



COUNTY of NAPA

ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

June 8, 2007 (Date of Deposit in U.S. Mail)

Allan and Nancy Mueller
8284 Gloss Lane
St. Helena, CA 94574

Re: Mueller Lot Line Adjustment

This Department has reviewed your application to accomplish a lot line adjustment. Decisions regarding lot line adjustment applications are ministerial in the County of Napa. In accordance with Section 407 of the Napa County California Environmental Quality Act (CEQA) guidelines, this lot line adjustment is exempt from CEQA. We are accepting a Property Information Guarantee from First American Title Company guaranteeing legal creation for both parcels in this application to satisfy Section 1746.030(B)(1) of Napa County Code. Therefore your application is in conformance with the conditions set forth in Section 17.46.040(C) of the Napa County Code and is hereby deemed to be approved. The date of decision for purposes of commencement of the period for filing a notice of appeal shall be five days following the date of deposit in the U.S. mail by this department of this notice of decision in accordance with Napa County Code Section 2.88.040(A). As noted above, the date of deposit is **June 8, 2007**. Thus, the date of decision shall be **June 13, 2007**, which shall also be the date of publication of the decision as noted below.

The following is the process to complete the adjustment:

1. This Department will provide written notification to all owners of parcels contiguous to those involved in this adjustment. Also, this Department will publish a legal notice in a local newspaper to the effect that a lot line adjustment is being executed. Interested parties will be given ten (10) working days from the date of publication to file for appeal.

Publication: Napa Valley Register, June 13, 2007

Appeal Period: June 13, 2007 – June 27, 2007

2. Submit two (2) copies of each proposed deed to us for review. The Metes and Bounds description of the draft deeds shall describe the exterior boundary of the "new" parcels as shown on the approved lot line adjustment map along with all applicable easements. **Each resulting parcel must have legal access to a public road either by frontage on that road or by way of a right-of-way with a minimum width of ten feet.** Existing easement/right-of-way widths may not be reduced. The proposed deeds being granted to the property owner must have

the following "Expressed Written Statement of the Grantor" on them immediately following the Metes and Bounds description:

"The purpose of this conveyance and the conveyances recorded concurrently herewith is to create a Lot Line Adjustment pursuant to the California Government Code Section 66412(d) and the Napa County Ordinances.

"The consolidation of underlying lots, parcels or portions thereof, as set forth in the above Metes and Bounds description, constitutes an expressed written statement of the grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code."

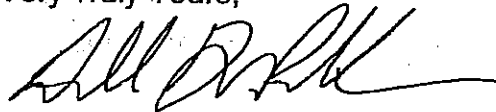
The names and legal status of all property owners involved should be consistent with what was used when they acquired the properties.

3. In some instances, changes in lot size or configuration may affect zoning or other provisions that apply to affected parcels. Please call the County Planning Department at 253-4417 if you have related questions.
4. After this department has reviewed the proposed deeds, we will notify the appropriate parties of conditions to satisfy prior to recordation or if corrections are required.
5. After the appropriate conditions have been satisfied, this Department will submit a letter authorizing the recording of documents.
6. After the documents have been recorded, conform copies must be submitted to this department to complete the process. After we have completed the final portion of the process, your lot line adjustment will then be complete.

PLEASE NOTE: Your application will expire on June 13, 2008, if the deeds have not been recorded prior.

If you should have any questions, please contact Gail Forward or Larry Bogner at (707) 253-4351.

Very Truly Yours,



DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

cc: Chaudhary & Associates, Inc.
First American Title Company
Daniel Zador - CDPD
File