



March 8, 2022

Ray Carlson and Associates Inc.  
411 Russell Avenue  
Santa Rosa, CA 95403

Re: File No.: **\*\*REVISED APPROVAL LETTER FOR LLA21-0055\*\***

Address: 5970, 5976, 6000 and 6294 Petersen Road, Sebastopol

APN: 024-010-003, -015, -016, and -029

**This revised approval letter replaces and supersedes the letter issued on February 25, 2022 and the changes are as follows: two conditions have been removed per Deputy Director Nathan Quarles' determination that evidence of potential septic capacity was not required for this Lot Line Adjustment.** This approval will be complete once you have complied with measures (a) through (g) below. You have twenty four (24) months from the original approval date (February 25, 2022) 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 Leo W. Barclay and Adele L. Barclay, Trustees of the Barclay Family Trust dated May 16, 1995, et al., as described by deed recorded under Document No. 2020-122753 Sonoma County Records, APN 024-010-003 and -015, with the Lands of Leo W. Barclay and Adele L. Barclay, Trustees of the Barclay Family Trust dated May 16, 1995, et al., as described by deed recorded under Document No. 2020-122753 Sonoma County Records, APN 024-010-016; and with the Lands of Lynn R. Petersen, Trustee of The Lynn R. Petersen Trust dated December 8, 2009 as described by deed recorded under Document No. 2009- Sonoma County Records, APN 024-010-029. This deed is pursuant to LLA21-0055 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) 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.

(e) 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".

(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) A water supply shall be demonstrated for Lots A and B either from a water well or a spring, including a dry weather pump test with a minimum yield of 1 gallon per minute per parcel. If an off-site water source is utilized, an easement and covenant in compliance with Sonoma County Code section 7-12 is required and shall be concurrently recorded with the Lot Line Adjustment. If the offsite ground water source is in compliance with Sonoma County Code section 7-12, the applicant shall submit:

- 1a) If an off-site water source in compliance with Sonoma County Code section 7-12, is utilized, please submit a draft copy of the Covenant and Easement for the shared drinking water well to Project Review-Health for review and approval prior to concurrent recordation with the Lot Line Adjustment.
- 1b) The final, notarized Covenant and Easement for the shared drinking water well shall be simultaneously recorded with the approved Lot Line Adjustment map and deeds.
- 1c) Submit copies of the recorded Lot Line Adjustment deeds and drinking water well Covenant and Easement to the PRMD Planner in compliance with the Lot Line conditions of approval.

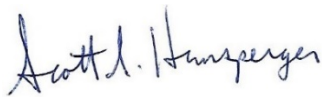


Once you have accomplished the items above, the Permit and Resource Management Department will authorize you to record the Deed. An approval stamp will be placed on the face of each Grant Deed. You will then be informed that the Deed or Deeds are ready for you take to the Recorder's Office for recordation.

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](mailto: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: Leo and Adele Barclay Trust; Lynn Petersen



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)

