

# SONOMA COUNTY BOARD OF SUPERVISORS

## Conditions of Approval

<b>Staff:</b>	Derik Michaelson	<b>Date:</b>	July 11, 2023
<b>Applicant:</b>	Cinquini & Passarino Land Surveying	<b>File No.:</b>	LLA21-0047
<b>Owner:</b>	Jade Mountain, LLC and Laurent Elie Levy and Fanny Levy	<b>APN:</b>	139-010-007 and -017 , and 115-250-011, -015, -018, and -019
<b>Address:</b>	2000 and 2093 Hot Springs Road and 1410 Hiatt Road, Cloverdale;		

**Project Description:** Lot Line Adjustment modifying the interior boundaries of three contiguous legal parcels totaling 628.24 acres within Agricultural Preserve No. 2-296, including  $\pm 171.83$  acres,  $\pm 204.00$  acres, and  $\pm 252.41$  acres, resulting in  $\pm 145.83$  acres,  $\pm 219.00$  acres, and  $\pm 263.41$  acres.

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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. A draft description, prepared by a licensed land surveyor or civil engineer authorized to practice land surveying, showing the combination of lots or transfer of property shall be submitted 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 Laurent Elie Levy and Fanny Levey, as described by deed recorded under Document No. 1993-084411, Sonoma County Records, APN 139-010-017 and 115-250-015, with Lands of Jade Mountain, LLC, as described by deed recorded under Document No. 1990-0115053, Sonoma County Records, APN's 139-010-007 and 115-250-019 (portion), and Document No. 1990-0115055, Sonoma County Records, APN's 115-250-011, 115-250-018 and 115-250-019 (portion). This deed is pursuant to LLA21-0047 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signatory 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 ensure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above-described note.
2. A site plan map 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."

## PLANNING

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

3. 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.

4. 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.
5. 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 the existing Land Conservation Act contract with a new contract for each parcel. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require an updated preliminary title report and will proceed with processing of the new replacement contracts.
6. 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 for General Plan amendment on APN 115-250-015 from RRD 40 to RRD 160, thereby removing the split density designation (RRD 40) from the portion of land transferring to Lot C and remaining on Lot A.
7. 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 for Zone Change on APN 115-250-015 from RRD B6 40 to RRD B6 160, thereby removing the split density zoning designation (RRD 40) from the portion of land transferring to Lot C and remaining on Lot A. The existing RC 50/50 combining district remains unchanged
8. After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared with all attachments such as the Site Plan listed in Condition #5 above.
9. 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.
10. 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.
11. 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.
12. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.

**TREASURER-TAX COLLECTOR  
REFERRAL**

DATE: \_\_\_\_\_ FILE # LLA21-0047  
TO: PERMIT SONOMA ATTN: Derik Michaelson, Planner III  
FROM: TREASURER-TAX COLLECTOR  
SUBJECT: ASSESSOR'S PARCEL #:  
WITH ASSESSOR'S PARCEL#(s):  
PROPERTY ADDRESS:

APPLICANT:  
MAILING ADDRESS:

RECEIVING LANDOWNER:  
MAILING ADDRESS:

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\_\_\_\_\_ FISCAL YEAR'S TAXES ARE NOW A LIEN, NOT YET DUE AND PAYABLE. NOTE:  
THE REGULAR SECURED TAX BILL WILL BE ISSUED ON THE OLD PARCEL  
NUMBER. IF YOU WOULD LIKE THE BILL TO BE DIVIDED, YOU MUST CONTACT  
OUR OFFICE PRIOR TO NOVEMBER 30 TH TO REQUEST A FORMAL OR AN  
INFORMAL SEGREGATION.

\_\_\_\_\_ FISCAL YEAR'S TAXES AND/OR DELINQUENT TAXES ON THESE PARCELS HAVE  
BEEN PAID.

\_\_\_\_\_ NO SPECIAL ASSESSMENTS.

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SONOMA COUNTY TREASURER DATE \_\_\_\_\_, 20\_\_\_\_

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SONOMA COUNTY TAX COLLECTOR DATE \_\_\_\_\_, 20\_\_\_\_