



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
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Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

April 9, 2026

To: Interested Agencies

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

File Number: LLA26-0008
Applicant Name: Andreas Martinez
Owner Name: Andreas and Natasha Martinez et al.
Site Address: 22585 Broadway, Sonoma
APN: 128-421-023 & 128-421-024
Zoning: AR B6 5, F2 RC100/25 SR VOH

Project Description: Lot Line Adjustment between two parcels of 2.39 acres and 4.39 acres in size resulting in two parcels of 3.20 acres and 3.58 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 April 23, 2026, and should be sent to the attention of:

LLA26-0008, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by April 23, 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.

- Road Naming
- Survey and Land Development
- ALUC/CLUP
- Assessor
- Dist. 1 Director and Commissioners
- Treasurer/Special Assessment

- Sonoma Valley CAC
- Valley of the Moon Alliance and Kenwood Press
- Local Fire District – Schell-Vista
- Water District - Sonoma City
- Recology Sonoma Marin (Disposal)
- Caltrans-State Dept of Transportation
- Regional Water QCB: SF Bay
- Tribal Notification
- Groundwater Sustainability Agency – Sonoma Valley
- Federal Aviation Administration (FAA)

Planning Application

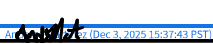

PJR-001

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 Andreas Marinez			Name Roger Cook			
Mailing Address 22585 Broadway			Mailing Address 22535 Broadway			
City Sonoma	State Ca.	Zip 95476	City Sonoma	State Ca.	Zip 95476	
Day Ph (707) 755-1942	Email andreas@vistalandscape.com		Day Ph (415) 378-2301	Email roger@cookrlaw.com		
Signature 		Date Dec 3, 2025	Signature 		Date Dec 3, 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) 22585 and 22535 Broadway				City Sonoma		
Assessor's Parcel Number(s) 128-421-023 and 024						
Project Description To take a portion of Lot 1, (APN 128-421-023) and combine it with Lot 2 (APN 128-421-024), Parcel Map No. 5034, filed in 256 Maps 29-30, to make Lot 2 more usable.						
Acreage 6.78 Acres (Total)			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	Availability <input type="checkbox"/> 3 / 4
General Plan Land Use		Parcel Specific Policy		Specific/Area Plan		Subject to <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.		CEQA <input type="checkbox"/> YES
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: Andreas Marinex Signature: [Signature] Day Phone: 707-755-1942
Mailing Address: 22585 Broadway City: Sonoma State: Ca. Zip: 95476

Owner of Parcel B:

Name: Roger Cook Signature: [Signature] Day Phone: _____
Mailing Address: 22535 Broadway 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: 22585 Broadway City: Sonoma Zip: 95476

Assessor's Parcel No: 128-421-024 Existing Lot Size: 2.39 Ac. Proposed Lot Size: 3.20 Ac.

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

Lot B Address: 22535 Broadway City: Sonoma Zip: 95476

Assessor's Parcel No: 128-421-023 Existing Lot Size: 4.39 Ac. Proposed Lot Size: 3.58 Ac.

Existing Use: Residential 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: _____

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: _____

- 1. Will any parcel be completely relocated?
2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%?
3. Is an existing parcel subject to merger or otherwise undevelopable?
4. Is the proposal subject to the California Environmental Quality Act (CEQA)?
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?
b) Does the request involve parcels which have been lot line adjusted in the previous two years?
c) Could the request result in cumulative or significant adverse impacts?

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?
An existing structure will be 27.5'+/- away from the new line

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.











LLA Application to sign

Final Audit Report

2025-12-03

Created:	2025-12-03
By:	Amanda Reid (areid@adobeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIg0j7HXE9ERa4OR9-Dvub_z5GiMWD7RF

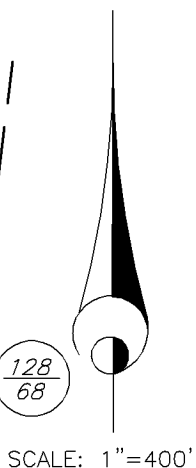
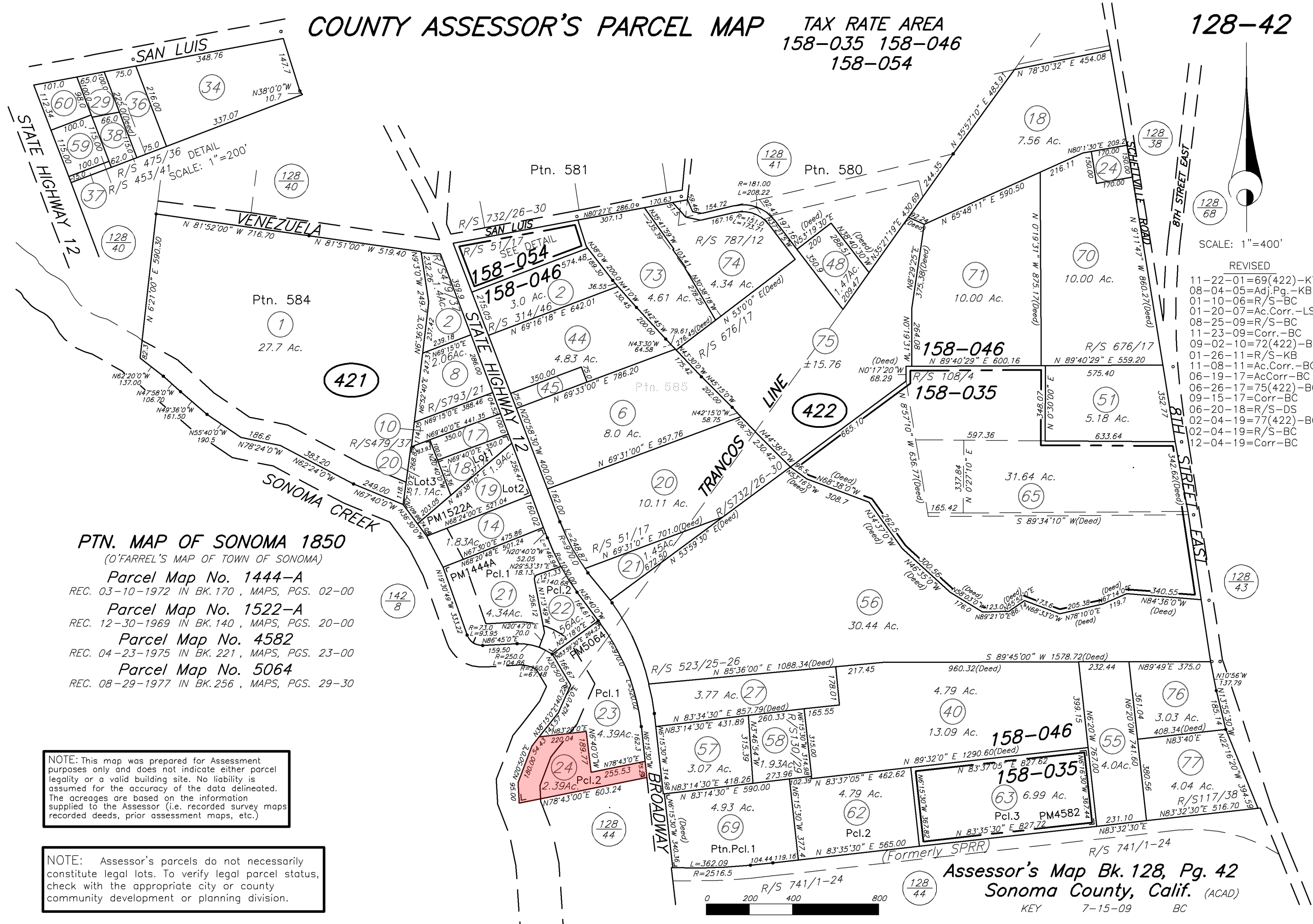
"LLA Application to sign" History

-  Document created by Amanda Reid (areid@adobeinc.com)
2025-12-03 - 5:26:24 PM GMT
-  Document emailed to roger@cookrlaw.com for signature
2025-12-03 - 5:28:14 PM GMT
-  Email viewed by roger@cookrlaw.com
2025-12-03 - 9:23:12 PM GMT
-  Signer roger@cookrlaw.com entered name at signing as Roger Cook
2025-12-03 - 11:20:31 PM GMT
-  Document e-signed by Roger Cook (roger@cookrlaw.com)
Signature Date: 2025-12-03 - 11:20:33 PM GMT - Time Source: server
-  Document emailed to dre.martinez9@gmail.com for signature
2025-12-03 - 11:20:35 PM GMT
-  Email viewed by dre.martinez9@gmail.com
2025-12-03 - 11:33:18 PM GMT
-  Signer dre.martinez9@gmail.com entered name at signing as Andreas Martinez
2025-12-03 - 11:37:41 PM GMT
-  Document e-signed by Andreas Martinez (dre.martinez9@gmail.com)
Signature Date: 2025-12-03 - 11:37:43 PM GMT - Time Source: server
-  Agreement completed.
2025-12-03 - 11:37:43 PM GMT

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-035 158-046
158-054

128-42



PTN. MAP OF SONOMA 1850
 (O'FARREL'S MAP OF TOWN OF SONOMA)
Parcel Map No. 1444-A
 REC. 03-10-1972 IN BK.170 , MAPS, PGS. 02-00
Parcel Map No. 1522-A
 REC. 12-30-1969 IN BK.140 , MAPS, PGS. 20-00
Parcel Map No. 4582
 REC. 04-23-1975 IN BK.221 , MAPS, PGS. 23-00
Parcel Map No. 5064
 REC. 08-29-1977 IN BK.256 , MAPS, PGS. 29-30

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.

REVISED
 11-22-01=69(422)-KT
 08-04-05=Adj.Pg.-KB
 01-10-06=R/S-BC
 01-20-07=Ac.Corr.-LSL
 08-25-09=R/S-BC
 11-23-09=Corr.-BC
 09-02-10=72(422)-BC
 01-26-11=R/S-KB
 11-08-11=Ac.Corr.-BC
 06-19-17=AcCorr-BC
 06-26-17=75(422)-BC
 09-15-17=Corr-BC
 06-20-18=R/S-DS
 02-04-19=77(422)-BC
 12-04-19=Corr-BC

Assessor's Map Bk. 128, Pg. 42
 Sonoma County, Calif. (ACAD)
 KEY 7-15-09 BC

OWNER'S CERTIFICATE

We, the undersigned, hereby certify that we are the Owners of or have some right, title or interest in and to the real property included within the subdivision shown on this map entitled "Parcel Map No. 5064"; that we are the only persons whose consent is necessary to pass clear title to said real property and that we hereby consent to the preparation and recordation of said map.

Leonard J. Wrobel
Leonard J. Wrobel

Kathryn A. Wrobel
Kathryn A. Wrobel

Signatures of the following trustees and/or beneficiaries under Needs of Trust may be omitted under the provisions of Section 66445 (F) of the Subdivision Map Act, if such signatures are not required by the governing body:

Continental Auxiliary 2270 O.R. 153 Trustee under Need of Trust Company

Signatures of the following named parties may be omitted under the provisions of Section 66436 (C) (1), (2) or (3) of the Subdivision Map Act if such signatures are not required by the governing body. Each interest is such that it cannot ripen into a fee title.

Federal Land Bank 518 O.R. 308 Mineral rights of Berkeley

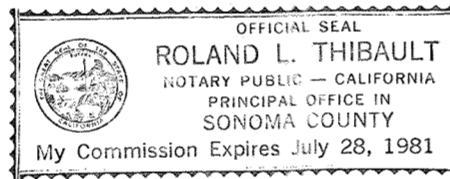
Sonoma Valley County 3454 O.R. 929 Utility Easement Sanitation District

**STATE OF CALIFORNIA
COUNTY OF SONOMA**

On this 18th day of August, 1977, before me Roland L. Thibault of Berkeley a Notary Public in and for the County of Sonoma, State of California, residing therein, duly commissioned and sworn personally appeared Leonard J. & Kathryn A. Wrobel known to me to be the persons that executed the within instrument as Owner.

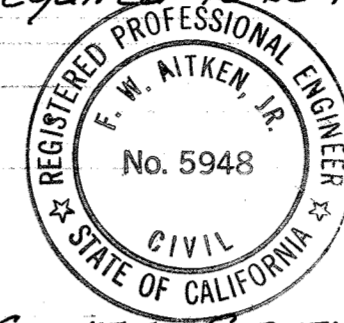
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Roland L. Thibault
Notary Public in and for the County of Sonoma, State of California



ENGINEER'S CERTIFICATE

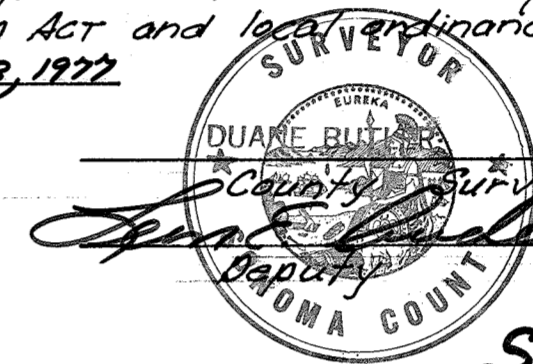
This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Leonard J. Wrobel on June 1977. I hereby state that the parcel map procedures of the local agency have been complied with and that this map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the parcel map.



Frank W. Aitken Jr.
Frank W. Aitken Jr. RCE 5948

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance
Date: August 12, 1977



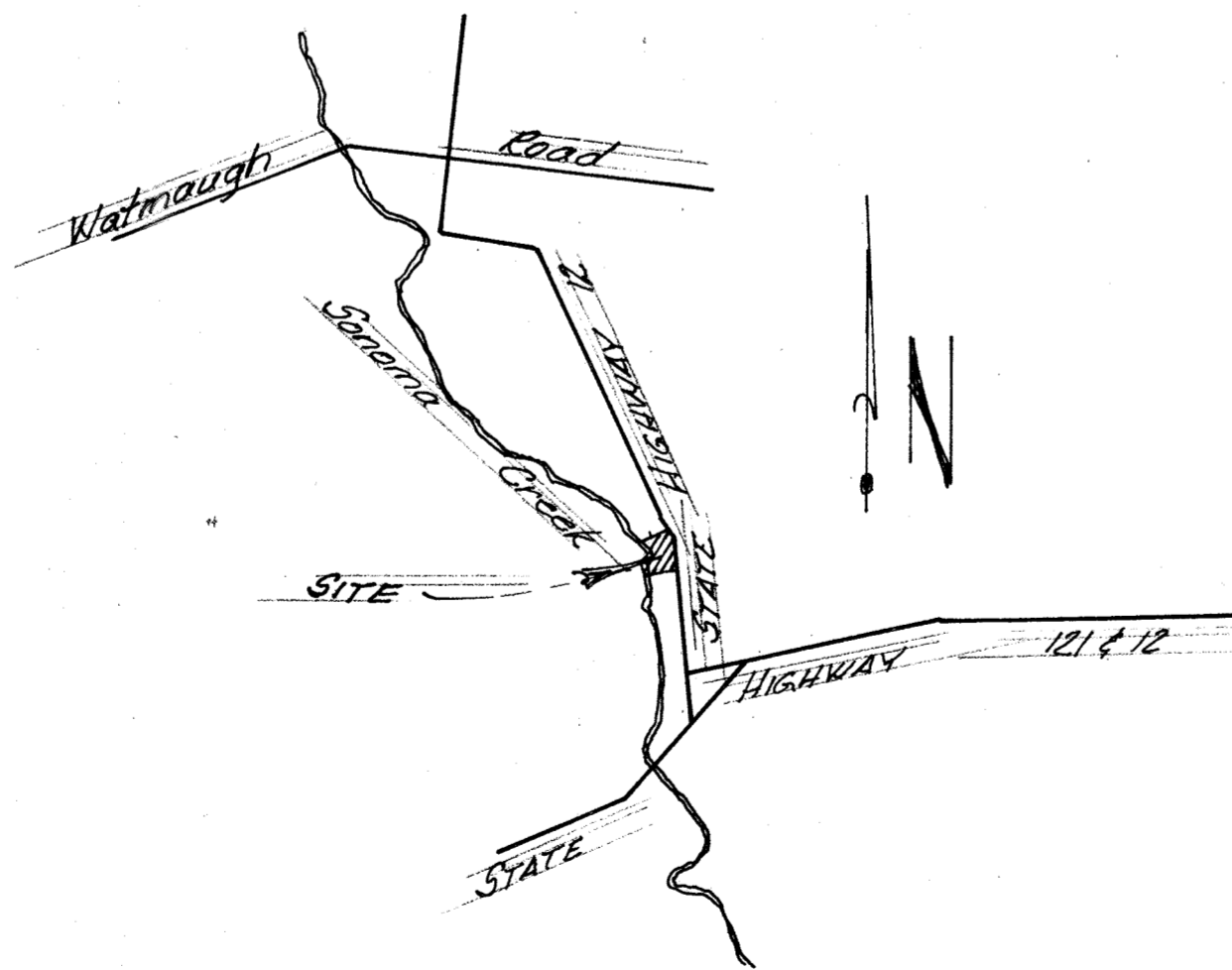
Duane Butler
County Surveyor
Deputy
S41042

COUNTY RECORDER'S CERTIFICATE

Filed this 29 day of August, 1977 at 3:00 PM in Book 256 of Maps at Page 29130, at the request of the County Surveyor.

REC'D 700 PAID

Julie Caldwell
County Recorder
Deputy



LOCATION MAP
(no scale)

PARCEL MAP No. 5064

DIVISION OF THE LANDS OF LEONARD J. & KATHRYN A. WROBEL OF RECORD IN BOOK 671 OFFICIAL RECORDS AT PAGE 206 SONOMA COUNTY RECORDS BEING A PORTION OF THE HUICHICA RANCHO SONOMA COUNTY, CALIFORNIA

Date June 1977

AITKEN & ASSOCIATES
Engineers - Surveyors - Planners
20135 Broadway
Sonoma, California

Sheet 1 of 2

AR No. 128-421-06

8584

256

29

BASIS OF BEARINGS

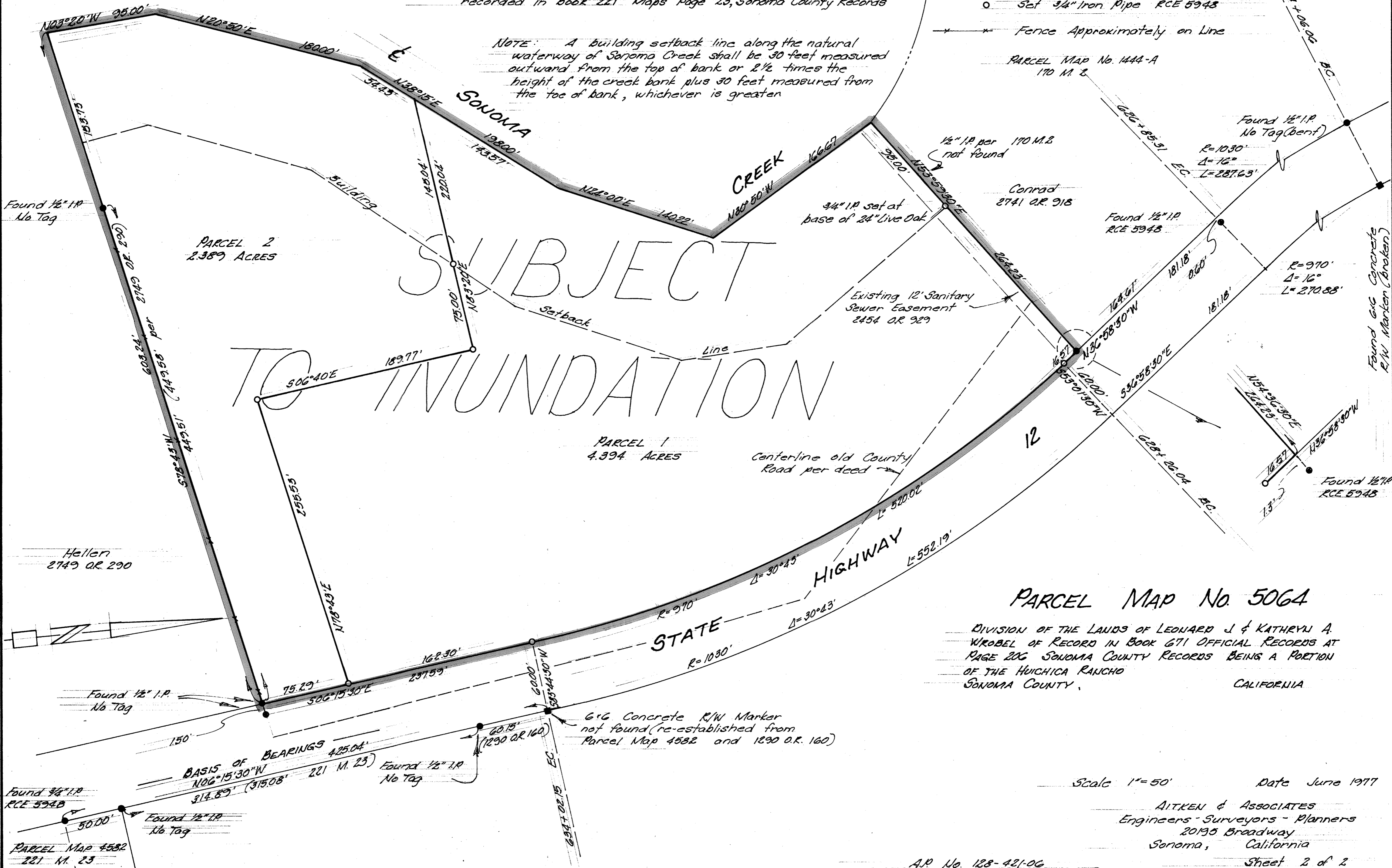
N06°15'30"W being the monumented east line of State Highway 12 as shown on Parcel Map No. 4582 recorded in Book 221 Maps Page 23, Sonoma County Records

NOTE: A building setback line along the natural waterway of Sonoma Creek shall be 30 feet measured outward from the top of bank or 2 1/2 times the height of the creek bank plus 30 feet measured from the toe of bank, whichever is greater

LEGEND

- Found Monument as shown
- Set 3/4" Iron Pipe RCE 5948
- Fence Approximately on Line

PARCEL MAP No. 1444-A
170 M.B.



PARCEL 2
2.389 ACRES

SUBJECT
TO
INUNDATION

PARCEL 1
4.394 ACRES

PARCEL MAP No. 5064

DIVISION OF THE LANDS OF LEONARD J & KATHRYN A. WRABEL OF RECORD IN BOOK 671 OFFICIAL RECORDS AT PAGE 206 SONOMA COUNTY RECORDS BEING A PORTION OF THE HUICHICA RANCHO SONOMA COUNTY, CALIFORNIA

Scale 1"=50'

Date June 1977

AITKEN & ASSOCIATES
Engineers-Surveyors-Planners
20195 Broadway
Sonoma, California

A.P. No. 128-421-06

Sheet 2 of 2