



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 23, 2026

To: Interested Agencies

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

**File Number:** LLA26-0013  
**Applicant Name:** Judithe Gantz  
**Owner Name:** Michael and Bobbie Meyer et al.; Judithe Gantz Trust  
**Site Address:** 322 & 440 Wilson Rd., Sebastopol  
**APN:** 077-140-004; 077-140-033  
**Zoning:** DA B6 20, F2 OAK RC200/50 SR

**Project Description: Lot Line Adjustment between two parcels of 12.50 acres and 3.25 acres in size resulting in two parcels of 5.50 acres and 10.25 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 May 7, 2026, and should be sent to the attention of:

LLA26-0013, 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 May 7, 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
- LAFCO
- Treasurer/Special Assessment

- Local Fire District – Gold Ridge
- Recology Sonoma Marin (Disposal)
- Regional Water QCB: North Coast
- Tribal Notification
- Western SoCo Rural Alliance

# Planning Application

## PJR-001

**Application Type(s):**

File # \_\_\_\_\_

- |  |   |   |                                       |
|--|---|---|---------------------------------------|
| <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: _____        |   |   |                                       |

**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			
<b>APPLICANT</b>		<b>OWNER (IF OTHER THAN APPLICANT)</b>	
Name <b>Michael &amp; Bobbie Meyer</b>		Name	
Mailing Address <b>420 Wilson Road</b>		Mailing Address	
City <b>Sebastopol</b>	State <b>CA</b>	Zip <b>95472</b>	City
Day Ph (707) <b>331-9472</b>	Email <b>sebgrown@att.net</b>		Day Ph ( )
Signature		Signature	
Date <b>3-19-20</b>		Date	
<b>Billing Responsible Party (At-Cost Only)</b> <input checked="" type="checkbox"/> <b>Applicant</b> <input type="checkbox"/> <b>Owner</b> <input type="checkbox"/> <b>Other:</b>			
OTHER PERSONS TO RECEIVE CORRESPONDENCE			
Name/Title <b>Phelps &amp; Associates, Inc.</b>		Name/Title	
Mailing Address <b>632 Petaluma Avenue</b>		Mailing Address	
City <b>Sebastopol</b>	State <b>CA</b>	Zip <b>95472</b>	City
Day Ph (707) <b>829-0400</b>	Email <b>office@phelpslandsurveyors.com</b>		Day Ph ( )
Email			
PROJECT INFORMATION			
Address(es) <b>420 &amp; 332 Wilson Road</b>			City <b>Sebastopol</b>
Assessor's Parcel Number(s) <b>161-020-043 &amp; 161-020-042</b>			
Project Description <u><b>Adjust property lines to create a 5.05 acre residential lot and expand an existing residential lot to 10.38 acres</b></u>			
Acreage <b>15.75 acres</b>		Number of new lots proposed <b>none</b>	
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
General Plan Land Use		Groundwater <input type="checkbox"/> 1 / 2	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Availability <input type="checkbox"/> 3 / 4	
Previous Files		Subject to <input type="checkbox"/> EX	
Application accepted by		CEQA <input type="checkbox"/> YES	
Approved by		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
		File No.	
		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Date	
		Date	

# 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 <b>Judithe Gantz</b>			Name		
Mailing Address <b>322 Wilson Road</b>			Mailing Address		
City <b>Sebastopol</b>	State <b>CA</b>	Zip <b>95472</b>	City	State	Zip
Day Ph (310) <b>600-0664</b>	Email <b>kgantz@icloud.com</b>		Day Ph ( )	Email	
Signature <i>Judy Gantz</i>		Date <b>3/20/26</b>	Signature		Date
<b>Billing Responsible Party (At-Cost Only)</b>			<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____		
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title <b>Phelps &amp; Associates, Inc.</b>			Name/Title		
Mailing Address <b>632 Petaluma Avenue</b>			Mailing Address		
City <b>Sebastopol</b>	State <b>CA</b>	Zip <b>95472</b>	City	State	Zip
Day Ph (707) <b>829-0400</b>	Email <b>office@phelpslandsurveyors.com</b>		Day Ph ( )	Email	
PROJECT INFORMATION					
Address(es) <b>420 &amp; 332 Wilson Road</b>				City <b>Sebastopol</b>	
Assessor's Parcel Number(s) <b>161-020-043 &amp; 161-020-042</b>					
Project Description <u>Adjust property lines to create a 5.05 acre residential lot and expand an existing residential lot to 10.25 acres</u>					
Acreage <b>15.75 acres</b>			Number of new lots proposed <b>none</b>		
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		Supervisory 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: Bobbie Meyer Signature: [Signature] Day Phone: (707)331-9472
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel A:

Name: Michael Meyer Signature: [Signature] Day Phone: (707)331-9472
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel A:

Name: Judithe Gantz Signature: \_\_\_\_\_ Day Phone: (310) 600-0664
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: \_\_\_\_\_

Owner of Parcel B:

Name: Judithe Gantz Signature: \_\_\_\_\_ Day Phone: (310) 600-0664
Mailing Address: 322 Wilson Road City: Sebastopol State: Ca Zip: 95472

Property Information:

Lot A Address: 440 Wilson Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 077-140-033 Existing Lot Size: 12.5 acres Proposed Lot Size: 5.50

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

Lot B Address: 322 Wilson Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 077-140-004 Existing Lot Size: 3.25 Proposed Lot Size: 10.25

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

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 [X] No [ ]

If yes, identify Assessor's Parcel Numbers: 077-140-006

- 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 [X] No [ ]
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.



LOT LINE ADJUSTMENT SUPPLEMENTAL APPLICATION INFORMATION

PJR-016

File#: \_\_\_\_\_

Owner of Parcel A:

Name: Bobbie Meyer Signature: \_\_\_\_\_ Day Phone: (707)331-9472
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel A:

Name: Michael Meyer Signature: \_\_\_\_\_ Day Phone: (707)331-9472
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: 95472

Owner of Parcel A:

Name: Judithe Gantz Signature: Judy Gantz Day Phone: (310) 600-0664
Mailing Address: 420 Wilson Road City: Sebastopol State: Ca Zip: \_\_\_\_\_

Owner of Parcel B:

Name: Judithe Gantz Signature: Judy Gantz Day Phone: (310) 600-0664
Mailing Address: 322 Wilson Road City: Sebastopol State: Ca Zip: 95472

Property Information:

Lot A Address: 440 Wilson Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 077-140-033 Existing Lot Size: 12.5 acres Proposed Lot Size: 5.50

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

Lot B Address: 322 Wilson Road City: Sebastopol Zip: 95472

Assessor's Parcel No: 077-140-004 Existing Lot Size: 3.25 Proposed Lot Size: 10.25

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

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 [X] No [ ]

If yes, identify Assessor's Parcel Numbers: 077-140-006

- 1. Will any parcel be completely relocated? Yes [ ] No [X]
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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 18, 2026

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

Re: Lot Line Adjustment  
Michael & Bobbie Meyer / Judithe Gantz  
440 & 322 Wilson Road, Sebastopol  
APN's 077-140-033 & 077-140-004

Project Planner:

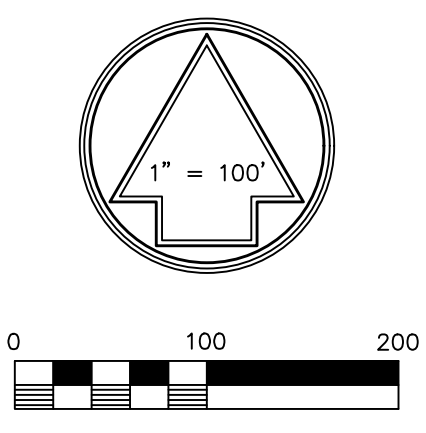
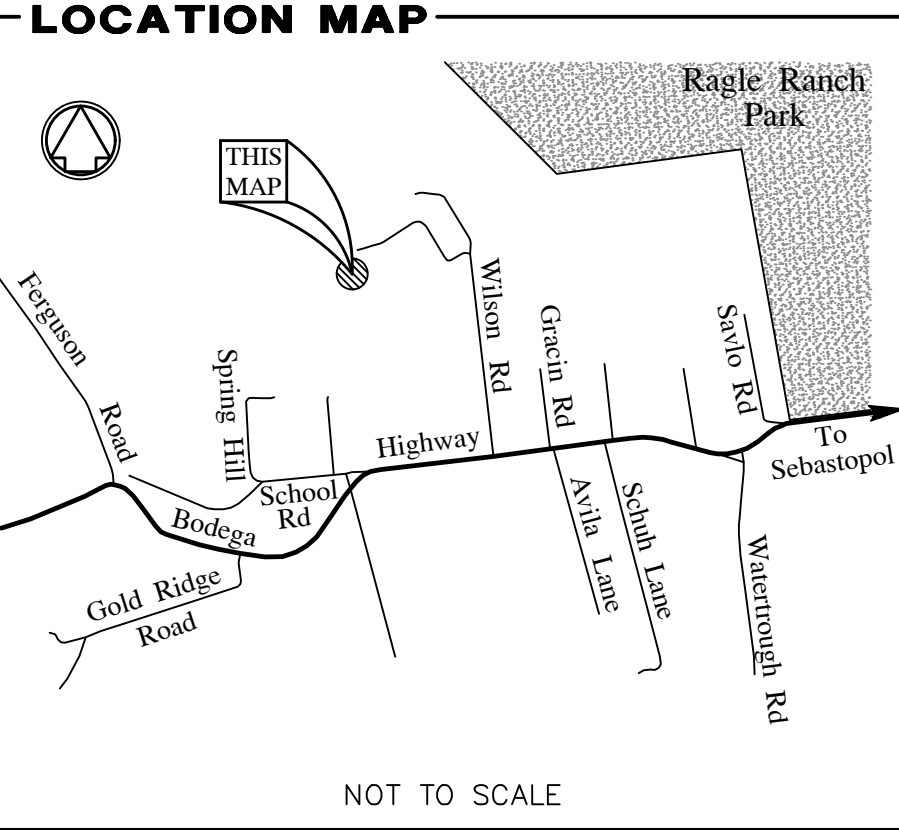
We are applying for a Lot Line Adjustment between the above referenced parcels which are owned by Michael & Bobbie Meyer and Judithe Gantz . The Northeasterly parcel 322 Wilson Road (APN 077-140-004) is 3.25 acres in size and will be gaining 7.00 acres from 440 Wilson Road (APN 077-140-033). 440 Wilson Road will have a resultant acreage of 5.50 acres and 440 will have a resultant 10.25 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



**DRAFT**

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

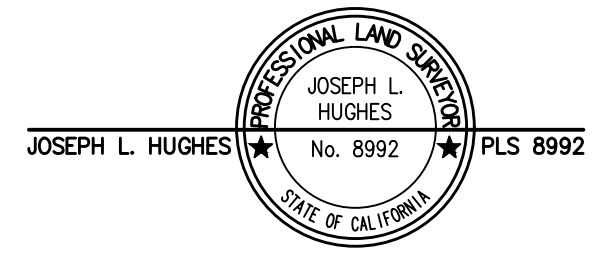
Owner:  
Michael & Bobbie Meyer  
420 Wilson Road, Sebastopol, CA 95746  
Phone: (707) 331-9472

Property address: 440 Wilson Road  
Assessor's Parcel Number: 077-140-033  
Existing zoning: DA B6 20  
Proposed zoning: Same  
Existing use: Vacant  
Proposed use: Residential  
Acreage: 12.50± acres before adjustment  
5.50± acres after adjustment  
Water supply: Individual Well  
Sewage disposal: Subsurface

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

Owner:  
Judithe Gantz  
322 Wilson Road, Sebastopol, CA 95746  
Phone: (707) ---

Property address: 322 Wilson Road  
Assessor's Parcel Number: 077-140-004  
Existing zoning: DA B6 20  
Proposed zoning: Same  
Existing use: Residential  
Proposed use: Same  
Acreage: 3.25± acres before adjustment  
10.25± acres after adjustment  
Water supply: Individual Well  
Sewage disposal: Subsurface

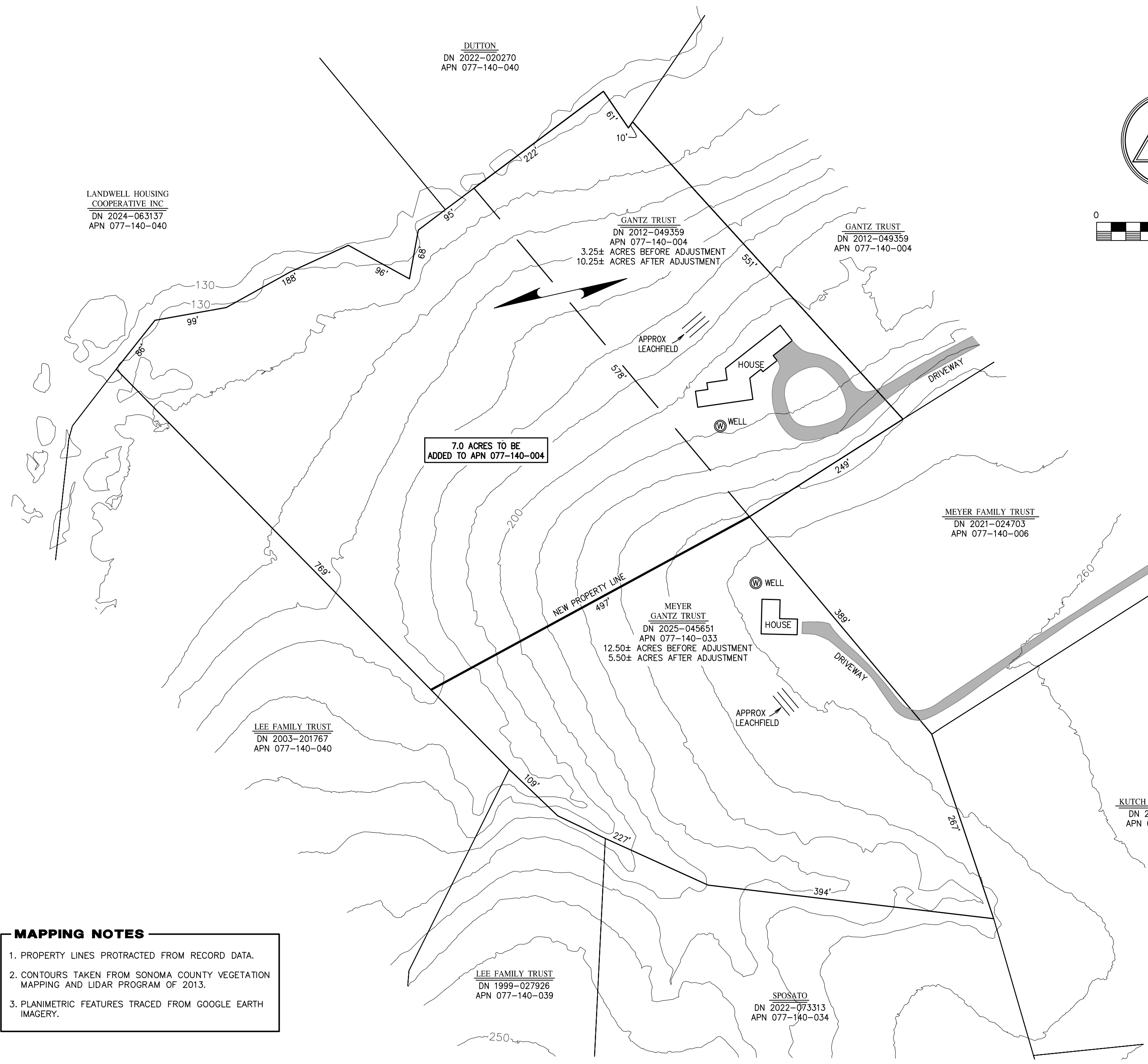


**LOT LINE ADJUSTMENT MAP**

Lands of Owner Michael & Bobbie Meyer / Judithe Gantz  
420 & 322 Wilson Road, Sebastopol  
COUNTY OF SONOMA · STATE OF CALIFORNIA



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



- 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.

061  
17

# COUNTY ASSESSOR'S PARCEL MAP

## McDONNELL'S SUBDIVISION OF THE DONNER RANCH

REC. 11-02-1911 IN BK.026 , MAPS, PGS.24-00

TAX RATE AREA  
159-000

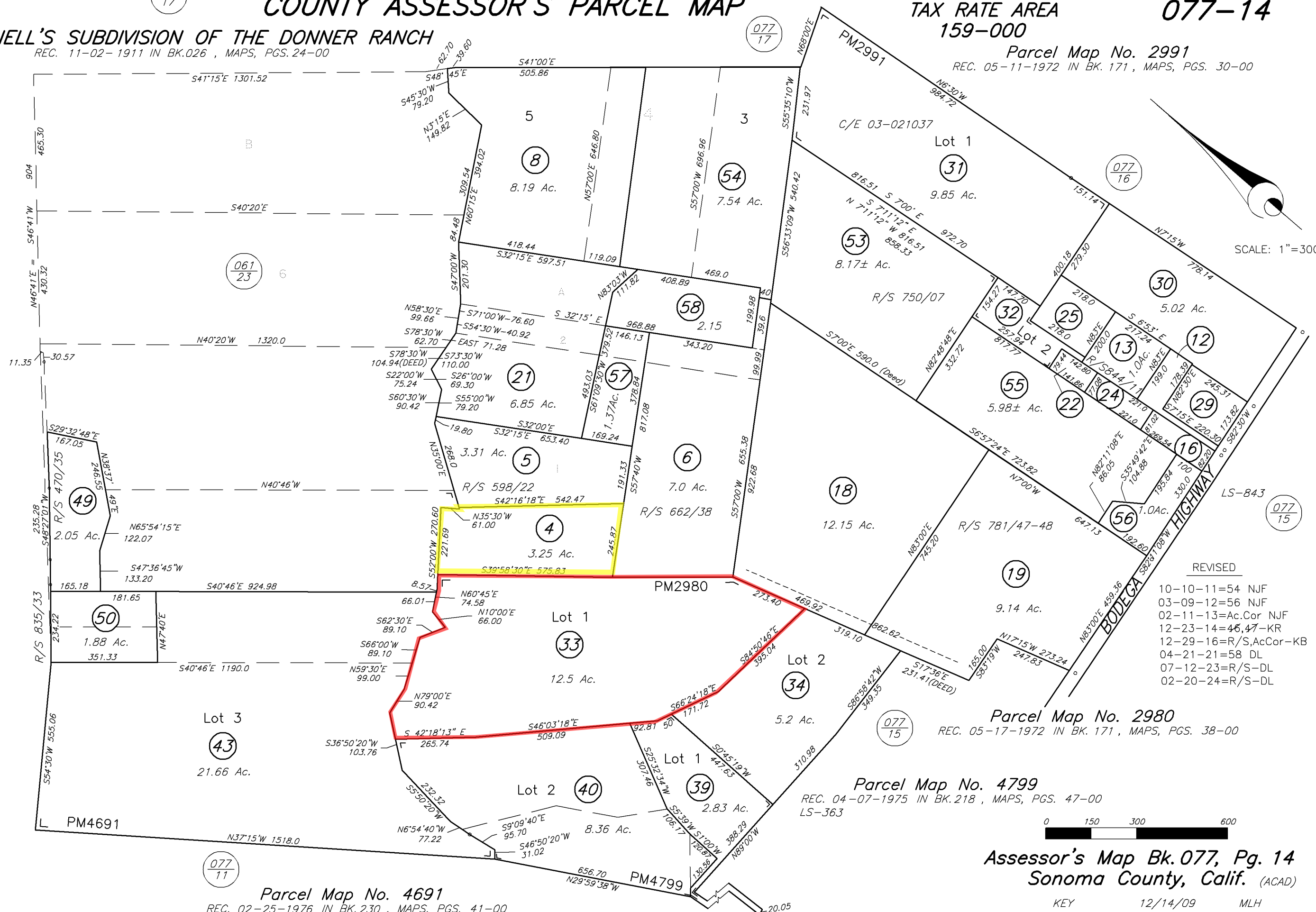
077-14

Parcel Map No. 2991

REC. 05-11-1972 IN BK.171 , MAPS, PGS. 30-00

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.



061  
14

077  
11

Parcel Map No. 4691

REC. 02-25-1976 IN BK.230 , MAPS, PGS. 41-00

Parcel Map No. 4799

REC. 04-07-1975 IN BK.218 , MAPS, PGS. 47-00  
LS-363

Parcel Map No. 2980

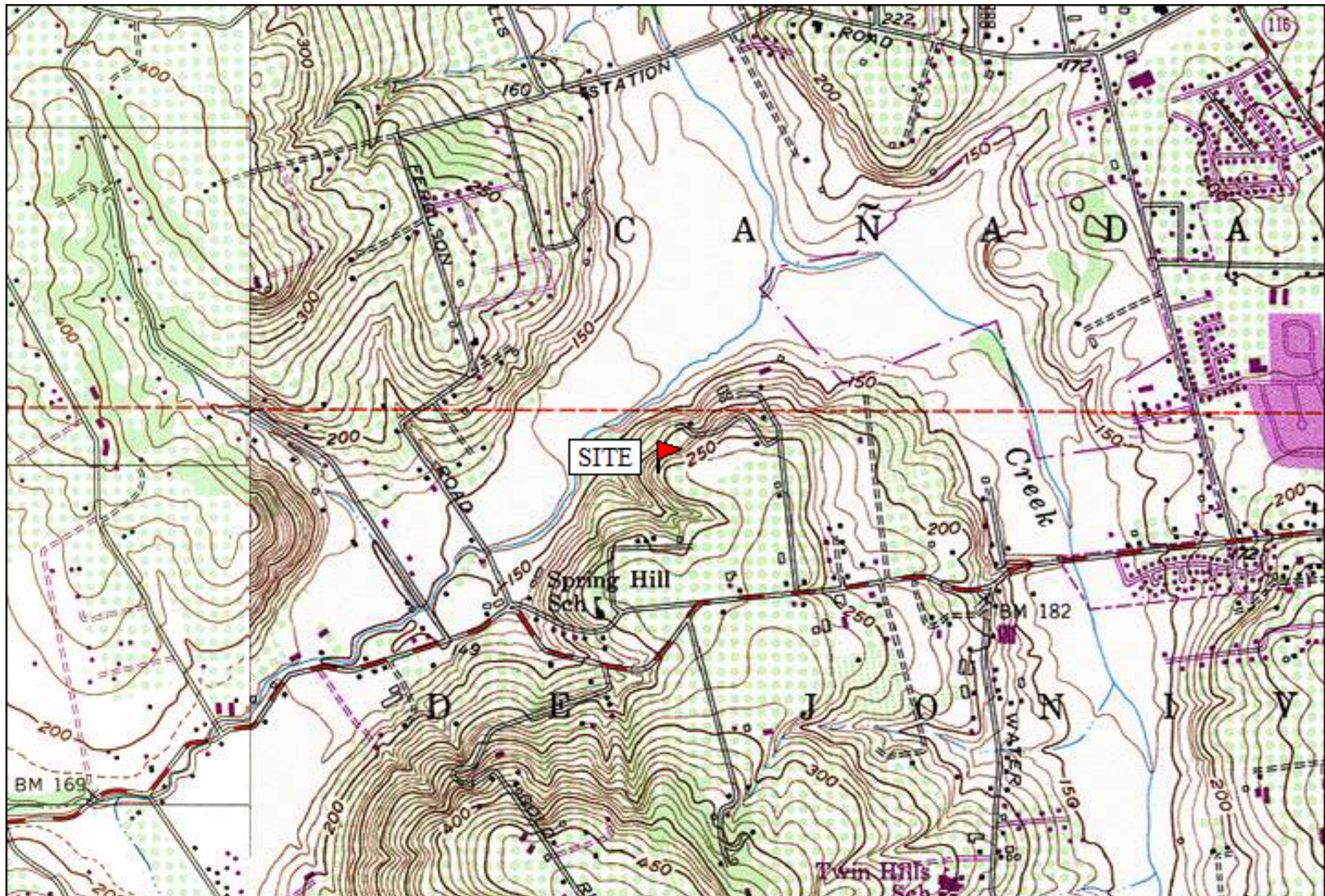
REC. 05-17-1972 IN BK.171 , MAPS, PGS. 38-00

- REVISED
- 10-10-11=54 NJF
  - 03-09-12=56 NJF
  - 02-11-13=Ac.Cor NJF
  - 12-23-14=46,47-KR
  - 12-29-16=R/S,AcCor-KB
  - 04-21-21=58 DL
  - 07-12-23=R/S-DL
  - 02-20-24=R/S-DL

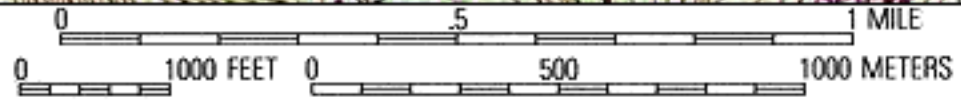


Assessor's Map Bk.077, Pg. 14  
Sonoma County, Calif. (ACAD)

KEY 12/14/09 MLH



TN \* MN  
14°



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