



November 23, 2022

Thomas Senander & Melitta Properties, LLC

6280 Melita Road & 5699 Eagle Rock Court, Santa Rosa 95409

Re: File No.: LLA22-0016

Address: 6280 Lot A & 6282 Lot B Melita Road, Santa Rosa

APN: 031-040-048 & -049

Your application for Lot Line Adjustment LLA22-0016 was approved on November 23, 2022. This approval will be complete once you have complied with measures (a) through (e) 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 Thomas J. Senander & JoAnne E. Senander, Trustees of The Senander Revocable Living Trust, as described by deed recorded under Document No. 2018-018199, Sonoma County Records, APN 031-040-048, with the Lands of MELITTA PROPERTIES, LLC, a California Limited Liability Company, as described by deed recorded under Document No. 2012-127117, Sonoma County Records, APN 031-040-049. This deed is pursuant to LLA22-0016 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) Record the Lot Line Adjustment prior to or concurrently with the Certificate of Modification (CMO22-0004).

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 Joshua.Miranda@sonoma-county.org or at 707-565-1948.

Sincerely,

Joshua
Miranda

Joshua Miranda

Project Planner

:jm

Enclosures:

Treasurer-Tax Collector Referral

c: County Surveyor



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



TREASURER-TAX COLLECTOR

REFERRAL

DATE: November 23, 2022 FILE # LLA22-0016

TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Joshua Miranda

FROM: TREASURER-TAX COLLECTOR

SUBJECT: ASSESSOR'S PARCEL # 031-040-048
WITH ASSESSOR'S PARCEL# 031-040-049

PROPERTY ADDRESS: 6280 & 6282 Melita Road, Santa Rosa CA 95409

APPLICANT: Thomas Senander & Melitta Properties, LLC

MAILING ADDRESS: 6280 Melita Road & 5699 Eagle Rock Court, Santa Rosa 95409

PROPERTY OWNER'S NAME (Receiving land to be combined: Thomas J. Sendander & JoAnne Senander

MAILING ADDRESS: 6280 Melita Road Santa Rosa, CA 95409

_____ 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.

_____, 2022_____
SONOMA COUNTY TREASURER DATE

_____, 2022_____
SONOMA COUNTY TAX COLLECTOR DATE



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitsSonoma.org



TREASURER-TAX COLLECTOR

REFERRAL

DATE: November 23, 2022 FILE # LLA22-0016

TO: PERMIT AND RESOURCE MANAGEMENT DEPT. ATTN: Joshua Miranda

FROM: TREASURER-TAX COLLECTOR

SUBJECT: ASSESSOR'S PARCEL # 031-040-049
WITH ASSESSOR'S PARCEL# 031-040-048

PROPERTY ADDRESS: 6280 & 6282 Melita Road, Santa Rosa CA 95409

APPLICANT: Thomas Senander & Melitta Properties, LLC

MAILING ADDRESS: 6280 Melita Road & 5699 Eagle Rock Court, Santa Rosa 95409

PROPERTY OWNER'S NAME (Receiving land to be combined: Melitta Properties, LLC

MAILING ADDRESS: 5699 Eagle Rock Court, Santa Rosa 95409

_____ 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.

_____, 2022_____
SONOMA COUNTY TREASURER DATE

_____, 2022_____
SONOMA COUNTY TAX COLLECTOR DATE



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitsSonoma.org

