Resolution No.

County of Sonoma
Santa Rosa, CA 95403

Date: 12/13/2011
PLP01-0006

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving And Accepting The Final Map For Sonoma Country Inn Subdivision, Tract No. 1047; Rejecting The Public Utility Easements As Shown On The Map; Authorizing Acceptance Of The Grant Deed For Parcel A, and The Grant of Access, Parking And Trail Easements And Covenants.

Whereas, a Final Map of that certain subdivision entitled "Sonoma Country Inn Subdivision, Tract No. 1047" located in Kenwood has been presented to this Board of Supervisors for approval and acceptance; and

Whereas, said map conforms to the requirements of the State Subdivision Map Act and the Sonoma County Subdivision Ordinance; and

Whereas, said map shows and names as offered for dedication for public use the Public Utility Easements as shown on the map; and

Whereas, the installation of the required monumentation has not been completed to the satisfaction of the County Surveyor; and

Whereas, the installation of the private improvements have not been completed to the satisfaction of the County Surveyor; and

Whereas, the owners/subdividers, Campagna Hotel LP and Campagna Land LP have entered into a Subdivision Improvement Agreement with the County and have posted Surety Bonds in the following amounts:

- Subdivision Performance Bond No. 57BSBAD8765 $286,116.00
- Labor and Materials Bond No. 57BSBAD8756 $143,058.00
- Maintenance Bond No. 57BSBAD8754 $731,333.00
- Monumentation Bond No. 57BSBAD8766 $26,000.00

all naming as surety Hartford Fire Insurance Company, and naming as principal Campagna Hotel LP and Campagna Land LP to guarantee the completion of the required improvements and installation of the monuments within the subdivision; and

Whereas, the estimated taxes for the 2011 & 2012 fiscal year have been paid to the County Tax Collector; and

Whereas, said map has been duly acknowledged and executed, and is
ready for approval and recordation; and

Whereas, the owners/subdividers have offered Parcel A as shown on the Final Map to the Sonoma County Agriculture Preservation and Open Space District by an executed grant deed; and

Whereas, the owners/subdividers have offered a Grant of Access, Parking and Trail Easements and Covenants that is satisfactory to the Department of Regional Parks.

Now, Therefore, Be It Resolved that said map of "Sonoma Country Inn Subdivision, Tract No. 1047" be and is hereby approved and accepted.

Be It Further Resolved that the Public Utility Easements, as shown on said map as being offered for dedication for public use thereon, be and are hereby rejected for public use.

Be It Further Resolved that the grant deed for Parcel A shall be accepted and filed with the Final Map.

Be It Further Resolved the Grant of Access, Parking and Trail Easements and Covenants (“Easement”) is to be accepted, the Chair is authorized to execute the Easement, and the Easement will be filed with the Final Map.

Be It Further Resolved the Board directs the Clerk of the Board to take the necessary steps to assure that said map and additional documents are filed with the County Recorder.

Supervisors:

Brown: Rabbitt: Zane: McGuire: Carrillo:

Ayes: Noes: Absent: Abstain:

So Ordered.