

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Date: April 13, 2020
Staff: Georgia McDaniel
Applicant: J. Kapolchok & Associates
Owner: WKM Properties LLC, et al
Address: 18875 Hassett Lane, Geyserville
APN: 091-010-001

File No.: LLA19-0003

Project Description: Request for a Lot Line Adjustment between two parcels, 13.11 (Lot A) and 64.04 acres (Lot B), resulting in two parcels, 64.04 acres (Lot A) and 13.11 acres (Lot B) in size. The Lot Line Adjustment is being requested to reconfigure the property lines for family planning purposes and better utilization of the property.

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 April 28, 2020) 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 reconfiguration of the lands of WKM Properties, LLC, a California limited liability company, McMurphy Vineyards, LLC, a California limited liability company, McSandven Properties, LLC, an Idaho limited liability company, McCutchan Hise Investment Company LLC, a Virginia limited liability company, EMM Endeavors LLC, a California limited liability company, John E. Hill, Trustee of the John E. Hill and Linda Jane Hill Trust dated August 4, 1992, Emma Hill and Amanda Hill, as described by recorded Document No. 2017-099081 and 2017-099082, Sonoma County Records, APN 091-010-001, ACC17-0031 and ACC17-0026. This deed is pursuant to LLA19-0003 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 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 _____

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. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owners shall submit all application materials and applicable filing fees for a Zoning Permit to designate the 600 +/- square foot dwelling located on resulting Lot A a Farm Family Dwelling Unit (or other compatible use defined by the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones). The Farm Family Dwelling Unit agricultural easement and covenant documents shall be completed and signed by the property owners prior to recordation of the Lot Line Adjustment. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma can proceed with processing the Farm Family Dwelling Unit application.
6. Prior to Permit Sonoma 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 Non-Prime Land Conservation Act Contract with two new Prime Land Conservation Contracts, one for each resulting parcel. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma can proceed with processing the new contracts.
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 #2 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 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.
9. 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.
10. 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.

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.

**TREASURER-TAX COLLECTOR
REFERRAL**

DATE: _____ FILE # LLA19-0003

TO: PERMIT SONOMA, ATTN: HANNAH SPENCER, PLANNING

FROM: TREASURER-TAX COLLECTOR

SUBJECT: ASSESSOR'S PARCEL

WITH ASSESSOR'S

PARCEL# _____

PROPERTY

ADDRESS: _____

APPLICANT: _____

MAILING

ADDRESS: _____

PROPERTY OWNER'S NAME (Receiving land to be
combined: _____

MAILING

ADDRESS: _____

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.

SONOMA COUNTY TREASURER

_____, 20____
DATE

SONOMA COUNTY TAX COLLECTOR

_____, 20____
DATE