



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

April 2, 2026

To: Interested Agencies

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

**File Number:** LLA26-0012  
**Applicant Name:** Ernest and Joan Ongaro  
**Owner Name:** same  
**Site Address:** 5705 & 5801 Lone Pine Rd., Sebastopol  
**APN:** 062-010-005, -063, -065, & 063-090-095  
**Zoning:** DA B6 40, NONE

**Project Description: Lot Line Adjustment between three parcels of 10.78 acres, 3.29 acres, and 41.20 acres in size resulting three parcels of 10.38 acres, 5.14 acres, and 39.75 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 16, 2026, and should be sent to the attention of:

LLA26-0012, 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 April 16, 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
- Well & Septic
- Assessor
- Dist. 2 & 5 Director and Commissioners
- Treasurer/Special Assessment

- Local Fire District – Gold Ridge
- Recology Sonoma Marin (Disposal)
- Caltrans-State Dept of Transportation
- Regional Water QCB: North Coast
- Tribal Notification
- Western So.Co. Rural Alliance

# 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 Ernest & Joan Ongaro			Name		
Mailing Address 5801 Lone Pine Road			Mailing Address		
City Sebastopol	State CA	Zip 95472	City	State	Zip
Day Ph (707) 823-2421	Email		Day Ph ( )	Email	
Signature <i>Ernest Ongaro Joan Ongaro</i>		Date	Signature		Date
<b>Billing Responsible Party (At-Cost Only)</b> <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> 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) 5705 & 5801 Lone Pine Road & unassigned				City Sebastopol	
Assessor's Parcel Number(s) 062-010-063, 062-010-065, 062-010-005 & 063-090-095					
Project Description <u>Adjust property lines to add 1.85 acres to 5705 Lone Pine (APN 062-010-065) and keep 5801 Lone Pine (APN 062-010-063) above 10 acres.</u>					
Acreage 55.27 acres			Number of new lots proposed none		
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		Groundwater <input type="checkbox"/> 1 / 2	
General Plan Land Use				Specific/Area Plan	
Parcel Specific Policy				Subject to <input type="checkbox"/> EX	
Application resolve planning 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: Ernest & Joan Ongaro Signature: Ernest Ongaro Day Phone: (707) 823-2421
Mailing Address: 5801 Lone Pine Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel B:

Name: Joan Ongaro Signature: Joan Ongaro Day Phone: (707) 823-2421
Mailing Address: 5705 Lone Pine Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel C:

Name: Ernest & Joan Ongaro Signature: Ernest Ongaro Day Phone: (707) 823-2421
Mailing Address: Unassigned City: Sebastopol State: Ca Zip: 95472

Owner of Parcel D:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Information:

Lot A Address: 5801 Lone Pine Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 062-010-063 Existing Lot Size: 10.78 acres Proposed Lot Size: 10.38 acres

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

Lot B Address: 5705 Lone Pine Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 062-010-065 Existing Lot Size: 3.29 acres Proposed Lot Size: 5.14 acres

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

Lot C Address: Unassigned City: Sebastopol Zip: 95472

Assessor's Parcel No: 062-010-005 & 063-090-095 Existing Lot Size: 41.20 acres Proposed Lot Size: 39.75 acres

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

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 (X) No ( )

If yes, identify Assessor's Parcel Numbers: 062-010-064 & 066

- 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.



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

March 20, 2026

County of Sonoma Permit and  
Resource Management Department  
Santa Rosa, California 95403

Re: Lot Line Adjustment  
Ernest & Joan Ongaro  
5705, 5801 Lone Pine and unassigned lot, Sebastopol  
APN's 062-010-005, 063, 065 & 063-090-095

Project Planner:

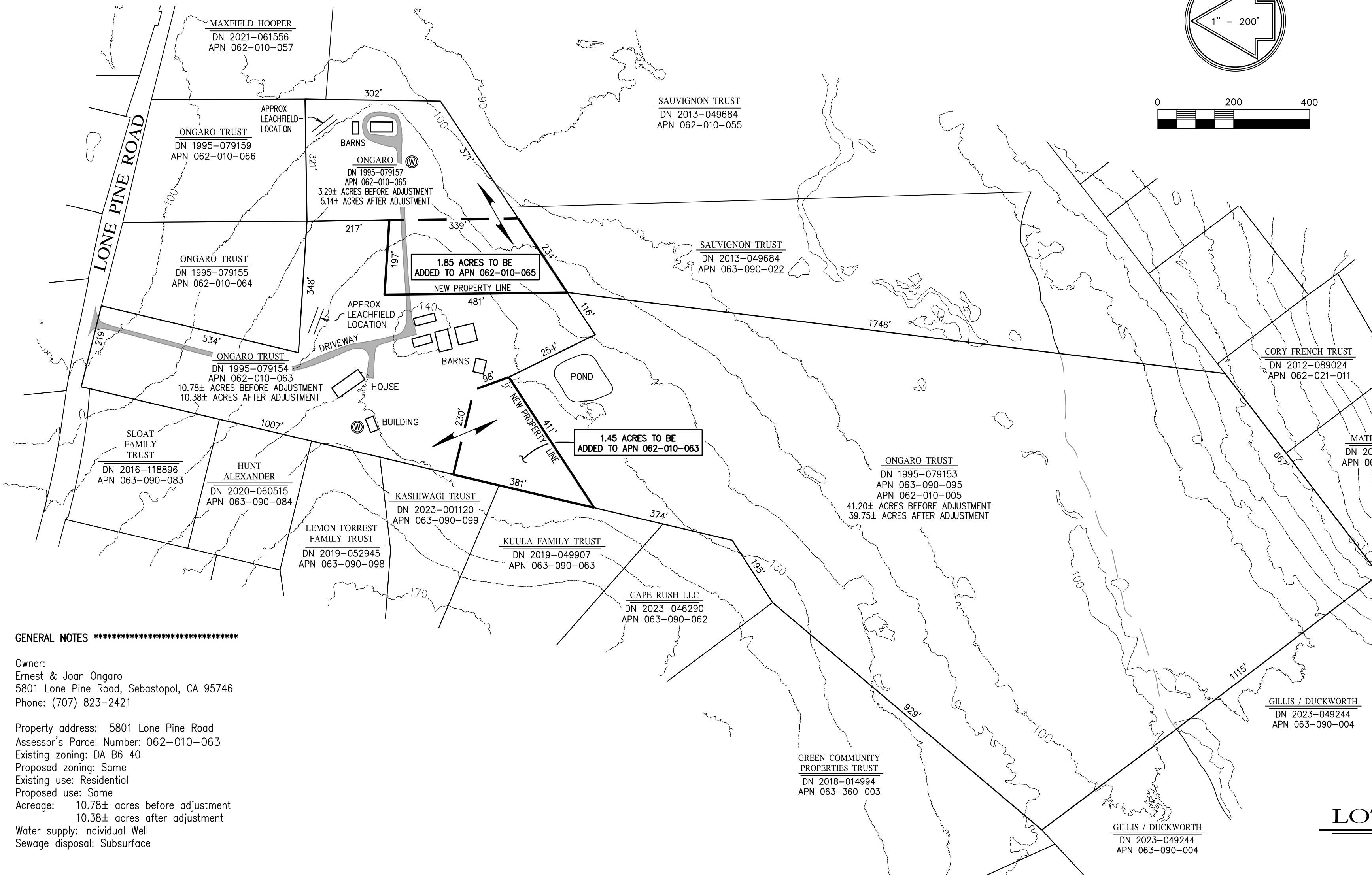
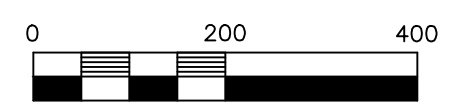
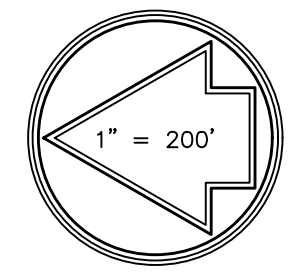
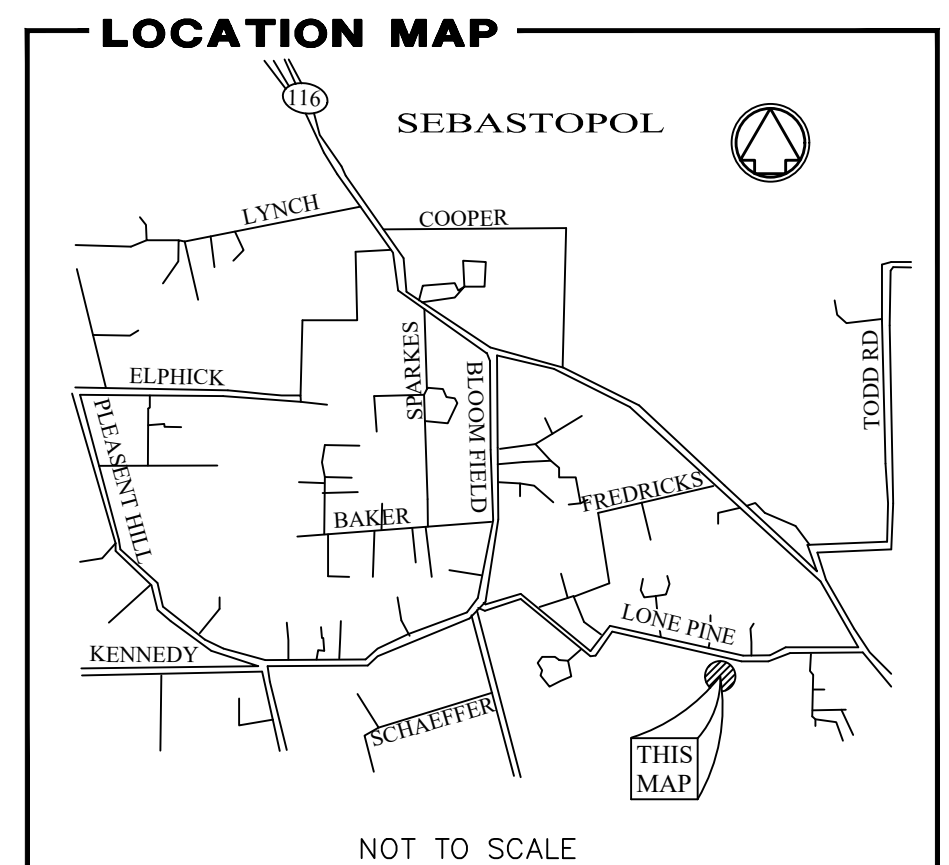
We are applying for a Lot Line Adjustment between the above referenced parcels which are owned by Ernest & Joan Ongaro. 5705 Lone pine Road (APN 062-010-065) will be gaining 0.85 acres from APN 5801 Lone Pine Road (APN 062-010-063). The 5801 parcel will also gain 1.45 acres from the Unassigned parcel (APN 062-010-005 & 06-090-095) to maintain 10.38 acres.

It's understood the adjustment will have a requirement that any and all parcel lines and parcel fragments underlying the final parcel configuration will be merged.

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

Respectfully submitted:  
Phelps & Associates, Inc.

  
\_\_\_\_\_  
Joe Hughes - PLS 8992



**GENERAL NOTES \*\*\*\*\***

Owner:  
Ernest & Joan Ongaro  
5801 Lone Pine Road, Sebastopol, CA 95746  
Phone: (707) 823-2421

Property address: 5801 Lone Pine Road  
Assessor's Parcel Number: 062-010-063  
Existing zoning: DA B6 40  
Proposed zoning: Same  
Existing use: Residential  
Proposed use: Same  
Acreage: 10.78± acres before adjustment  
10.38± acres after adjustment  
Water supply: Individual Well  
Sewage disposal: Subsurface

**GENERAL NOTES \*\*\*\*\***

Owner:  
Joan Ongaro  
5801 Lone Pine Road, Sebastopol, CA 95746  
Phone: (707) 823-2421

Property address: 5705 Lone Pine Road  
Assessor's Parcel Number: 062-010-065  
Existing zoning: DA B6 40  
Proposed zoning: Same  
Existing use: Residential  
Proposed use: Same  
Acreage: 3.29± acres before adjustment  
5.14± acres after adjustment  
Water supply: Individual Well  
Sewage disposal: Subsurface

**GENERAL NOTES \*\*\*\*\***

Owner:  
Ernest & Joan Ongaro  
5801 Lone Pine Road, Sebastopol, CA 95746  
Phone: (707) 823-2421

Property address: Unassigned  
Assessor's Parcel Number: 062-010-005 & 063-090-095  
Existing zoning: DA B6 40  
Proposed zoning: Same  
Existing use: Residential  
Proposed use: Same  
Acreage: 41.20± acres before adjustment  
39.75± acres after adjustment  
Water supply: Individual Well  
Sewage disposal: Subsurface

**MAPPING NOTES**

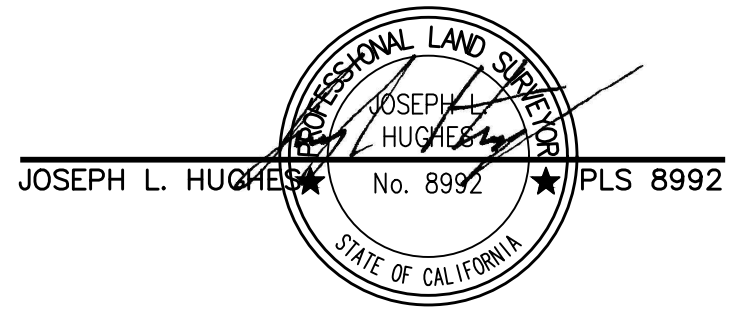
1. PROPERTY LINES PROTRACTED FROM RECORD DATA.
2. CONTOURS TAKEN FROM SONOMA COUNTY VEGETATION MAPPING AND LIDAR PROGRAM OF 2013.
3. PLANIMETRIC FEATURES TRACED FROM GOOGLE EARTH IMAGERY.

**LOT LINE ADJUSTMENT MAP**

Lands of Ongaro  
5705 & 5801 Lone Pine Road, Sebastopol  
COUNTY OF SONOMA · STATE OF CALIFORNIA



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



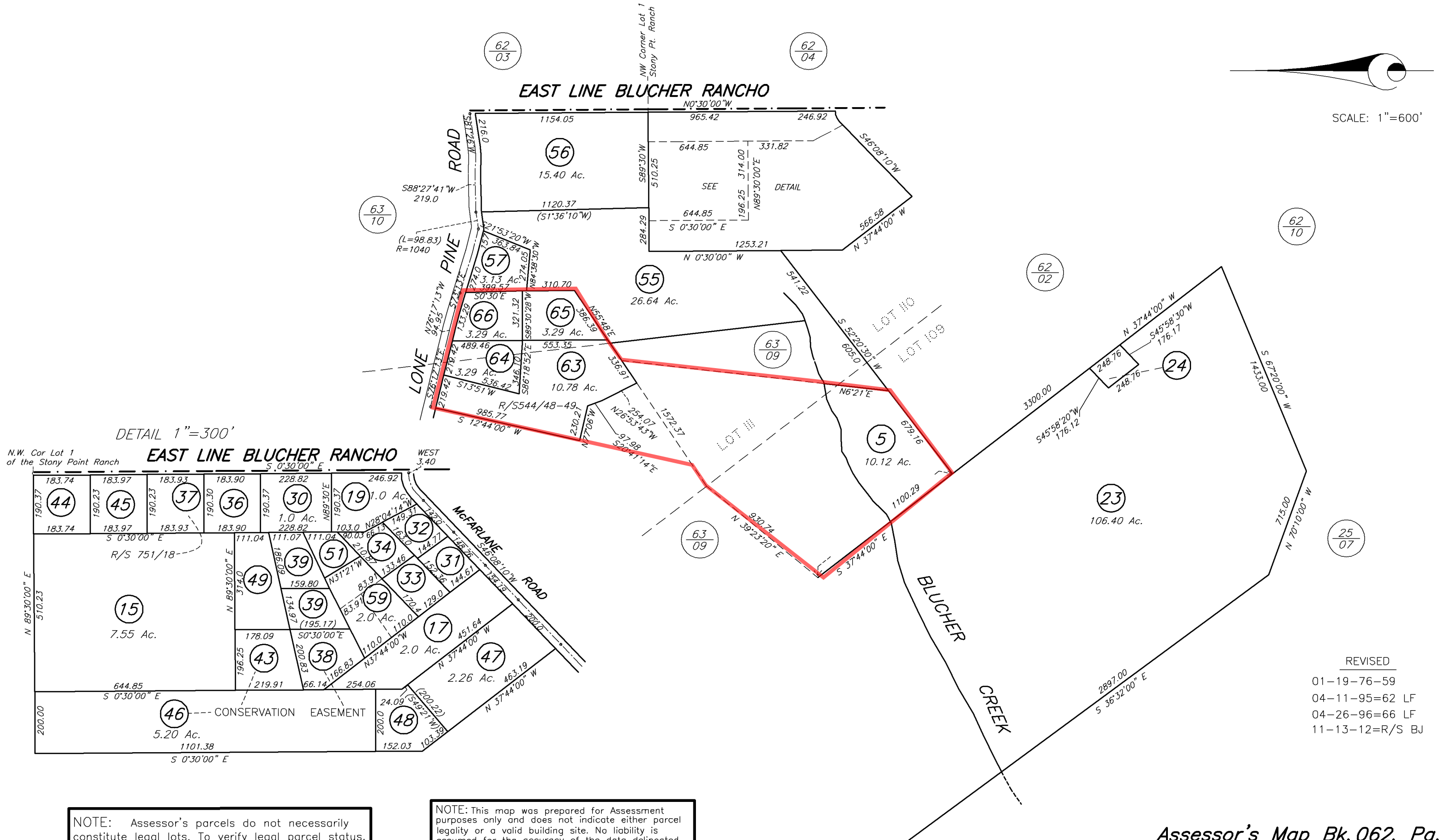
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
90-003

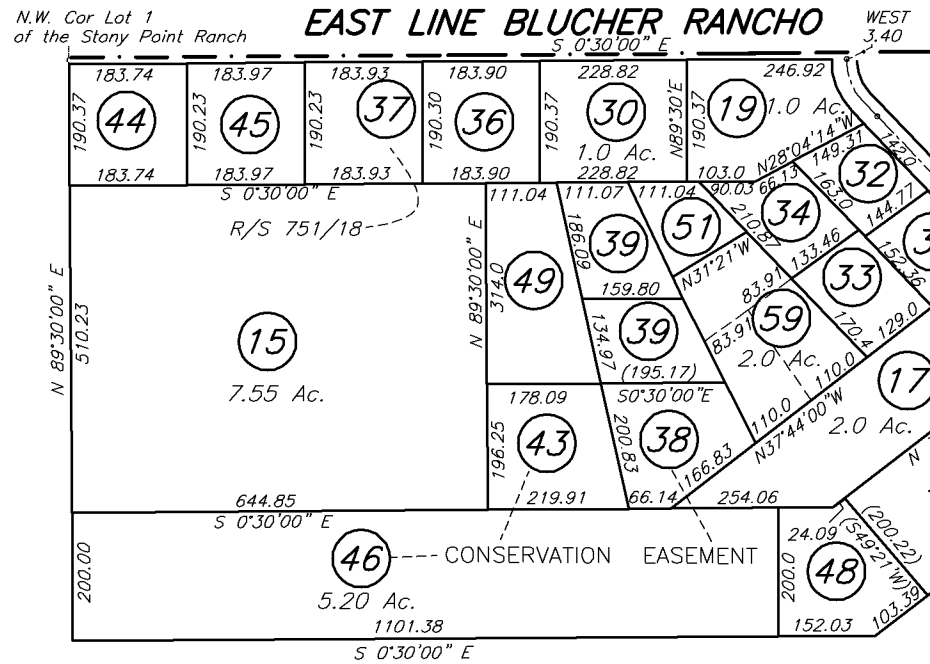
62-01



SCALE: 1"=600'



DETAIL 1"=300'

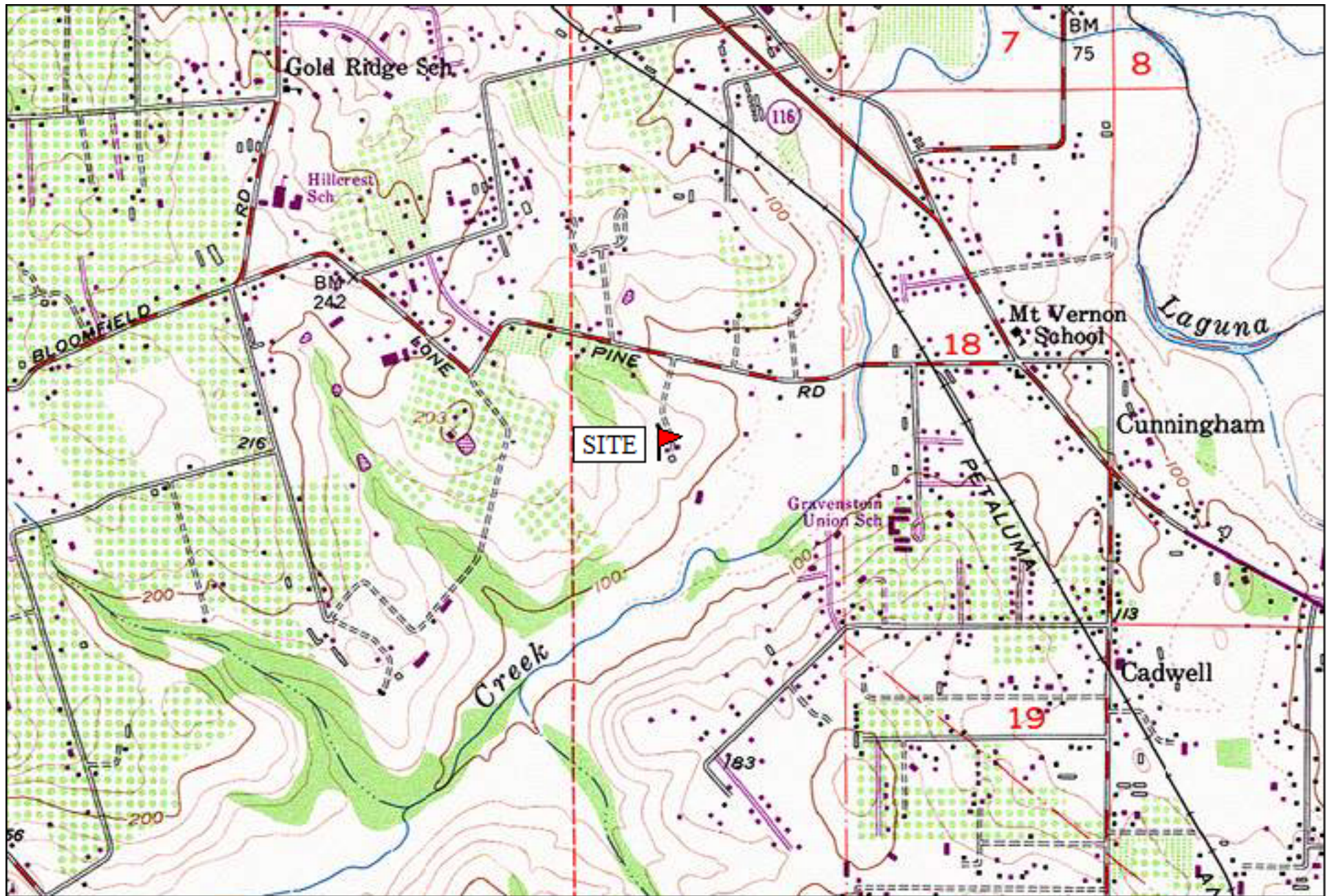



REVISED  
01-19-76-59  
04-11-95=62 LF  
04-26-96=66 LF  
11-13-12=R/S BU

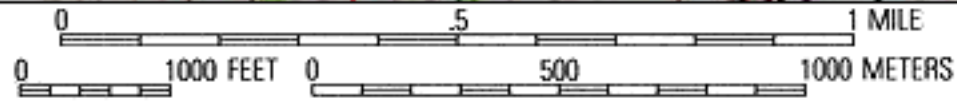
NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

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.)

Assessor's Map Bk. 062, Pg. 01  
Sonoma County, Calif. (ACAD)



TN  MN  
14°



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