

SONOMA COUNTY BOARD OF SUPERVISORS

DRAFT Conditions of Approval

Staff: Joshua Miranda
Applicant: Adobe and Associates
Owners: Bascher, LLC

Date: March 25, 2024
File No.: LLA24-0007
APN: 086-090-005 and 086-190-003 (portions of)

Address: 11587 Brooks Road, Windsor

Project Description: Lot Line Adjustment between three parcels of 13 acres (Parcel A), 74 acres (Parcel B), and 55 acres (Parcel C) in size, resulting in three parcels of 41 acres, 43.7 acres, and 56.1 acres in size.

NOTE: Amendments and changes to approved Lot Line Adjustment conditions may be considered by the Board of Supervisors 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 Permit Sonoma will determine if a public hearing is necessary and if additional fees are required.

NOTE: These conditions must be met and the application validated within 24 months (from the date of this approval) unless a request for an extension of time is received before the expiration date.

SURVEY

To be Reviewed and Approved by the County Surveyor:

1. Submit draft description(s) to the County Surveyor's Office for approval. If the parcels involved are in different ownership, transfer parcel descriptions are required and resultant parcel descriptions are encouraged but optional. If the parcels involved are in the same ownership, transfer parcel descriptions are not required if resultant parcel descriptions are provided. Descriptions are to be labeled Exhibit "A", or the equivalent.
2. Submit a draft Exhibit "B", or the equivalent, a plat map along with the draft description(s) of the Lot Line Adjustment to the County Surveyor's Office for review. Plat map shall be prepared by a licensed land surveyor. The following note shall be placed on the plat map: "THIS EXHIBIT MAP IS FOR GRAPHICAL PURPOSES ONLY. Any errors or omissions on this Exhibit shall not affect the Deed(s) descriptions".
3. Submit to the County Surveyor's Office the requisite closure calculations, title report, and current grant deed(s).

4. There shall be a continuation of the 40' wide Drainage and Access Easement to Parcel "C" as shown on Site Map by Adobe Associates, dated April 5, 2024.
5. A maintenance agreement for all roads shall be obtained or modified with all parties that have an interest/right in the road right of way and be recorded concurrently with the Lot Line Adjustment.
6. Submit a draft description of the parcels being transferred 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 Bascher, LLC as described by deed recorded under Document No. 2023-056797, Sonoma County Records, portion of APN 086-190-003 with the Lands of Basher, LLC as described by deed recorded under Document No. 2023-056797, Sonoma County Records, APN 086-090-005, and with Lands of Bascher, LLC as described by deed recorded under Document No. 2023-056797, Sonoma County Records, portion of APN 086-190-003. This deed is pursuant to LLA24-0007 on file in the office of Permit Sonoma. It is the express intent of the signatory hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.
7. It is the responsibility of the surveyor/engineer preparing the deeds to ensure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above-described note.
8. Descriptions shall be prepared by a licensed land surveyor or civil engineer authorized to practice land surveying.

WELL AND SEPTIC

9. For Parcel B and Parcel C, Applicant shall demonstrate that the Onsite Waste Treatment Septic System meets the current Sonoma County OWTS manual.

Applicant shall submit: For clearance, an issued septic permit and/or and/or vesting certificate and/or an approved septic design application to Well and Septic Health Specialist.

10. Septic permit SEP24-0288 destruct shall be finalized.

PLANNING

To be Reviewed and Approved by Permit Sonoma Project Review Planner:

11. Submit verification to Planning that taxes and/or assessments, 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.

12. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment the property owner(s) shall execute a Right-to-Farm Declaration on a form provided by Permit Sonoma to be submitted before the Lot Line Adjustment is cleared by Permit Sonoma for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the Permit and Resource Management Department approved Lot Line Adjustment grant deed(s) to reflect the newly configured parcels.
13. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit a complete application and applicable filing fees to rescind and replace each existing Non-Prime Land Conservation Act Contract on Lots A, and C with a new Open Space Conservation Contract, one for Lot A, and Lot C. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require updated preliminary title reports for all the resulting Lots and will proceed with processing the new, replacement contracts.
14. Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to the Permit Sonoma approval of the deeds for recordation, the applicant(s) 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.
15. The packet containing all documents to be recorded shall be submitted to Permit Sonoma, Project Review for approval prior to recording. The approval will be noted by the planner placing a stamp on the front of the deeds to be recorded. After approval by Project Review the grant deeds shall be recorded and a copy of the deed or deeds shall be submitted to Permit Sonoma.