



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

July 6, 2026

To: Interested Agencies

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

File Number: LLA26-0017
Applicant Name: David Spargo
Owner Name: Richard and Sherrill Spargo 2014 Family Revocable Trust
Site Address: 18200 Berry St., Cazadero; 6255, 6265, 6225 Cazadero Hwy., Cazadero
APN: 106-090-036, -037, -038, -039, -040
Zoning: AR B6 2, SR

Project Description: Lot Line Adjustment between four ACC parcels (see ENP25-0012) of 0.221 acres, 0.131 acres, 0.152 acres, and 0.253 acres in size resulting in three parcels of 0.330 acres, 0.120 acres, and 0.329 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 July 20, 2026, and should be sent to the attention of:

LLA26-0017, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by July 20, 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
☒ Recology Sonoma Marin (Disposal)
☒ Regional Water QCB: North Coast
☒ Lower Russian River 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 # _____

- ☐ 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 David Spargo			Name		
Mailing Address 6024 Princeton Way			Mailing Address		
City Granite Bay	State CA	Zip 95746	City	State	Zip
Day Ph (916) 622-2060	Email thevp2@gmail.com		Day Ph ()	Email	
Signature		Date 5/5/26	Signature		Date
Billing Responsible Party (At-Cost Only)			☒ Applicant ☐ Owner ☐ Other: _____		
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title Phelps & Associates, Inc.			Name/Title		
Mailing Address 632 Petaluma Avenue			Mailing Address		
City Sebastopol	State CA	Zip 95472	City	State	Zip
Day Ph (707) 829-0400	Email office@phelpslandsurveyors.com		Day Ph ()	Email	
PROJECT INFORMATION					
Address(es) 6225, 6255, 6265 Cazadero Highway & unassigned Berry Street				City Cazadero	
Assessor's Parcel Number(s) 106-090-036, 037, 038, 039, & 040					
Project Description Lot line adjustment & lot merger to better fit the lay of the land and occupation.					
Acreage 9625 sq ft, 5720 sq ft, 6600 sq ft, & 1100 sq ft			Number of new lots proposed None		
Site Served by Public Water? ☒ Yes ☐ No			Site Served by Public Sewer? ☐ Yes ☒ No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area	Supervisory District		☐ Critical Habitat	☐ Urban Service	Groundwater ☐ 1 / 2
Current Zoning			☐ NPDES	☐ Williamson Act	Availability ☐ 3 / 4
			Specific/Area Plan		Subject to ☐ EX
General Plan Land Use			Parcel Specific Policy		CEQA ☐ YES
Application resolve planning violation? ☐ Yes ☐ No			Violation? ☐ Yes ☐ No		File No.
Previous Files			Penalty application? ☐ Yes ☐ No		
Application accepted by			Date		
Approved by			Date		

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: _____

Owner of Parcel A:

Name: David Spargo Signature: [Signature] Day Phone: 916 622-2060

Mailing Address: 6024 Princeton Way City: Granite Bay State: CA Zip: 95746

Owner of Parcel B:

Name: David Spargo Signature: [Signature] Day Phone: 916 622-2060

Mailing Address: 6024 Princeton Way City: Granite Bay State: CA Zip: 95746

Owner of Parcel C:

Name: David Spargo Signature: [Signature] Day Phone: 916 622-2060

Mailing Address: 6024 Princeton Way City: Granite Bay State: CA Zip: 95746

Owner of Parcel D:

Name: David Spargo Signature: [Signature] Day Phone: 916 622-2060

Mailing Address: 6024 Princeton Way City: Granite Bay State: CA Zip: 95746

Property Information:

Lot A Address: 6255 Cazadero Highway City: Cazadero Zip: 95421
Assessor's Parcel No: 106-090-036 & 037 Existing Lot Size: 9625 sq ft Proposed Lot Size: 14,394
Existing Use: Residential Public Sewer? (Y/N) Provider: _____

Lot B Address: 6265 Cazadero Highway City: Cazadero Zip: 95421
Assessor's Parcel No: 106-090-038 Existing Lot Size: 5720 sq ft Proposed Lot Size: 5211
Existing Use: Residential Public Sewer? (Y/N) Provider: _____

Lot C Address: unassigned Berry Street City: Cazadero Zip: 95421
Assessor's Parcel No: 106-090-039 Existing Lot Size: 6600 sq ft Proposed Lot Size: 14,312
Existing Use: Residential Public Sewer? (Y/N) Provider: _____

Lot D Address: unassigned Berry Street City: Cazadero Zip: 95421
Assessor's Parcel No: 106-090-040 Existing Lot Size: 11,000 sq.ft. Proposed Lot Size: 0 (merged)
Existing Use: Vacant 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: 106-090-034 & -041

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

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103

Sonoma County Fire Safety Ordinance Required Questions.

1. Is the property located in the State Responsibility Area (SRA)? 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.



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707)829-0400 / FAX (707)829-0401
email: office@phelpslandsurveyors.com

May 4, 2026

County of Sonoma Permit and
Resource Management Department

Re: Lot Line Adjustment & Lot Merger
Lands of Spargo Trust
Multiple addresses on Cazadero Highway & Berry Street in Cazadero
APN's 106-090-036, 106-090-037, 106-090-038, 106-090-039, and 106-090-040

Project Planner:

We are applying for a Lot Line Adjustment and Lot Merger between the above referenced parcels. Being that the parcels have been owned by the same family for many years, this Lot Line Adjustment will help correct the setbacks to existing buildings, the parking areas that benefit one lot more than the other, and to better fit the lay of the land. The owner would also be merging the remaining portions of APN 106-090-040 with APN 106-090-039 to be creating a more sensible parcel.

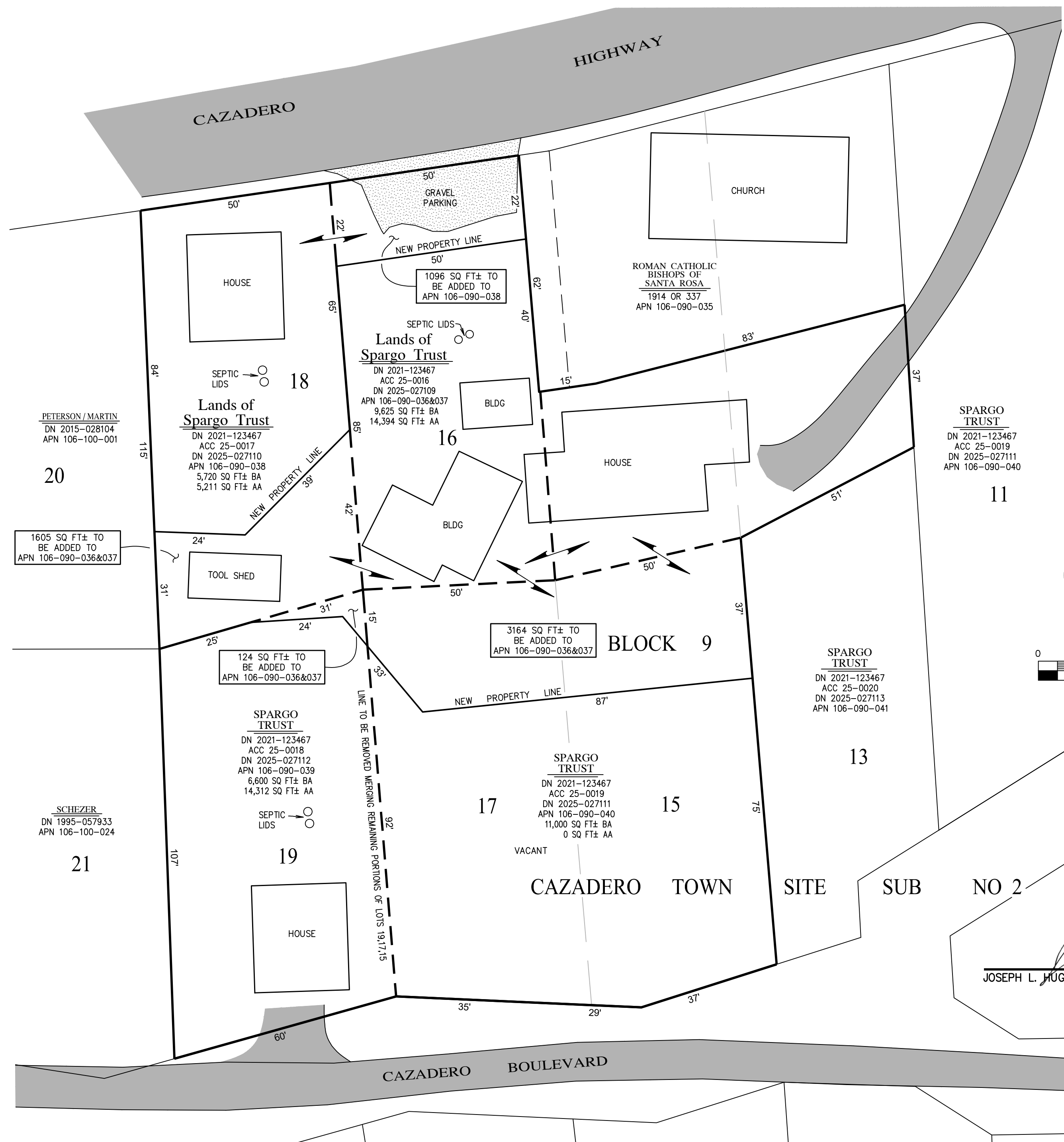
We acknowledge that any and all parcels and fragment parcels underlying the final parcel configuration will be deemed merged.

Please let us know if we can be of further assistance as the application is processed.

Respectfully submitted:
Phelps & Associates, Inc.

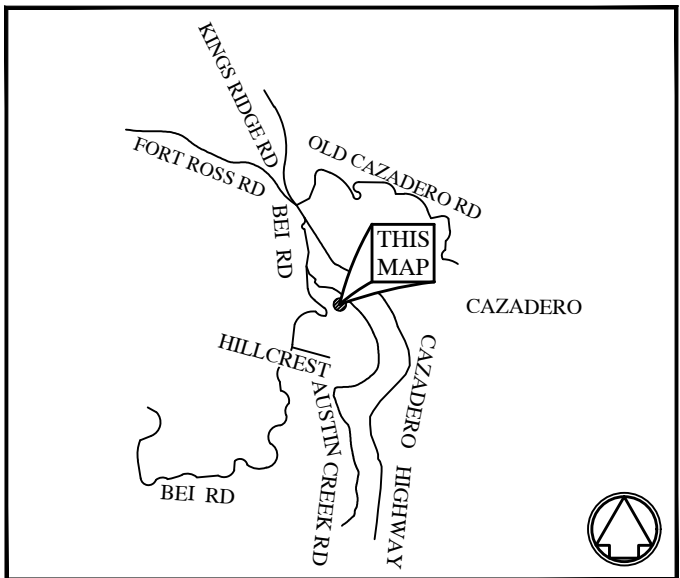


Joe Hughes



MAPPING NOTES
PROPERTY LINES PROTRACTED FROM RECORD DATA
PLANIMETRIC FEATURES ARE APPROXIMATE

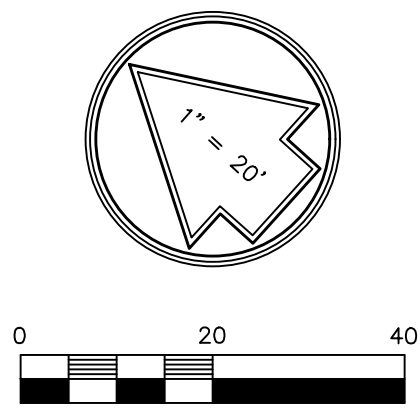
LEGEND
— PROPERTY LINE
- - - PROPERTY LINE TO BE ADJUSTED
— NEW PROPERTY LINE
BA BEFORE ADJUSTMENT
AA AFTER ADJUSTMENT



Location Map
Not To Scale

GENERAL NOTES ***** Owner: David Spargo 6024 Princeton Way, Granite Bay, CA 95746 Phone: (916) 622-2060 Property address: 6225 & 6255 Cazadero Highway Assessor's Parcel Number: 106-090-036 & 37 Existing zoning: AR B6 2 Proposed zoning: Same Existing use: Residential Proposed use: Same Acreage: 9,625 sq. ft. before adjustment 14,394 sq. ft. after adjustment Water supply: Public water Sewage disposal: Subsurface	GENERAL NOTES ***** Owner: David Spargo 6024 Princeton Way, Granite Bay, CA 95746 Phone: (916) 622-2060 Property address: 6265 Cazadero Highway Assessor's Parcel Number: 106-090-038 Existing zoning: AR B6 2 Proposed zoning: Same Existing use: Residential Proposed use: Same Acreage: 5,720 sq. ft. before adjustment 5,211 sq. ft. after adjustment Water supply: Public water Sewage disposal: Subsurface
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GENERAL NOTES ***** Owner: David Spargo 6024 Princeton Way, Granite Bay, CA 95746 Phone: (916) 622-2060 Property address: Berry Street Assessor's Parcel Number: 106-090-039 Existing zoning: AR B6 2 Proposed zoning: Same Existing use: Residential Proposed use: Same Acreage: 6600 sq. ft. before adjustment 14,312 sq. ft. after adjustment Water supply: Public water Sewage disposal: Subsurface	GENERAL NOTES ***** Owner: David Spargo 6024 Princeton Way, Granite Bay, CA 95746 Phone: (916) 622-2060 Property address: Berry Street Assessor's Parcel Number: 106-090-040 Existing zoning: AR B6 2 Proposed zoning: Same Existing use: Residential Proposed use: Same Acreage: 11,000 sq. ft. before adjustment Merged with APN 106-090-0039 Water supply: Public water Sewage disposal: Subsurface
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JOSEPH L. HUGHES
PROFESSIONAL LAND SURVEYOR
No. 8992
STATE OF CALIFORNIA
PLS 8992

LOT LINE ADJUSTMENT MAP

Lands of Spargo Trust
Cazadero Hwy / Beery Lane, Cazadero
COUNTY OF SONOMA · STATE OF CALIFORNIA



LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
125-007

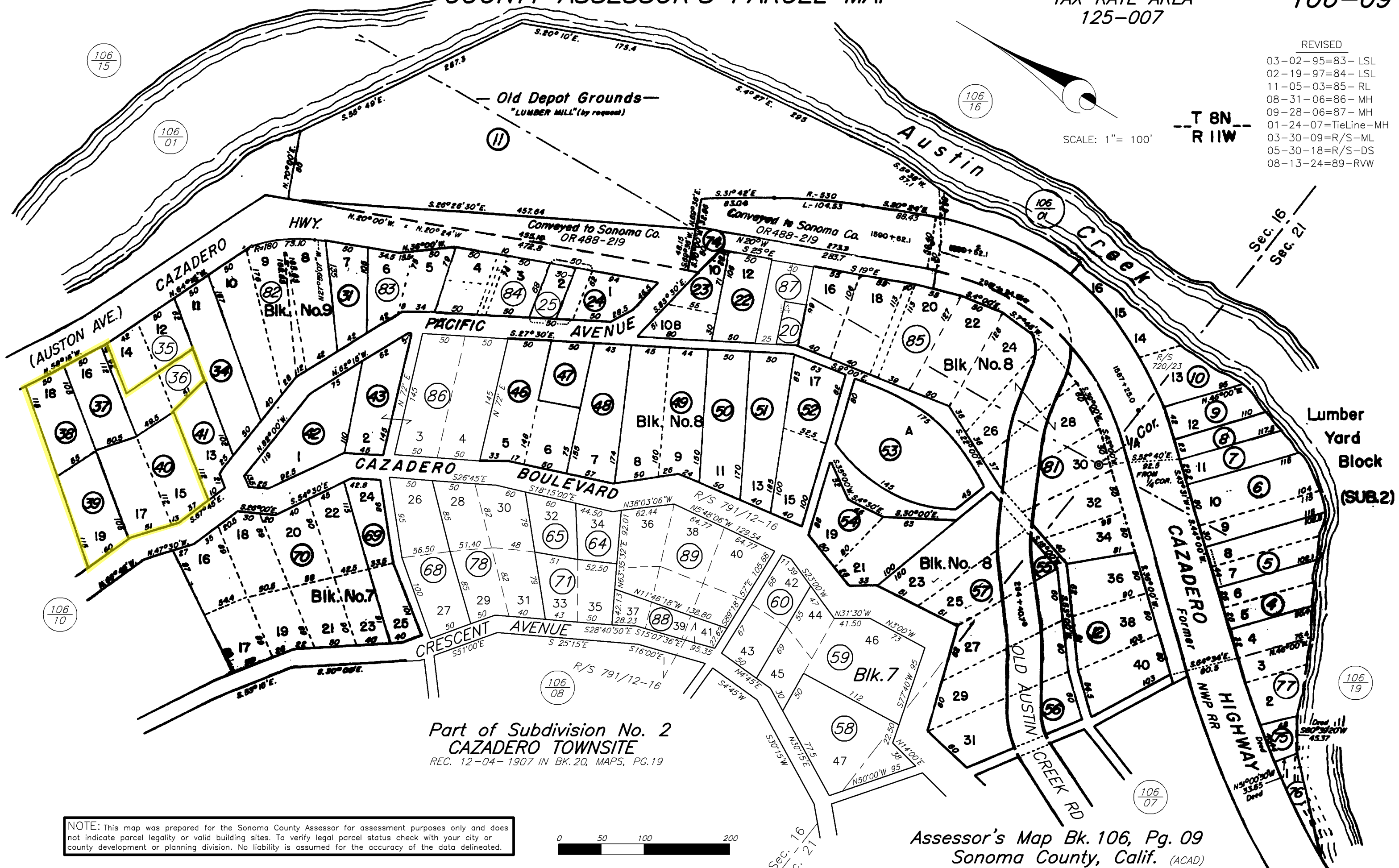
106-09

REVISED

03-02-95=83-LSL
02-19-97=84-LSL
11-05-03=85-RL
08-31-06=86-MH
09-28-06=87-MH
01-24-07=TieLine-MH
03-30-09=R/S-ML
05-30-18=R/S-DS
08-13-24=89-RVW

SCALE: 1"= 100'

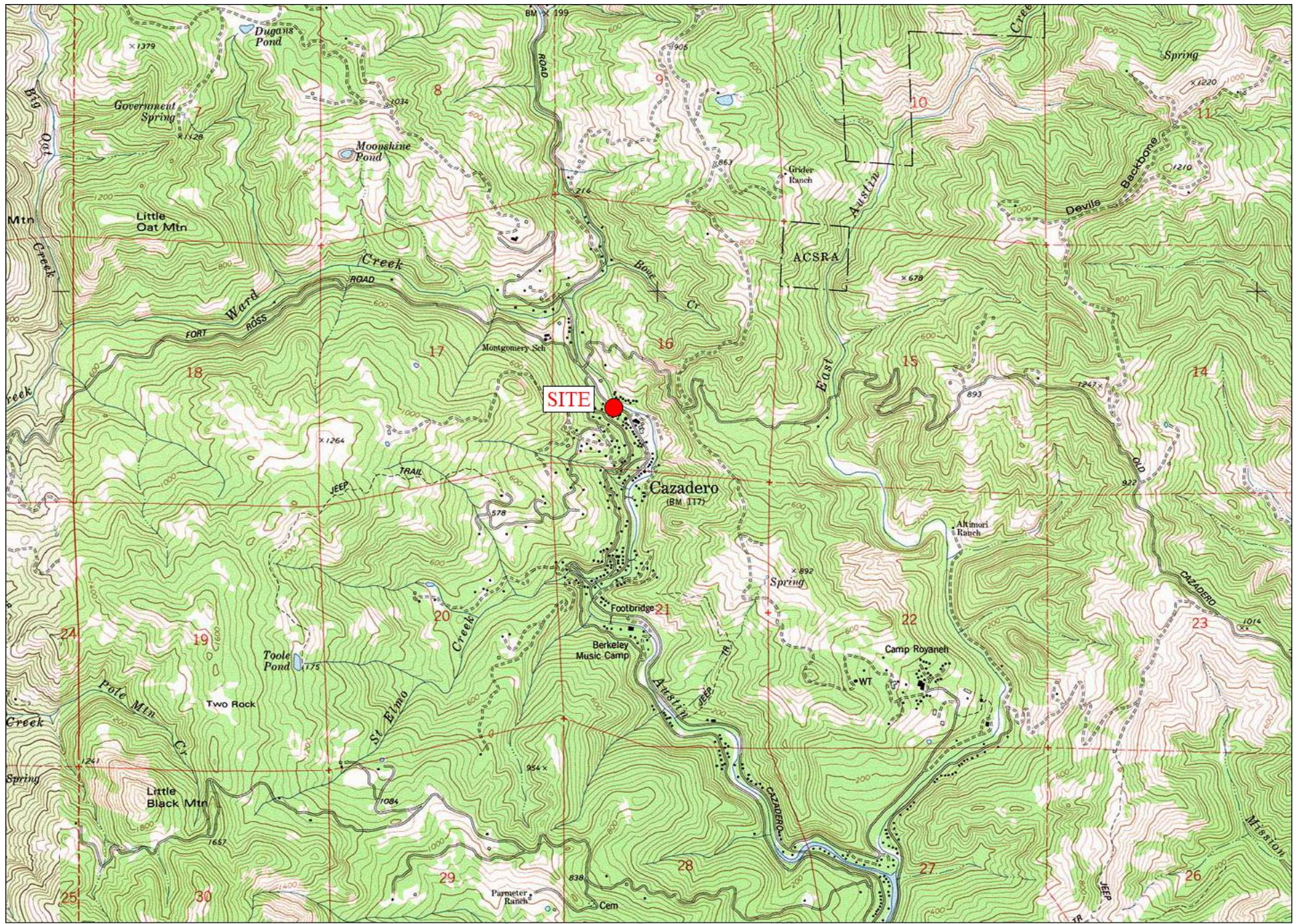
T 8N
R 11W



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.

0 50 100 200

Assessor's Map Bk. 106, Pg. 09
Sonoma County, Calif. (ACAD)
HYBRID 8/31/06 MH



TN MN
14½°

0 1000 FEET 0 500 1000 METERS
0 5 1 MILE

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