



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 1, 2026

To: Interested Agencies

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

File Number: LLA25-0040
Applicant Name: Ray Carlson and Associates, ATTN: Brad Thomas
Owner Name: Camp Meeker Recreation and Park District
Site Address: 75 & 77 Mizpah St., Occidental
APN: 075-155-001, -006, -007
Zoning: RR B6 2, NONE

Project Description: Lot Line Adjustment between three parcels of 0.46 acres, 0.48 acres, and 0.03 acres in size resulting in two parcels of 0.46 acres and 0.51 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 15, 2026, and should be sent to the attention of:

LLA25-0040, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by April 15, 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 – Gold Ridge
- Recology Sonoma Marin (Disposal)
- 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: _____

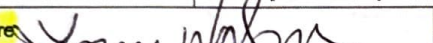

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

File # LLA 25-0040

- 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 Lynn Watson				Name CAMP MEERER REC + PARCEL DISTRICT			
Mailing Address P.O. Box 1253				Mailing Address Box 461			
City Occidental		State CA	Zip 95465	City CAMP MEERER		State CA	Zip 95419
Day Ph (707) 874-2348		Email petalumapoet@hotmail.com		Day Ph 707-874-8771		Email ADMIN@CAMPMEERER.ORG	
Signature 			Date 3/1/2016	Signature 			Date 1/1/2016

Billing Responsible Party (At-Cost Only) Applicant Owner Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title Ray Carlson & Assoc. Attn. Brad Thomas				Name/Title _____			
Mailing Address 5331 Skylane Blvd.				Mailing Address _____			
City Santa Rosa		State CA	Zip 95403	City _____		State _____	Zip _____
Day Ph (707) 528-7649		Email brad@rcmaps.com		Day Ph () _____		Email _____	

PROJECT INFORMATION

Address(es) **75 Mizpah Street and 77 Mizpah Street** City **Camp Meeker**

Assessor's Parcel Number(s) **075-155-001, 006 & 007 (007 No Address Assigned)**

Project Description **Owner/Applicant desires more area around her house.
The square footage of her home is nearly the square footage of her existing Parcel.**

Acreage 0.97 Total Acres	Number of new lots proposed No new Lots
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

TO BE COMPLETED BY PRMD STAFF

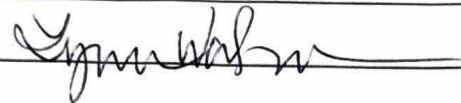
Planning Area	Supervisorial District	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
General Plan Land Use		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
		Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
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				

INDEMNIFICATION AGREEMENT

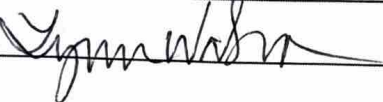
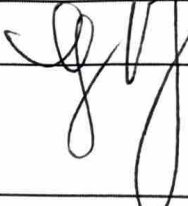
PJR-011

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: Lynn Watson

Applicant Signature: 

Owner Name: Lynn Watson **Gary Helfrich, Director**
CAMP MEEKER RECREATION AND PARK DISTRICT

Owner Signature:  

Date: 3/01/2020

File No.: LLA25-0040

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



LOT LINE ADJUSTMENT SUPPLEMENTAL APPLICATION INFORMATION

PJR-016

File#: LLA 25-0040

Owner of Parcel A:
Name: Camp Meeker Recreation & Parks Dist.
Mailing Address: P.O. Box 461
City: Camp Meeker
State: CA
Zip: 95419
Signature: [Handwritten Signature]
Day Phone: 707-874-9246

Owner of Parcel B:
Name: Camp Meeker Recreation & Parks Dist.
Mailing Address: P.O. Box 461
City: Camp Meeker
State: CA
Zip: 95419
Signature: [Handwritten Signature]
Day Phone: 707-874-9246

Owner of Parcel C:
Name: Lynn Watson
Mailing Address: P.O. Box 1253
City: Occidental
State: CA
Zip: 95465
Signature: [Handwritten Signature]
Day Phone: 707-874-2348

Owner of Parcel D:
Name: Not Applicable
Mailing Address:
City:
State:
Zip:

Property Information:

Lot A Address: 77 Mizpah Street City: Camp Meeker Zip: 95419

Assessor's Parcel No: 075-155-006 Existing Lot Size: 0.46 Ac. Proposed Lot Size: 0.46 Ac.

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

Lot B Address: None Assigned City: Camp Meeker Zip: 95419

Assessor's Parcel No: 075-155-007 Existing Lot Size: 0.48 Ac. Proposed Lot Size: 0.51 Ac.

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

Lot C Address: 75 Mizpah Street City: Camp Meeker Zip: 95419

Assessor's Parcel No: 075-155-001 Existing Lot Size: 0.03 Ac. Proposed Lot Size: Merged with Parcel "B"

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

Lot D Address: Not Applicable 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: 075-155-004 & 075-115-005

- 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?
a. What will the minimum be? Yes: No:

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.



RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

LAND SURVEYING • GIS • PLANNING • RESEARCH

Proposal Statement

Lot Line Adjustment LLA25-0040

County of Sonoma

Camp Meeker, CA

APN 075-155-001, 006 & 007

75 Mizpah Street and 77 Mizpah Street

(007 No Address Assigned)

This Lot Line Adjustment involves three parcels,

Parcel A: 075-155-006, RR B6 2, NONE, 77 Mizpah Street, Lands of Camp Meeker Rec & Park District

Parcel B: 075-155-007, RR B6 2, NONE, No Address Assigned, Lands of Camp Meeker Rec & Park District

Parcel C: 075-155-001, RR B6 2, NONE, 75 Mizpah Street, Lands of the Watson Trust

This LLA will add area around the existing Single Family residence on Parcel C. Currently the square footage of the existing home is nearly the same Square footage of Parcel C.

We request that any and all parcels and fragment parcels, if any, underlying the final parcel configuration be voluntarily merged.

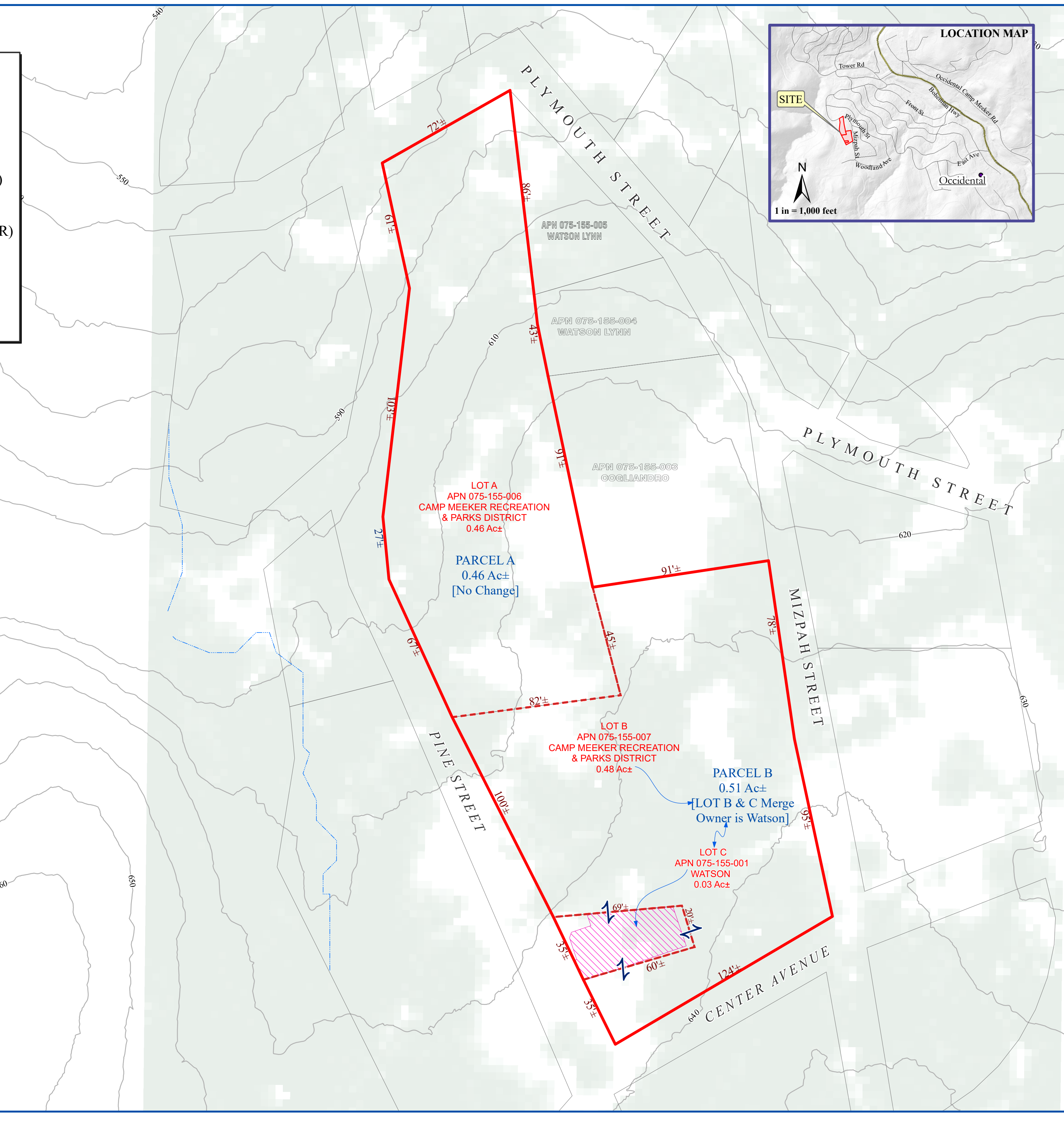
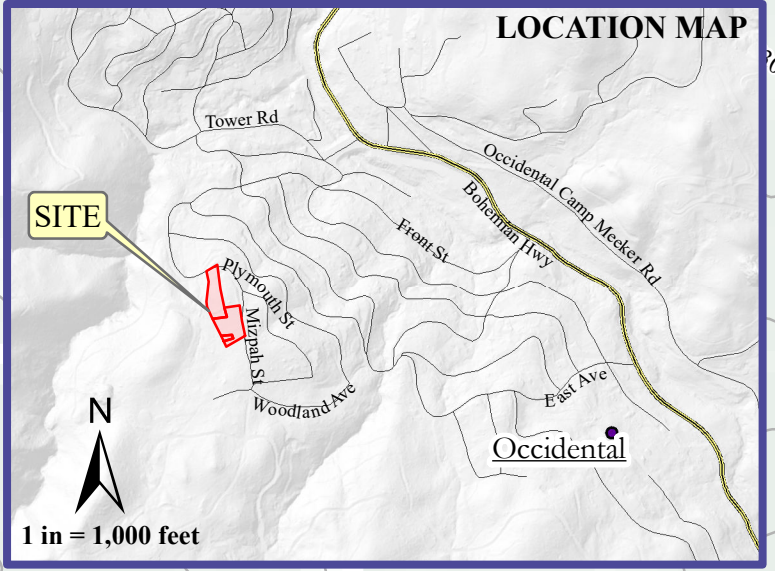
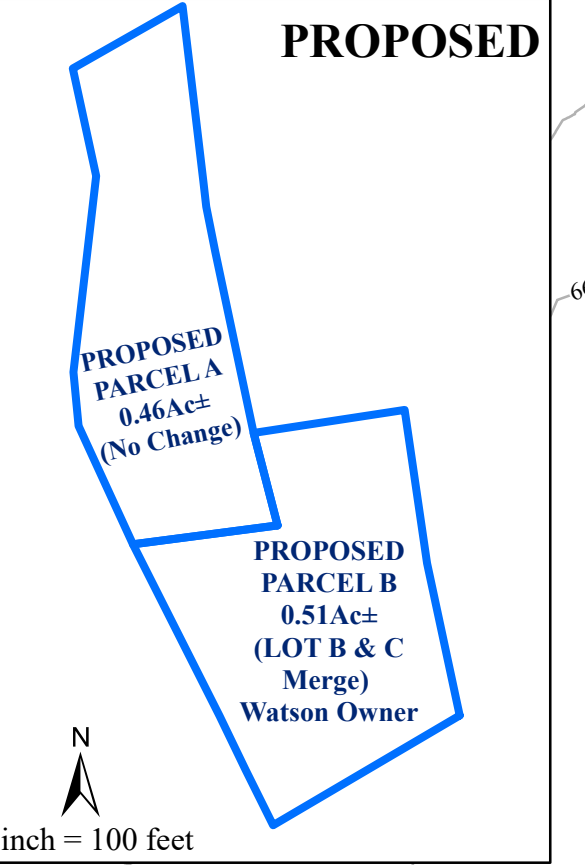
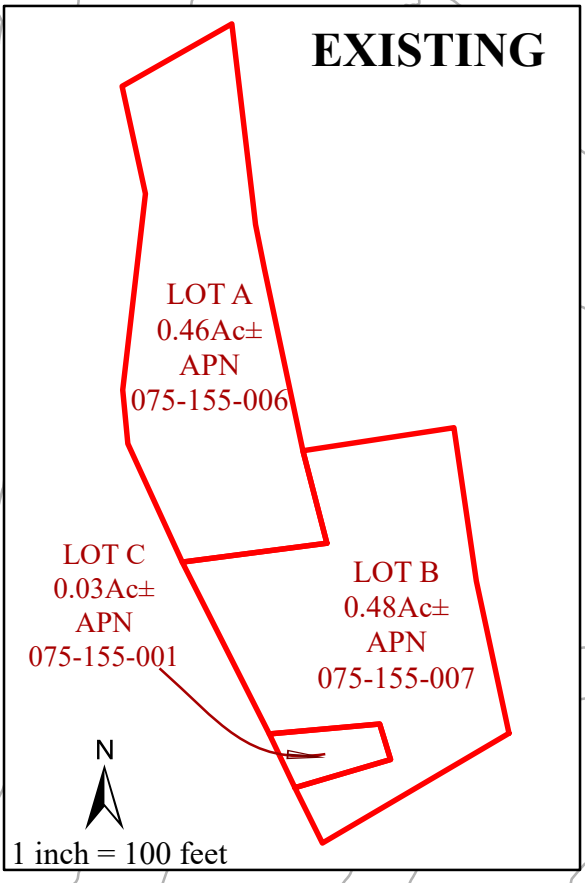
Prepared by Ray Carlson & Assoc. under the direction of Client

March 10, 2026

RCA Project 2025-070

Primary Layers

- Project Boundary
- Existing Lot
- Adjoiner APNs
- Buildings (Not Surveyed)
- Stream Centerline
- 5 ft Contour (2022 LiDAR)
- Crown Canopy**
 - High : 1
 - Low : 0



Project Information

OWNER LOT "A" CAMP MEEKE REC & PARK DIST
 ADDRESS PO BOX 461 CAMP MEEKE CA 96419.
 PHONE 707-874-9246
 APN 075-155-006
 SITE ADDRESS 77 MIZPAH ST, CAMP MEEKE CA 95419
 ACRES 0.46 AC±
 ZONING RR B6 2
 SEWAGE DISPOSAL PRIVATE SEPTIC
 WATER SUPPLY CAMP MEEKE REC & PARK DIST
 LAND USE UNDEVELOPED

OWNER LOT "B" CAMP MEEKE REC & PARK DIST
 ADDRESS PO BOX 461 CAMP MEEKE CA 96419.
 PHONE 707-874-9246
 APN 075-155-007
 SITE ADDRESS NONE ASSUMED
 ACRES 0.48 AC±
 ZONING RR B6 2, NONE
 SEWAGE DISPOSAL PRIVATE SEPTIC
 WATER SUPPLY CAMP MEEKE REC & PARK DIST
 LAND USE UNDEVELOPED

OWNER/APPLICANT LOT "C" LYNN WATSON
 ADDRESS PO BOX 1253 OCCIDENTAL, CA 95465
 PHONE 707-874-2348
 APN 075-155-001
 SITE ADDRESS 75 MIZPAH ST, CAMP MEEKE CA 95419
 ACRES 0.03 AC±
 ZONING RR B6 2, NONE
 SEWAGE DISPOSAL PRIVATE SEPTIC
 WATER SUPPLY CAMP MEEKE REC & PARK DIST
 LAND USE RESIDENTIAL

LOT	EXISTING	PROPOSED	% CHANGE
A	0.46AC±	0.46AC±	0%
B	0.48AC±	0.51AC±	6%
C	0.03AC±	Merged	Merged
Total	0.97AC±	0.97AC±	

SURVEYOR'S STATEMENT
 I, RAY C. CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AS REQUESTED BY LYNN WATSON IN NOVEMBER 2025.
 THIS MAP HAS BEEN COMPILED FROM VARIOUS RECORD DATA SOURCES. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY THIS SURVEYOR OF THE LANDS DELINEATED HEREON. NO LIABILITY IS ASSUMED OR IMPLIED FOR THE LOCATION OF BOUNDARY LINES OR THE ACCURACY OF ACREAGE FIGURES SHOWN HEREON.

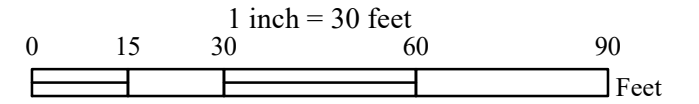
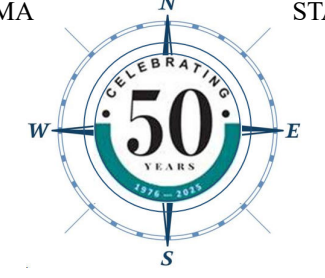


SITE MAP

SHOWING PROPOSED LOT LINE ADJUSTMENTS OF THE LANDS OF WATSON, AS DESCRIBED IN THAT DEED RECORDED AS DOCUMENT NO. 2019-040079 WITH THE LANDS OF CAMP MEEKE RECREATION AND PARKS DISTRICT RECORDED AS DOCUMENT NO. 2024-061176, ALL OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

LYING WITHIN SECTION 27, T7N, R10W MDM.

COUNTY OF SONOMA STATE OF CALIFORNIA



RAY CARLSON
 AND ASSOCIATES, INC.
 Mapping for a Better World™
 SURVEYING • MAPPING • GIS • CONSULTING
 5331 SKYLANE BLVD, SANTA ROSA, CA 95403
 RCMAPS.COM • 707-528-7649
 ©2026, Ray Carlson and Associates, Inc.

USGS Quad
Map

Camp Meeker

APN
075-155-007



APN
075-155-001

633

27

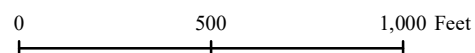
800

Lands of Watson

Map Notes: USGS 7.5" quadrangle, Camp Meeker, 1995; 40-ft contours; from Image Peak Systems, Inc. The contour information shown hereon is in conformance with Section 25-15F-2 of the Sonoma County Code, and is not to be used for final design.



1 inch = 500 feet

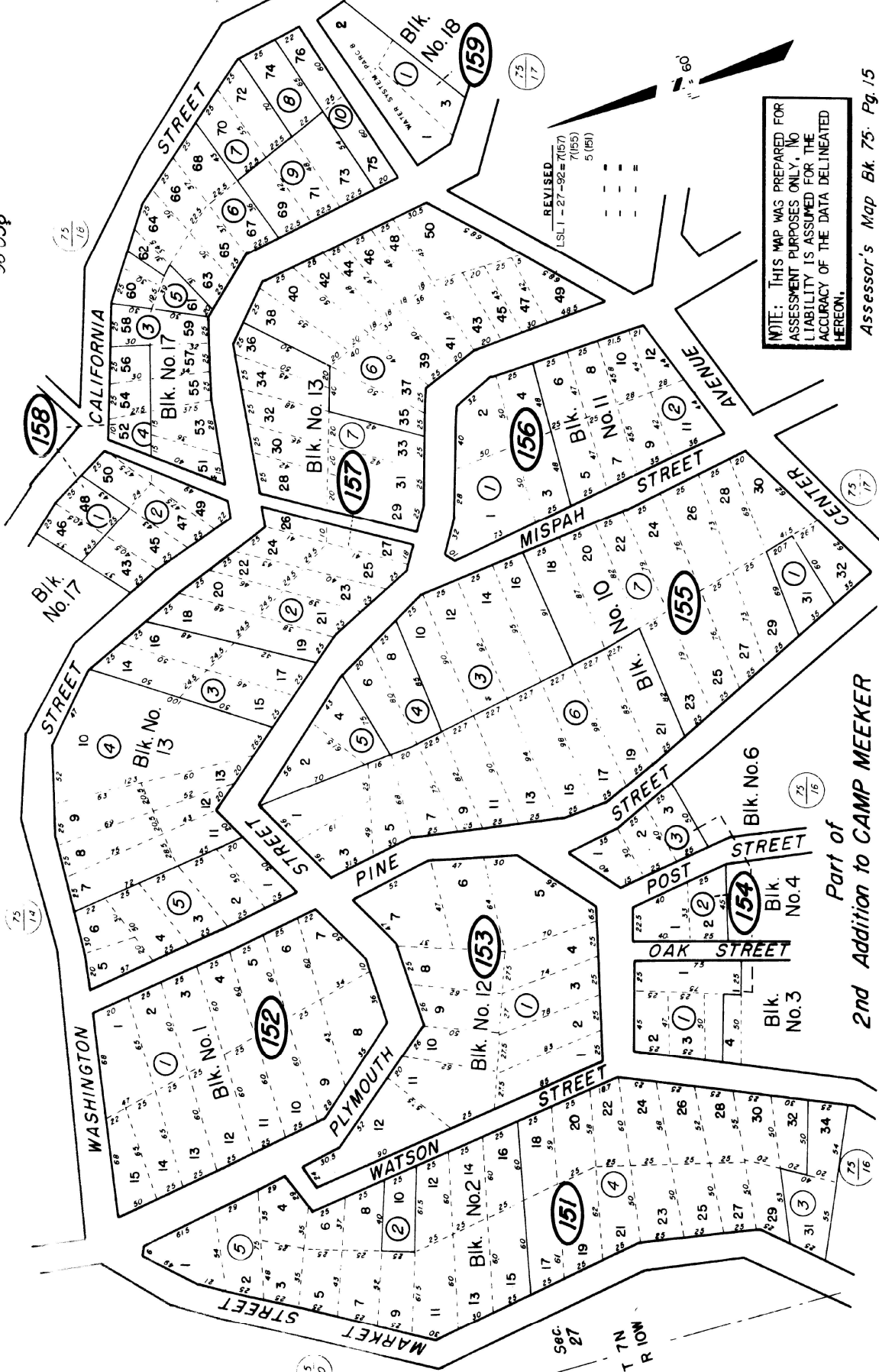


RAY CARLSON
AND ASSOCIATES, INC.
Mapping for a Better World™

SURVEYING • MAPPING • GIS • CONSULTING
5331 SKYLANE BLVD., SANTA ROSA, CA 95403
RCMAPS.COM • 707-528-7649

©2025, Ray Carlson and Associates, Inc.

COUNTY ASSESSOR'S PARCEL MAP



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. 75. Pg. 15
Sonoma County, Calif.

Note - This sheet traced from a photostatic copy of the Recorded Map, Book 17 - Page 19

Part of
2nd Addition to CAMP MEEKER

REVISED
LSL 1 - 27-92 = 7(57)
7(55)
5(51)