

SONOMA COUNTY BOARD OF SUPERVISORS

Draft Conditions of Approval

Date: April 7, 2009
Staff: Sigrid Swedenborg
Applicant: [REDACTED]
Owner: [REDACTED]
Address: 27801 River Road, Cloverdale

File No.: PLP05-0111
APN: 117-060-060 and -059

Project Description: A Lot Line Adjustment between two parcels, 38.35 and 28.92 acres in size resulting in two parcels, 41.09 and 26.18 acres in size.

NOTE: Amendments and changes to approved Lot Line Adjustment conditions may be considered by PRAC at a later date if additional information justifies the changes and does not increase the intensity of use approved by the original approval. The Director of the Permit and Resource Management Department (PRMD) will determine if a public hearing is necessary and if additional fees are required.

NOTE: The Board of Supervisors decision shall be final on the eleventh (11th) day after Final Board of Supervisors action unless an appeal is taken.

NOTE: These conditions must be met and the application validated within 24 months (April 7, 2011) unless a request for an extension of time is received before the expiration date. The 24 month period may be extended for one year by applying for an extension prior to the expiration date and payment of the applicable fees. If recordation is not completed or an extension of time is not applied for within 24 months, the Lot Line Adjustment approval/application expires.

NOTE: Once you have accomplished the items below, PRMD will authorize you to record the deed. An approval stamp will be placed on each grant deed. You will then be informed that the deed or deeds are ready for you take to the Recorder's Office for recordation. After recordation, you must submit a conformed copy of the deed or deeds to PRMD.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

1. Submit verification to PRMD that taxes, which are a lien and termed as payable, are paid to the Treasurer/Tax Collector's Department on all parcels affected by the adjustment. The Treasurer/Tax Collector knows the amount of the tax due.
2. Submit a draft description of the parcel(s) being transferred or property to the County Surveyor for approval. The following note shall be placed on the deed or deeds: "The purpose of this deed is for a Lot Line Adjustment for the combination of a portion of the Lands of [REDACTED] as described by deed recorded under Document No. OR 01-70070, recognized as a separate legal lot by Parcel Map 88-202, Sonoma County Records, APN 117-060-060, with the Lands of [REDACTED] as described by deed recorded under Document No. OR 01-70070, recognized as a separate legal lot by Parcel Map 88-202, Sonoma County Records, APN 117-060-059. This deed is pursuant to PLP05-0111 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the deeds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.
3. Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to PRMD approval of the deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the lot line adjustment deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.

4. After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared and submitted to PRMD for approval prior to recording.
5. A Site Plan of the Lot Line Adjustment shall be prepared by a licensed surveyor or civil engineer and attached to the deed(s) to be recorded. The Site Plan shall be subject to the review and approval of the County Surveyor. The following note shall be placed on said plan: "THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. Any errors or omissions on this exhibit shall not affect the deed description."
6. Prior to recording the Deed the applicant must submit a Zone Change application and any applicable fees to rezone the site to the B7, or frozen lot size district, or other appropriate zoning district to restrict the site from further subdivision potential. In the alternative, the applicant may reduce Lot 1 to less than 40 acres in size to eliminate the requirement to rezone to the B7 zoning district.
7. Prior to recording the Deed, application must be made to rescind and replace the existing Type I Williamson Act Contract with separate contracts for each of the resulting parcels.

Supporting maps are on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 9540

They can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.