



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

June 10, 2026

To: Interested Agencies

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

File Number: LLA26-0018
Applicant Name: James Svanda for Robertson Engineering, Inc.
Owner Name: Peter and Cecilia Parkinson Trust; Stacy Jill and Abel Jimenez
Site Address: 2555 & 2575 Bennett Ridge Rd., Santa Rosa
APN: 055-180-001; 055-191-001
Zoning: RR B6 5/3 (Ac/DU)/Ac MIN, SR

Project Description: Lot Line Adjustment between two parcels of 1.94 acres and 2.38 acres in size resulting in two parcels of 2.03 acres and 2.29 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 June 24, 2026, and should be sent to the attention of:

LLA26-0018, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by June 24, 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 | ☒ Sonoma Valley CAC |
| ☒ Natural Resources | ☒ Valley of the Moon Alliance |
| ☒ Road Naming | ☒ Kenwood Press |
| ☒ Survey and Land Development | ☒ Local Fire District – Sonoma County FPD |
| ☒ Assessor | ☒ Recology Sonoma Marin (Disposal) |
| ☒ Dist. 1 Director and Commissioners | ☒ Regional Water QCB: SF Bay |
| ☒ Treasurer/Special Assessment | ☒ Sonoma Mountain Preservation |
| ☒ Bennett Ridge Community Association | ☒ Tribal Notification |
| ☒ Bennett Valley Community Association | |
| ☒ Bennett Valley Residents for Safe Development | |
| ☒ Bennett Ridge Architectural Review Committee | |

Planning Application

PJR-001

Application Type(s):

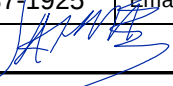
☐ Admin Cert. Compliance	☐ Design Review Admin.	☐ Minor Subdivision	☐ Use Permit
☐ Ag. or Timber Preserve/Contract	☐ Design Review Full	☐ Voluntary Merger	☐ Variance
☐ Conditional Cert. of Compliance	☐ General Plan Amendment	☐ Ordinance Interpretation	☐ Zone Change
☐ Cert. of Modification	☒ Lot Line Adjustment	☐ Second Unit Permit	☐ Other: _____
☐ Coastal Permit	☐ Major Subdivision	☐ Specific/Area Plan Amendment	
☐ Zoning Permit for: _____			

File # _____

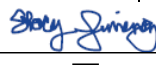
By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT

Name Robertson Engineering, inc. - James Svanda		
Mailing Address 2455 Bennett Valley Rd, Suite B300		
City Santa Rosa	State CA	Zip 95404
Day Ph (707) 787-1925	Email jamie@robertsonengineereng.net	
Signature 	Date 4-20-26	

OWNER (IF OTHER THAN APPLICANT)

Name Able & Stacey Jimenez		
Mailing Address 2575 Bennett Ridge Road		
City Santa Rosa	State CA	Zip 95404
Day Ph ()	Email abel@titanroofer.com	
Signature 	Date	

Billing Responsible Party (At-Cost Only)

☐ Applicant ☐ Owner ☒ Other: Kevin Holtzinger

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title Pete Parkinson			Name/Title		
Mailing Address 2555 Bennett Ridge Road			Mailing Address		
City Santa Rosa	State CA	Zip 95404	City	State	Zip
Day Ph (707) 326-1265	Email pete.parkinson54@gmail.com		Day Ph ()	Email	

PROJECT INFORMATION

Address(es) 2555 and 2575 Bennett Ridge Road		City Santa Rosa
Assessor's Parcel Number(s) 055-180-001 and 055-191-001		
Project Description Lot line adjustment between APN's 055-180-001 and 055-191-001		
Acreage 2.38 Acres (2555) and 1.94 Acres (2575)		Number of new lots proposed None
Site Served by Public Water? ☒ Yes ☐ No Bennett Ridge Mutual Water Company		Site Served by Public Sewer? ☐ Yes ☒ No

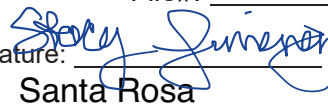
TO BE COMPLETED BY PRMD STAFF

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: Stacy Jimenez Signature:  Day Phone: 707-494-6335
Mailing Address: 2575 Bennett Ridge Rd City: Santa Rosa State: CA Zip: 95404

Owner of Parcel B:

Name: Peter W Parkinson and Cecilia A Parkinson Trust Signature: Peter Parkinson Digitally signed by Peter Parkinson Date: 2021.04.21 10:07:45 -0700 Day Phone: (707)326-1265
Mailing Address: 2555 Bennett Ridge Rd City: Santa Rosa State: CA Zip: 95404

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: 2575 Bennett Ridge Road City: Santa Rosa Zip: 95404

Assessor's Parcel No: 055-191-001 Existing Lot Size: 1.94 Acres Proposed Lot Size: ~~2.04~~ 2.03 Acres

Existing Use: Residential Public Sewer? (No) Provider: Septic

Lot B Address: 2555 Bennett Ridge Road City: Santa Rosa Zip: 95404

Assessor's Parcel No: 055-180-001 Existing Lot Size: 2.38 Acres Proposed Lot Size: ~~2.28~~ 2.29 Acres

Existing Use: Residential Public Sewer? (No) Provider: Septic

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? | 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 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?
- _____
- _____
- _____
- _____
- _____
- _____
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.

April 22, 2026

**RE: Purpose Statement – Lot Line Adjustment
2555 Bennett Ridge Road and 2575 Bennett Ridge Road
REi Project No. 25070**

The purpose of this lot line adjustment is to adjust the property line to the existing fence line.

Parcel Address	Existing Lot Size (Acres)	Proposed Lot Size (Acres)
2555 Bennett Ridge Road	2.38	2.29
2575 Bennett Ridge Road	1.94	2.03

Any and all parcels and parcel fragments underlying the final parcel configuration will be voluntarily merged.

SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

A	DELTA
±	PLUS/MINUS
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
CNC	CONCRETE
C/P #	COROL. POINT No.
DI	DROP INLET
(E)	EXISTING
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
GCP	GATE CODE POST
GRVL	GRAVEL
L	LENGTH
LF	LINEAR FEET
(max)	MAXIMUM
(min)	MINIMUM
SW	PROPERTY LINE
	RADIUS
TL	SIDEWALK
TG	TOP OF GRATE
WM	WATER METER

1. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL FOR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
2. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
3. EXISTING WATER IS PROVIDED BY THE BENNETT RIDGE MUTUAL WATER COMPANY.
4. EXISTING SLOPES VARY FROM APPROXIMATELY 5-10% IN THE NORTHEASTERLY DIRECTION.

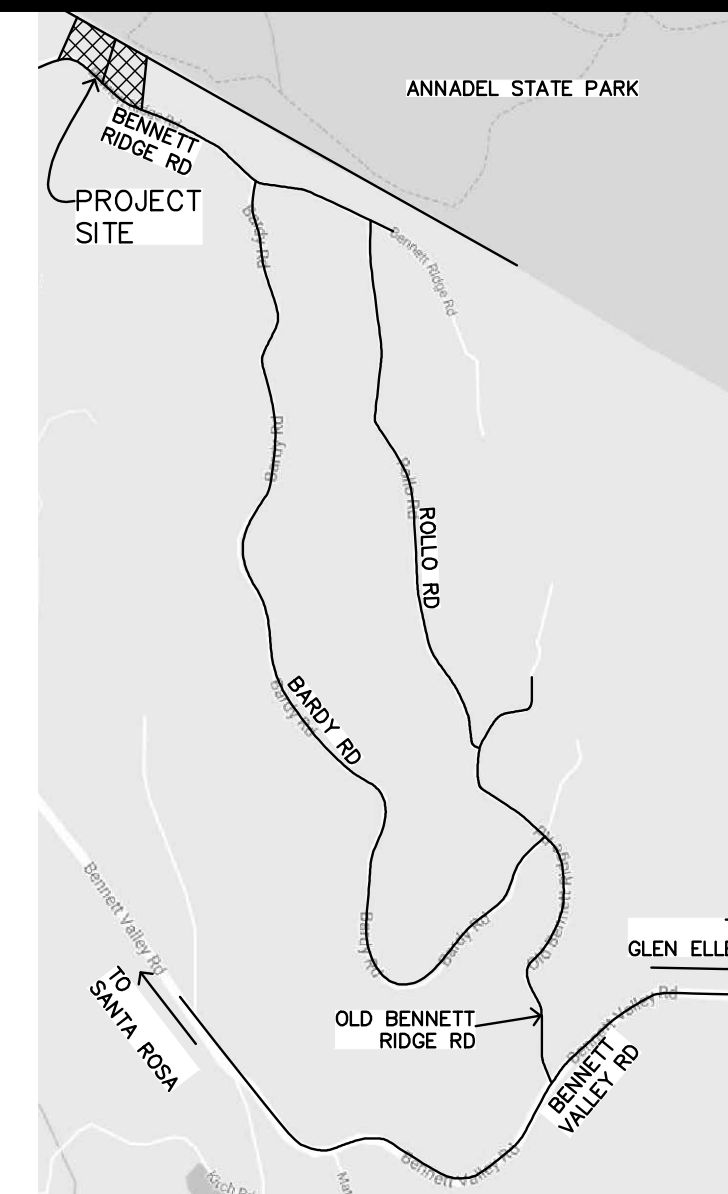
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PARCEL A

Able & Stacey Jiminez
2575 Bennett Rdige Road
Santa Rosa, CA 95404
(707)

Pete Parki

2555 Bennett Rdge Road
Santa Rosa, CA 95404
(707)



NO SCALE



PARCEL A
 2575 BENNETT RIDGE ROAD
 APN 055-191-001
 DN 2014089473
 ZONE RR B6 5/3, SR
 EXISTING LOT AREA = 1.94 AC
 PROPOSED LOT AREA = 2.03 AC

ANNADEL STATE PARK
APN 031-011-002

PARCEL B
 2555 BENNETT RIDGE ROAD
 APN 055-180-001
 DN 2019020293
 ZONE RR B6 5/3, SR
 EXISTING LOT AREA = 2.38 AC
 PROPOSED LOT AREA = 2.29 AC

APN 055-191-002

30 0 15 3

(IN FEET)
1 inch = 30 ft.

$$1 \text{ inch} = 30 \text{ ft.}$$

△

ROBERTSON
ENGINEERING

2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
Telephone 707.953.5443
E-mail mike@robertsonengineering.net

LOT LINE ADJUSTMENT
2555 and 2575 BENNETT RIDGE ROAD
TOWN OF LITTLETON

SANTA ROSA
SONOMA COUNTY
LANDS OF HOLZINGER
APN 055-180-001 and APN 055-191-001
CALIFORNIA

SHEET 1
OF
1 SHEETS

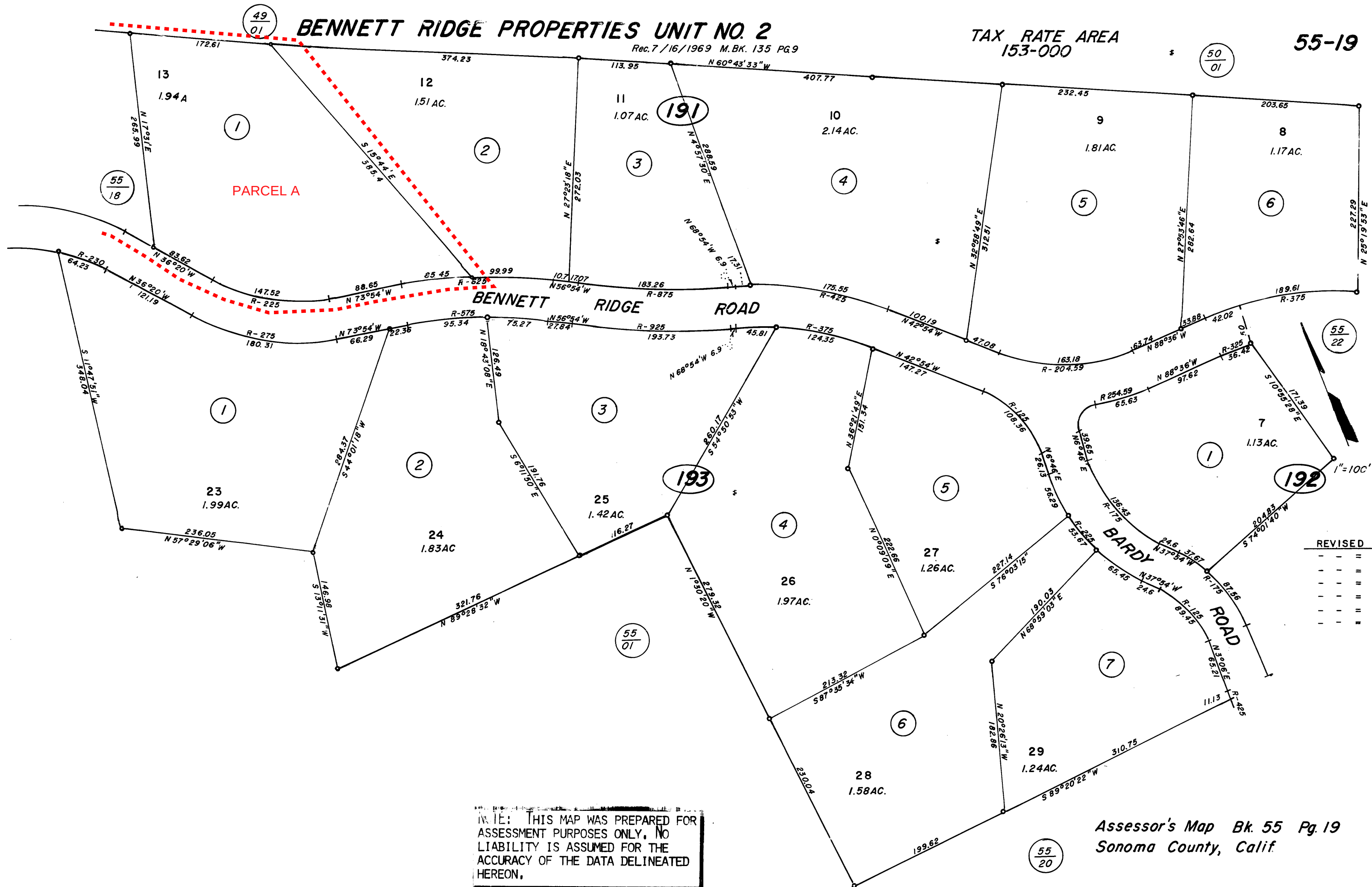
JOB No.
25070

BENNETT RIDGE PROPERTIES UNIT NO. 2

Rec. 7 / 16 / 1969 M.B.K. 135 PG. 9

TAX RATE AREA
153-000

55-19



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

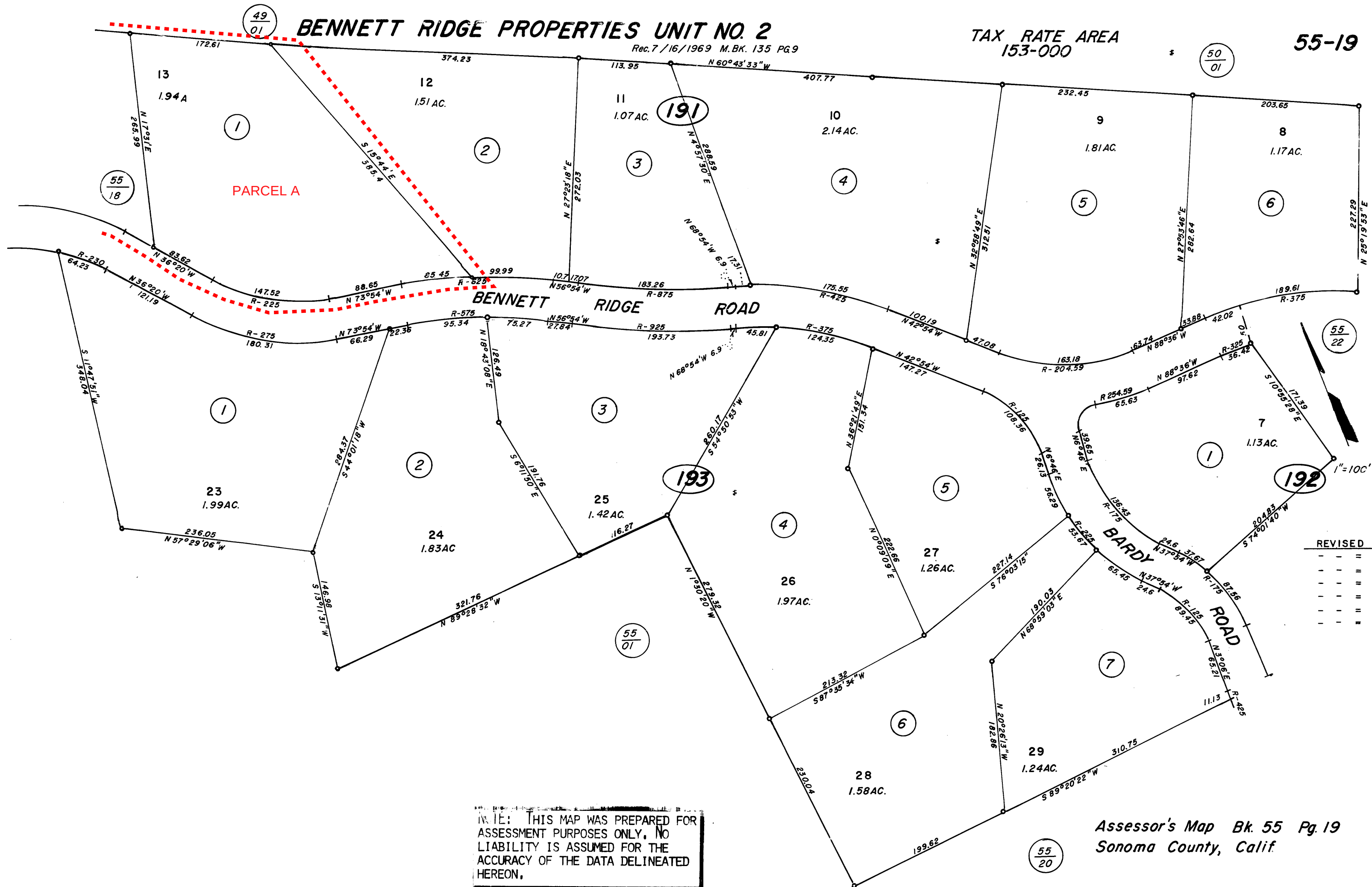
Assessor's Map Bk. 55 Pg. 19
Sonoma County, Calif.

BENNETT RIDGE PROPERTIES UNIT NO. 2

Rec. 7 / 16 / 1969 M.B.K. 135 PG. 9

TAX RATE AREA
153-000

55-19



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

Assessor's Map Bk. 55 Pg. 19
Sonoma County, Calif.

