

COUNTY OF SONOMA PROJECT REVIEW AND ADVISORY COMMITTEE

DRAFT Conditions of Approval

Staff: Joshua Miranda

Date: April 20, 2023

Applicant: Melitta Properties LLC, Attn: Carleen Clawson

File No.: CMO22-0004

Owner: Melitta Properties LLC & Thomas and Joanne Senander Trust **APN:** 034-040-048 & -049

Address: 6280 & 6282 Melita Road, Santa Rosa CA

Project Description: Certificate of Modification to reduce the width of an existing 28-foot wide right-of-way serving Lot 2 as depicted on Parcel Map, 6268 Book 270, Page 7, Sonoma County Records.

SURVEYOR:

1. In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:
 - (a) that there are changes in circumstances which make any and all of the conditions of such map no longer appropriate or necessary, and
 - (b) that the modifications do not impose any additional burden on the present fee owner of the property, and
 - (c) that the modifications do not alter any right, title or interest in the real property reflected on the recorded map, and
 - (d) that the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
2. An Amended Map or Certificate of Modification prepared by a Licensed Land Surveyor or someone authorized to practice land surveying, shall be submitted to the County Surveyor within two (2) years after date of approval. It shall be accompanied by a **CURRENT** Title Report showing proof of ownership and documentation listing those with a record title interest in the property. Upon recording the Amended Map or Certificate of Modification the original map will be deemed to have been modified.
3. **NOTICE:** Anyone with a record title interest in the property shall sign a statement on the map or certificate consenting to the preparation and recording of said map or certificate.
 - a. I (We) have an interest in the property reflected on this certificate of correction (modification) and hereby consent to the preparation and recordation of this document.
 - b. Signatures need to be acknowledged by a Notary Public.
4. Only that portion of the Right of Way Easement that is hatch and labeled "Area of Easement to be Vacated" on Adobe Associates Site Map dated January 26, 2022, shall only be the piece to be modified; the rest of the Right of Way Easement shall stay the same.
5. If a Certificate of Modification is to be prepared, there shall be a plat showing the modified area attached to the certificate.

PERMT SONOMA PLANNING:

6. These conditions must be met and the application validated within 24 months from the date of the Project Review and Advisory Committee final action April 20, 2025 unless a request for an extension of time is received before the expiration date.
7. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property

rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.
