

<h1>County Of Sonoma Agenda Item Summary Report</h1>			Clerk of the Board Use Only Meeting Date Held Until / / / /	
			Agenda Item No: _____	Agenda Item No: _____
Department: Permit and Resource Management Department			<input type="checkbox"/> 4/5 Vote Not Required	
Contact: Gary O'Connor	Phone: (707) 565-3711	Board Date: 9/22/2009	Deadline for Board Action:	
<p>AGENDA SHORT TITLE: Final Map for Arrowhead Mountain Estates Subdivision Unit No. 1, Tract No. 1062.</p> <p>REQUESTED BOARD ACTION: Resolution of the Board of Supervisors of the County of Sonoma approving and accepting the Final Map for "Arrowhead Mountain Estates Subdivision Unit No. 1, Tract No. 1062"; accepting and rejecting certain offers of dedication and making findings all in accordance with the Subdivision Map Act.</p>				
<p>CURRENT FISCAL YEAR FINANCIAL IMPACT - None.</p>				
<p>Explanation (if required): None.</p>				
<p>Prior Board Action: None.</p>				
<p>Alternatives – Results of Non-Approval: Non-approval could cause the subdivider a substantial financial loss.</p>				

Background: The Project Review and Advisory Committee (PRAC), at its February 2, 2006 meeting, recommended conditions to the Planning Commission for the Arrowhead Mountain Estates Subdivision (MJS04-0004). The Planning Commission held a public hearing on October 19, 2006, certifying the project's Mitigated Negative Declaration was completed, reviewed and considered along with public comments in compliance with CEQA and State and County Guidelines and approving a 5 lot tentative map dividing the 376 acre property located at 3480 Napa Road, Sonoma; APN's 126-101-020, -018, -019, -022, -033, -039 and 126-112-004.

At its July 16, 2009 public hearing the Planning Commission approved phasing of the approved tentative map into two phases of 3 lots and a designated remainder for phase one and 2 lots for phase two.

Water will be served by individual wells on each lot.

Sanitary Sewer service will be provided by individual septic systems on each lot.

The owner/subdivider, Vineburg, LLC has entered into a Subdivision Improvement Maintenance Agreement with the County and has posted a Certificate of Deposit to warrant the required private road improvements.

The owner/subdivider has satisfied the required conditions for the filing of the Final Map. Therefore staff recommends approval of the resolution approving the Final Map for the Arrowhead Mountain Estates Subdivision Unit No. 1, Tract No. 1062.

Attachments: Resolution.
A) Location map.
B) Portion of subdivision map.

On File With Clerk: None.

CLERK OF THE BOARD USE ONLY

Board Action (If other than "Requested")	Vote:
---	--------------