



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

October 21, 2015

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: LLA15-0040
Applicant Name: Hanna Boys Center, c/o Monica Clark
Owner Name: Same
Site Address: 17100 Arnold Drive and 17501 Carriger Road, Sonoma
APN: 133-111-023, 133-112-020, 133-130-011, and -047

Project Description: Request for a Minor Lot Line Adjustment between three parcels of 25.45 acres, 47.09 acres, and 58.21 acres in size resulting in three parcels of 12.96 acres, 34.13 acres, and 90.46 acres in size.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by November 12, 2015, and should be sent to the attention of:
LLA15-0040, Gary O'Connor (Gary.OConnor@sonoma-county.org).

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

<input checked="" type="checkbox"/> PRMD County Surveyor	<input checked="" type="checkbox"/> SVCAC
<input checked="" type="checkbox"/> Health Specialist	<input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press
<input type="checkbox"/> Sanitation	<input type="checkbox"/> NW Information Center, S.S.U.
<input type="checkbox"/> Grading and Storm Water	<input type="checkbox"/> Milo Baker Chapter Conservation Committee
<input type="checkbox"/> SUSMP	<input type="checkbox"/> PG&E
<input type="checkbox"/> Building Inspection	<input type="checkbox"/> School District -
<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Water District -
<input type="checkbox"/> Road Naming	<input checked="" type="checkbox"/> North Bay Corporation (Disposal)
<input type="checkbox"/> So. Co. Environmental Health	<input type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> DTPW, Land Development	<input type="checkbox"/> State Coastal Commission - Appealable Yes / No
<input type="checkbox"/> DTPW, Drainage	<input type="checkbox"/> State Dept of Transportation (Caltrans)
<input type="checkbox"/> Ag Commissioner	<input type="checkbox"/> State Dept of Fish and Wildlife
<input checked="" type="checkbox"/> Regional Parks Dept	<input type="checkbox"/> State Dept of Forestry
<input checked="" type="checkbox"/> Fire and Emergency Services	<input checked="" type="checkbox"/> State Dept of Water Resources Control Board
<input type="checkbox"/> Local Fire District -	<input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office
<input type="checkbox"/> Treasurer/Special Assessment	<input checked="" type="checkbox"/> Regional Water QCB: SF Bay
<input type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Glen Ellen Association
<input checked="" type="checkbox"/> Economic Development Board	<input checked="" type="checkbox"/> Valley of the Moon Water Dist
<input checked="" type="checkbox"/> Transit/BPAC	<input checked="" type="checkbox"/> Sonoma MOAG
<input checked="" type="checkbox"/> SCTA/RCPA	<input checked="" type="checkbox"/> Apple Roots Group
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Tribal Consultation
<input type="checkbox"/> Landmarks Commission	
<input type="checkbox"/> Sheriff Community Service Officer	
<input type="checkbox"/> LAFCO	
<input type="checkbox"/> ALUC/CLUP	

BOS Dist 1 Director and Commissioners

Planning Application

PJR-001

File#: LLA15-0050

Type of Application:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input checked="" type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Hanna Boys Center Attn. Monica Clark, CFO
Name
P.O. Box 100
Mailing Address
Sonoma CA **95476**
City/Town State Zip
707-996-6767
Phone Fax
email **mclark@hannacenter.org**
Signature & Title *Monica Clark, CFO* Date *9/25/15*

Owner, if other than Applicant:

Name
Mailing Address
City/Town State Zip
Phone Fax
email
Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Adobe Associates, Inc.

Name
1220 N. Dutton Avenue
Mailing Address
Santa Rosa CA **95401**
City/Town State Zip
Surveyor/Engineer
Title
707-541-2300 **541-2301**
Phone Fax
email **pbrown@adobeinc.com**

Name
Mailing Address
City/Town State Zip
Title
Phone Fax
email

Project Information:

17100 Arnold Drive & 17501 Carriger Road **Sonoma**
Address(es) **133-220-001 & 133-220-002** City/Town **25.45 Ac. & 47.09 Ac.**
Assessor's Parcel Number(s) **relocate 12.96 Acres of 133-220-001 to portion of 133-220-002 & merge rest with 133-220-003** Acreage

Project Description:

(Please attach additional sheet(s) if needed)

Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff
Planning Area: 9 Supervisorial District: 1 Current Zoning: RR B6-3ac, RC (50/50) RR General Plan Land Use: RR3/PQP
Specific Plan: none S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: N/A
Violation? yes no; Application-resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____
Previous Files: PLP11-0040
Application accepted by SCOTT HUNSPERGER Date 9/30/15

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

Lot Line Adjustment Supplemental Application Information

PJR-016

File#: LLA15-0040

Owner of Parcel A:

Name: Hanna Boys Center Signature: *Mike Clark* Day Phone: 7079966767
 Mailing Address: P.O. Box 100 City: Sonoma State: CA Zip: 95476

Owner of Parcel B:

Name: Hanna Boys Center Signature: *Mike Clark* Day Phone: 7079966767
 Mailing Address: P.O. Box 100 City: Sonoma State: CA Zip: 95476

Owner of Parcel C:

Name: Hanna Boys Center Signature: *Mike Clark* Day Phone: 7079966767
 Mailing Address: P.O. Box 100 City: Sonoma State: CA Zip: 95476

Owner of Parcel D:

Name: _____ Signature: _____ Day Phone: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Property Information:

Lot A Address: 17100 Arnold Drive City: Sonoma Zip: 95476

Assessor's Parcel No: 133-220-001 Existing Lot Size: 25.45 Proposed Lot Size: 12.96

Existing Use: Hanna Boys Center (south) Public Sewer? Y / N Provider: SVCS

Public Water? Y / N Provider: VOMWD

Lot B Address: 17501 Carriger Road City: Sonoma Zip: 95476

Assessor's Parcel No: 133-220-002 Existing Lot Size: 47.09 Proposed Lot Size: 34.13

Existing Use: _____ Public Sewer? Y / N Provider: Private Septic

Public Water? Y / N Provider: Private Well

Lot C Address: 17000 Arnold Drive City: Sonoma Zip: 95476

Assessor's Parcel No: 133-220-003 Existing Lot Size: 58.21 Proposed Lot Size: 90.46

Existing Use: Hanna Boys Center (north) Public Sewer? Y / N Provider: _____

Public Water? Y / N Provider: _____

Lot D Address: _____ City: _____ Zip: _____

Assessor's Parcel No: _____ Existing Lot Size: _____ Proposed Lot Size: _____

Existing Use: _____ Public Sewer? Y / N Provider: _____

Public Water? Y / N Provider: _____

Does any owner now own or has any owner formerly owned or held interest in adjacent land? Yes: No:

If yes, identify Assessor's Parcel Numbers: _____

- | | | |
|--|--|---|
| 1. Will any parcel be completely relocated? | Yes: <input checked="" type="checkbox"/> | No: <input type="checkbox"/> |
| 2. Will any parcel be reduced in size by more than 30% or enlarged by more than 100%? | Yes: <input checked="" type="checkbox"/> | No: <input type="checkbox"/> |
| 3. Is an existing parcel subject to merger or otherwise undevelopable? | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| 4. Is the proposal subject to the California Environmental Quality Act (CEQA)? | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| a) Will the adjustment have impacts, or increase the potential for impacts on a sensitive or a protected environment, or an area of hazardous or critical concern? | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| b) Does the request involve parcels which have been lot line adjusted in the previous two years? | Yes: <input checked="" type="checkbox"/> | No: <input type="checkbox"/> |
| c) Could the request result in cumulative or significant adverse impacts? | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |

If any of the questions above are answered "yes", the project is a Major LLA and a CEQA Fee is required.

Sonoma County Permit and Resource Management Department
 2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

PROJECT PROPOSAL STATEMENT

PROPOSED LOT LINE ADJUSTMENT

Lands of Hanna Boys Center, a Non-Profit Religious Corporation
17100 Arnold Drive, APN 133-220-001
DN 2008-067848 ("Tract Two"), DN 2015-013712

Lands of Hanna Boys Center, a Non-Profit Religious Corporation
17501 Carriger Road, APN 133-220-002
DN 2015-013713

Lands of Hanna Boys Center, a Non-Profit Religious Corporation
17000 Arnold Drive, APN 133-220-003 &
800 Agua Caliente Road, APN 133-112-020
DN 2008-067848 ("Tract One"), DN 2015-013712

This is a request for a lot line adjustment for the combination of approximately 12.96 acres, more or less, of lands of Hanna Boys Center, a Non-Profit Religious Corporation described by Quit Claim Deed recorded February 23, 2015 under Official Records Document 2015-013713, Sonoma County Records, commonly known as 17501 Carriger Road, APN 133-220-002, (an existing 47.09 acre parcel, more or less), with the lands of Hanna Boys Center, a Non-Profit Religious Corporation described as "Tract Two" in Correction Deed recorded July 24, 2008 under Official Records Document Number 2008-067848, Sonoma County Records, modified by Lot Line Adjustment Grant Deed recorded February 23, 2015 under Official Records Document 2015-013712, Sonoma County Records, commonly known as 17100 Arnold Drive, APN 133-220-001 (an existing 25.45 acre parcel, more or less); and a combination of 25.45 acres, more or less, of lands of Hanna Boys Center, a Non-Profit Religious Corporation described by Correction Grant Deed recorded 2008 under Official Records Document Number 2008-067848, Sonoma County Records, modified by Lot Line Adjustment Grant Deed recorded February 23, 2015 under Official Records Document 2015-013712, Sonoma County Records, commonly known as 17100 Arnold Drive (APN 133-220-001) (an existing 25.45 acre parcel, more or less), with the lands of Hanna Boys Center a Non-Profit Religious Corporation as described as "Tract One" in Correction Deed recorded July 24, 2008 under Official Records Document Number 2008-067848, Sonoma County Records, modified by Lot Line Adjustment Grant Deed recorded February 23, 2015 under Official Records Document 2015-013712, Sonoma County Records, commonly known as 17000 Arnold Drive, APN 133-220-003 & 800 Agua Caliente Road, APN 133-112-020, an existing 123.22 acre parcel, more or less.

RESULTANT PARCELS

APN 133-220-001 is an existing 25.45 acre, more or less, parcel and will be reduced in size to 12.96 acres, more or less.

APN 133-220-002 is an existing 47.09 acre, more or less, parcel and will be reduced in size to 34.13 acres, more or less.

APN 133-220-003 & 133-112-020 is an existing 123.22 acre, more or less, parcel and will be increased in size to 148.67 acres, more or less.

Background Information:

- A) 17100 Arnold Drive, APN 133-220-001, 17501 Carriger Road, APN 133-220-002, and 17000 Arnold Drive, APN 133-220-003 & 133-112-020 were the subject of lot line adjustments recorded under PLP11-0040 on February 23, 2015 under Official Records Document Number 2015-013712, Sonoma County Records establishing new AP Numbers 133-220-001, 002, 003.
- B) PLP11-0040 also conditionally approved a minor subdivision of new APN 133-220-002 in three parcels and a Designated Remainder of approximately 12.96 acres. This parcel was re-zoned to RR B6 10 with the final parcels to be rezoned to the B7 (frozen lot size) designation.
- C) The purpose of this lot line adjustment request is to move the existing parcel consisting of the expanded Hanna Boys Center campus on new APN 133-220-001, to the Designated Remainder portion of new APN 133-220-002, and combine the Hanna Boys Center campus parcels under the PF zoning designation.
- D) The relocated 12.96 acre, APN 133-220-001 (Designated Remainder) has existing improvements consisting of a single family residence, in-ground pool and a detached office/garage and is served by a private sewage disposal system and private well. In addition to the main well located just northerly of the existing residence there is an older well house just north of the entrance to the property. This well has been used as a backup water supply and may remain in that capacity.

Winkle Creek crosses the extreme southwesterly corner of this parcel running southeasterly and southerly, The residence is accessed by way of a paved driveway crossing Winkle Creek over a wooden bridge. The Conditionally approved minor subdivision calls for the construction of a new crossing of Winkle Creek at the approximate location of the existing driveway.

- E) 17000 Arnold Drive (APN 133-220-003) and 800 West Agua Caliente Road (APN 133-112-020) are together one parcel of land of approximately 123 acres, more or less, divided in two by Arnold Drive, a public right of way. The Arnold Drive address (westerly of and adjacent to Arnold Drive), together with 17100 Arnold Drive (APN 133-220-001), make up the Hanna Boys Center campus. The two parcels westerly of and adjacent to Arnold Drive (APN 133-220-003 & 133-220-001) make up 90.46 acres, more or less. This property contains the residences, administration and educational buildings, gymnasium, ball fields, etc. The Hanna Boys Center is serviced by the Sonoma Valley County

Sanitation District for sanitary sewers, and Valley of the Moon Water District for residential water, with private wells for irrigation water.

- F) The 800 Agua Caliente Road parcel (easterly of and adjacent to Arnold Drive) is comprised of one single family residence, barn and several out buildings. This residence is accessed by way of a driveway running northerly from West Agua Caliente Road, a public right of way. This portion of property (approximately 59 acres, more or less) is otherwise vacant land with the Sonoma Valley Aqueduct running north/south through the middle of the parcel within the former railroad right of way.

This is also a request for a re-zoning of the 12.96 acre adjusted parcel with the existing single family residence to the B-7 (frozen lot) designation.

A deed restriction prohibiting Vacation Rentals on this property will be included on the Lot Line Adjustment deed.

A Temporary Easement will be created for this existing driveway as access for the rest of APN 133-220-002 until such time as the new crossing of Winkle Creek is designed, approved and constructed in accordance with the conditions of approval for PLP11-0040. Permanent Private Access Road and Utility Easements will be reserved and granted for both parcels to encompass the new proposed Private Access Road and Utility Easement including Temporary Construction Easements to serve for the construction of the proposed new access road and utility easement approved for PLP11-0040.

This is also a request for a voluntary merger of any underlying parcels or portions of parcels underlying the final parcel configuration, but in no way is this request intended to apply to any other parcels, portions of parcels or easements under the ownership of Hanna Boys Center, a Non-Profit Religious Corporation.

Date: September 2015
Design by:
Drawn by:

L LA Site Map

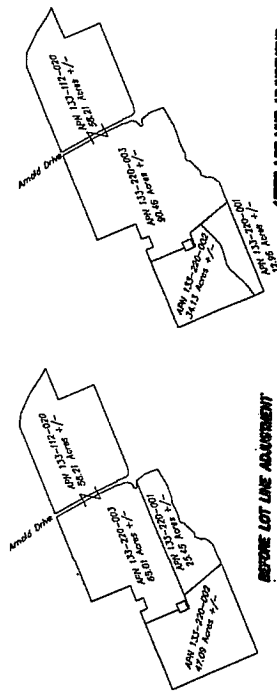
Homo Boys Center Non-Profit Religious Corporation
17501 Carriger Road, Arnold, MO 63010
APN 133-222-001, 002



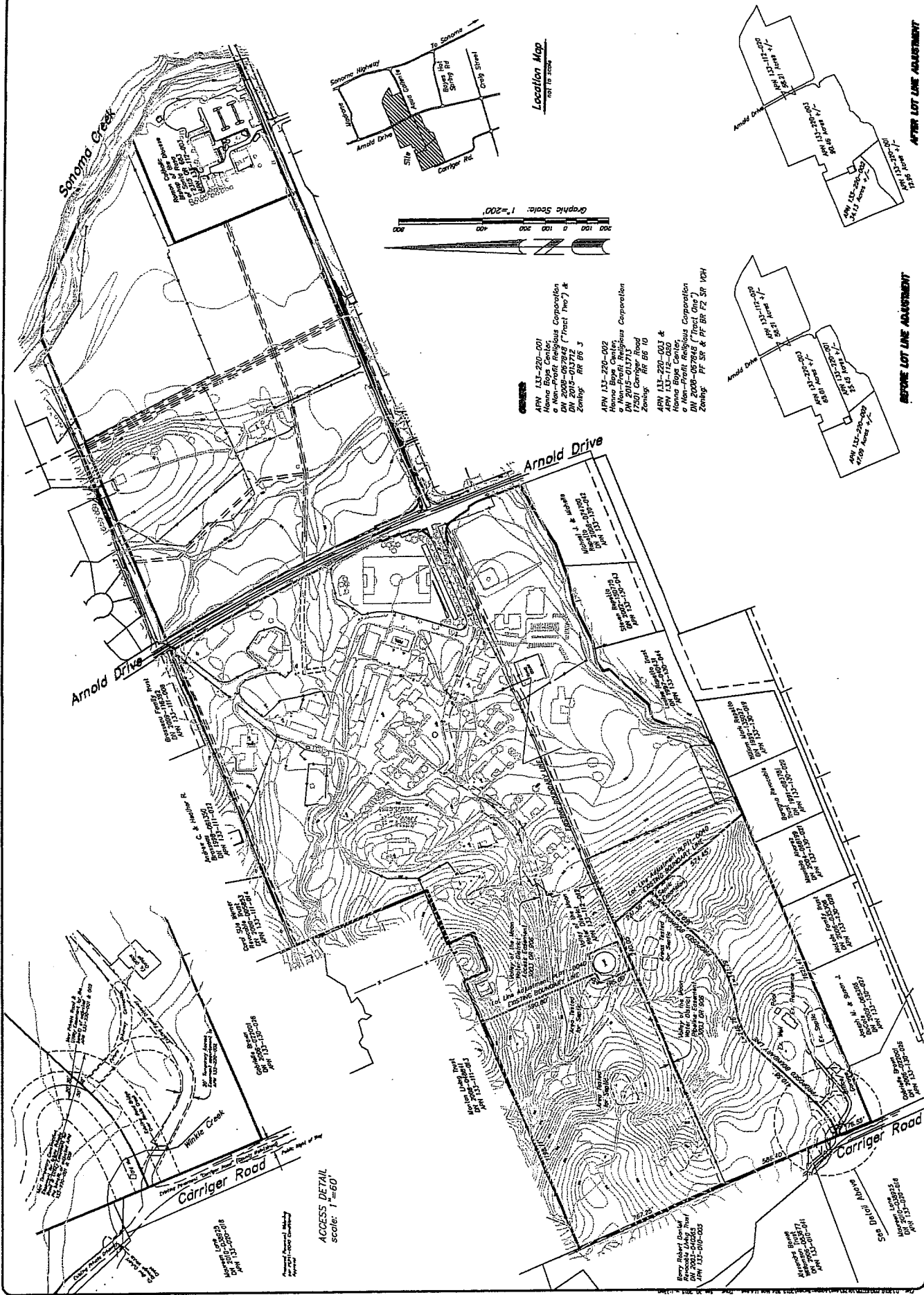
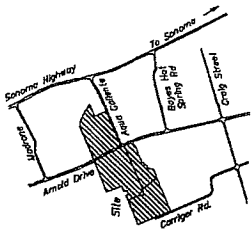
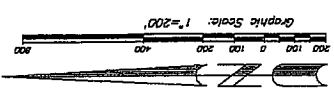
adbe associates, inc.
civil engineering | land surveying | construction
1220 N. Dixie Ave., Suite 100, CA 95401
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www.adbeassociates.com

NO.	DATE	DESCRIPTION	APPROVED

BEFORE LOT LINE ADJUSTMENT
AFTER LOT LINE ADJUSTMENT



- OWNER:**
- APN 133-222-001
Homo Boys Center
a Non-Profit Religious Corporation
DN 2008-052848 (Tract Two) &
DN 2015-013712
Zoning: RR 66 J
 - APN 133-222-002
Homo Boys Center
a Non-Profit Religious Corporation
DN 2015-013712
Zoning: RR 66 J
 - APN 133-222-003 &
APN 133-222-004
Homo Boys Center
a Non-Profit Religious Corporation
DN 2008-052848 (Tract One)
Zoning: PF SR & PF BR P2 SR 10H



ACCESS DETAIL
scale: 1" = 60'

Lot Line Adjustment Worksheet
To Determine Applicability of New Ordinance (5154)

1. Is property zoned C0, C1, C2, C3, LC, K, MP, M1, M2, M3, or PF?
Yes _____ No ~~_____~~
2. Do the resulting parcel sizes comply with the applicable General Plan densities and minimum lot sizes?
Yes ~~_____~~ No _____
3. Were all lots subject to adjustment created on or after March 1, 1967?
Yes ~~_____~~ No _____

If the answer to any of the above questions (1 through 3) is yes, then the lot line adjustment is not subject to the new ordinance - no further analysis necessary.

~~_____~~ Not subject to the new ordinance, no further analysis necessary.

If all the answers were no to questions 1, 2 and 3 above, the lot line adjustment is subject to the new ordinance, unless exempted below:

1. Does each existing parcel contain a legal dwelling unit or formerly contained a legal dwelling unit destroyed by fire or other calamity within the last five years?
Yes _____ No _____
- If the answer is yes, the lot line adjustment meets the ordinance and no further analysis is needed.

- 2. a. Are all the existing parcels at least 10 acres in size and zoned LIA, LEA, or DA?

Yes _____ No _____

If the answer is no, the lot line adjustment is subject to the new ordinance.

- b. If the answer to 2a is yes, is the owner willing to enter into a covenant prohibiting new residential development for ten years?

Yes _____ No _____ Maybe _____

If the answer is yes, work with the applicant to secure the covenant. Once the covenant is signed by the applicant, the lot line adjustment can proceed forward, and the lot line adjustment will not be subject to the new ordinance.

If the answer is no, the lot line adjustment is subject to the new ordinance and further analysis is necessary.

If the answer is maybe, it will likely be necessary to do further analysis so the applicant can decide whether it is in their best interest to enter into a covenant.

Summary

- _____ The proposed lot line adjustment is exempt from the new ordinance or all parcels already contain residences or the project qualifies, and the owner is willing to enter into a covenant to restrict new uses. No further analysis necessary.
- _____ The proposed lot line adjustment is subject to the new ordinance. Further analysis necessary.

Further Analysis:

- Step One: Does the proposed lot line adjustment have the potential for increasing the number of developable lots? Even though a lot line adjustment is subject to the ordinance as indicated in the above checklist, extensive analysis of the adjustment may not be necessary if it is clear that the application has no potential for increasing the number of developable parcels. For example, if a lot line adjustment proposes to reduce the size of a vacant parcel and add land to a developed parcel, there would clearly be no increase in the number of developable lots.
- Step Two: If the proposed lot line adjustment may have the potential for increasing the number of developable lots, each existing parcel must be evaluated against the following ordinance criteria to determine if it is developable:
- a. Legal access to a public road or right-of-way (or existing road connection to such public road).
 - b. Is served by public sewer or is likely to meet criteria for approval of an on-site sewage disposal system for a one-bedroom residence, as described in the ordinance.
 - c. Can provide adequate water supply as described in the ordinance.