

SONOMA COUNTY BOARD OF SUPERVISORS

Exhibit A Conditions of Approval

Staff:	Derik Michaelson	Date:	July 23, 2019
Applicant:	Hogan Land Services	File No.:	LLA17-0072
Owner:	Morning Star Ranch, LLC, Paul Buckley, and David Phillips	APN:	049-020-026, -027, and -029.

Project Description: Request for a Minor Lot Line Adjustment between three legal parcels of 40.09 acres (Lot A), 40.02 acres (Lot B), and 41.82 acres (Lot C), resulting in three legal parcels of 41.65 acres (Lot A), 40.09 acres (Lot B), and 40.19 acres (Lot C), subject to a single, existing Land Conservation Act Contract.

NOTE: Subsequent changes to Lot Line Adjustment conditions may be considered by Project Review and Advisory Committee (PRAC) provided that appropriate information justifying the changes is submitted and no increase in the intensity of use covered under the original approval is proposed. The Director of the Permit and Resource Management Department (PRMD) 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 approval unless a request for an extension of time is received before the expiration date.

GENERAL:

Prior to recording the Grant Deeds for the Lot Line Adjustment, the property owner of Lots A, B, and C, shall submit the appropriate applications and filing fees to rescind and replace the single contract with three new contracts consisting of a new Type I contract for Lot A and two new Type II contracts for Lot B and Lot C.

1. 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.
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 for the combination of a portion of the Lands of Kunde, Lands of Hoff and Buckley, and Lands of Phillips, as described by deed recorded under Official Record Nos.: 1998-0055851, 1999-0002464, and 2006-114743, Sonoma County Records, APNs 049-020-026, 049-020-027, and 049-020-029. This deed is pursuant to 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. After approval by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Planning Division for approval prior to recording. An approval stamp will be placed on the face of the grant deed or deeds.
4. 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."

5. After approval by Planning, the grant deeds shall be recorded and a copy of the deed or deeds shall be submitted to the Permit and Resource Management Department.
 6. 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.
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