

**COUNTY OF SONOMA
AGENDA ITEM
SUMMARY REPORT**

Clerk of the Board Use Only
Meeting Date **Held Until**
 ___/___/___ ___/___/___
Agenda Item No: **Agenda Item No:**

Department: Permit and Resource Management
 Department

() 4/5 Vote Required

Contact:
 Steve Padovan

Phone:
 (707) 565-1352

Board Date:

Deadline for Board Action:

AGENDA SHORT TITLE:

Mark West Creek riparian corridor conveyance - Mesa Beverages

REQUESTED BOARD ACTION:

Accept conveyance of the riparian corridor along Mark West Creek in order to satisfy the Conditions of Approval for Design Review file DRH06-0005 and the policies in the Land Use and Open Space Element of the Airport Industrial Area Specific Plan.

CURRENT FISCAL YEAR FINANCIAL IMPACT

EXPENDITURES

ADD'L FUNDS REQUIRING BOARD APPROVAL

Estimated Cost \$ 0

Contingencies \$ 0
 (Fund Name:)

Amount Budgeted \$ 0

Unanticipated Revenue \$ 0
 (Source:)

Other Avail Approp \$ 0
 (Explain below)

Other Transfer(s) \$ 0
 (Source:)

Additional Requested: \$ 0

Add'l Funds Requested: \$ 0

Explanation (if required):

Prior Board Action(s):

On October 21, 2008, the Board adopted Resolution 08-0904 approving Design Review file DRH06-0005 for a beverage distribution facility at 3200 North Laughlin Road. Condition of Approval No. 86 requires the applicant, Liquid Investments, to dedicate the riparian corridor along Mark West Creek to the County prior to final occupancy of the building. This dedication also satisfies the policies in the Land Use and Open Space Element of the Airport Industrial Area Specific Plan related to Mark West Creek that require the establishment of a permanent open space corridor along the creek in the Specific Plan Area.

Alternatives - Results of Non-Approval:

Non-approval would be inconsistent with the Board's direction, as is set forth in Resolution No. 08-0904 and Condition No. 86 in the Conditions of Approval.

Background:

On October 21, 2008, the Board of Supervisors adopted Resolution 08-094, approving design review for a beverage distribution facility for Mesa Beverages at 3200 North Laughlin Road (Project). The Project is located on a 19.54 acre site adjacent to Mark West Creek. The property is within the Sonoma County Airport Industrial Area Specific Plan (Specific Plan), which requires that any new development bordering Mark West Creek grant in fee, a riparian corridor averaging 100 feet from the top of the creek bank. The Project Conditions of Approval (in compliance with the Specific Plan) required the applicant, Liquid Investments, to dedicate in fee simple title to the County, the riparian corridor along Mark West Creek through a parcel map, lot line adjustment or deed. This proposal to transfer the Mark West Creek riparian corridor to the County in fee simple through a deed will result in conformance to the Specific Plan and will satisfy Condition of Approval No. 86. Furthermore, under Government Code section 66428(a)(2), no map is required for this conveyance because lands conveyed to a public agency are exempt from the Subdivision Map Act's requirements.

Attachments:

- Exhibit A: Resolution of acceptance with Grant Deed
- Exhibit B: Map of Riparian Corridor along Mark West Creek
- Exhibit C: Excerpts from the Land Use and Open Space Element of the Airport Industrial Area Specific Plan

On File With Clerk:

Resolution No. 08-0904 with Project Conditions of Approval

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")

Vote:

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

It 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.