

MEMORANDUM

DATE: April 6, 2023

TO: Project Review Advisory Committee

FROM: Derik Michaelson, Project Planner

RE: File No: CMO22-0008; Minor Subdivision
Owner: Nick Haemel
Address: 5300 Burnham Ranch Rd, Santa Rosa
APN(s): 049-720-019

Request

Certificate of Modification to Lot 19 of "Tract 526 Map of Summit View Ranch", Sonoma County Records Book 321, Pages 8-15, expanding the current building envelope boundary for construction of a new pool and associated site improvements within a scenic landscape unit on a 10.27-acre parcel. This site is zoned RR B7 (Rural Residential, Frozen Lot Size), SR (Scenic Resource) and subject to the Bennet Valley Area Plan.

Recommendation

Forward a recommendation to the Planning Commission and provide feedback to the applicant on the suitability of the proposed building envelope expansion and potential alternative locations for supporting intended pool construction and related improvements. Staff notes further considerations below under the *Considerations* section.

Site Details

General Plan Land Use: RR 15 (Rural Residential), 15-acre density
Zoning Designation: RR B7 (Frozen Lot Size), SR (Scenic Landscape Unit)
Parcel Size: 10.27
Parcel Specific Policy: N/A
Applicable GP Policies: Bennet Valley Area Plan - Development Guidelines and Mitigation Measures
Fire Protection (LRA/SRA): SRA
Fire Hazard Severity Zone: Moderate: 0.54 ac (53%) High: 4.87 ac (47%)
Groundwater Area: Zone 3 - Marginal groundwater
NPDES: Phase 1
Water Board: North Coast Region
Williamson Act: N/A
Conservation Easement: N/A

Project Details

Lot 19 of the Summit View Ranch subdivision is a 10.27-acre parcel situated above Sonoma Mountain Road and overlooking Bennett Valley from an elevation of roughly 880 feet. The developed subdivision consists of 23 clustered lots accessed by a private road off Pressley Road. The recorded subdivision map identifies a large common area

parcel serving as an open space buffer in between lots and encompassing the overall development. The common area is referred to as Parcel "C".

The subdivision map additionally identifies house site and disposal field envelopes for each lot. For Lot 19, the map identifies two alternate house site envelopes. The alternate westerly envelope is occupied by the existing home. The alternate easterly envelope is identified by a circular boundary and contains the existing septic system. The intended envelope for the disposal field remains undeveloped and is located directly behind the existing home. No further information regarding the approval of the subdivision is available at this time.

With the entirety of Bennet Valley designated as a scenic resource area and aerial footage showing these developed home sites closely nestled into existing vegetation and tree lines, staff reasonably speculates the placement of building envelopes had been visually motivated as an effort to minimize scenic impacts. The subject parcel (Lot 19) is one of two parcels containing a high degree of northern exposure facing the Valley. While the Lot 19 parcel is visible to surrounding private properties, it does not appear visible from any nearby public street or recreational area.

The applicant proposes construction of a new pool area downslope from the footprint and established building envelope location of the existing home. The submitted site plan shows the proposed pool improvements extending approximately 82 feet beyond the envelope toward the more exposed northerly portion of the site. The applicant proposes to extend the established building envelop boundary to accommodate the intended pool construction as well as related future improvements, such as a pool house.

Considerations

- General Plan Policy 2.2 for Scenic Landscape Units
- Expanded envelope location appears highly exposed to surroundings
- May conflict with intended building limitations established at Subdivision approval.
- No available subdivision information beyond recorded map data
- Preliminary design work on pool indicates negligible visual impact
- Any exterior improvements for property require design review approval
- Alternative pool location with far less exposure may be available and more suitable

Environmental Review

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15305 (Minor alterations in Land Use Limitations) of the CEQA Guidelines, which provides that minor alterations in land use limitations in areas which do not result in any changes in land use or density, consistent with the current proposal.

Attachments

1. Conditions of Approval – Draft
2. Proposal Statement
3. Bennett Valley Guidelines
4. CMO Site Plans
5. Subdivision Map



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



**COUNTY OF SONOMA
PROJECT REVIEW ADVISORY COMMITTEE RECOMMENDATION
CONDITIONS OF APPROVAL**

Certificate of Modification

Staff:	Derik Michaelson	Date:	April 6, 2023
Applicant:	Aaron Johnson, Johnson Pools Inc.	File No.:	CMO22-0008
Owner:	Nick Haemel	APN:	049-720-019
Address:	5300 Burnham Ranch Rd, Santa Rosa		

Description: Certificate of Modification for Lot 19 of "Tract 526 Map of Summit View Ranch", Sonoma County Records Book 321, Pages 8-15, to expand the current building envelope for construction of a new pool and associated site improvements within a scenic landscape unit on a 10.27-acre parcel. This site is zoned RR B7 (Rural Residential, Frozen Lot Size) and SR (Scenic Resource) and subject to the Bennet Valley Area Plan.

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. Approval is given for the modification of the "Building Envelope" as shown for Lot 19 on that map entitled "Tract 526 Map of Summit View Ranch", Sonoma County Records Book 321, Page 15, to reflect that "Proposed Modified Building Envelope Location" as shown on that "Topographic Map dated October 10, 2022 by ADS Affordable Drafting Services, made a part of this application.
4. **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.

PLANNING:

5. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
6. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered

during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

7. NOTE ON MAP: “Agricultural activities occur in the area and noise, dust, odor, smoke and pesticide use may occur and are consistent with the Sonoma County General Plan Land Use designation for the area.”
8. 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.

The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

DATE: 10/17/22

**PROPERTY: 5300 BURNHAM RANCH RD
SANTA ROSA, CA 95404
APN: 049-720-019**

CERTIFICATE OF MODIFICATION PROPOSAL STATEMENT

We would like to increase the current envelope at 5300 Burnham Ranch Rd, Santa Rosa, CA, APN: 049-720-019. The proposed increase is desired to include an area below house with a new gunite swimming pool, potential future pool house, and at end of driveway a possible future parking garage.

As depicted on the subdivision map there are two rectangular (100 ft x 150 ft each) and one circular (radius of 60 ft) envelope sections dedicated for house and septic. The current septic system has taken up the circular envelop section. The current house has taken up the northerly rectangular envelope section. We propose to modify the building envelope as follows:

The 60 ft radius circular envelope is to remain in place encompassing the septic system. The two rectangular (100 ft x 150 ft each) envelope sections are to be combined and expanded as depicted on the included Site Plan: From the northwest corner of the northerly rectangular envelope section extend to the north 120 ft N39°W then extend to the east 217.28 ft N66°42'19"E. Then extend to the south 260 ft n14°W which will end at the northwest corner of the existing southerly rectangular envelope section. The proposed new envelope section encompasses 58,461 square feet not including the existing circular septic envelope section.

BENNETT VALLEY DEVELOPMENT GUIDELINES

DESIGN REVIEW COMMITTEE

To insure the adherence to the goals and policies set forth in this study, the Board of Supervisors should establish a Design Review Committee to advise the County regarding development within the Bennett Valley study area. All properties depicted on the Area Subject to Design Review Map shall be subject to these guidelines. However, properties outside of the Bennett Valley Area Plan boundary shall not be subject to other goals, policies and implementation measures set forth in this Area Plan.

- (1) The Bennett Valley/North Sonoma Mountain Design Review Committee shall consist of seven (7) members who shall be residents of the Area Subject to Design Review as depicted on Figure B. Members shall be appointed by the Board of Supervisors which shall take into consideration expertise in architecture, landscape architecture, site planning, engineering or other similar fields.
- (2) All meetings of the Bennett Valley/North Sonoma Mountain Design Review Committee shall be open to the public, and interested Bennett Valley/North Sonoma Mountain area residents shall be encouraged to attend sessions.
- (3) The Bennett Valley/North Sonoma Mountain Design Review Committee shall review the siting and design of subdivisions and single-family dwellings within the area depicted on Figure A except that after the Committee has reviewed a subdivision, individual single-family dwellings within that subdivision need not be reviewed a second time.
- (4) Advisory decisions by the Bennett Valley/North Sonoma Mountain Design Review Committee shall be made in writing to the Planning Director.
- (5) The following findings shall be made for any project recommended for approval by the Committee or ultimately approved by the Planning Director.
 - a. That the site is adequate in size and shape to accommodate the proposed use.
 - b. That private streets and driveways, both existing and proposed, are properly designed and located to carry the type and quantity of traffic generated by the proposed use and to minimize visual impact.
 - c. That approval of the proposed use at the proposed site will have no significant adverse effect on adjacent property.
 - d. That the proposed use is consistent with the County General Plan, and where applicable, the Bennett Valley Area Plan.

- e. That the minimum requirements are met with respect to:
 - i. Visual/scenic corridor, riparian corridor, scenic landscape unit and critical habitat and unique biotic feature setbacks.
 - ii. Height and location of fences and walls.
 - iii. Controlling erosion and screening structures with landscaping.
 - iv. Other conditions to insure conformity with the intent and purpose of this plan, where applicable.

If the Design Review Committee recommendation results in staff refusal to sign off the building permit, an applicant may appeal in the same manner provided for in Chapter 26 of the Sonoma County Code.

STANDARDS - APPLICATION

Review of any proposed development should consider each of the standards described below. Each standard should be applied to the maximum extent feasible, recognizing that in some cases these standards when applied to a particular project may be contradictory. General Plan policies shall apply where the development guidelines conflict with the General Plan. The Design Review Committee should consider the total impact of the project in determining the extent to which each standard should be applied.

- (1) It is the policy of this study to preserve the natural state of the land and vegetation.
- (2) Structures shall blend with the existing landscape and vegetation to the maximum feasible extent. Therefore, minimum setbacks shall be consistent with the Sonoma County Subdivision Ordinance, the General Plan, or where applicable, with the adopted Bennett Valley Area Plan, whichever is more restrictive. No new structure shall be sited within visual/scenic corridors, riparian corridors or unique biotic resource areas as designated on the Critical Open Space Plan Map of the Bennett Valley Area Plan, where applicable, except in the visual/scenic corridor where the entire parcel is included within such designation or except in the visual/scenic corridor where said structure is a fence or agricultural appurtenance. Where the entire parcel is included in a visual/scenic corridor area, or where said structure is an agricultural appurtenance greater than 200 sq. ft., the Bennett Valley/North Sonoma Mountain Design Review Committee shall condition the approval of such structure(s) to mitigate adverse effects to the open space resource. In considering mitigation measures on agricultural appurtenances, the Design Review Committee will give priority to the needs of productive agriculture. A fence or agricultural appurtenance less than 200 square feet is permitted without design review.

- (3) Site plans shall be presented to the Bennett Valley/North Sonoma Mountain Design Review Committee including:
 - a. An existing topographic map
 - b. An existing vegetation plan
 - c. Photographs of the site from four (4) directions
 - d. A proposed grading plan (if any)
 - e. A proposed landscape plan
 - f. A plan showing siting, bulk, design, color and materials of structures.
- (4) Approval of plans for new structures shall consider the relationships of the site.
- (5) All new structures shall be sited so that they harmonize with the natural surroundings, including but not limited to topography and vegetation; specifically
 - a. Roof lines shall follow established lines of land and/or tree forms;
 - b. Existing vegetation and landforms shall be utilized to screen structures from public view.
- (6) New structures should be sited to take advantage of solar energy where that siting does not conflict with the public view.
- (7) Structures shall utilize color, texture and materials that blend harmoniously with surrounding landscape. The following are recommended for harmonious development:
 - a. Materials: natural wood siding or shingles and natural stone for exteriors;
 - b. Colors: earth tone;
 - c. Roofing: fire resistant but dark toned if visible;
 - d. Roofline: considered in relationship to the total composition of structure with landscape.
- (8) Utilities shall be placed underground from source point, unless masked by existing vegetation.
- (9) Project outdoor lighting shall comply with the outdoor lighting policies of the General Plan Open Space and Resource Conservation Element.
- (10) Existing structures shall be encouraged to comply with the standards for new structures as they undergo remodeling and maintenance.
- (11) Existing neighborhoods shall be encouraged to undertake tree planting and landscaping programs to screen existing development from public view and to increase the privacy, comfort and habitability of the neighborhood (Chart 1).

MITIGATION MEASURES

The following section of this report discusses the rationale for the Land Use designations in this plan. While the Zoning Ordinance provides a tool for implementing land use decisions, additional tools are needed to mitigate adverse impacts that might occur with the proposed land use. The list below gives mitigation measures which respond to specific impacts. At the conclusion of each subarea analysis, the pertinent mitigating measures have been noted.

A. FOR GEOLOGIC HAZARDS

- (1) Retain very low density.
- (2) Site structure and design foundation in accord with recommendations of an engineering geologist.

B. FOR FLOOD HAZARDS

- (1) Prohibit residential structures within designated inundation area as mapped on Critical Open Space Plan.

C. FOR WATER AVAILABILITY

- (1) Encourage Board of Supervisors to authorize a monitoring of groundwater supplies in Bennett Valley.
- (2) Encourage Mutual Water Systems only when consistent with Policy PF-1h of the General Plan.

D. FOR FIRE HAZARD

- (1) Retain low densities.
- (2) Encourage major subdivisions with mutual water systems and require adequate access for fire suppression equipment.
- (3) Where minor subdivision occurs, encourage cluster development with adequate water supply and access for fire suppression.
- (4) Clear wildland grass and brush near associated structures

E. TO MAINTAIN VISUAL AMENITY

The Critical Open Space Plan Map shows designated open space areas. Where the following standards are less restrictive than General Plan standards, compliance with General Plan standards is required.

- (1) Avoid skyline development.
- (2) Site and design structures in harmony with natural surroundings.
- (3) Prohibit structures in visual/scenic corridors as mapped on the Critical Open Space Plan.
- (4) Prohibit structures in visual corridors as mapped on the Critical Open Space Plan.
- (5) Apply the Bennett Valley Design Guidelines.
- (6) Development in scenic landscape units shall comply with the General Plan and Zoning Ordinance.

F. TO MAINTAIN VALUABLE OPEN SPACE

The Critical Open Space Plan Map shows designated open space areas. Where the above standards are less restrictive than General Plan standards, compliance with General Plan standards is required.

- (1) Prohibit structures in riparian corridors and unique biotic features as mapped in the Critical Open Space Plan.
- (2) Site and design structures in harmony with natural surroundings.

G. TO PRESERVE AND PROTECT AGRICULTURE

- (1) Encourage utilization of Land Conservation Act of 1965 as amended.
- (2) Retain appropriately low densities.

H. TO AVOID INCREASING HAZARD ON INADEQUATE ROADS

- (1) Retain low density until road upgraded.
- (2) Encourage road trust funds to maintain establishment of and improve roads consistent with the transportation policy.

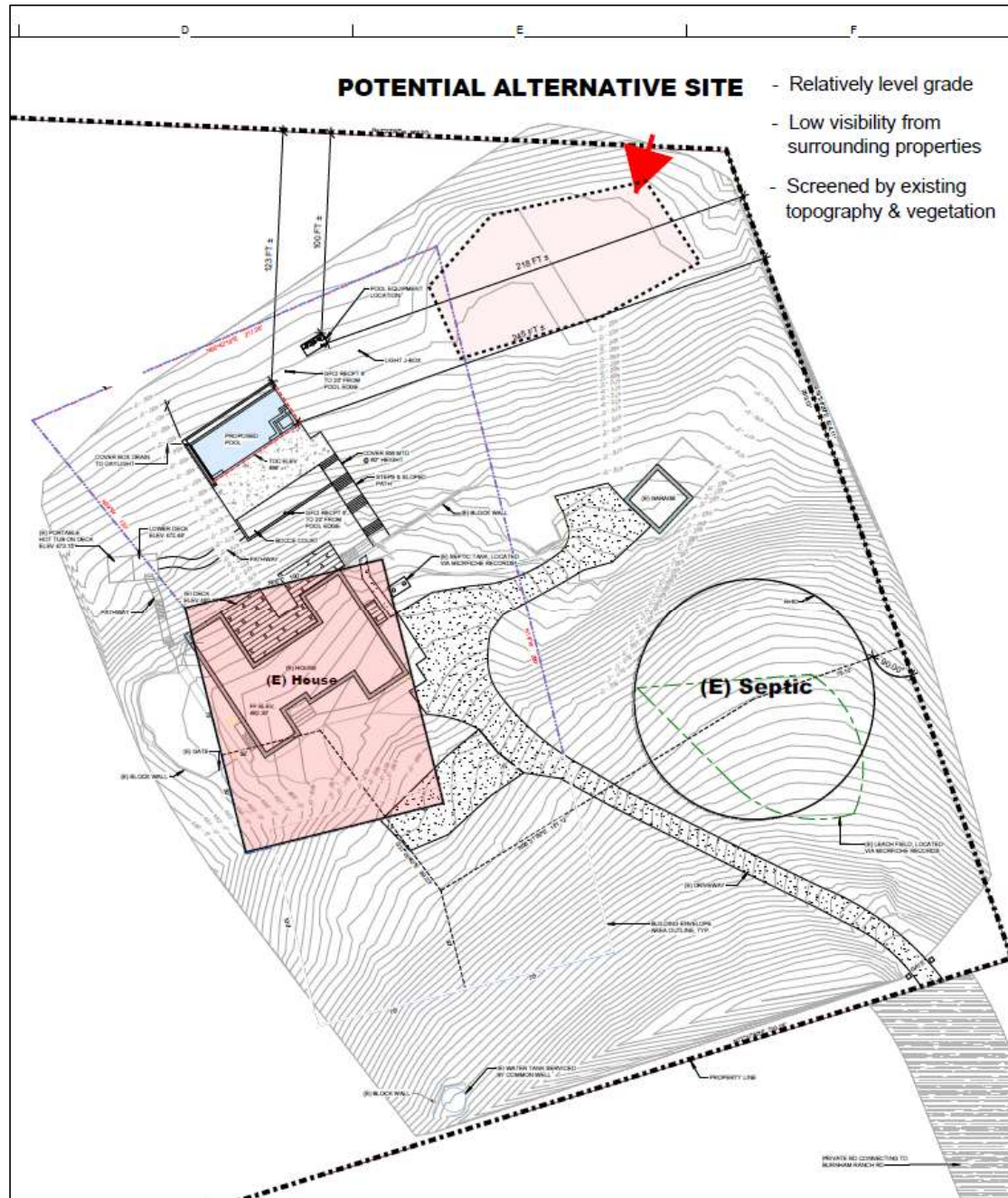
I. TO ASSESS IMPACTS OF PROJECTS ON PUBLIC SERVICES

- (1) To assess adequately the cumulative impact of individual projects on the public services of the area, plans for any major or minor subdivision or rezoning should reflect the ultimate potential buildout of that project.

SUBAREA MITIGATION MEASURES

To facilitate the analysis of a large and variable study district, the Bennett Valley area is divided into fifteen subareas as shown on the Subareas Map. Each subarea below is followed by a list of mitigation measures applicable therein.

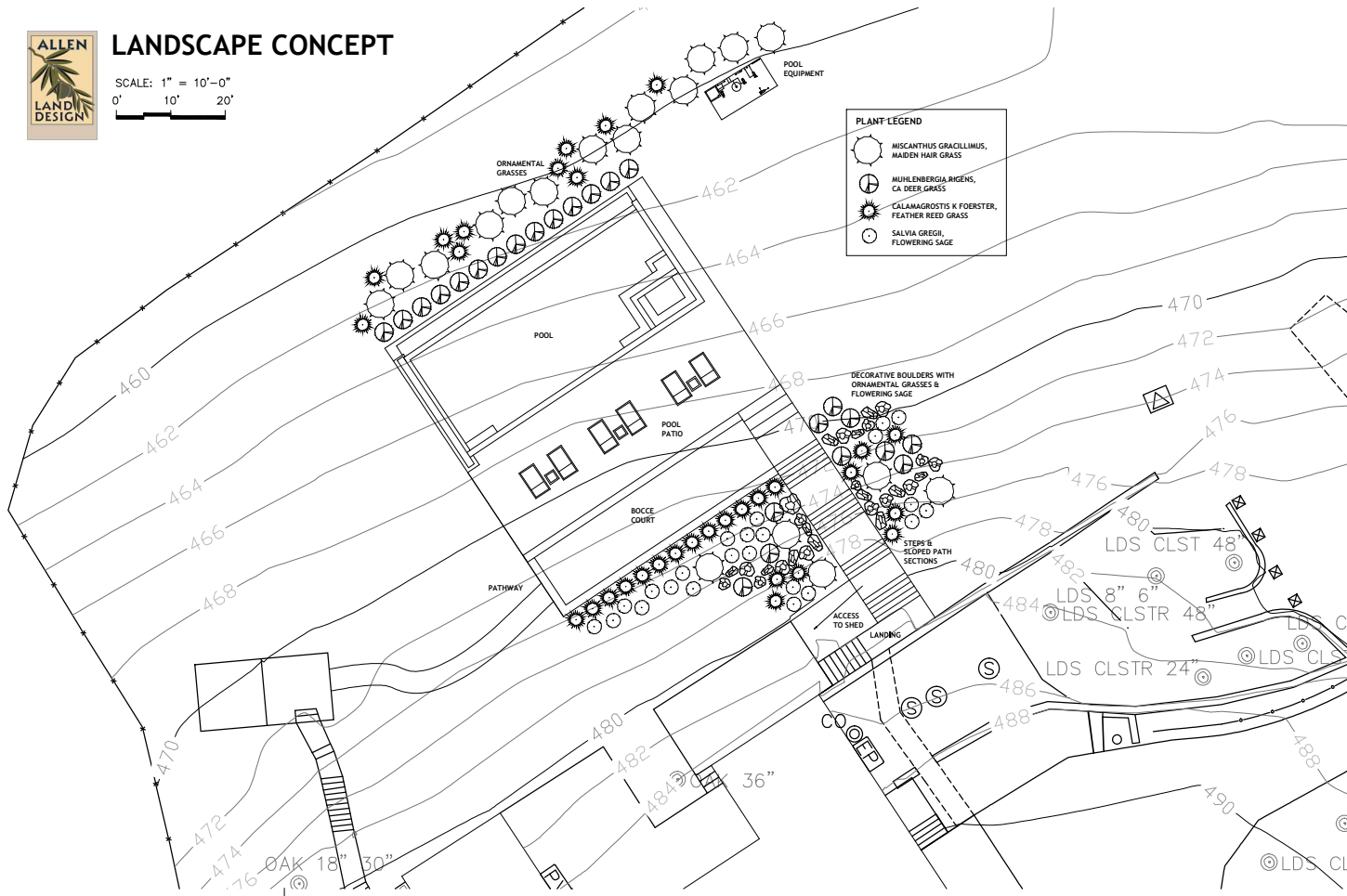
- A. Kawana Springs Road: C-1, 2; E-1, 2, 3, 4, 5, 6, 7; F-1, 2; I-1
- B. Taylor Mountain: A-1, 2; B-1; D-1, 2, 3, 4; E-1, 2, 3, 4, 5, 6, 7; F-1, 2; G-1, 2; I-1
- C. Petaluma Hill Road/Warrington Road Area: A-1, 2; D-1, 2, 3, 4, 5, 6, 7; E-1, 2, 3, 4; F-1, 2; I-1
- D. Crane Canyon/Alta Monte Area: A-1, 2; C-1, 2; D-1, 2, 3, 4, 5, 6, 7; E-1, 2, 3, 4; F-1, 2; I-1
- E. Grange Road below Bennett Valley Road to Perracca and including Guenza: D-1, 2, 3, 4, 5, 6, 7; E-1, 2, 3, 4; H-1, 2; I-1
- F. Sonoma Mountain Road, North-South Alignment: C-1, 2; E-1, 2, 3, 4, 5, 6, 7; I-1
- G. Bennett Valley Road Adjacent to Matanzas Dam: A-2; B-1; D-1, 2, 3, 4, 5, 6, 7; E-1, 2, 3, 4; F-1, 2; G-1; I-1
- H. Valley Floor, Bennett Road: E-1, 2, 3, 4, 5, 6, 7; F-1, 2; G-1, 2; I-1
- I. Bennett Mountain: A-1, 2; D-1, 2, 3, 4; E-1, 2, 3, 4, 5, 6, 7; F-1, 2; G-1, 2; I-1
- J. Jamison Road Extension: A-1, 2; C-1, 2; D-1, 2, 3, 4, 5, 6, 7; E-1, 2, 3, 4; F-1, 2; G-1, 2; H-1, 2; I-1
- K. Lower Grange Road, Pressley Road and Sonoma Mountain East-West Alignment: A-1, 2; C-1, 2; D-1, 2, 3, 4; E-1, 2, 3, 4, 5, 6, 7; F-1, 2; G-1, 2; H-1, 2; I-1
- L. Sonoma Mountain Road East-West Alignment: A-1, 2; C-1, 2; D-1, 2, 3, 4; E-1, 2, 3, 4, 5, 6, 7; F-1, 2; G-1, 2; H-1, 2; I-1





LANDSCAPE CONCEPT

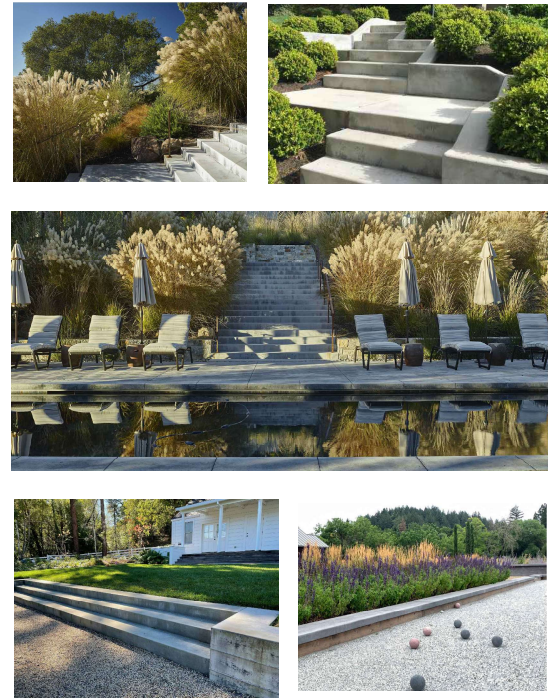
SCALE: 1" = 10'-0"
0' 10' 20'



PLANT LEGEND

- MISCANTHUS GRACILLIMUS, MAIDEN HAIR GRASS
- MUHLENBERGIA RIGENS, CA DEER GRASS
- CALAMAGROSTIS K FOERSTER, FEATHER REED GRASS
- SALVIA GREGII, FLOWERING SAGE

CONCEPT IMAGES



PLANT IMAGES



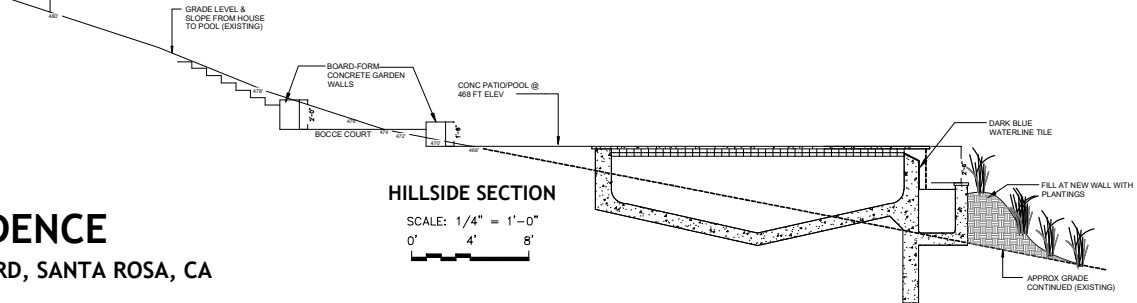
HAEMEL RESIDENCE

5300 BURNHAM RANCH RD, SANTA ROSA, CA

1.25.2023

HILLSIDE SECTION

SCALE: 1/4" = 1'-0"
0' 4' 8'

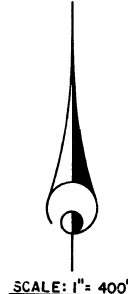
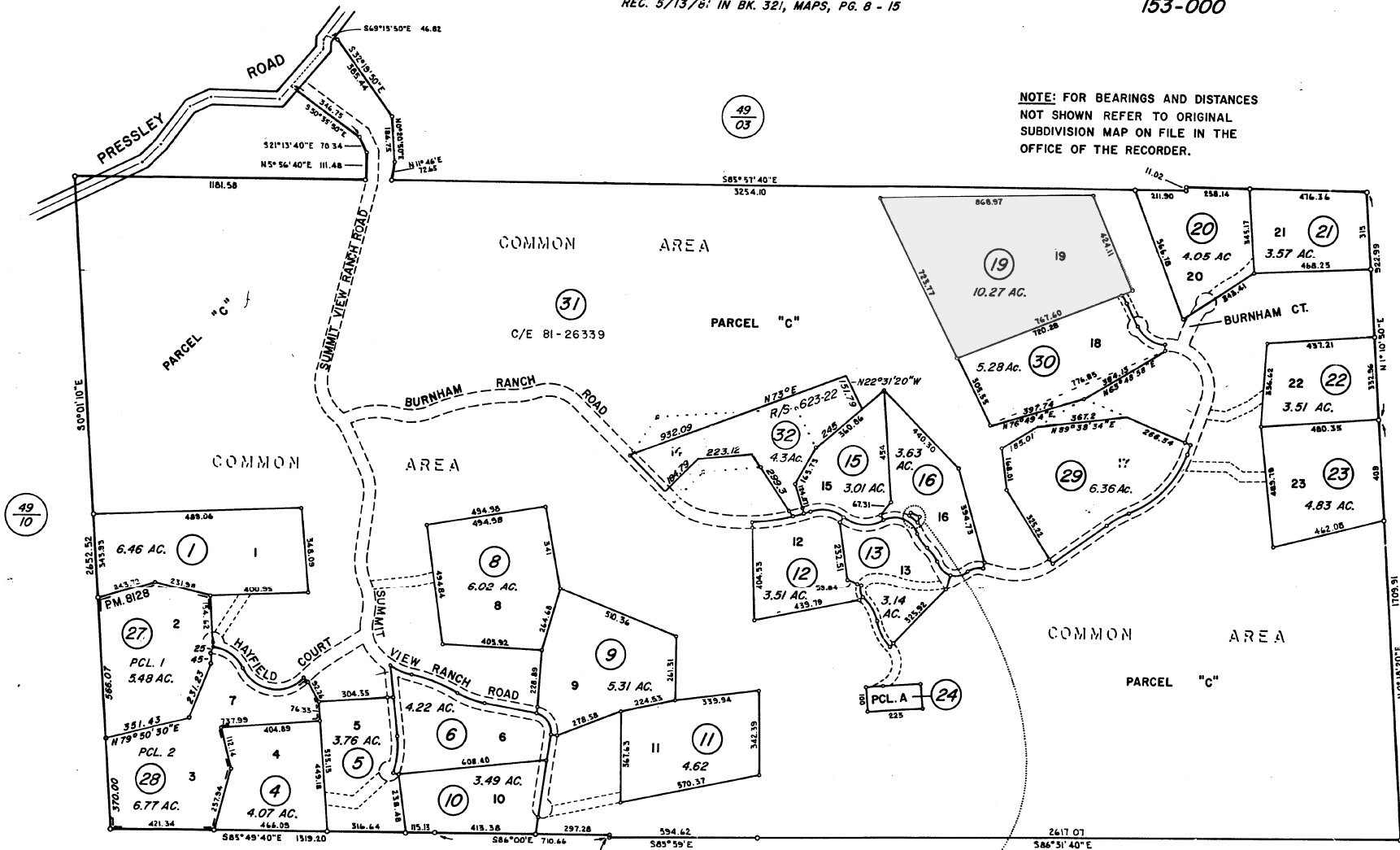


SUMMIT VIEW RANCH
 REC. 5/13/84 IN BK. 321, MAPS, PG. 8 - 15

TAX RATE AREA
153-000

49 - 72

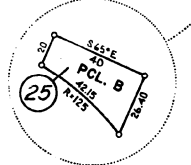
NOTE: FOR BEARINGS AND DISTANCES NOT SHOWN REFER TO ORIGINAL SUBDIVISION MAP ON FILE IN THE OFFICE OF THE RECORDER.



REVISION DATE
 12 / 17 / 84 = 28
 10 / 15 / 99 = 32 LSL
 11 / 24 / 99 = C/E LL
 LL 3 / 1 / 04 = St name

Parcel Map No. 8128 LLA
 Bk. 366 PG. 13-14, REC. 11/20/84

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



Assessor's Map Bk. 49, Pg. 72
 Sonoma County, Calif.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE LAND SHOWN UPON THIS MAP, AND ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO THE MAKING OF SAID MAP OF THE LAND SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATE TO PUBLIC USE SUMMIT VIEW RANCH ROAD, BURNHAM RANCH ROAD, HAYFIELD COURT, COAST OAK COURT, BURNHAM COURT, PRIVATE ROADWAY AND PUBLIC UTILITIES EASEMENTS, PUBLIC UTILITIES EASEMENTS SHOWN AS "POLE" EASEMENTS AND PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE SAID MAP WITHIN THE SAID SUBDIVISION.

USE OF SAID REAL PROPERTY IS SUBJECT TO THE RESTRICTIONS OF THAT CERTAIN DECLARATION ENTITLED "DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS," RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SONOMA 5-13 1981, AS DOCUMENT NUMBER 81-26337 OF OFFICIAL RECORDS. 81-26338

THE USE OF COMMON AREA, PARCEL "C," IS FURTHER RESTRICTED BY A SCENIC EASEMENT IN FAVOR OF THE COUNTY OF SONOMA RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ON 5-13 1981, AS DOCUMENT NUMBER 81-26339 OF OFFICIAL RECORDS.

SUMMIT VIEW RANCH, INC., A CALIFORNIA CORPORATION

E. Kent Sibbald
E. KENT SIBBALD, PRESIDENT
John P. Sibbald
JOHN P. SIBBALD, SECRETARY

STATE OF CALIFORNIA
COUNTY OF MARIN

ON THIS 21st DAY OF April, 1981, BEFORE ME, R. Melton, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MARIN, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED E. KENT SIBBALD, KNOWN TO ME TO BE THE PRESIDENT AND JOHN P. SIBBALD, KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

R. Melton
NOTARY PUBLIC IN AND FOR THE COUNTY OF MARIN
STATE OF CALIFORNIA



EASEMENT CERTIFICATE

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT: EACH INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

NAMES	RECORDED	NATURE OF EASEMENT
LUMAN FRAZER	113 DEEDS 366	WATER
JOHN I. PARSONS AND ADDIE S. PARSONS	282 DEEDS 377	MINERAL
R.K. SUMMY, INC., A CALIFORNIA CORPORATION	2100 OR 899	MINERAL
GENERAL CRUDE OIL COMPANY, A DELAWARE CORPORATION	2128 OR 397	MINERAL
ANNA ARIGHI	1925 OR 557	FENCE MAINTENANCE
ANNA ARIGHI	1925 OR 557	ROADWAY

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE COUNTY OF SONOMA, NAMELY, BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493 (a) AND 66493 (c) IN THE SUMS OF \$ 3900⁰⁰ AND \$ —, RESPECTIVELY.

I FURTHER CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS FINAL MAP AND HAS REJECTED THE OFFER OF DEDICATION OF ALL ROADWAYS AND ALL OTHER EASEMENTS AS SHOWN ON SAID MAP.

DATED: May 8, 1981
Eve J. Lewis
COUNTY CLERK
COUNTY OF SONOMA, STATE OF CALIFORNIA

RESOLUTION NO. 69336

TAX COLLECTOR'S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AND NOT YET PAYABLE IS \$ 3900⁰⁰ THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493 (a) AND 66493 (c) IS HEREBY ACCEPTED AND APPROVED.

DATED: April 27, 1981
Serry R. Sigurdson for Donald W. Mierz
TAX COLLECTOR
COUNTY OF SONOMA, STATE OF CALIFORNIA

MAP CORRECTION
84-34546

5/22/84

MAP CORRECTION
RECORDED 4/15/87
#87-35353

ENGINEER'S CERTIFICATE

I, JOSEPH W. BURTON, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN THE MONTH OF JULY, 1978 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND ALL CONCRETE MONUMENTS AND IRON PIPES HAVE BEEN PLACED IN THE POSITION SHOWN, THE SAME BEING SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JW Burton
JOSEPH W. BURTON, RCE 11226

APRIL 27, 1981
DATE



COUNTY SURVEYOR'S CERTIFICATE

I, LEON E. ANDERSON, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE APPROVED TENTATIVE MAP, THE ACTIONS OF THE PLANNING COMMISSION OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, THE STATE SUBDIVISION ACT AND APPLICABLE LOCAL SUBDIVISION ORDINANCES. I HEREBY CERTIFY THAT THIS MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 7th DAY OF May, 1981.

LEON E. ANDERSON
SURVEYOR OF THE COUNTY OF SONOMA
STATE OF CALIFORNIA



RECORDER'S CERTIFICATE

FILED THIS 13 DAY OF May, 1981, AT 10:00a M. IN BOOK 321 OF MAPS AT PAGE 8-15, AT THE REQUEST OF THE COUNTY CLERK.

Bernice A. Peterson
COUNTY RECORDER

P.J. Laughlin
DEPUTY

SERIAL NO. 81-26334 FEE: 20⁰⁰ PAID.

TRACT NO. 526
MAP OF
SUMMIT VIEW RANCH
LANDS OF SUMMIT VIEW RANCH, INC.

DOC. NO. 80-032790 OR
IN SECTION 15, T6N, R7W, MDM
SONOMA COUNTY CALIFORNIA
A.P. NO'S. 49-030-11 AND 49-030-32

1" = 400'
FEBRUARY 28, 1979

BURTON ENGINEERS
PETALUMA

SHEET 1 OF 8 SHEETS

1146-16

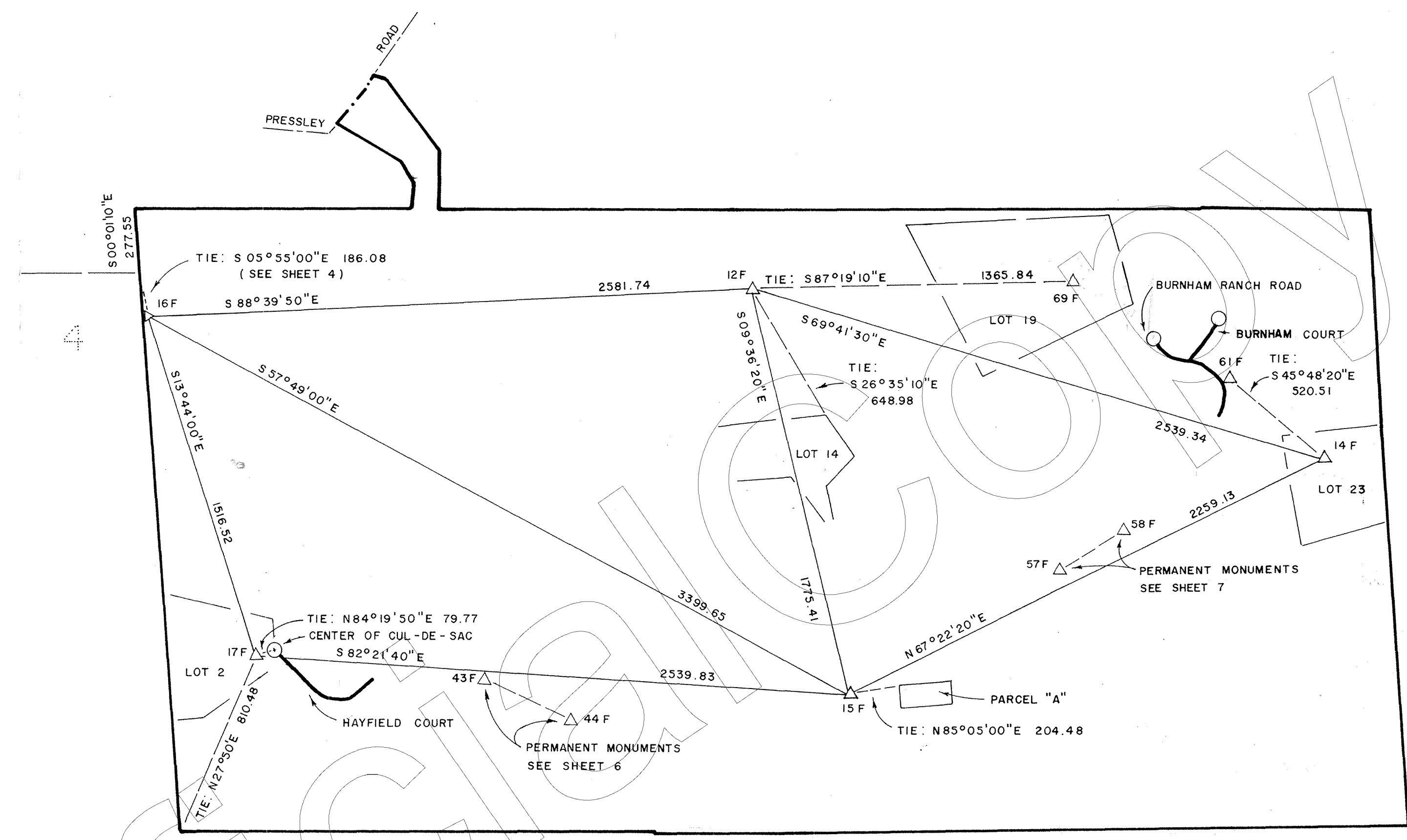
See corr. 86-24830
4-11-80

M 2 1
8

M 2 1

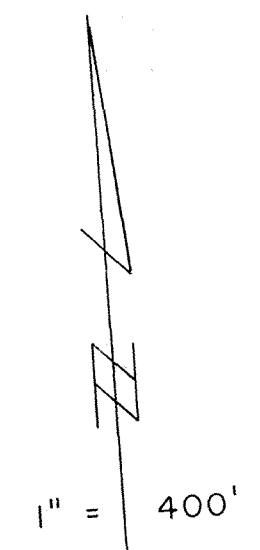
9

TRAVERSE	N	E	"F" PT.	TIE
S 33 37 50 E	297.29	4954.67	3045.35	29
S 9 45 10 W	234.44	4707.14	3210.00	30
S 19 5 40 W	350.93	4476.09	3170.29	31
S 16 33 20 W	389.16	4144.47	3055.48	33
S 17 19 40 W	163.22	3771.45	2944.59	34
S 40 49 50 E	377.55	3615.64	2895.98	36
S 15 19 50 W	340.10	3329.96	3142.83	37
S 38 47 10 E	233.56	3001.97	3052.91	38
S 29 40 0 E	305.95	2819.91	3199.22	39
S 59 38 50 E	417.43	2554.06	3350.65	43
S 34 34 10 E	305.46	2343.12	3710.86	44
		2091.59	3884.18	45
S 50 45 50 W	264.20	2819.91	3199.22	39
S 57 55 0 W	283.15	2652.79	2994.58	42
N 60 20 10 W	433.01	2502.40	2754.68	41
N 50 42 10 E	429.33	2716.71	2378.42	17
		2988.62	2710.67	35
S 51 30 0 W	183.19	2554.06	3350.65	43
S 14 24 40 W	283.74	2440.03	3207.28	74
S 74 49 20 W	309.16	2165.21	3136.67	75
		2084.27	2838.29	76
N 87 39 10 E	317.54	3615.64	2895.98	36
N 88 0 50 E	362.00	3628.64	3213.25	46
N 85 38 0 E	352.68	3641.19	3575.04	47
S 48 25 50 E	371.98	3668.05	3926.69	48
S 47 45 20 E	376.95	3421.23	4204.99	49
S 67 3 0 E	240.33	3167.81	4484.04	50
N 70 58 40 E	251.92	3074.10	4705.35	51
S 61 37 50 E	206.89	3156.21	4943.51	52
N 77 43 40 E	185.39	3057.91	5125.55	53
S 27 56 10 E	356.42	3097.32	5306.70	54
N 46 54 0 E	143.22	2782.43	5473.68	55
S 73 32 50 E	244.51	2880.29	5578.25	56
N 62 1 10 E	332.56	2811.03	5812.75	57
N 59 58 0 E	372.20	2967.06	6106.43	58
N 14 24 40 E	257.20	3153.35	6428.66	59
N 28 52 50 E	238.29	3402.46	6492.67	60
N 72 49 20 W	279.95	3611.11	6607.75	61
N 24 43 0 W	272.34	3693.79	6340.29	62
N 64 37 10 W	290.64	3941.18	6226.41	68
		4065.76	5963.82	69



TRAVERSE	N	E	"F" PT.	TIE
N 35 24 20 W	209.21	3611.11	6607.75	61
N 46 30 40 E	299.66	3781.63	6486.55	63
N 54 58 50 E	212.69	3987.86	6703.95	64
N 72 52 20 E	337.18	4109.91	6878.13	65
		4209.21	7200.36	66
N 88 29 20 W	301.79	2782.43	5473.68	55
S 0 6 50 W	209.72	2790.39	5171.99	73
S 1 10 0 E	161.25	2580.67	5171.58	72
		2419.45	5174.86	71
S 1 39 40 W	41.01			BC
S 33 41 0 W	56.50			PRC
N 40 35 10 E	94.31			COR BDY
N 60 4 50 W	65.01			COR LOTS 12/13
S 51 20 20 E	43.80			PRC
S 73 10 20 W	78.80			COR LOT "A"

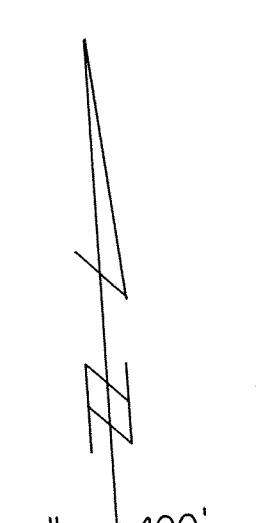
BOUNDARY CONTROL DIAGRAM
1" = 400'



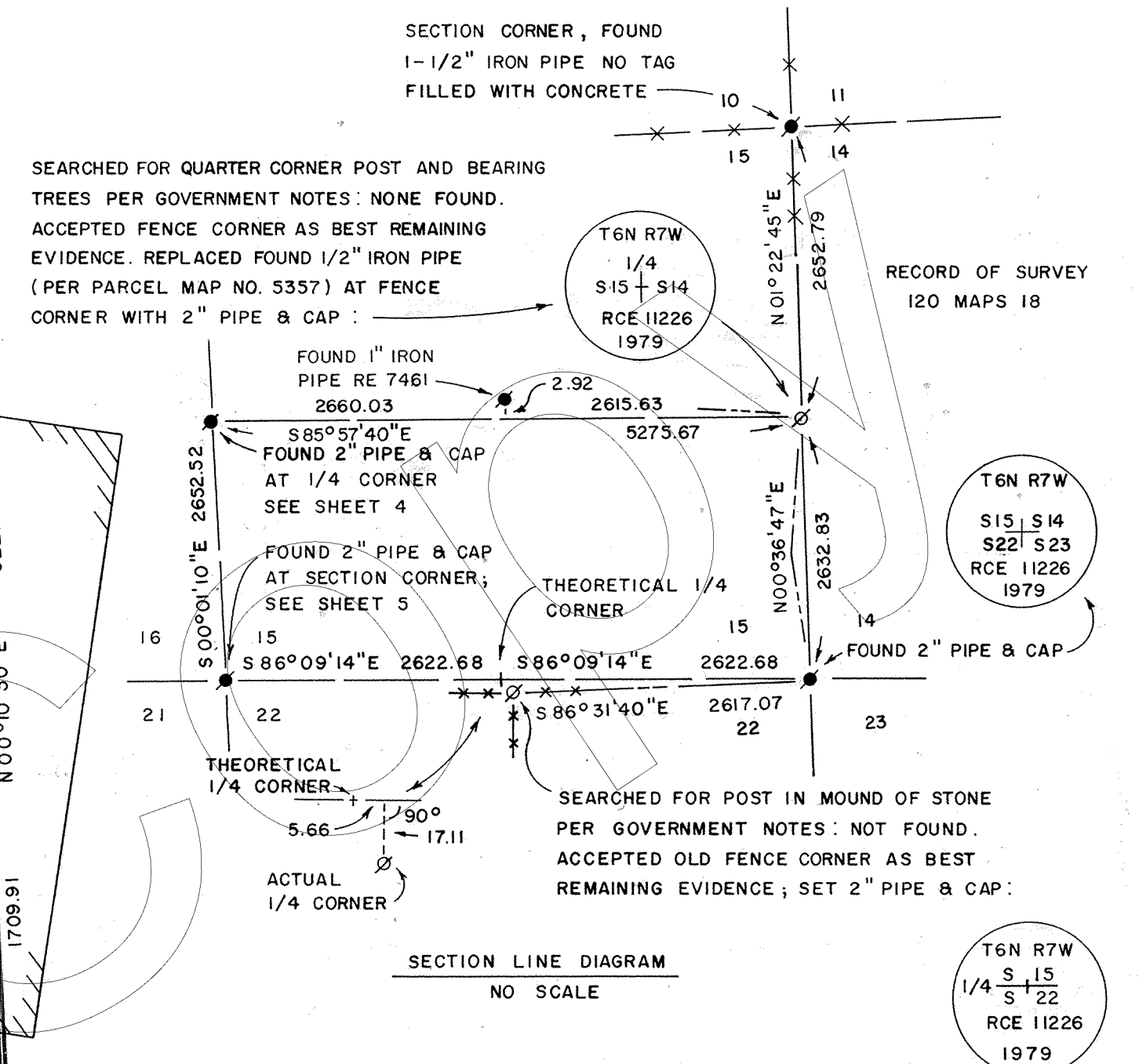
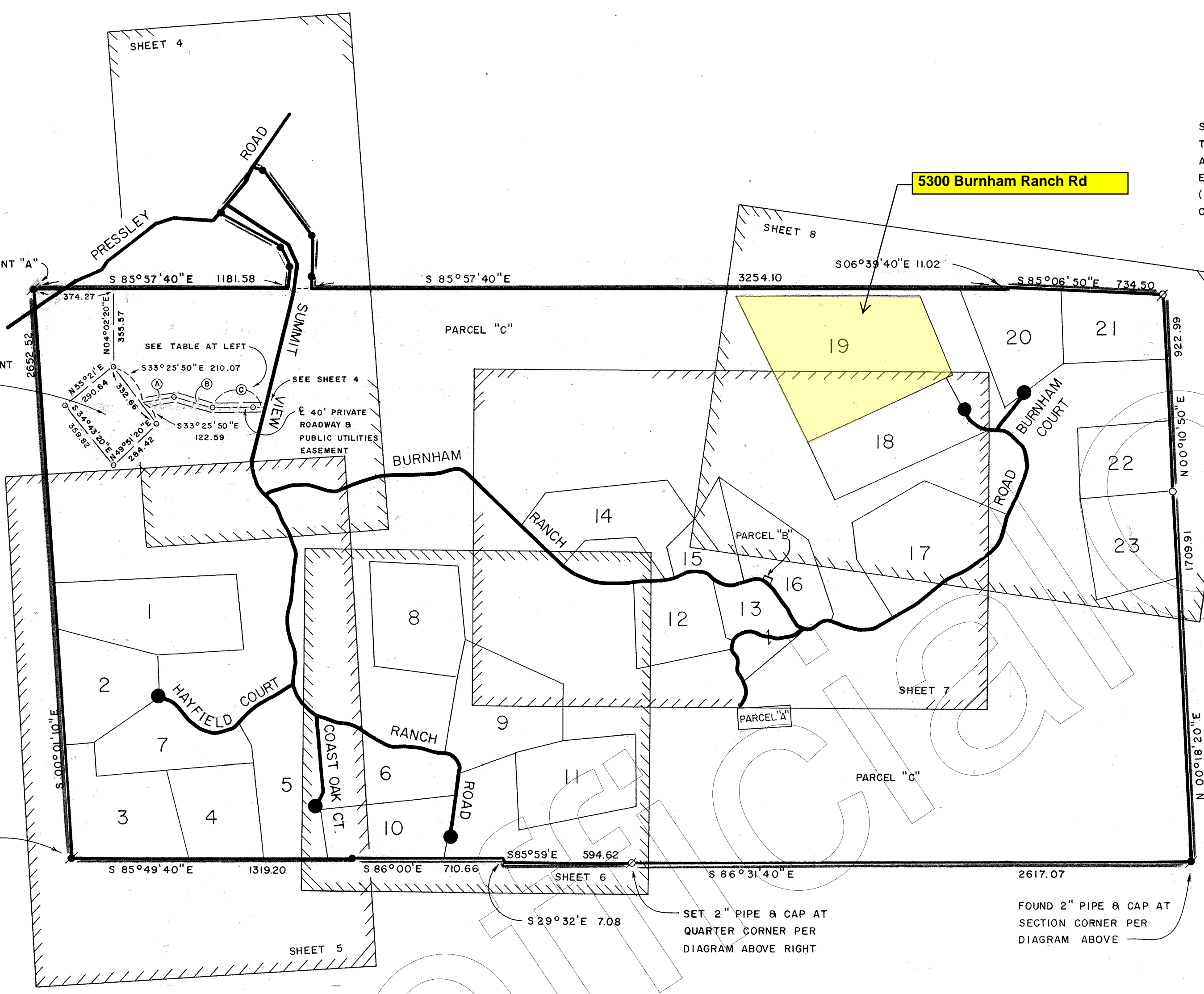
MAP OF SUMMIT VIEW RANCH
FEBRUARY 28, 1979
BURTON ENGINEERS
PETALUMA
SHEET 2 OF 8 SHEETS 1146-16

See corr. 86-24830

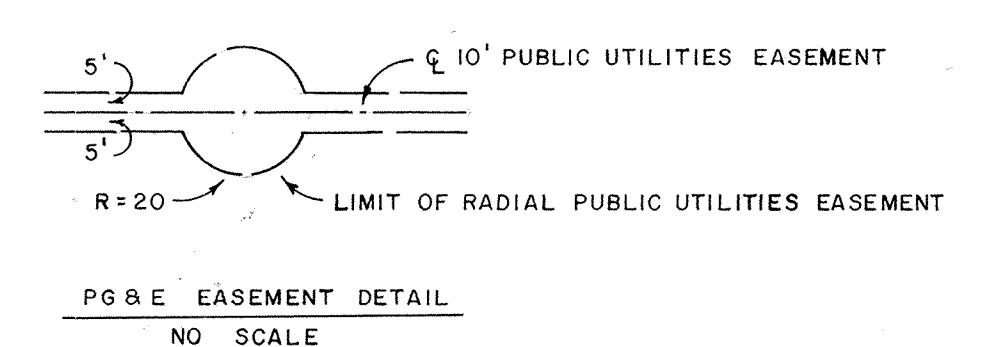
321
10



1" = 400'
POINT "A"
MINERAL RIGHTS EASEMENT "D"
2.28 ACRES
LEGEND
○ SET 1/2" IRON PIPE -- RCE 11226



SEARCHED FOR QUARTER CORNER POST AND BEARING TREES PER GOVERNMENT NOTES: NONE FOUND. ACCEPTED FENCE CORNER AS BEST REMAINING EVIDENCE. REPLACED FOUND 1/2" IRON PIPE (PER PARCEL MAP NO. 5357) AT FENCE CORNER WITH 2" PIPE & CAP :
SEARCHED FOR POST IN MOUND OF STONE PER GOVERNMENT NOTES: NOT FOUND. ACCEPTED OLD FENCE CORNER AS BEST REMAINING EVIDENCE; SET 2" PIPE & CAP :
BEARING BASE: POINTS "A" AND "B" AS "S 00°01'10"E 2652.52 (MAP S00°01'08"E 2652.40)" PER PARCEL MAP NO. 2085, 152 MAPS 13
PARCEL "C" IS DESIGNATED AS THE COMMON AREA AND INCLUDES ALL PROPERTY WITHIN BOUNDARY OF THIS MAP (SHOWN ON SHEET 3) EXCEPT LOTS 1 THROUGH 23 AND PARCELS "A" AND "B"



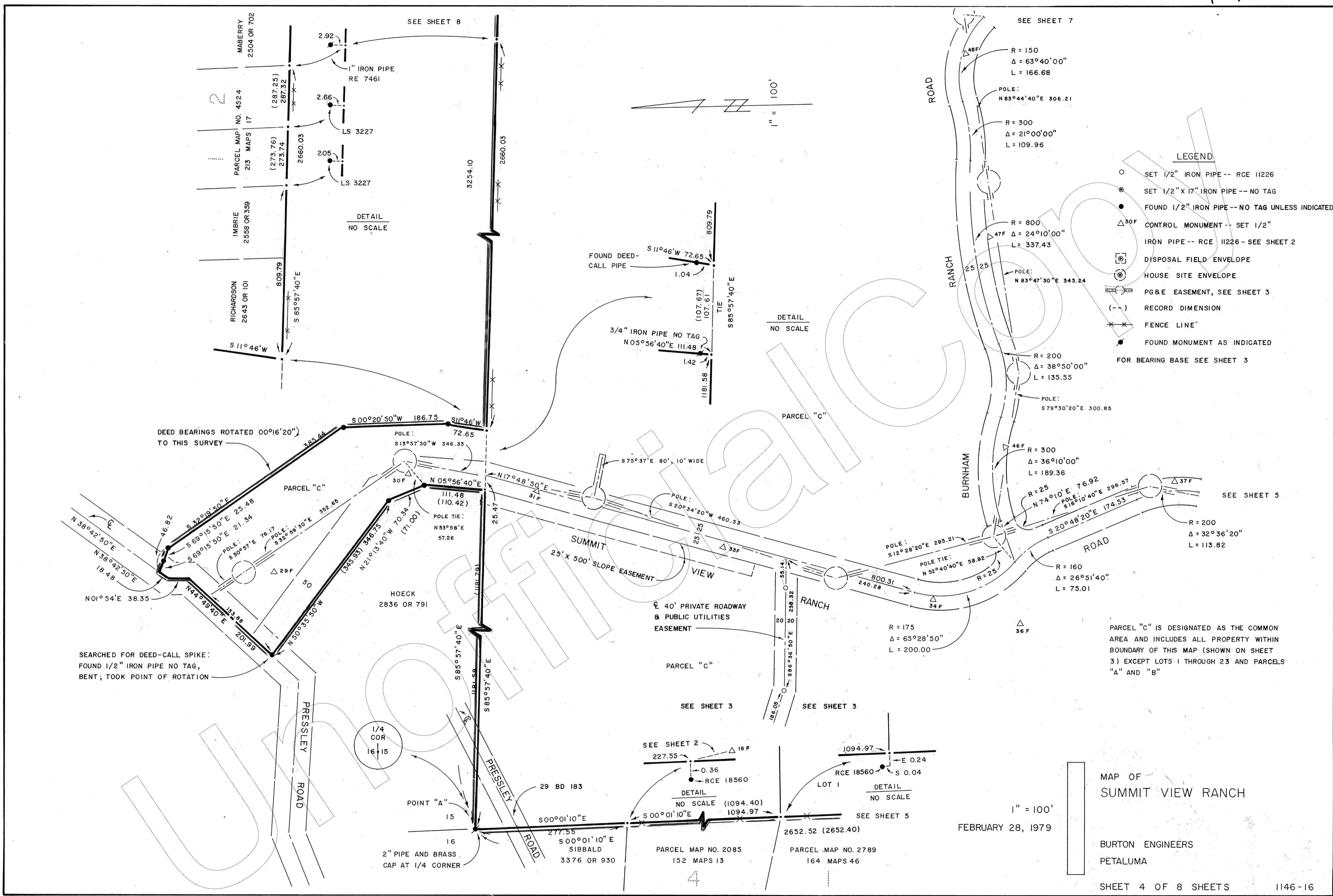
TRACT NO. 526
MAP OF
SUMMIT VIEW RANCH
LANDS OF SUMMIT VIEW RANCH, INC.
DOC. NO. 80-032790 OR
IN SECTION 15, T6N, R7W, MDM.
SONOMA COUNTY CALIFORNIA
A.P. NO'S. 49-030-11 & 49-030-32
BURTON ENGINEERS
PETALUMA
SHEET 3 OF 8 SHEETS
1146-16

1" = 400'
FEBRUARY 28, 1979

see corr. 86-24830

321

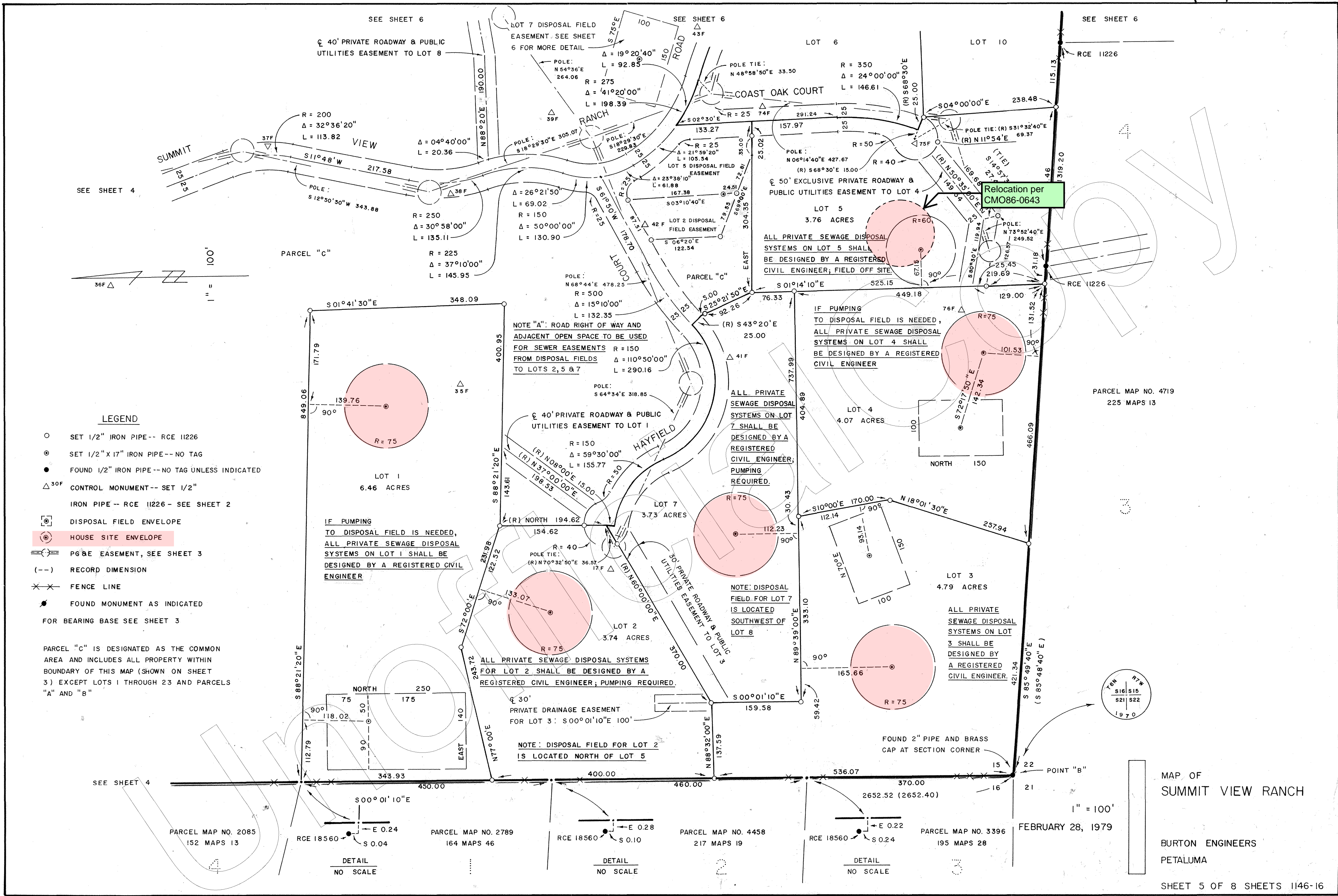
11



see corr. 86-24830

321

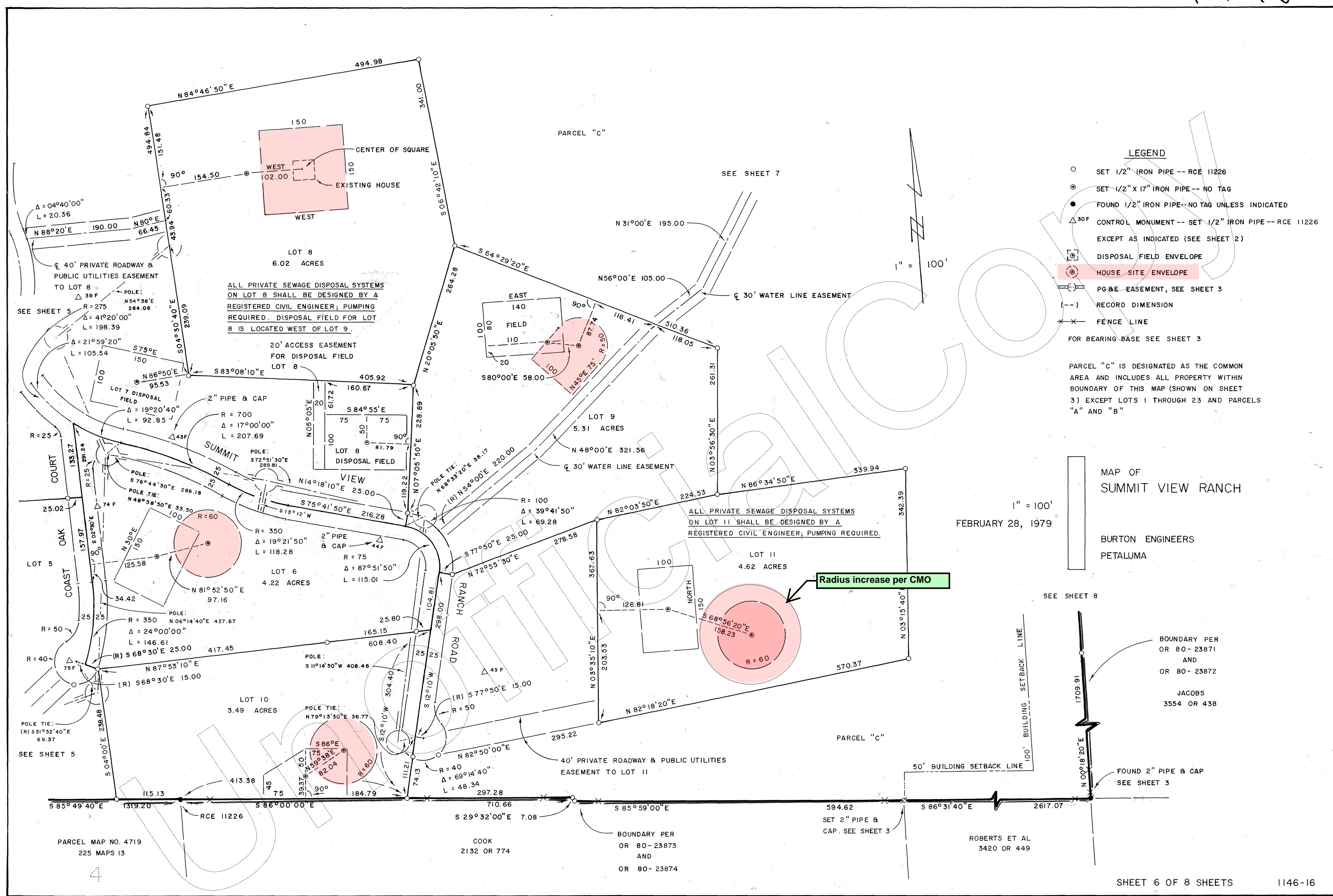
12



see corr. 86-24830

M 21

13



- LEGEND**
- SET 1/2" IRON PIPE -- RCE 11226
 - ⊙ SET 1/2" X 17" IRON PIPE -- NO TAG
 - FOUND 1/2" IRON PIPE -- NO TAG UNLESS INDICATED
 - △ 30F CONTROL MONUMENT -- SET 1/2" IRON PIPE -- RCE 11226 EXCEPT AS INDICATED (SEE SHEET 2)
 - ⊠ DISPOSAL FIELD ENVELOPE
 - ⊙ HOUSE SITE ENVELOPE
 - ⊞ PG&E EASEMENT, SEE SHEET 3
 - (-- --) RECORD DIMENSION
 - ✕✕✕ FENCE LINE
- FOR BEARING BASE SEE SHEET 3

PARCEL "C" IS DESIGNATED AS THE COMMON AREA AND INCLUDES ALL PROPERTY WITHIN BOUNDARY OF THIS MAP (SHOWN ON SHEET 3) EXCEPT LOTS 1 THROUGH 23 AND PARCELS "A" AND "B"

MAP OF
SUMMIT VIEW RANCH

1" = 100'
FEBRUARY 28, 1979

BURTON ENGINEERS
PETALUMA

Radius increase per CMO

SEE SHEET 8

BOUNDARY PER
OR 80-23871
AND
OR 80-23872

JACOBS
3554 OR 438

FOUND 2" PIPE & CAP
SEE SHEET 3

ROBERTS ET AL
3420 OR 449

BOUNDARY PER
OR 80-23873
AND
OR 80-23874

COOK
2132 OR 774

PARCEL MAP NO. 4719
225 MAPS 13

SEE CONT. 86-24830

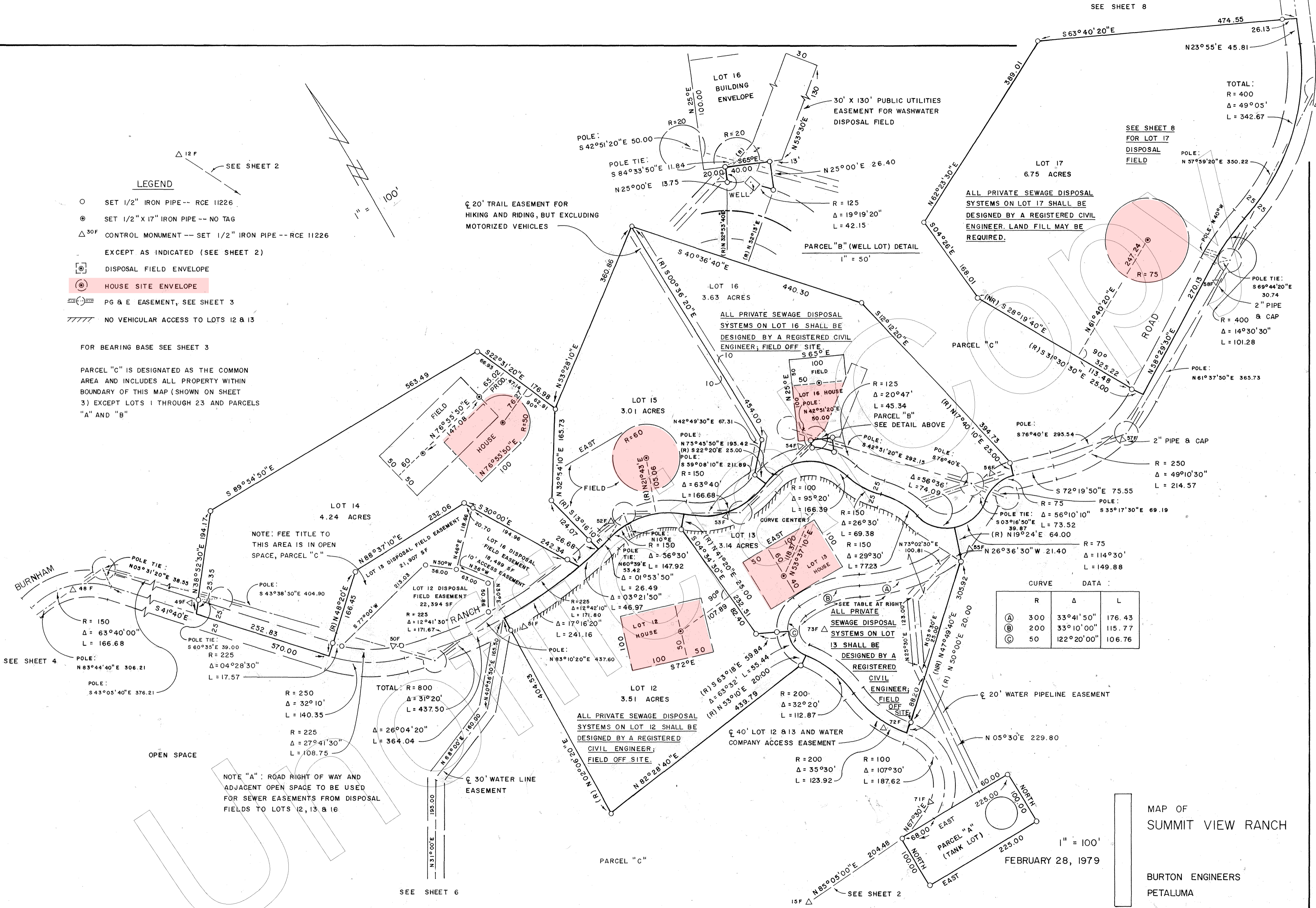
321
14

LEGEND

- SET 1/2" IRON PIPE -- RCE 11226
- ⊙ SET 1/2" X 17" IRON PIPE -- NO TAG
- △^{30F} CONTROL MONUMENT -- SET 1/2" IRON PIPE -- RCE 11226
- EXCEPT AS INDICATED (SEE SHEET 2)
- ⊕ DISPOSAL FIELD ENVELOPE
- ⊙ HOUSE SITE ENVELOPE
- ⊖ PG & E EASEMENT, SEE SHEET 3
- //// NO VEHICULAR ACCESS TO LOTS 12 & 13

FOR BEARING BASE SEE SHEET 3

PARCEL "C" IS DESIGNATED AS THE COMMON AREA AND INCLUDES ALL PROPERTY WITHIN BOUNDARY OF THIS MAP (SHOWN ON SHEET 3) EXCEPT LOTS 1 THROUGH 23 AND PARCELS "A" AND "B"



CURVE DATA:

	R	Δ	L
(A)	300	33°41'50"	176.43
(B)	200	33°10'00"	115.77
(C)	50	122°20'00"	106.76

MAP OF SUMMIT VIEW RANCH

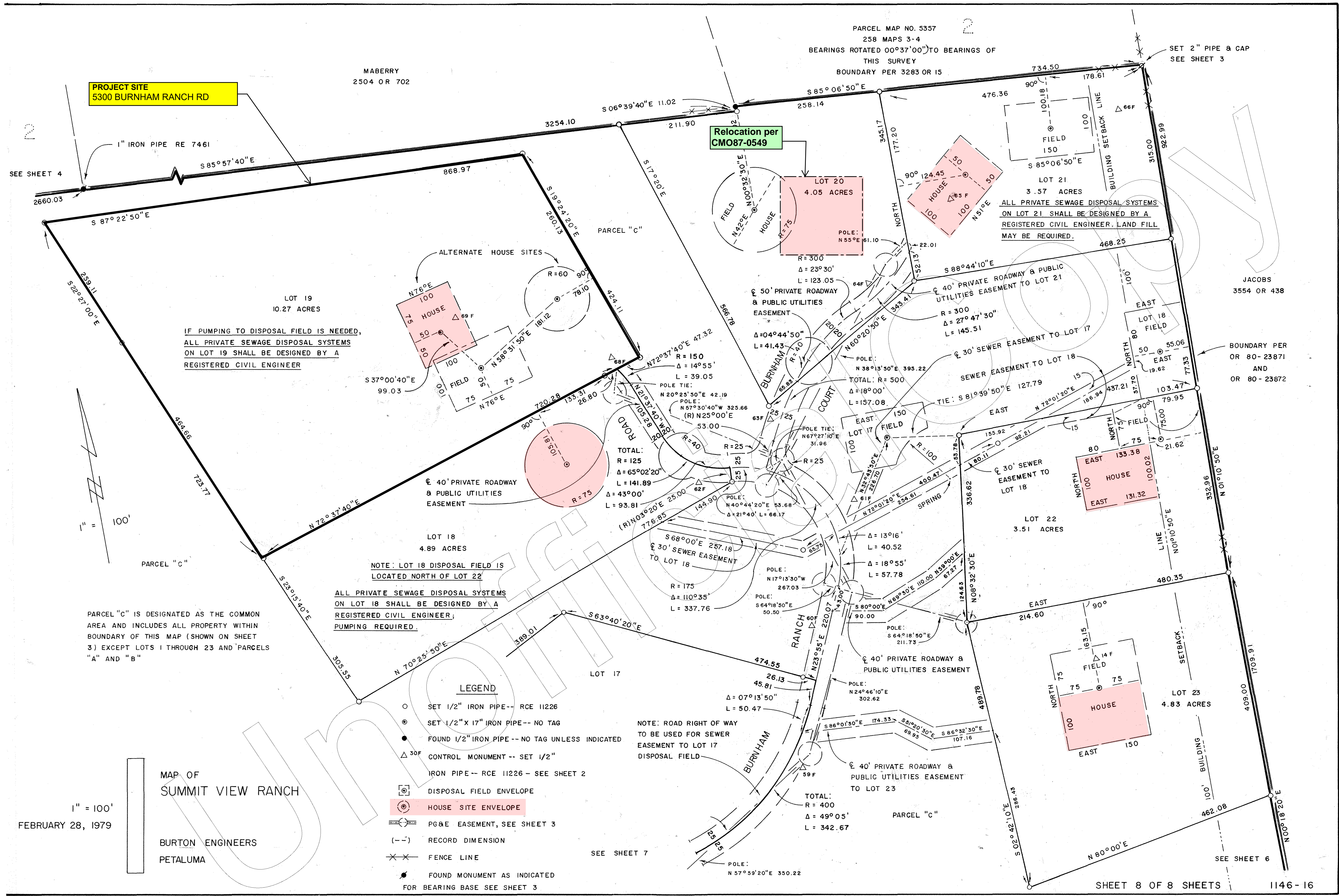
BURTON ENGINEERS
PETALUMA

1" = 100'

FEBRUARY 28, 1979

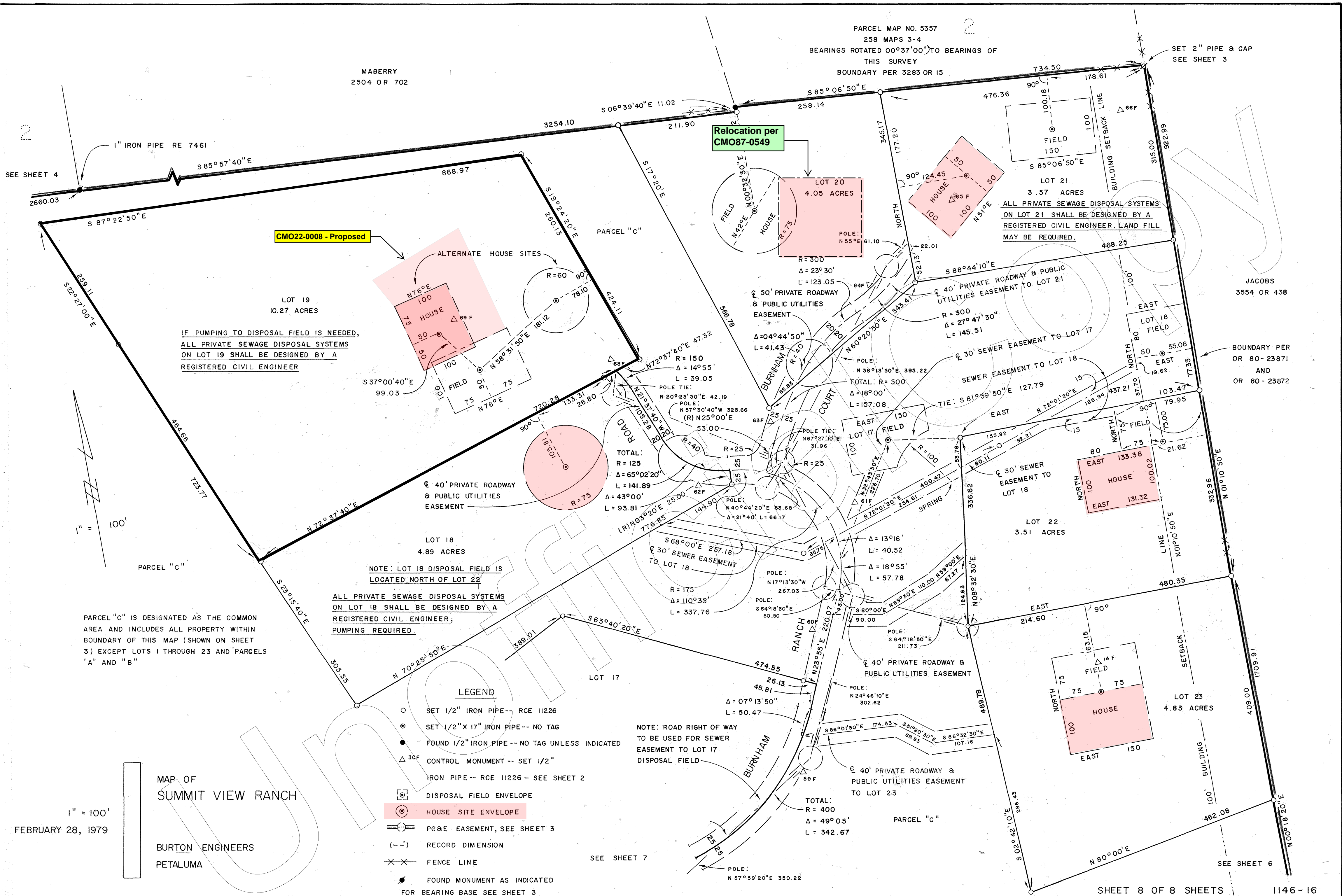
See corr. 86-24830

321
15



SEE CORR. 86-24830

321
15



PARCEL MAP NO. 5357
 258 MAPS 3-4
 BEARINGS ROTATED 00°37'00" TO BEARINGS OF
 THIS SURVEY
 BOUNDARY PER 3283 OR 15

MABERRY
 2504 OR 702

SET 2" PIPE & CAP
 SEE SHEET 3

CMO22-0008 - Proposed

Relocation per
 CMO87-0549

IF PUMPING TO DISPOSAL FIELD IS NEEDED,
 ALL PRIVATE SEWAGE DISPOSAL SYSTEMS
 ON LOT 19 SHALL BE DESIGNED BY A
 REGISTERED CIVIL ENGINEER

ALL PRIVATE SEWAGE DISPOSAL SYSTEMS
 ON LOT 21 SHALL BE DESIGNED BY A
 REGISTERED CIVIL ENGINEER. LAND FILL
 MAY BE REQUIRED.

NOTE: LOT 18 DISPOSAL FIELD IS
 LOCATED NORTH OF LOT 22

ALL PRIVATE SEWAGE DISPOSAL SYSTEMS
 ON LOT 18 SHALL BE DESIGNED BY A
 REGISTERED CIVIL ENGINEER;
 PUMPING REQUIRED.

PARCEL "C" IS DESIGNATED AS THE COMMON
 AREA AND INCLUDES ALL PROPERTY WITHIN
 BOUNDARY OF THIS MAP (SHOWN ON SHEET
 3) EXCEPT LOTS 1 THROUGH 23 AND PARCELS
 "A" AND "B"

LEGEND

- SET 1/2" IRON PIPE -- RCE 11226
- SET 1/2" X 17" IRON PIPE -- NO TAG
- FOUND 1/2" IRON PIPE -- NO TAG UNLESS INDICATED
- △ 30' CONTROL MONUMENT -- SET 1/2"
- IRON PIPE -- RCE 11226 -- SEE SHEET 2
- ⊕ DISPOSAL FIELD ENVELOPE
- ⊕ HOUSE SITE ENVELOPE
- ⊕ PG&E EASEMENT, SEE SHEET 3
- (---) RECORD DIMENSION
- ✕ FENCE LINE
- FOUND MONUMENT AS INDICATED FOR BEARING BASE SEE SHEET 3

NOTE: ROAD RIGHT OF WAY
 TO BE USED FOR SEWER
 EASEMENT TO LOT 17
 DISPOSAL FIELD

SEE SHEET 7

SHEET 8 OF 8 SHEETS

1146-16

SEE CORR. 86-24830

1" = 100'
 FEBRUARY 28, 1979

MAP OF
 SUMMIT VIEW RANCH

BURTON ENGINEERS
 PETALUMA