County Of Sonoma
Agenda Item
Summary Report

Department: Permit & Resource Management

Name and Phone Number: Laurel Putnam - (707) 565-3714

Board Date: 12/13/2011

Deadline for Board Action: 12/13/2011

4/5 Vote Not Required

AGENDA SHORT TITLE: Final Map for Sonoma Country Inn Subdivision, Tract No. 1047.

REQUESTED BOARD ACTION: Adopt a Resolution approving and accepting the Final Map for "Sonoma Country Inn Subdivision, Tract No. 1047"; accepting and rejecting certain offers of dedication and making findings all in accordance with the Subdivision Map Act, and authorizing the Board Chair to execute a Grant of Access, Parking and Trail Easements and Covenants with the subdivision owners.

CURRENT FISCAL YEAR FINANCIAL IMPACT - None.

Explanation (if required): None.

Prior Board Action: November 2, 2004: Approval of Resolution No. 04-1037 which approved amendments and technical corrections to the General Plan and North Sonoma Valley Specific Plan as well as zone changes and technical corrections to the County Zoning Map, an inn/spa/restaurant use permit, a winery use permit, an eleven lot subdivision and lot line adjustments amongst multiple parcels.

Alternatives – Results of Non-Approval: Non-approval could cause the subdivider a substantial financial loss. Extensive improvements have already been completed to Highway 12 along the frontage of the property. The on-site improvements are complete except for the water system.
**Background:** On November 2, 2004 the Board of Supervisors approved the Sonoma Country Inn project. The matter before the Board today is approval of the Final Map for the subdivision portion of the project. This is a ministerial action by the Board, subject only to compliance with the applicable conditions of approval, the requirements of the State Subdivision Map Act and the County’s Subdivision Ordinance.

The property is located at 7945, 7619, 7661, 7925, 7955, 7965, and 8025 Highway 12, Kenwood, APNs 051-010-013, 051-010-017, 051-020-006, 051-020-019, 051-020-032, 051-020-043, and 051-020-045; Supervisorial District No. 1 (PLP 01-0006).

Water will be served by a common water system that requires a permit from State Health. The water plans have been submitted and reviewed by Permit & Resource Management Department as well as State Health.

Sanitary Sewer service will be provided by individual septic systems on each lot.

The owners/subdividers, Campagna Hotel LP and Campagna Land LP (Campagna) have entered into a Subdivision Improvement Agreement with the County of Sonoma and posted Surety Bonds to insure completion of the water system improvements. The other improvements required under the subdivision’s Conditions of Approval have been completed.

The owners/subdividers have prepared the following documents in order to meet their obligations under the Conditions of Approval: a Declaration of Covenants, Conditions and Restrictions; a Declaration of Restrictions; a Declaration Acknowledging Right to Farm; a grant deed to transfer Parcel A (formerly known as Lot 11) in fee title to Sonoma County Agricultural Preservation and Open Space District (a subsequent transfer is to occur granting Parcel A to County Regional Parks); and a Grant Of Access, Parking and Trail Easements and Covenants offered to County Regional Parks.

The owners/subdividers have satisfied the required conditions for the filing of the Final Map. Therefore staff recommends approval of the resolution approving the Final Map for the Sonoma Country Inn Subdivision, Tract No. 1047, and authorizing acceptance of the grant deed for Parcel A, and the Access, Parking and Trail Easements and Covenants. However, staff recommends that the Public Utility Easements offered for dedication on the map be rejected due to the maintenance liability.

**Attachments:** Resolution.
A) Location map.
B) Portion of subdivision map.
C) Summary of Resolution.

**On File With Clerk:** Grant of Access, Parking and Trail Easements and Covenants.

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**CLERK OF THE BOARD USE ONLY**

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<th>Board Action (If other than “Requested”)</th>
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*Template revised: 12/15/2010*