

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Staff:	Jennifer Faso	Date:	December 7, 2021
Applicant:	Ray Carlson and Associates, Inc.	File No.:	LLA20-0030
Owners:	Claudia McKnight, ET AL	APN:	027-080-001
Address:	4855 Canfield Road, Petaluma 7180 Roblar, Petaluma		and 027-080-005

Project Description: Lot Line Adjustment between three ACC parcels of 184.7 acres (Lot 1), 114.4 acres (Lot 2) and 78.1 acres (Lot 3), resulting in three parcels of 95 acres (Lot A), 47 acres (Lot B) and 235 acres (Lot C).

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.

HEALTH

To be Reviewed and Approved by Permit Sonoma Project Review Health Specialist:

1. On existing and resulting Lot 1/A, the applicant shall provide evidence of soils suitable for onsite subsurface sewage disposal and submit a preliminary 1 bedroom septic design, with 200 % replacement area, to the PRMD Well and Septic Section for review and approval. This will include, but not be limited to, soil profiles and percolation tests done in accordance with current standards of the Well and Septic Section. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist, refer to this Lot Line Adjustment number, and shall be submitted to the PRMD, Well & Septic District Specialist for review and approval.

Applicant shall submit a “Septic Design Application” for a minimum of a one bedroom septic system and 200 % septic reserve area on existing and resulting Lot 1/A to PRMD, Well and Septic Section. PRMD Well and Septic approval of the septic design for Lot 1/A shall be submitted to PRMD, Project Review –Health.

2. Provide by means of a (topographic) Plot Plan drawn to a 1"=20' scale, that the resulting Lot A contains sufficient area to accommodate a one-bedroom private sewage disposal system and a 200% unencumbered future reserve area. If the parcel is not served by public water, the plan shall include the location of any existing and potential domestic well site(s). Location of neighboring wells and septic systems within 150 feet of the proposed lots must be shown, as well as existing and proposed driveways, grading cuts, and drainage ways.

The plan is to be prepared by a registered Civil Engineer or Environmental Health Specialist. This demonstration may be modified or waived by the District Specialist if the consultant can clearly demonstrate that adequate primary and reserve area is available.

Applicant shall submit: The topographic plot plan with schematic layouts of the reserve septic systems and all applicable setbacks to the Project Review Health Specialist.

WATER

3. A water supply shall be demonstrated for Lot A either from a water well or spring. If an off-site water source is utilized, an easement and covenant in compliance with Sonoma County Code Section 7-12 is required and shall be concurrently recorded with the Lot Line Adjustment.

If the offsite groundwater source is in compliance with Sonoma County Code section 7-12, the applicant shall submit:

- 3a. If an off-site water source is compliance with Sonoma County Code section 7-12, is utilized, applicant shall submit a draft copy of the Covenant and Easement for the shared drinking well to Project Review- Health for review and approval prior to concurrent recordation with the Lot Line Adjustment.
- 3b. The final, notarized Covenant and Easement for the shared drinking water well shall be simultaneously recorded with the approved Lot Line Adjustment map and deeds.
- 3c. Submit copies of the recorded Lot Line Adjustment deeds and drinking water well Covenant and Easement to the PRMD Planner in compliance with the Lot Line conditions of approval.

SURVEY

To be Reviewed and Approved by the County Surveyor:

4. 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 Claudia McKnight, Trustee of the Claudia Steinbeck McKnight Trust as to an undivided $\frac{1}{2}$ interest, and John Schelling Jr. as to an undivided $\frac{1}{4}$ interest and Mark Eugene Schelling, a married man as his sole and separate property, as to an undivided $\frac{1}{4}$ interest recorded under Document No. 2020-03362, Sonoma County Records, APN's 027-080-001, with Land of Steinbeck McKnight Trust, as described by deed recorded under Document No. 2020-033363, Sonoma County Records, APN 027-080-005. This deed is pursuant to LLA20-0030 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 insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.

5. 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:

6. 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.
7. 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.
8. 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 Non -Prime Land Conservation Act Contract with three new

Non-Prime Land Conservation Contracts. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require an updated preliminary title report for Lots A, B and C and will proceed with processing the new replacement contracts.

9. Prior to Permit Sonoma stamping the grant deed (s), for the Lot Line Adjustments, the property owner shall submit a complete application for a General Plan Amendment and Zone Change technical correction to align land use and zoning boundaries with the adjusted parcel boundaries.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.