

## SONOMA COUNTY BOARD OF SUPERVISORS

### Conditions of Approval

<b>Staff:</b>	Hannah Spencer	<b>Date:</b>	May 3, 2022
<b>Applicant:</b>	Lang Family Trust	<b>File No.:</b>	LLA21-0058
<b>Owners:</b>	County of Sonoma / Lang Family Trust	<b>APN(s):</b>	028-070-032 and -036;
<b>Address:</b>	4000 Porter Creek Road, Santa Rosa		028-060-062

**Project Description:** Lot Line Adjustment between two parcels of 284.91 +/- acres (Parcel A) and 201.63 +/- acres (Parcel B), resulting in two parcels of 289.41 +/- acres (Parcel A) and 197.13 +/- acres (Parcel B). The Adjustment reconfigures legal parcel boundaries to satisfy requirements to carry out a Conservation Easement Amendment on the Lang – Guttman and Lang – Safari West Conservation Easements (Board Resolution No. 21-0272).

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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. Submit draft description(s) of the Lot Line Adjustment of the piece(s) of the parcel(s) to be transferred and description(s) of all remaining parcels that are subject to change, to the County Surveyor's Office for approval; Descriptions are to be labeled Exhibit "A", or the equivalent.
2. Submit an Exhibit "B", or the equivalent, a plat map of the Lot Line Adjustment. Plat map shall be prepared by a licensed land surveyor and attached to the deed(s) to be recorded. The plat map shall be submitted to the County Surveyor for review along with the draft description(s), and requisite closure calculations.

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."

## **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. 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 County of Sonoma, a political subdivision of the State of California as described by deed recorded under Document No. 2018-079140 Sonoma County Records, APN 028-060-062 and APN 028-070-036, with the Lands of Peter Anton Lang and Nancy Anne Lang, Trustees of the Lang Family 2003 Trust dated December 4, 2003, as described by deed recorded under Document No. 2012-100644 Sonoma County Records, APN 028-070-032. This deed is pursuant to LLA21-0058 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."
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 to rescind and replace the one, existing Non-Prime Land Conservation Act Contract with one, new Open Space Land Conservation Contract for Parcel A except where the parcel is in County ownership and subject to recorded conservation easement that is equally or more restrictive than the Open Space Land Conservation Act Contract.
7. 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.

8. 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.
9. 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: \_\_\_\_\_, 2022 FILE # LLA21-0058

TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Scott Hunsperger

FROM: TREASURER-TAX COLLECTOR

SUBJECT: ASSESSOR'S PARCEL #: 028-070-032  
WITH ASSESSOR'S PARCEL#(s): 028-070-036 and 028-060-062  
PROPERTY ADDRESS: 4000 Porter Creek Road, Santa Rosa

APPLICANT: SCAPOSD, Attn: Fraser Ross  
MAILING ADDRESS: 747 Mendocino Avenue #100  
Santa Rosa, CA 95401

PROPERTY OWNER'S NAME  
(Receiving land to be combined: Peter and Nancy Lang Family Trust  
MAILING ADDRESS: 3115 Porter Creek Rd, Santa Rosa, CA 95404

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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

\_\_\_\_\_, 20\_\_\_\_\_  
DATE

\_\_\_\_\_  
SONOMA COUNTY TAX COLLECTOR

\_\_\_\_\_, 20\_\_\_\_\_  
DATE