

Project Proposal Statement

Request for a Minor Lot Line Adjustment

Assessor Parcel Number 110-200-009

This is a request for a minor lot line adjustment (LLA) between 4 legally created parcels and one Assessor's Parcel Number (110-200-009). The 4 ACC's were recorded under Document Numbers 2007-064603, 2007-064604, 2007-064605 and 2007-064606. It is the intent to reconfigure the legal parcels into parcels that are more conducive with size and development potential to meet current regulations.

The property is accessed from two locations, Mount Jackson Road and Sweetwater Springs Road. The primary access will be from Sweetwater Springs Road through the existing road as shown.

The parcels are currently under a Williamson Act Contract for Ag. Concurrently with this application the owner is filing for a rescind and replace of Ag to Open Space. With that application there is sufficient information to support the Open Space so we are in compliance and this LLA can be approved without delay.

Each of the parcels currently has septic capacity as well as the resultant parcels. Those septic areas are shown on the site map and the property lines have been shown to accommodate the build and access of the systems.

In accordance with the replacement contracts we have identified compatible use areas for development of homes and infrastructure. Again, the property lines are shown to accommodate the possible development of the parcels. It is our intent to describe resultant parcels and set monuments at the interior angle points of the property lines so we avoid a complicated and costly exercise with a boundary survey of the entire exterior of the ranch.

There is one parcel on the south that is owned by the same owner (West Meadow LLC-APN 110-200-010) and because we can only adjust 4 parcels that one parcel has been excluded from the LLA but made a part of the Rescind and Replace application with Permit Sonoma.

This is also request for a voluntary merger of any underlying parcel or parcel fragments within the four parcels as shown on the LLA Site Map.