



August 18, 2021

Curtis and Associates.
Attn: Brian Curtis
805 Healdsburg Avenue
Healdsburg, CA 95448

Re: File No.: LLA21-0040

Address: 11500 and 11720 Chalk Hill Road, Healdsburg

APN: 132-120-054 and -055

Your application for Lot Line Adjustment LLA21-0040 was approved on August 18, 2021. This approval will be complete once you have complied with measures (a) through (g) below. You have twenty four (24) months from the approval date to record the deed which finalizes this application. The 24 month period may be extended for one year by applying for an extension prior to the expiration date and payment of the applicable fees. If recordation is not completed or an extension of time is not applied for within 24 months, the Lot Line Adjustment approval/application expires. This administrative determination is appealable within 10 calendar days of the date of this letter.

Again, you are advised that you must comply with the following measures before you may record the deed:

- (a) Submit verification to the Permit and Resource Management Department that taxes, 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.
- (b) 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 Richard J Heafey Trustee of the Richard J and Kaye B. Heafey Trust as described by deed recorded under Document No. 1990-077018 Sonoma County Records, APN 132-120-054, with the Lands of H2) Holdings Group LLC, a Montana Limited Liability Company as described by deed recorded under Document No. 2021-077375, Sonoma County Records, APN 132-120-055. This deed is pursuant to LLA21-0040 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.



(c) Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to Permit and Resource Management Department approval of the deed for recordation, the applicant 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.

(d) After approval of the Deed description by the County Surveyor, a Grant Deed or Deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.

(e) 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."

(f) The property owner(s) shall execute a Right-to-Farm Declaration on a form provided by PRMD to be submitted before the lot line adjustment is cleared by PRMD for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the revised deeds to reflect the newly configured parcels.

(g) Prior to Permit and Resource Management Department stamping the grant deed(s) for the Lot Line Adjustment, the applicants shall submit a Zone Change on existing Lot A (1.77 acres, portion of APN 132-120-054) from the LIA (Land Intensive Agriculture) B6 – 40 acre density to the LIA (Land Intensive Agriculture), B7 (Frozen Lot Size) and on existing Lot B (1.77 acre portion of APN 132-120-055) from the LIA (Land Intensive Agriculture), B7 (Frozen Lot Size) to the LIA (Land Intensive Agriculture) B6 – 40 acre district to eliminate split zoning. The existing combining zoning districts remain unchanged.

Once you have accomplished the items above, the Permit and Resource Management Department will authorize you to record the Deed. An approval stamp will be placed on the face of each Grant Deed. You will then be informed that the Deed or Deeds are ready for you take to the Recorder's Office for recordation.

After recordation, you must submit a conformed copy of the Deed or Deeds to the Permit and Resource Management Department. This will complete your application file.

If you have any questions, please contact me at scott.hunsperger@sonoma-county.org or at 707-565-1908.

Sincerely,

Scott Hunsperger

Project Planner

Enclosures: Treasurer-Tax Collector Referral; Right to Farm Declaration

c: Richard J. Heafey Trustee; H2O Holdings Group LLC



Sonoma County Permit and Resource Management Department
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