



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

March 5, 2026

To: Interested Agencies

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

File Number: LLA25-0046
Applicant Name: Brad A Thomas for Ray Carlson and Associates
Owner Name: GROW GARDENS LLC; The Carol Cole Mitchel Trust Agreement
Site Address: 1903 Hwy 116, and 1886 Cooper Rd., Sebastopol
APN: 063-250-015; 063-250-055
Zoning: AR B6 8, NONE

Project Description: Lot Line Adjustment between two parcels of 0.34 acres and 7.12 acres in size resulting in two parcels of 0.56 acres and 6.90 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 March 19, 2026, and should be sent to the attention of:

LLA25-0046, Scott Hunsperger (Scott.Hunsperger@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1908. **If no response is received by March 19, 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 – Gold Ridge |
| <input checked="" type="checkbox"/> Natural Resources | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal) |
| <input checked="" type="checkbox"/> Road Naming | <input checked="" type="checkbox"/> Caltrans-State Dept of Transportation |
| <input checked="" type="checkbox"/> Survey and Land Development | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input checked="" type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Dist. 5 Director and Commissioners | <input checked="" type="checkbox"/> Western SoCo Rural Alliance |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> Groundwater Sustainability Agency – Santa Rosa Plain |

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 # LLA25-0046

- 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 Clark Mitchel				Name Carole Cole Mitchel			
Mailing Address 1903 Hwy. 116 South				Mailing Address 1903 Hwy. 116 South			
City Sebastopol		State CA	Zip 95472	City Sebastopol		State	Zip
Day Ph 707 829-3941		Email clarkthemitchel@gmail.com		Day Ph 707 829-3941		Email clarkthemitchel@gmail.com	
Signature <i>Clark Mitchel</i>		Date 2/9/26		Signature <i>Carol C. Mitchel</i>		Date 2/9/26	
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 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) 1886 Cooper Road & 1903 Hwy. 116 South			City Sebastopol		
Assessor's Parcel Number(s) 063-250-015 & 063-250-055					
Project Description Owner desires additional area added to Lot A to accomodate proposed site improvements					

Acreage Lot A 0.56 Ac., Lot B 6.90 Ac. Total 7.46 Ac.			Number of new lots proposed No new Lots		
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		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	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.		CEQA		<input type="checkbox"/> YES	
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No							
Application accepted by				Date							
Approved by				Date							

permit
SONOMA

County of Sonoma
Planning and Land Management Department

LOT LINE ADJUSTMENT SUPPLEMENTAL APPLICATION INFORMATION

PJR-013

File#: LLA25-0046

Owner of Parcel A:
Name: Carol Cole Mitchel Signature: Carol C. Mitchel Day Phone: 707-829-3941
Mailing Address: 1903 Hwy 116 South City: Sebastopol State: CA Zip: 95472

Owner of Parcel B:
Name: Grow Gardens, LLC Signature: Carol C. Mitchel Day Phone: 707-829-3941
Mailing Address: 1903 Hwy. 116 South City: Sebastopol State: CA Zip: 95472

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: 1886 Cooper Road City: Sebastopol Zip: 95472
Assessor's Parcel No: 063-250-015 Existing Lot Size: 0.34 Ac. Proposed Lot Size: 0.56 Ac.
Existing Use: Residence Public Sewer? (Y/N) Provider: None

Lot B Address: 1903 Hwy. 116 South City: Sebastopol Zip: 95472
Assessor's Parcel No: 063-250-055 Existing Lot Size: 7.12 Ac. Proposed Lot Size: 6.90 Ac.
Existing Use: Residence Public Sewer? (Y/N) Provider: None

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?

80'

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.



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: Clark Mitchel

Applicant Signature: Clark Mitchel

Owner Name: Clark Mitchel Carol C. Mitchel

Owner Signature: Clark Mitchel and Carol Mitchel

Date: 2/9/26

File No.: _____

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.



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Proposal Statement

Lot Line Adjustment LLA25-0046
County of Sonoma

APN 063-250-015 and 063-250-055
1886 Cooper Road and 1903 Hwy. 116 South
Sebastopol, CA

This Lot Line Adjustment involves two parcels, Lot B (APN 063-250-055) owned by Grow Gardens LLC and Lot B (APN 063-250-015) owned by Carol Cole Mitchel.

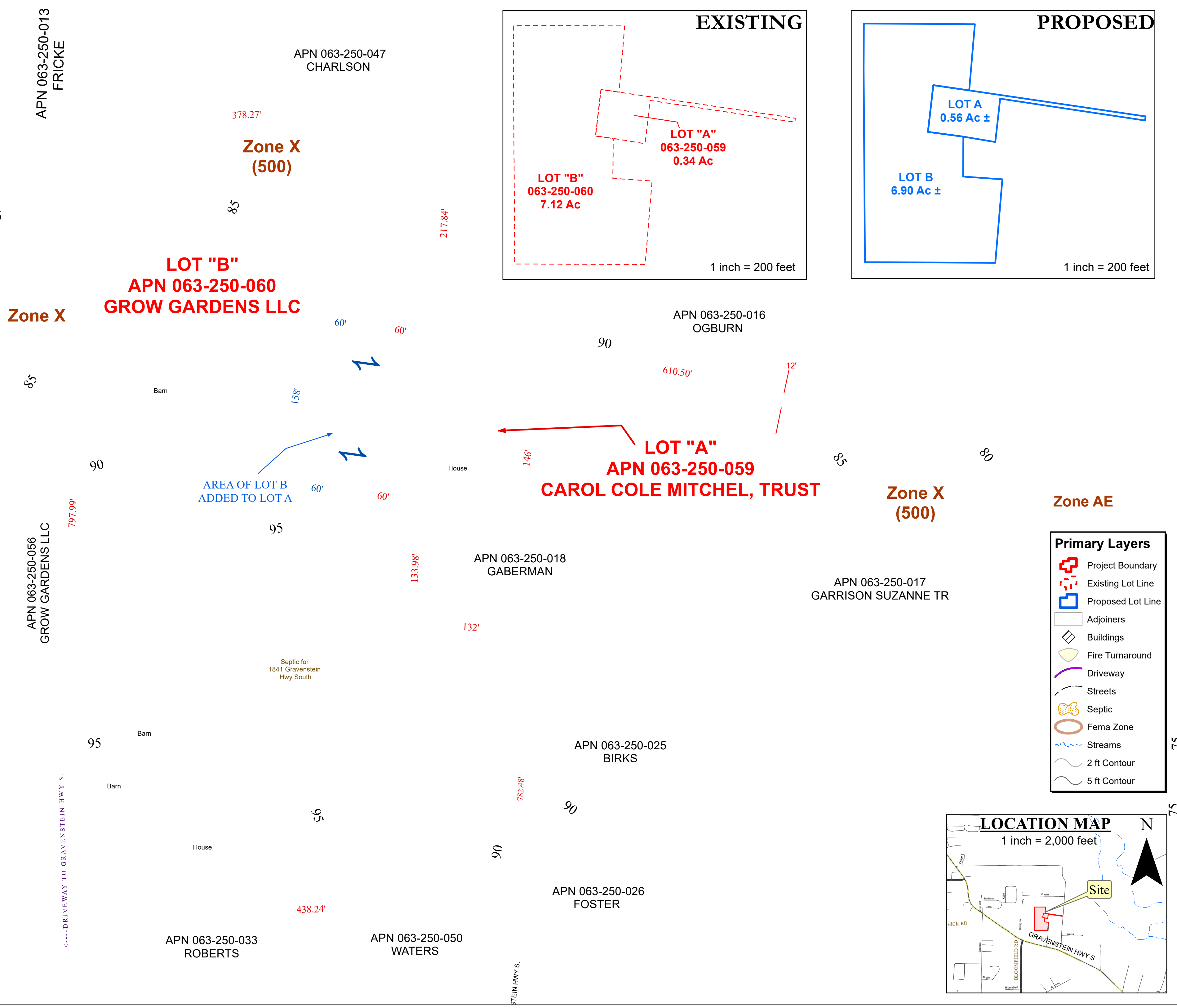
Zoning for APN 15 Zoning is AR B6 8, F2
Zoning for APN 55 Zoning is AR B6 8, NONE

LLA23-0031 was approved involving these two parcels but resulted in being shy of the area needed for the proposed improvements to Parcel 15.

This LLA will add the area necessary for the orderly development of Lot A.

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 direction of Client
February 17, 2026
Project 2025-075



PROJECT INFORMATION

OWNER/APPLICANT LOT A CAROL COLE MITCHEL
 ADDRESS 1903 HWY 116 S, SEBASTOPOL, CA 95472
 PHONE 707-829-3941
 APN 063-250-059
SITE ADDRESS 1903 Hwy116 S.,SEBASTOPOL, CA 95472
 ACRES 0.34 AC
 ZONING AR B6 8,F2
 SEWAGE DISPOSAL SEPTIC
 WATER SUPPLY WELL
 LAND USE RR8

OWNER/APPLICANT LOT B GROW GARDENS LLC
 PHONE 707-829-3941
 APN 063-250-060
SITE ADDRESS 1886 COOPER RD, SEBASTOPOL, CA 95472
 ACRES 7.12AC
 ZONING AR B6 8, NONE
 SEWAGE DISPOSAL SEPTIC
 WATER SUPPLY WELL

LOT	EXISTING	PROPOSED	% CHANGE
A	0.34 AC±	0.56 AC±	65%
B	7.12 AC±	6.90 AC±	-3%
Total	7.46AC±	7.46AC±	

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 CAROL COLE MITCHEL IN FEBRUARY 2026.

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.

Ray C. Carlson
 RAY C. CARLSON LS 3890

PROFESSIONAL LAND SURVEYOR
 RAY C. CARLSON
 PLS 3890
 STATE OF CALIFORNIA
 EXP. 6-30-26

7-6-26 DATE

SITE MAP
 Lot Line Adjustment

STATE OF CALIFORNIA COUNTY OF SONOMA
 LOCATED WITHIN SECTION 12 T6N, R9W, MDM.
 SHOWING PROPOSED LOT LINE ADJUSTMENTS TO THE LANDS OF THE CAROL COLE MITCHEL, TRUST AS DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 2022-055153, AND THE LANDS OF GROW GARDENS, LLC AS DESCRIBED IN A DEED RECORDED AS DOCUMENT NO. 2011-039287 ALL OF OFFICIAL RECORDS, SONOMA COUNTY.

CELEBRATING 50 YEARS 1974-2024

1 inch = 60 feet

0 30 60 120 Feet

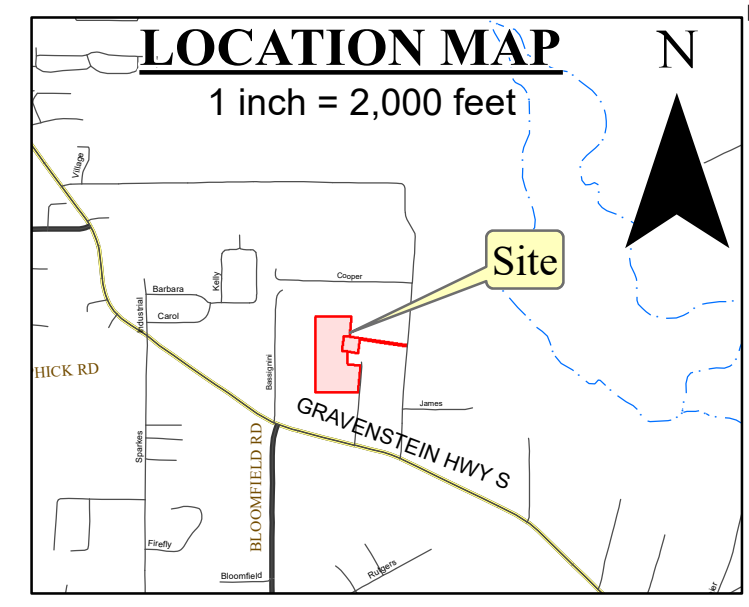
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Primary Layers

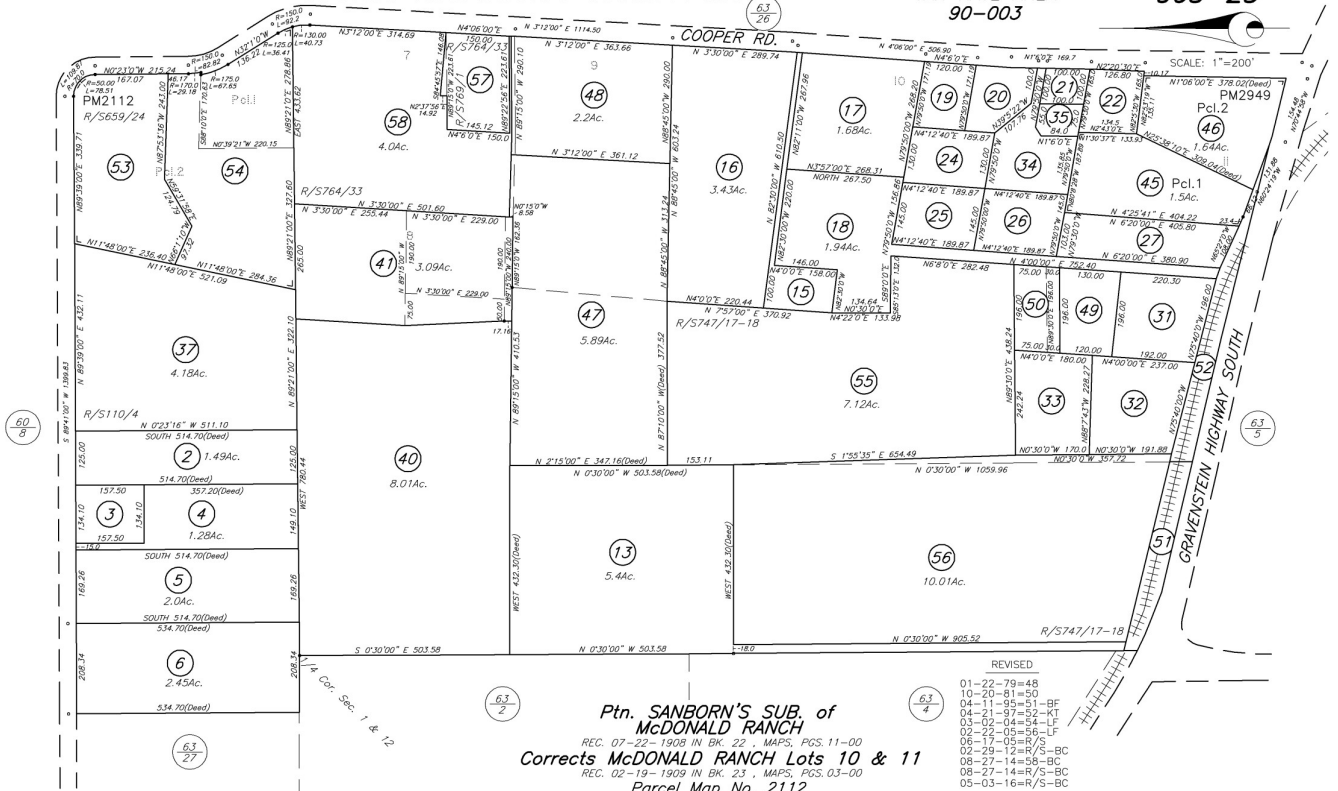
- Project Boundary
- Existing Lot Line
- Proposed Lot Line
- Adjoiners
- Buildings
- Fire Turnaround
- Driveway
- Streets
- Septic
- Fema Zone
- Streams
- 2 ft Contour
- 5 ft Contour



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
90-003

063-25

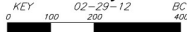


Ptn. SANBORN'S SUB. of
McDONALD RANCH
Corrects McDONALD RANCH Lots 10 & 11
Parcel Map No. 2112
Parcel Map No. 2949

REVISED

01-22-79=48
10-20-81=50
04-11-85=51-BF
04-21-87=52-KT
03-02-04=54-LF
02-22-05=56-LF
06-17-05=R/S
02-29-12=R/S-BC
08-27-14=58-BC
08-27-14=R/S-BC
05-03-16=R/S-BC

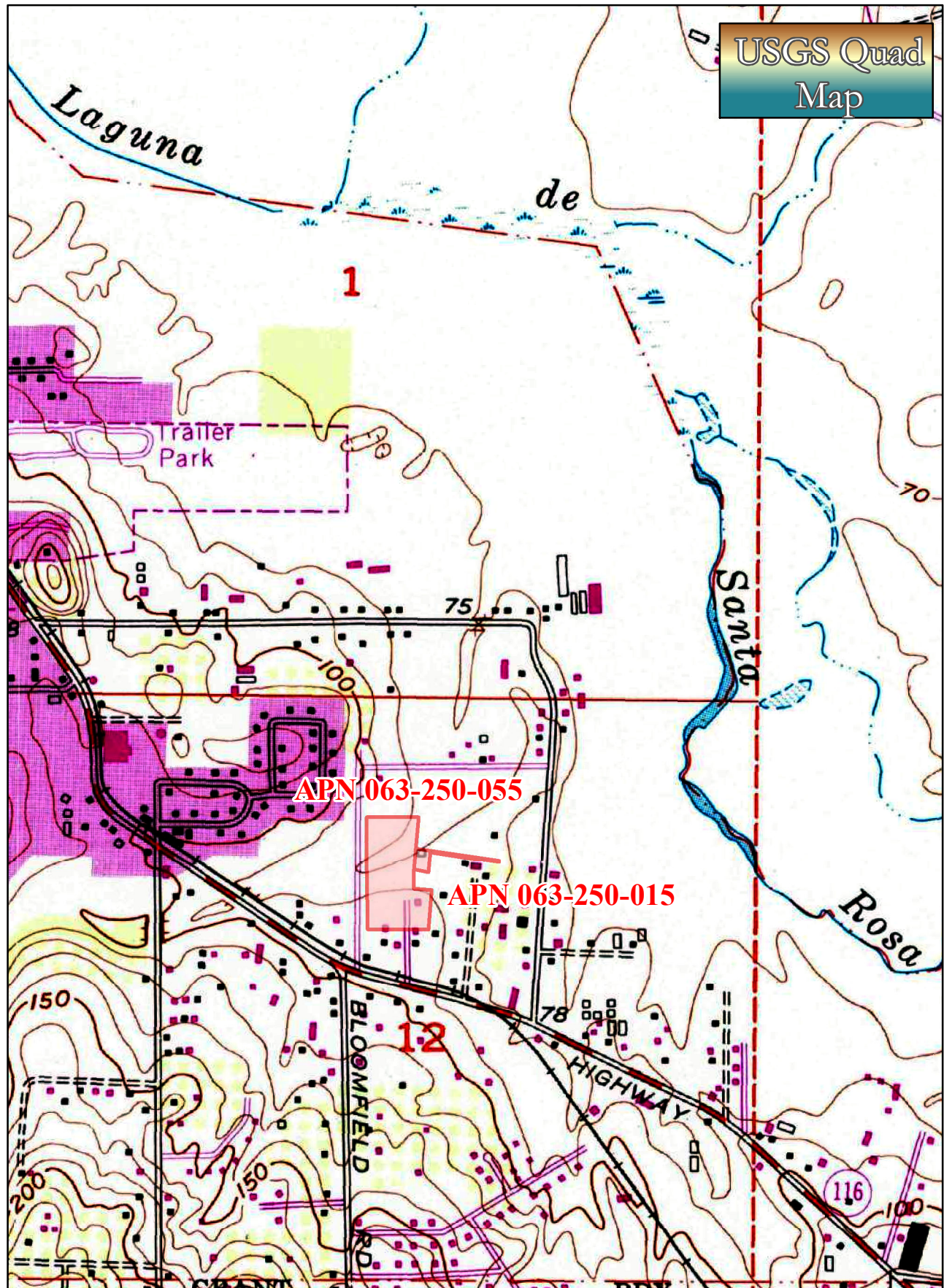
Assessor's Map Bk. 063, Pg. 25
Sonoma County, Calif. (ACAD)



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.)

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.

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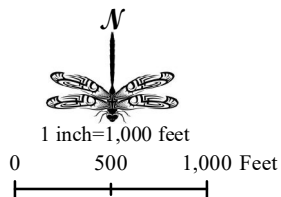
USGS Quad
Map

APN 063-250-055

APN 063-250-015

Lands of Mitchel

Map Notes: USGS 7.5" quadrangle, Sebastopol, 1980; 10-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.



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