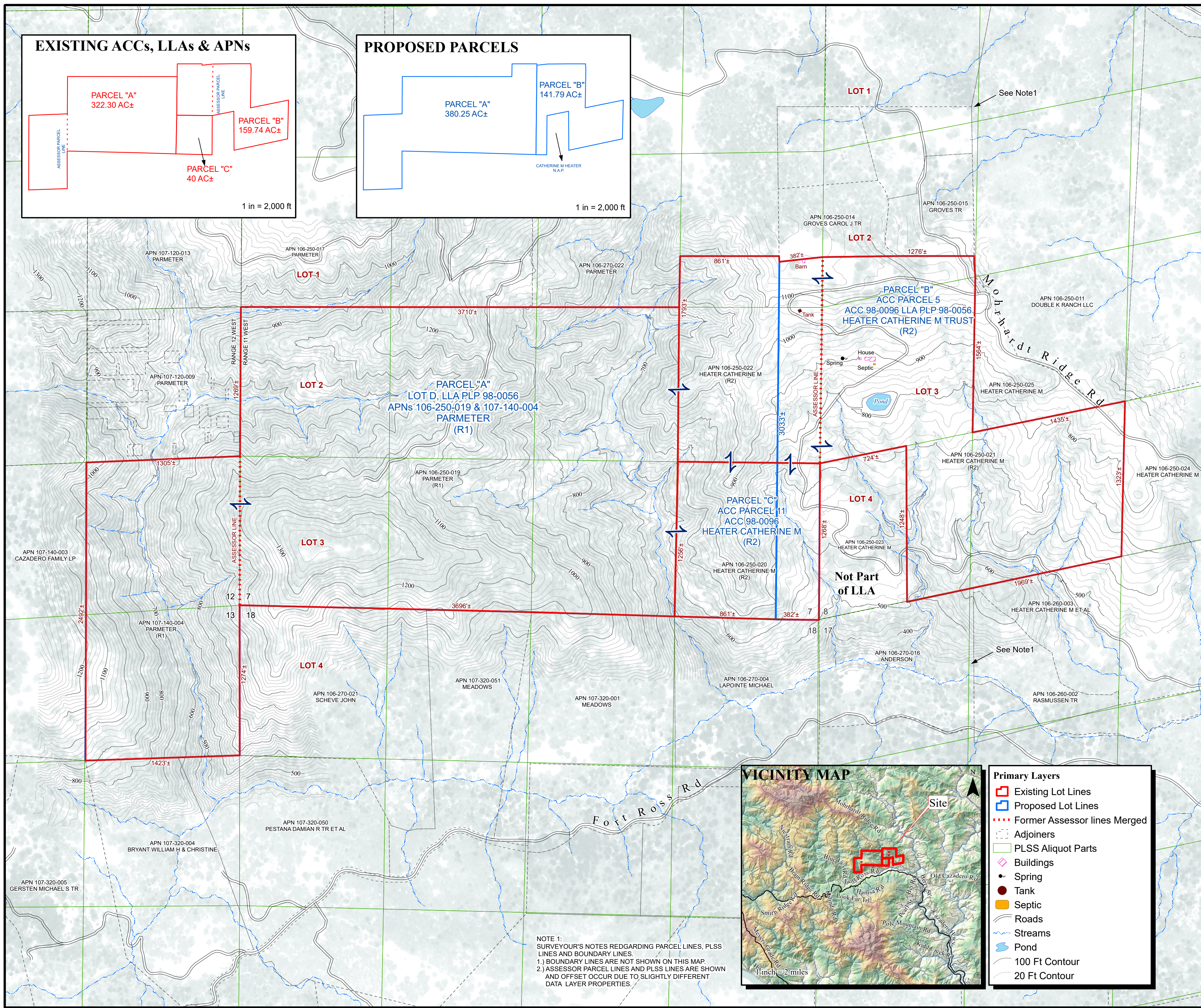
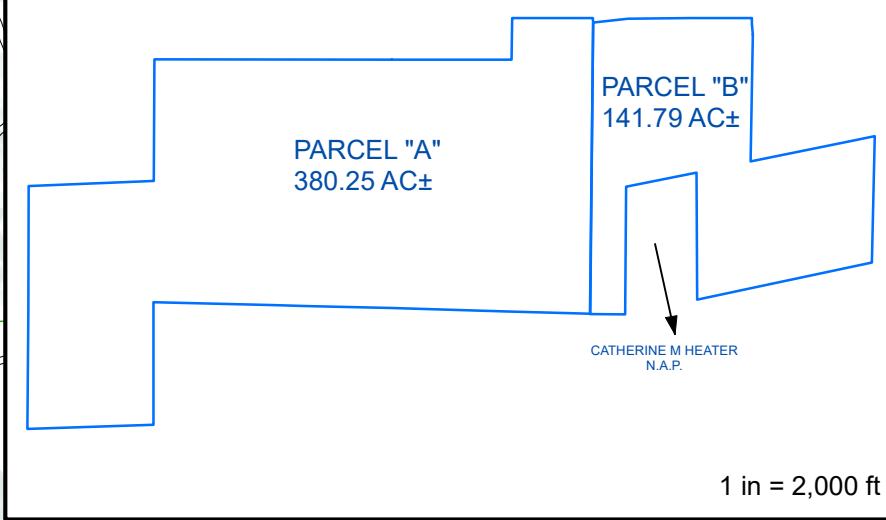
Prepared by Ray Carlson & Assoc. under the direction of Client
April 10, 2026

RCA Project 2026-007

EXISTING ACCs, LLAs & APNs



PROPOSED PARCELS



PROJECT INFORMATION

OWNER PARCEL "A"	TODD SCOTT PARMETER
APN	106-250-019 & 107-140-004
MAILING ADDRESS	PO BOX 312 CAZADERO, CA 95421
SITE ADDRESS	NONE ASSIGNED
PHONE NUMBER	707-494-8085
ZONING	RRD B6160
SEWAGE DISPOSAL	LEACHFIELD
WATER SUPPLY	WELL
LAND USE	RRD 160
OWNER PARCEL "B"	TARA K FARRELL TRUSTEE OF THE HEATER CATHERINE M 2024 TRUST
APN	106-250-021, 022
MAILING ADDRESS	1815 MOHRDARDT RIDGE RD
SITE ADDRESS	1815 MOHRDARDT RIDGE RD
ZONING	RRD B6 160
SEWAGE DISPOSAL	LEACHFIELD
WATER SUPPLY	WELL
LAND USE	RRD 160
OWNER PARCEL "C"	TARA K FARRELL TRUSTEE OF THE HEATER CATHERINE M 2024 TRUST
APN	106-250-020
SITE ADDRESS	NONE ASSIGNED
ZONING	RRD B6 160
SEWAGE DISPOSAL	LEACHFIELD
WATER SUPPLY	WELL
LAND USE	RRD 160

PARCEL	EXISTING	PROPOSED	% CHANGE
A	322.30	380.25	18.0%
B	159.74	141.79	-11.2%
C	40.00	0.00	MERGED
Total	522.04	522.04	

SURVEYOR'S STATEMENT
 I, RAY C. CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY TODD PARMETER FEBRUARY 2026.

THIS MAP HAS BEEN COMPILED FROM VARIOUS RECORD DATA SOURCES. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY THIS SURVEYOR OF THE LANDS DELINEATED HEREON. NO LIABILITY IS ASSUMED OR IMPLIED FOR THE LOCATION OF BOUNDARY LINES OR THE ACCURACY OF ACREAGE FIGURES SHOWN HEREON.



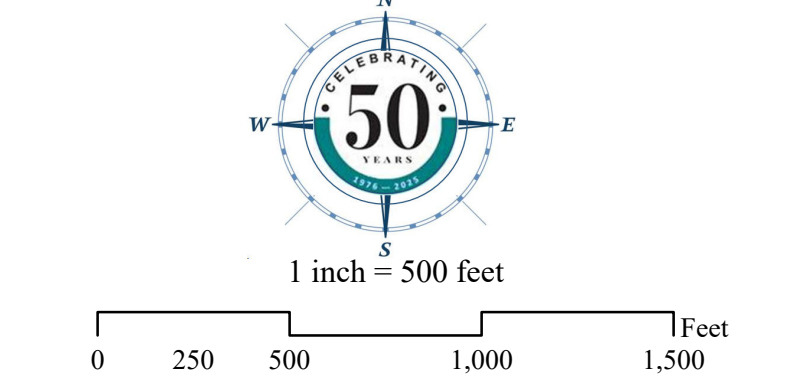
REFERENCES:
 (R1) PARMETER GRANT DEED DOC# 2025-064825
 (R2) CATHERINE M. HEATER 2024 TRUST GRANT DEED DOC# 2025-029077

ABBREVIATION:
 NAP: NOT A PART
 ACC: ADMINISTRATIVE CERTIFICATE OF COMPLIANCE
 OR: OFFICIAL REPORT, SONOMA COUNTY

SITE MAP
 Lot Line Adjustment

THREE LOTS TO BE ADJUSTED INTO TWO PARCELS
 STATE OF CALIFORNIA COUNTY OF SONOMA

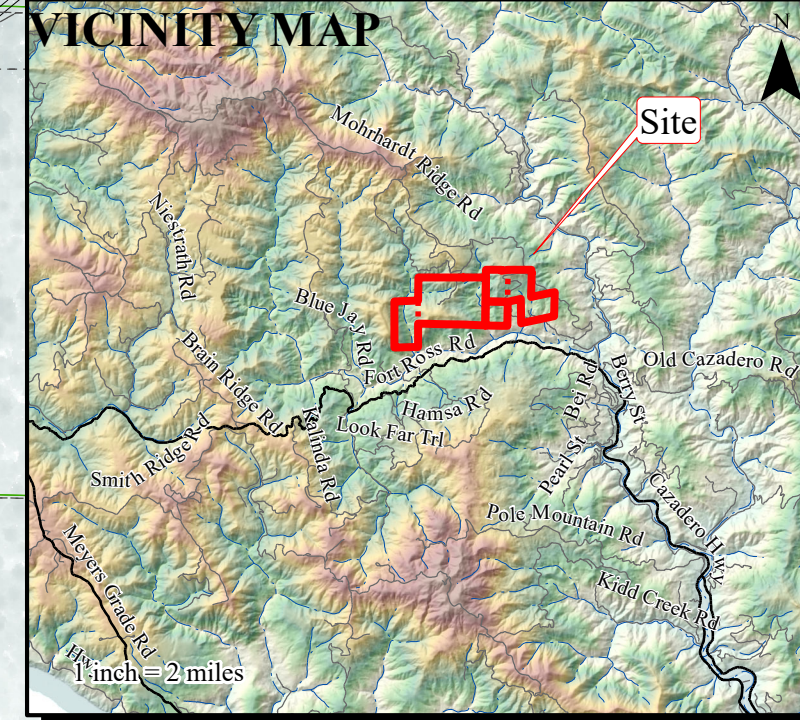
LYING WITHIN SECTIONS 7 & 8 OF T8N, R11W AND SECTIONS 12 & 13 OF T8N, R12W MDM.
 BEING A PROPOSED LOT LINE ADJUSTMENT INVOLVING THREE LOTS PARCEL "A" LANDS OF PARMETER: LOT "D" PLP 98-0056 DOC# 2025-064825 O.R. APNs 106-250-019 & 107-140-004
 PARCEL "B" AND PARCEL "C" LANDS OF THE CATHERINE M. HEATHER 2024 TRUST, TARA K. FARRELL AS TRUSTEE DOC# 2025-029077
 PARCEL "B" ACC PARCEL 5, PLP 98-0056 ACC98-0096 APN 106-250-021 & 022
 PARCEL "C" ACC PARCEL 11 ACC98-0096 APN 106-250-020
 ALL OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.



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Primary Layers

- Existing Lot Lines
- Proposed Lot Lines
- Former Assessor lines Merged
- Adjoiners
- PLSS Aliquot Parts
- Buildings
- Spring
- Tank
- Septic
- Roads
- Streams
- Pond
- 100 Ft Contour
- 20 Ft Contour



NOTE 1:
 SURVEYOR'S NOTES REDGARDING PARCEL LINES, PLSS LINES AND BOUNDARY LINES.
 1.) BOUNDARY LINES ARE NOT SHOWN ON THIS MAP.
 2.) ASSESSOR PARCEL LINES AND PLSS LINES ARE SHOWN AND OFFSET OCCUR DUE TO SLIGHTLY DIFFERENT DATA LAYER PROPERTIES.

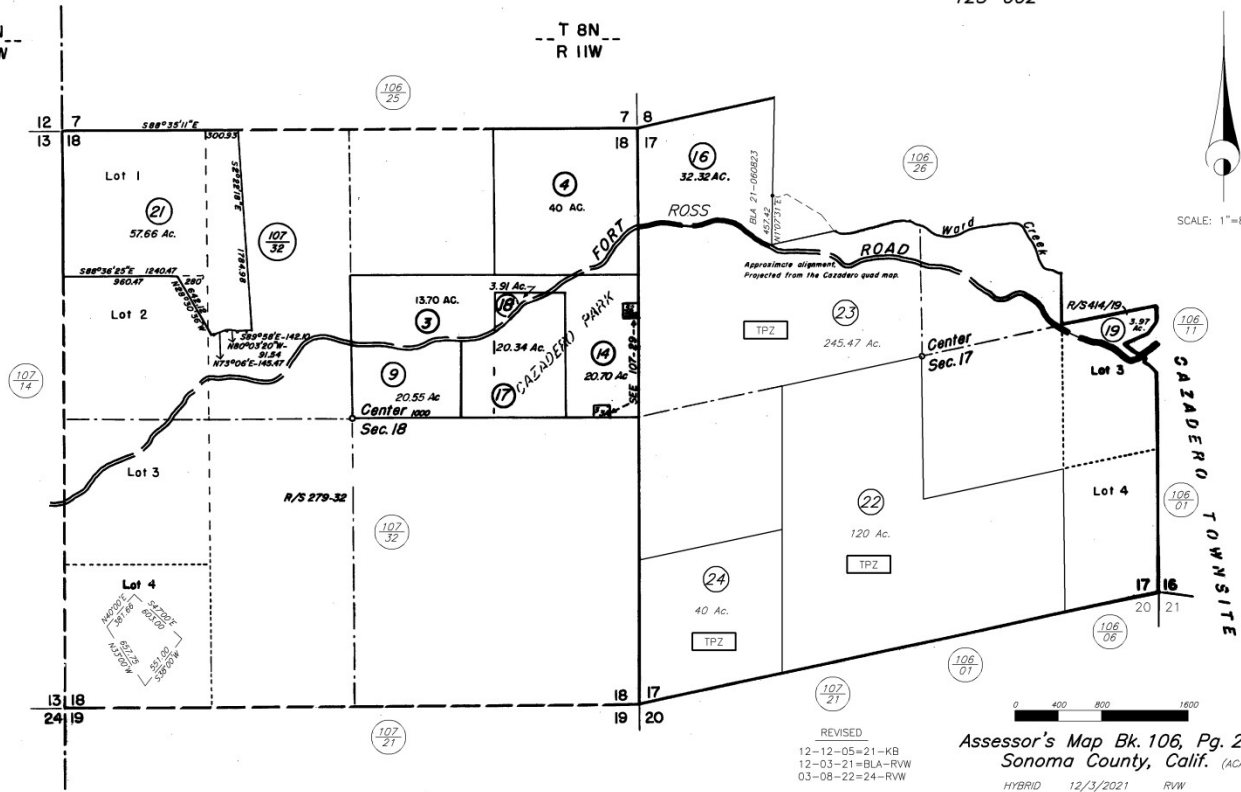
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
125-002

106-27

T 8N
R 12W

T 8N
R 11W



NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. This report is for the exclusive use of the IgniteRE user who obtained it from the First American IgniteRE website: ignite.firstam.com. No one else can use or rely on this report. This report is subject to the terms and conditions of the FirstAm IgniteRE End User License Agreement agreed to by the IgniteRE user who obtained the report, available here: properties.ignite.firstam.com/showeula. ©2005-2026 First American Financial Corporation and/or its affiliates. All rights reserved.

COUNTY ASSESSOR'S PARCEL MAP

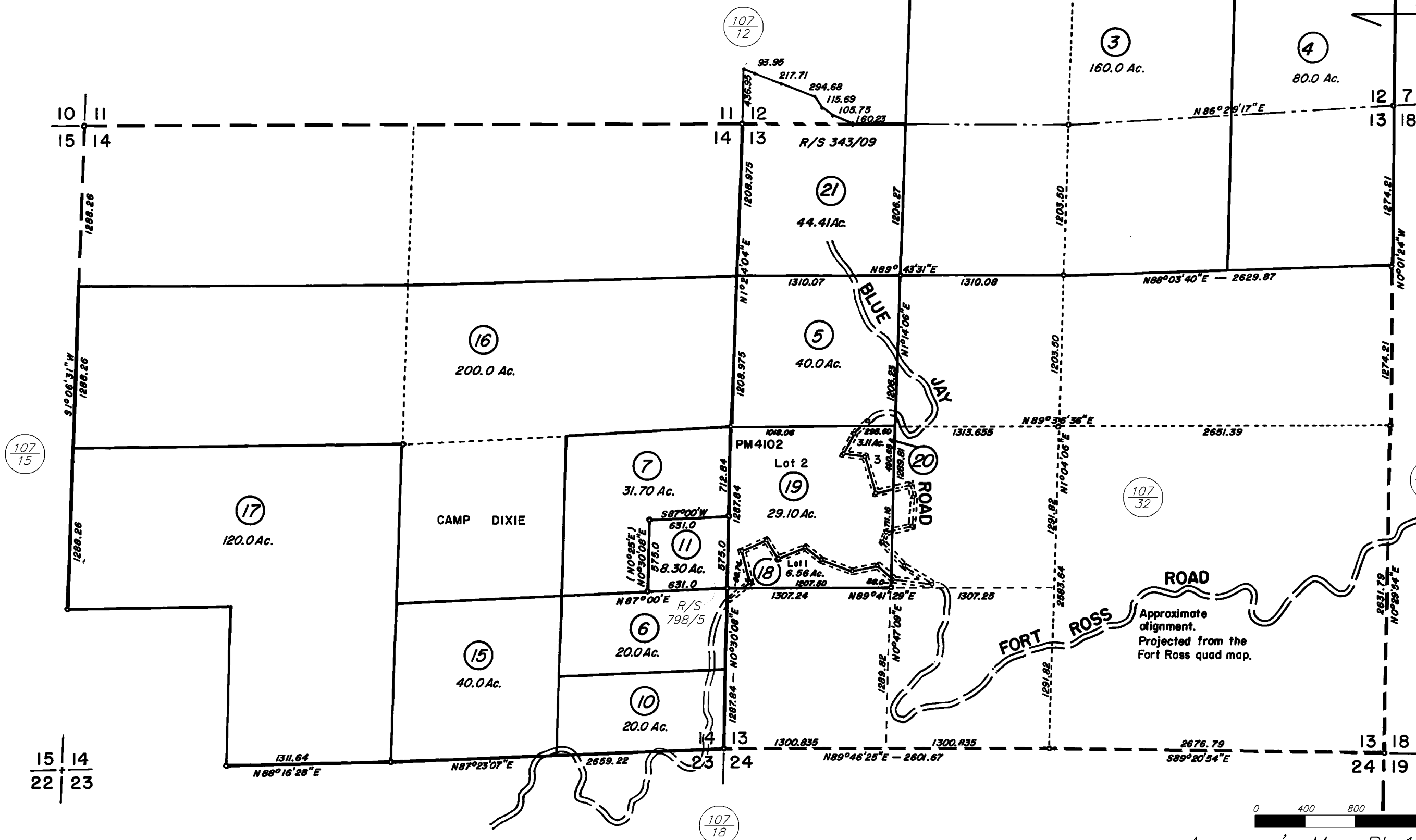
TAX RATE AREA
125-002

107-14

Parcel Map 4102
REC. 08-30-1974 IN BK. 213, MAPS, PGS. 8-9

T. 8 N. - R. 12 W.

T. 8 N. - R. 11 W.



SCALE: 1"=800'

- REVISED
- 02-26-74
 - 10-31-74
 - 12-10-74
 - 03-29-83=21
 - 02-29-84
 - 03-18-02=4 KB
 - 05-15-19=R/S DL
 - 01-29-24=12 DL

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

Assessor's Map Bk. 107, Pg. 14
Sonoma County, Calif. (ACAD)

HYBRID 5/15/19 DL

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
125-002

107-14

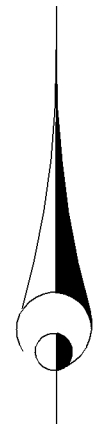
Parcel Map 4102

T. 8 N. - R. 12 W.

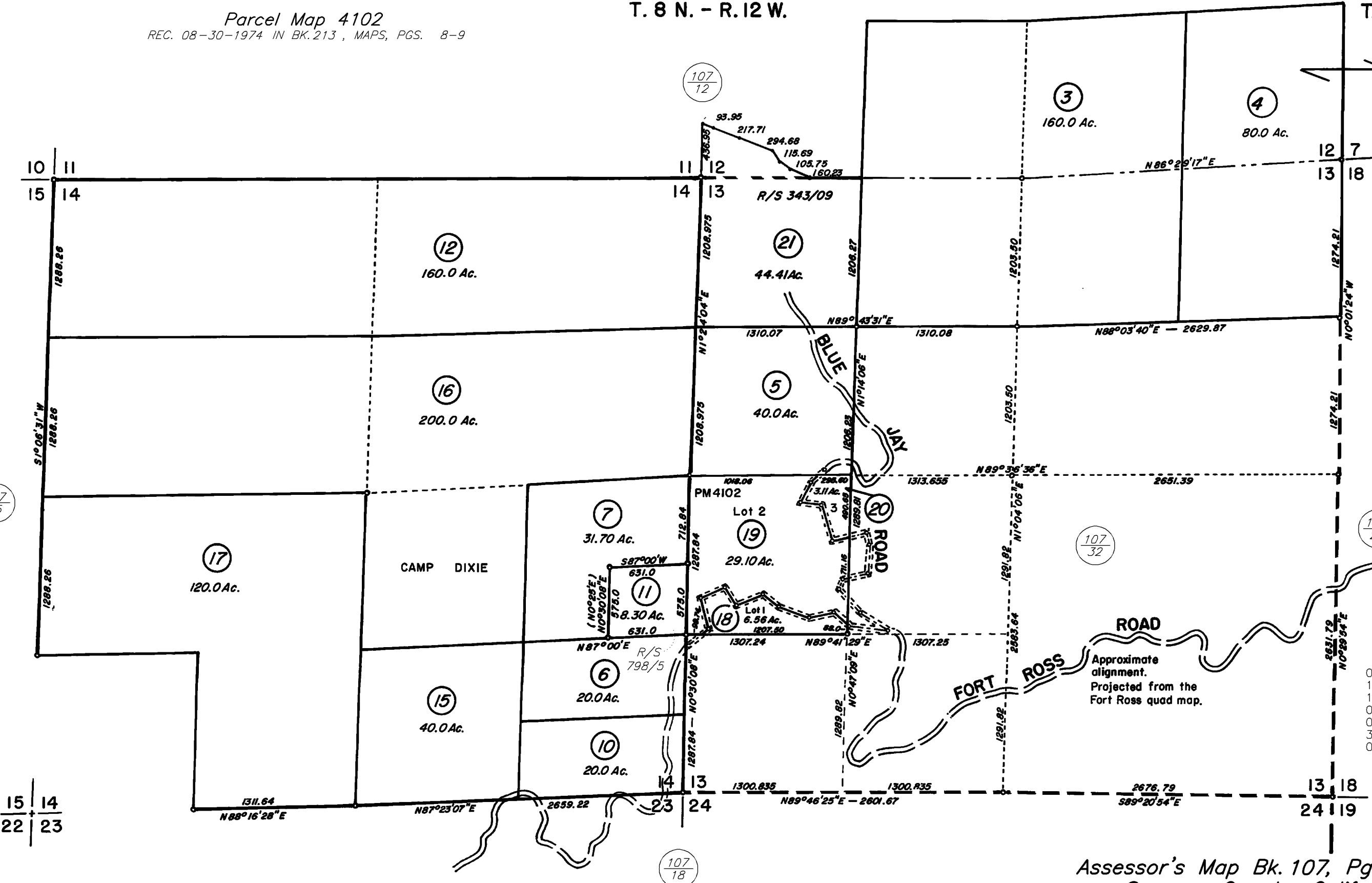
T. 8 N. - R. 11 W.

REC. 08-30-1974 IN BK. 213, MAPS, PGS. 8-9

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.



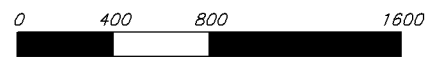
SCALE: 1"=800'



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.)

REVISED
02-26-74
10-31-74
12-10-74
03-29-83=21
02-29-84
3-18-02=4 KB
05-15-19=R/S DL

Assessor's Map Bk. 107, Pg. 14
Sonoma County, Calif. (ACAD)



HYBRID 5/15/19 DL

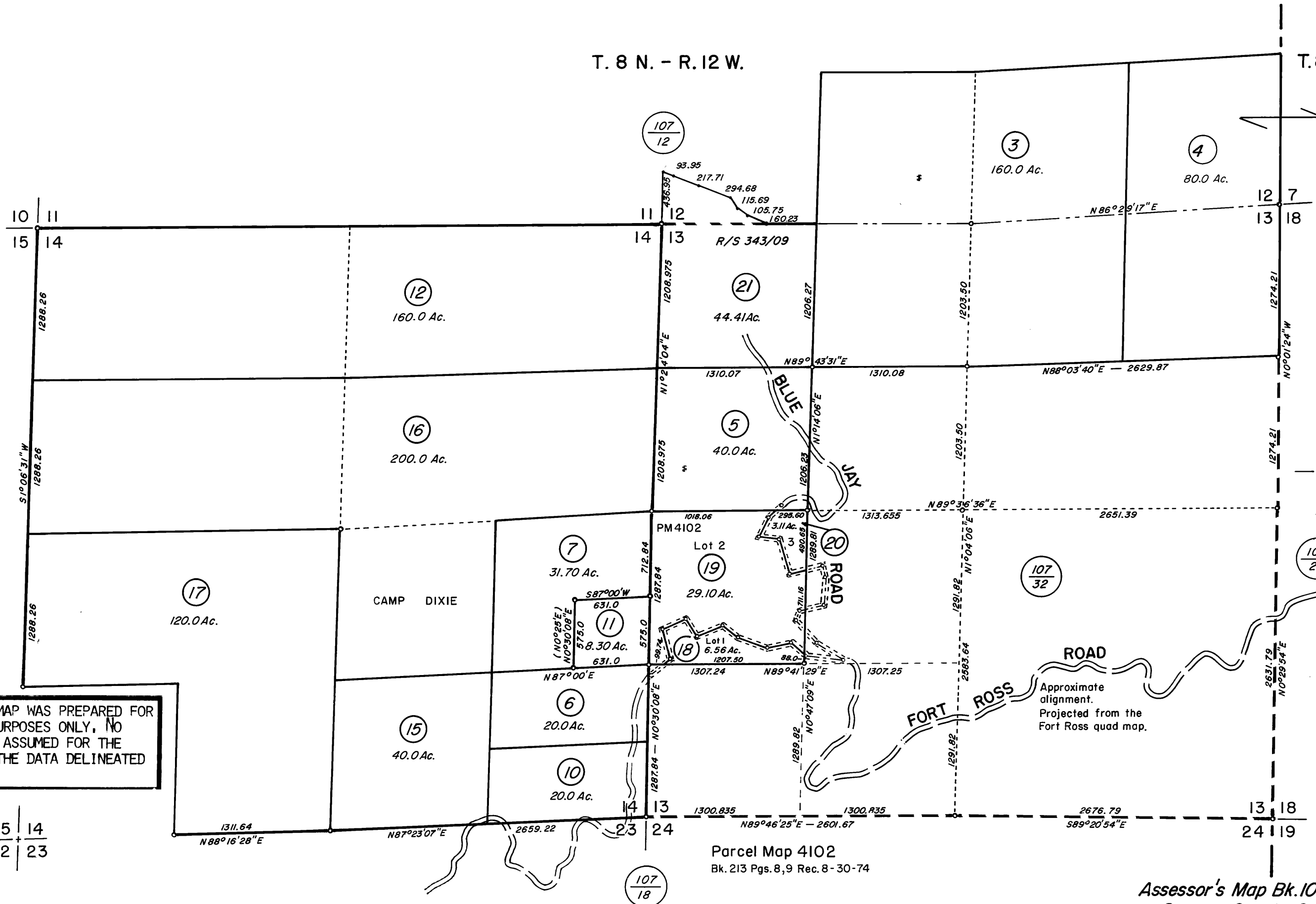
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
125-002

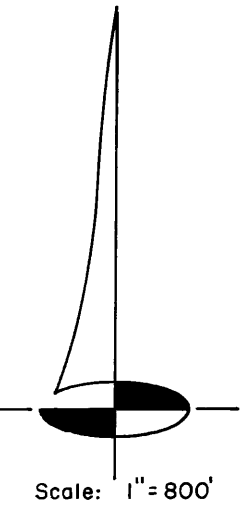
107-14

T. 8 N. - R. 12 W.

T. 8 N. - R. 11 W.



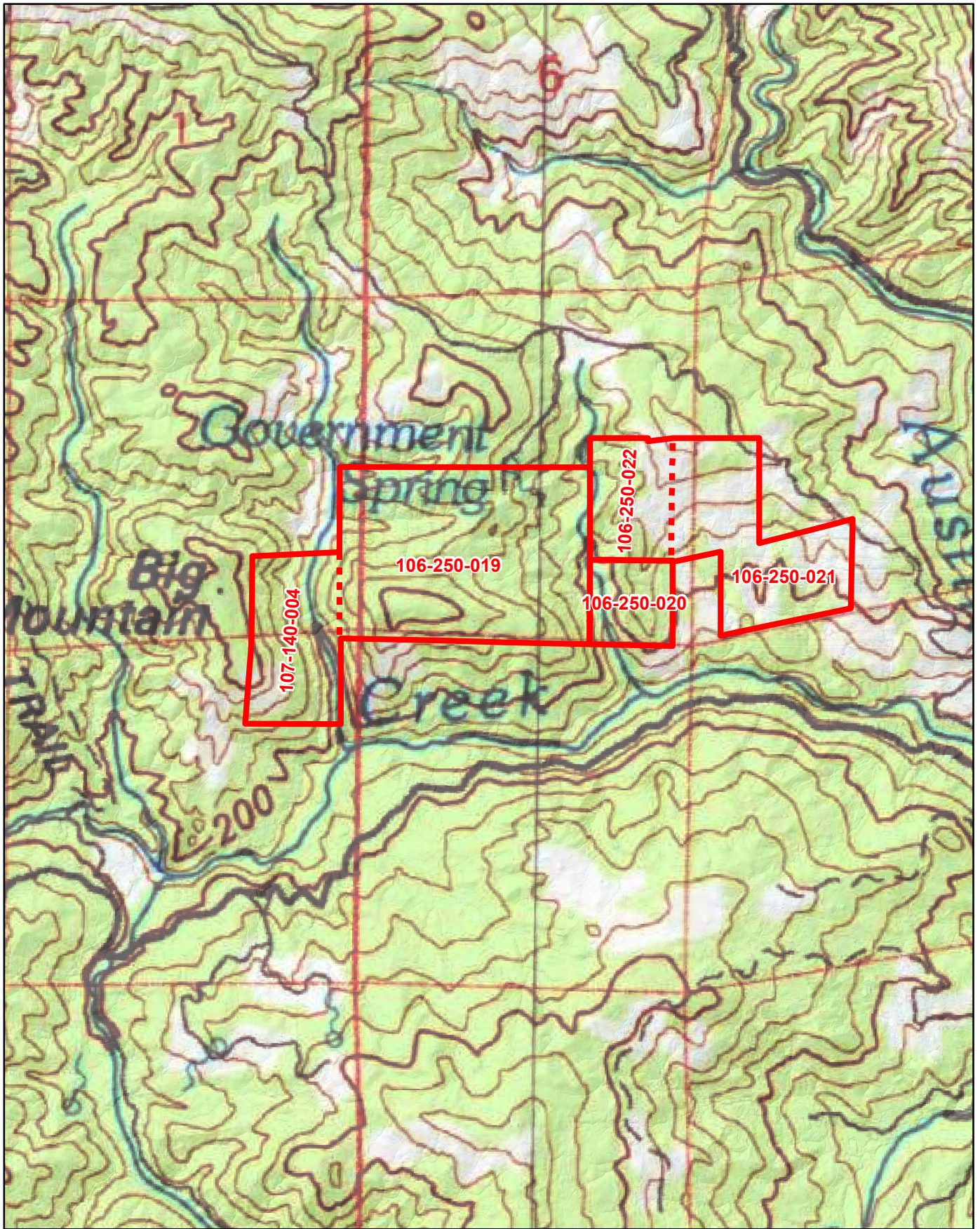
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



Revised
2-26-74
10-31-74
12-10-74
3-29-83=21
02-29-84
3-18-02 = 4 KB

Parcel Map 4102
Bk. 213 Pgs. 8,9 Rec. 8-30-74

Assessor's Map Bk. 107 Pg. 14
Sonoma County, Calif.

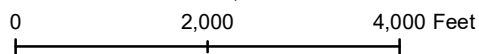


Lands of Parmeter

Map Notes: USGS 30x60 min quadrangle, Point Arena, 1981; 40 meter contours; from livingatlas.com. The contour information shown hereon is in conformance with Section 25-15F-2 of the Sonoma County Code, and is not to be used for final design.



1 inch = 2,000 feet



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