



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 2, 2026

To: Interested Agencies

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

File Number: LLA26-0011
Applicant Name: Adobe Associates Inc, ATTNL Jamie Westom
Owner Name: John A. Tennyson 2009 Revocable Intervivos Trust
Site Address: 920, 795, & 757 Goodwin Ave., Penngrove
APN: 047-071-010, -011
Zoning: AR B7, NONE

Project Description: Lot Line Adjustment between four ACC parcels (see PLP08-0003) of 1.80 acres, 0.64 acres, 4.98 acres, and 2.58 acres in size resulting in four parcels of 2.02 acres, 1.74 acres, 3.23 acres, and 3.01 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:

LLA26-0011, Scott Hunsperger (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.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Management Group | <input checked="" type="checkbox"/> Local Fire District – Rancho Adobe |
| <input checked="" type="checkbox"/> Natural Resources | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal) |
| <input checked="" type="checkbox"/> Road Naming | <input checked="" type="checkbox"/> Regional Water QCB: SF Bay |
| <input checked="" type="checkbox"/> Survey and Land Development | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Dist. 2 Director and Commissioners | <input checked="" type="checkbox"/> Groundwater Sustainability Agency – Petaluma Valley |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> Penngrove Area Plan Advisory Committee |
| <input checked="" type="checkbox"/> City of Petaluma Planning Dept. | <input checked="" type="checkbox"/> SMART |
| <input checked="" type="checkbox"/> Water District – Kenwood/Penngrove | |

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 Martin Sessi				Name John Tennyson			
Mailing Address 405 Ronsheimer Road				Mailing Address 920 Goodwin Avenue			
City Penngrove		State CA	Zip 94951	City Penngrove		State CA	Zip 94951
Day Ph (707-479-4544)		Email sessimest@aol.com		Day Ph (707-479-0991)		Email Johntennyson73@gmail.com	
Signature			Date 3/9/26	Signature			Date Mar 5, 2026
Billing Responsible Party (At-Cost Only)				<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____			
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title Aaron R. Smith, PLS, Principal Land Surveyor				Name/Title			
Mailing Address 1220 N. Dutton Avenue				Mailing Address			
City Santa Rosa		State Ca.	Zip 95401	City		State	Zip
Day Ph (707) 541-2300		Email asmith@adobeinc.com		Day Ph ()		Email	
PROJECT INFORMATION							
Address(es) 920 & 795 Goodwin Avenue						City Penngrove	
Assessor's Parcel Number(s) 047-071-010 & 011							
Project Description <u>The purpose of the LLA is to create a more uniformed lot configuration.</u>							
Acreage 10.02 acres (total)				Number of new lots proposed None			
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Site Served by Public Sewer? <input checked="" 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				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.	
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: John Tennyson Signature: [Signature] Day Phone: 707-479-0991
Mailing Address: 920 Goodwin Avenue City: Penngrove State: CA Zip: 94951

Owner of Parcel B:

Name: John Tennyson Signature: [Signature] Day Phone: 707-479-0991
Mailing Address: 920 Goodwin Avenue City: Penngrove State: CA Zip: 94951

Owner of Parcel C:

Name: John Tennyson Signature: [Signature] Day Phone: 707-479-0991
Mailing Address: 920 Goodwin Avenue City: Penngrove State: CA Zip: 94951

Owner of Parcel D:

Name: John Tennyson Signature: [Signature] Day Phone: 707-479-0991
Mailing Address: 920 Goodwin Avenue City: Penngrove State: CA Zip: 94951

Property Information:

Lot A Address: 920 Goodwin Avenue City: Penngrove Zip: 94951

Assessor's Parcel No: 047-071-010 Existing Lot Size: 1.80 acres Proposed Lot Size: 2.02 acres

Existing Use: AR B7 Public Sewer? (Y/N) Provider: No

Lot B Address: 920 Goodwin Avenue City: Penngrove Zip: 94951

Assessor's Parcel No: 047-071-010 Existing Lot Size: 0.64 acres Proposed Lot Size: 1.74 acres

Existing Use: AR B7 Public Sewer? (Y/N) Provider: NO

Lot C Address: 920 Goodwin Avenue City: Penngrove Zip: 94951

Assessor's Parcel No: 047-071-010, 011 Existing Lot Size: 4.98 acres Proposed Lot Size: 3.23 acres

Existing Use: RR B6 1 & AR B7 Public Sewer? (Y/N) Provider: No

Lot D Address: 920 Goodwin Avenue City: Penngrove Zip: 94951

Assessor's Parcel No: 047-071-010 Existing Lot Size: 2.58 acres Proposed Lot Size: 3.01 acres

Existing Use: AR B7 Public Sewer? (Y/N) Provider: No

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?

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 Re: Goodwin Avenue

Final Audit Report

2026-03-05

Created:	2026-03-05
By:	Amanda Reid (areid@adobeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3k_uHuw7r4tU94yspRflEJB4NsHDtFP_

"LLA Application Re: Goodwin Avenue" History

-  Document created by Amanda Reid (areid@adobeinc.com)
2026-03-05 - 9:38:58 PM GMT
-  Document emailed to johntennyson73@gmail.com for signature
2026-03-05 - 9:40:33 PM GMT
-  Email viewed by johntennyson73@gmail.com
2026-03-05 - 9:50:18 PM GMT
-  Signer johntennyson73@gmail.com entered name at signing as John Tennyson
2026-03-05 - 9:53:57 PM GMT
-  Document e-signed by John Tennyson (johntennyson73@gmail.com)
Signature Date: 2026-03-05 - 9:53:59 PM GMT - Time Source: server
-  Agreement completed.
2026-03-05 - 9:53:59 PM GMT

Project Proposal Statement Minor Lot Line Adjustment

This is a request for a minor lot line adjustment (LLA) between four parcels on Goodwin Ave and Tennyson Road, Penngrove Ca. The intention of this adjustment is to move the common lines to accommodate individual dwellings into their own respective lots, and to create a more uniform configuration. Three of the lots are zoned AR B7 and one is mixed zoning of AR B & and B6 1.

The parcels are described in Document Number 2009-064732, and shown on the map entitled “Record of Survey” Filed in Book 141 of Maps Page 14, Sonoma County Records.

Parcel 1, an existing 1.80 acre parcel (APN 047-071-010) is proposed to be increased by 0.22 acres. Parcel 1 is served by public water and has a private on site wastewater disposal system. The parcel has an existing single family residence and is accessed from Goodwin Ave., a county road. Parcel 1 is zoned AR B7.

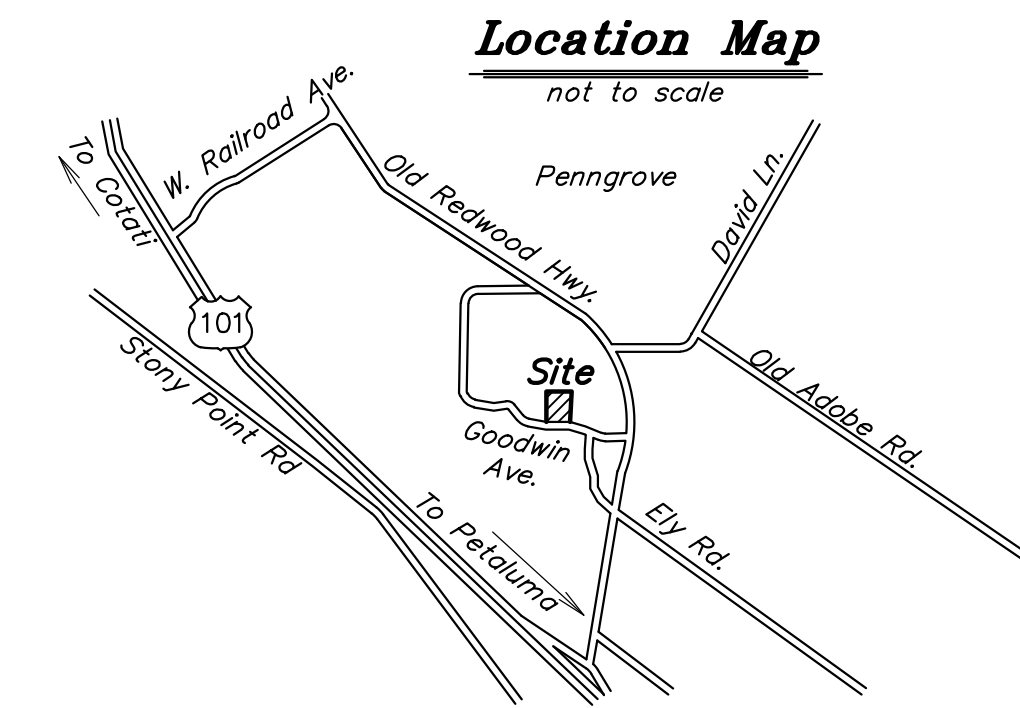
Parcel 2, an existing 0.64 acre parcel (APN 047-071-010) is proposed to be increased by 1.10 acres. Parcel 2 is served by public water and has a private on site wastewater disposal system. The parcel has an existing single family residence and is accessed from a proposed easement connecting from Tennyson Road an existing right of way easement described in Book 3582 Page 780 Official Records Sonoma County. Parcel 2 is zoned AR B7.

Parcel 3, an existing 4.98 acre parcel (APN 047-071-010 and 047-071-011) is proposed to be reduced by 1.75 acres. Parcel 3 is served by a public water and a public sewer system. The parcel has two single family residences and is accessed from Tennyson Road an existing right of way easement described in Book 3582 Page 780 Official Records Sonoma County. Parcel 3 is zoned AR B7 and RR B6 1.

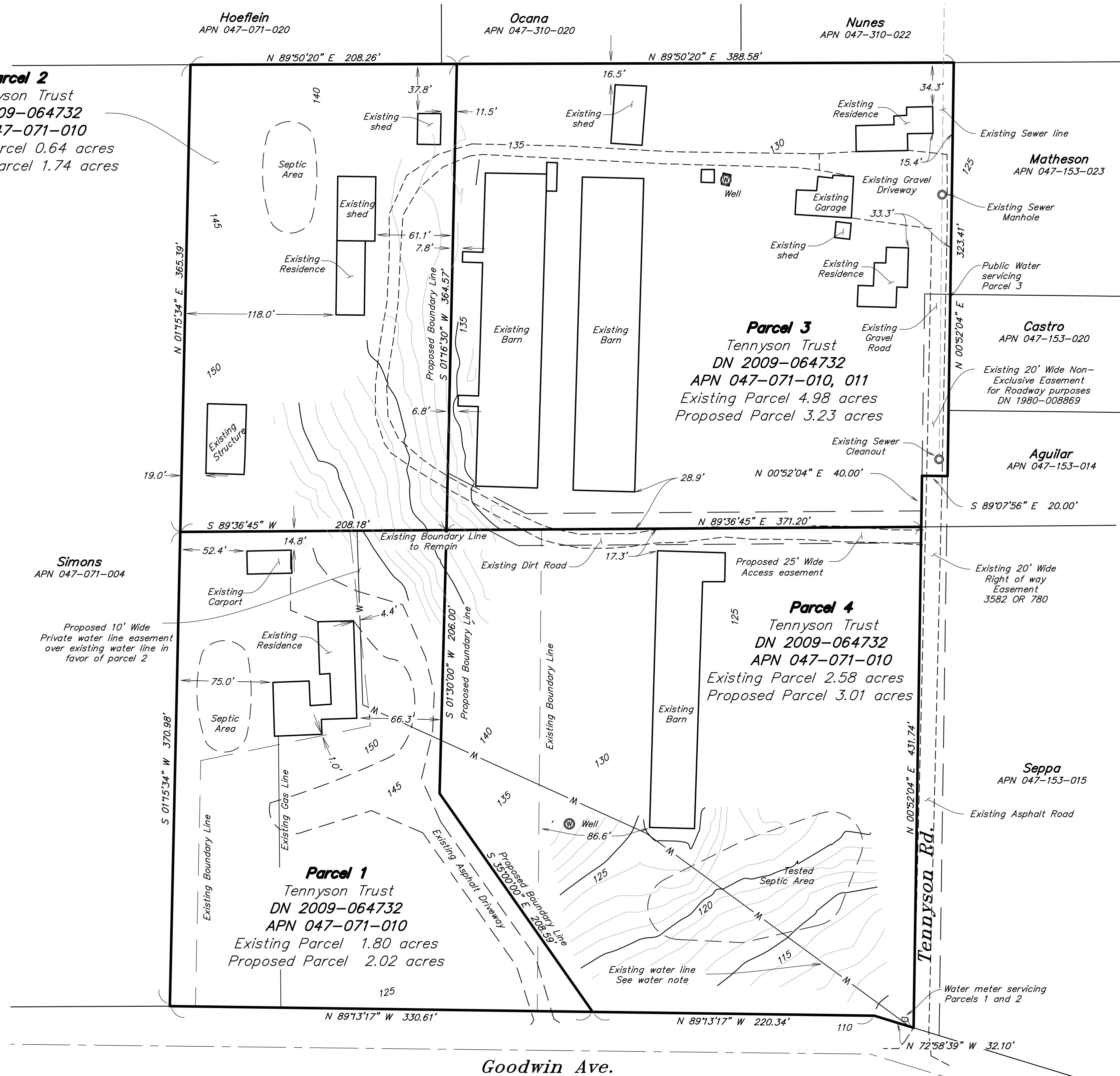
Parcel 4, an existing 2.58 acre parcel (APN 047-071-010) is proposed to be increased by 0.43 acres. Parcel 4 is served by an onsite private well, and has a private on site wastewater disposal system. The parcel has no residence and is accessed from Goodwin Ave, a county road. Parcel 4 is zoned AR B7.

Lot Line Adjustment Site Map

920 Goodwin Ave., Penngrove Sonoma, Ca.



Parcel 2
Tennyson Trust
DN 2009-064732
APN 047-071-010
Existing Parcel 0.64 acres
Proposed Parcel 1.74 acres



OWNER/SUBDIVIDER:
John A. Tennyson,
Trustee of the John A.
Tennyson 2009
Revocable intervivos
Trust

SURVEYOR/ENGINEER:
ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 phone
(707)541-2301 fax

Parcel 1
APN: 047-071-010
Existing Parcel Area: 1.80 acres
Proposed Parcel Area: 2.02 acres
EXISTING ZONING: - AR B7
FIRE DISTRICT - Rancho Adobe FPD
SEWAGE DISPOSAL: - Onsite System
WATER SUPPLY: - Public Water
UTILITY SERVICE: - PG&E

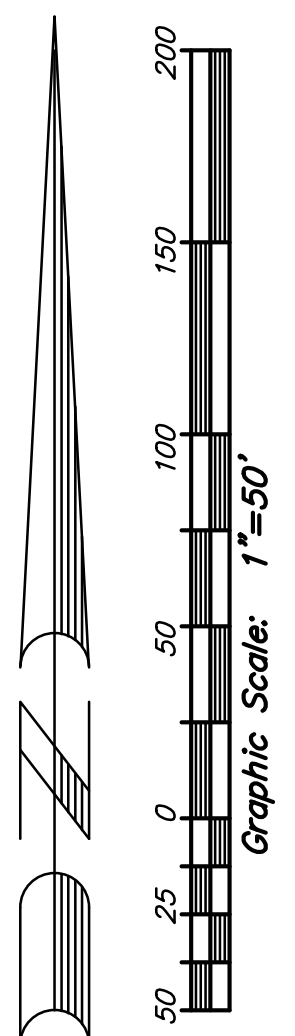
Parcel 2
APN: 047-071-010
Existing Parcel Area: 0.64 acres
Proposed Parcel Area: 1.74 acres
EXISTING ZONING: - AR B7
FIRE DISTRICT - Rancho Adobe FPD
SEWAGE DISPOSAL: - Onsite System
WATER SUPPLY: - Public Water
UTILITY SERVICE: - PG&E

Parcel 3
APN: 047-071-010, 011
Existing Parcel Area: 4.98 acres
Proposed Parcel Area: 3.23 acres
EXISTING ZONING: - RR B6 1 & AR B7
FIRE DISTRICT - Rancho Adobe FPD
SEWAGE DISPOSAL: - Public Sewer
WATER SUPPLY: - Public Water
UTILITY SERVICE: - PG&E

Parcel 4
APN: 047-071-010
Existing Parcel Area: 2.58 acres
Proposed Parcel Area: 3.01 acres
EXISTING ZONING: - AR B7
FIRE DISTRICT - Rancho Adobe FPD
SEWAGE DISPOSAL: - Onsite System
WATER SUPPLY: - Private Well
UTILITY SERVICE: - PG&E

Water Note
Existing water line through tested septic area to be relocated along Goodwin Avenue and along the common line of Parcel 1 and Parcel 4.

General Notes
Property owner information is based upon that "Grant Deed" recorded under Document Number 2009-064732, Sonoma County Records.
Property lines shown hereon are based upon found monumentation and delineated from that map titled "Record of Survey" recorded in Book 141 of Maps at Page 14, Sonoma County Records. A field survey was performed by Adobe Associates, Inc. on March of 2025.
Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.



adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com

Aaron R. Smith
Professional Land Surveyor
No. L 7901
State of California
Abron R. Smith, PLS 7901

Site Map
Lot Line Adjustment

Scale: 1" = 50'
Date: March 6, 2026
Drawn by: DJC
Checked by: ARS

Sheet
1
of 1 sheet
Job No. 26063

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
138-007 138-009

047-07

Parcel Map No. 8281
Bk. 374 Pgs. 32/33; Rec. 09/30/85

Parcel Map No. 6683
Bk. 307 Pgs. 48 & 49, Rec. 7-3-80

Pcl. Map No. 86-505
Bk. 427, Pg. 10-13
Rec. 11-9-88

Pcl. Map 5759
Bk. 277 Pg. 11 Rec. 9/22/78

Parcel Map No. 6970
Bk. 305 Pg. 35, Rec. 5-6-80

Parcel Map MNS 99-0033
Bk. 639 Pg. 14-16; Rec. 8-26-02

Parcel Map No. 1430-A
Bk. 175 pg. 21, Rec. 6/29/72

Pcl. Map 89-818
Bk. 456 Pgs. 38-40
Rec. 5/17/90

Pcl. Map 3486
Bk. 181 Pg. 11 Rec. 10/16/72

SCALE: 1"=300'

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.

PART OF RANCHO COTATI SUBDIVISION No. 1

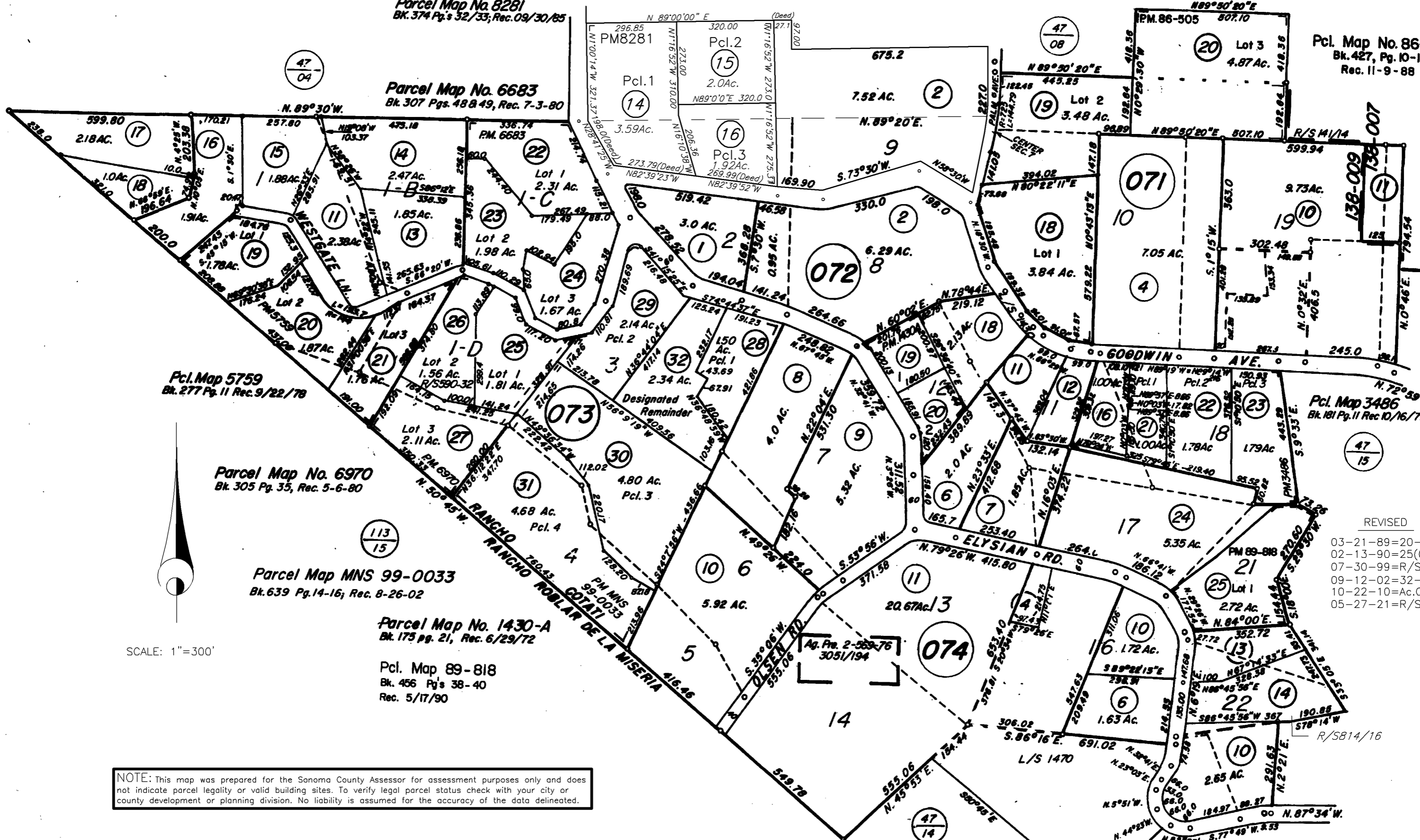


Assessor's Map Bk. 047, Pg. 07
Sonoma County, Calif. (ACAD)

HYBRID 10-22-10 BC

REVISED

- 03-21-89=20-LSL
- 02-13-90=25(072)-CN
- 07-30-99=R/S-RM
- 09-12-02=32-KB
- 10-22-10=Ac. Corr.-BC
- 05-27-21=R/S(072)-DL



920 Goodwin Ave, Penng
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2D/3D

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- 🎯
- ✎
- 📄
- 🔍
- ↔️
- 📄

<< XY ▾ -122.674247°, 38.293613° ^

Scale: 1:4,514
Zoom Level: 17

