

# SONOMA COUNTY BOARD OF SUPERVISORS

## Conditions of Approval

**Date:** September 19, 2017  
**Staff:** Melinda Grosch  
**Applicant:** Chris Kollaja  
**Owner:** Chris Kollaja & Thomas F. Dooher and Korbel & Brothers  
**Address:** 14325 Mill Street, 14300 Armstrong Woods Road, and 16590 Main Street, Guerneville  
**APN:** 070-010-001, 070-010-002, 070-010-020, and 070-010-022  
**File No.:** LLA17-0006

**Project Description:** This is a request for a Lot Line Adjustment among three parcels. The current lot sizes are: 56.73 acres (Lot A), 21.32 acres (Lot B), and 19.91 acres (Lot C). The Lot Line Adjustment will result in three parcels 56.73 acres (Lot A), 15.13 acres (Lot B), and 26.1 acres (Lot C). The Lot Line Adjustment is being requested to provide better access to Lot C.

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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 the Permit and Resource Management Department 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 (September 19, 2019) unless a request for an extension of time is received before the expiration date.

### To be Reviewed and Approved by the County Surveyor:

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

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 between of the Lands of Chris Kollaja and Thomas F. Dooher as described by deed recorded under Document No. 2016-098333, Sonoma County Records, APN 070-010-020 with the Lands of Korbel & Brothers as described by deed recorded in Book 1888 of Official Records, Page 370, Sonoma County Records, APN's 070-010-001, -020, and -022. This deed is pursuant to LLA17-0006 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.
2. 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 between of the Lands of Korbel & Brothers as described by deed recorded in Book 1888 of Official Records, Page 370, Sonoma County Records, APN's 070-010-001 and -022 and the Lands of Chris Kollaja and Thomas F. Dooher as described by deed recorded under Document No. 2012-069410, Sonoma County Records, APN 070-010-002 and -011. This deed is pursuant to LLA17-0006 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.

3. 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."

**To be Reviewed and Approved by the Project Review Planner:**

"The conditions below have been satisfied BY \_\_\_\_\_ DATE \_\_\_\_\_

4. 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.
5. Prior to the Permit and Resource Management Department 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 the Permit and Resource Management Department to be submitted before the Lot Line Adjustment is cleared by Permit and Resource Management Department 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.
6. Prior to Permit and Resource Management Department stamping the grant deed(s) for the Lot Line Adjustment, the property owners shall submit all application materials and applicable filing fees to rescind and replace the existing Prime Land Conservation Act Contract with a new Land Conservation Contract. Once the Lot Line Adjustment grant deeds are recorded, Permit and Resource Management Department can proceed with processing the new contract.
7. 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 #3 above.
8. Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to the Permit and Resource Management Departments 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.
9. The packet containing all documents to be recorded shall be submitted to the Permit and Resource Management Department, 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.
10. After approval by Project Review the grant deeds shall be recorded and a copy of the deed or deeds shall be submitted to the Permit and Resource Management Department.
11. 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.