

**Draft Conditions of Approval
EXHIBIT A**

Staff: Traci Tesconi
Applicant: Alexander Mountain Farms, LLC
Owner: Alexander Mountain Farms, LLC
Address: 4300 and 4120 West Sausal Lane, Geyserville

File No.: LLA09-0004
APN: 131-210-025, -030

Project Description: Request for a minor Lot Line Adjustment between two parcels, 2.8 acres (Lot A) and 22.75 acres (Lot B) in size, resulting in two parcels with no change to parcel sizes, subject to Conditions of Approval requiring the rescission and replacement of an existing Williamson Act contract on Lot B with a new contract to coincide with the new legal description of this parcel as a result of the Lot Line Adjustment.

NOTE: These conditions must be met and the application validated within 24 months (April 21, 2011) unless a request for an extension of time is received before the expiration date.

NOTE: The Lot Line Adjustment has been determined to be Categorically Exempt from CEQA (California Environmental Quality Act).

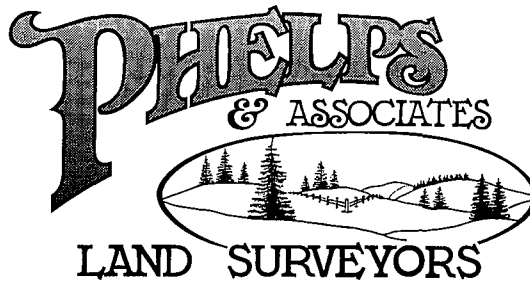
NOTE: One of the parcels is under a Williamson Act contract and therefore the Board of Supervisors must determine that the Lot Line Adjustment meets the findings set forth in Section 51257(a) of the Government Code before the Lot Line Adjustment can be approved.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

1. Submit verification to the Project Review Division that taxes and/or assessments, which are a lien and termed as payable, are paid to the Treasurer-Tax Collector's Department on all parcels affected by the adjustment. The Treasurer-Tax Collector knows the amount of the tax due.
2. A draft description, prepared by a licensed land surveyor or civil engineer authorized to practice land surveying, showing the combination of lots or transfer of property shall be submitted to the County Surveyor for approval. The following note shall be placed on the deed or deeds. "The purpose of this deed is for a Lot Line Adjustment for a reconfiguration of portions of the Lands of Alexander Mountain Farms, LLC, as described by deed recorded under Document No. OR 2007-091549, Sonoma County Records, APN 131-210-025 and 131-210-030, This deed is pursuant to LLA09-0004 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signators hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels." It is the responsibility of the surveyor/engineer preparing the deeds to insure that the information contained within the combination note is correct. Note: The County Surveyor may modify the above described note.
3. After approval by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Project Review Division for approval prior to recording. An approval stamp will be placed on the face of the grant deed or deeds.
4. A site plan map of the Lot Line Adjustment shall be prepared by a licensed surveyor or civil engineer and attached to the deed(s) to be recorded. The site plan shall be subject to the review and approval of the County Surveyor. The following note shall be placed on said plan: "THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. Any errors or omissions on this exhibit shall not affect the deed description."
5. After approval by the Project Review Division the grant deeds shall be recorded and a copy of the deed or deeds shall be submitted to the Permit and Resource Management Department.

6. Deed of Trust agreements which encumber only portions of accepted legal lots are violations of the Subdivision Map Act. Therefore, prior to Project Review Division approval of the deed for recordation, the applicant shall submit either recorded documents or documents to be recorded concurrently with the Lot Line Adjustment deeds, showing that any Deed of Trust agreements on the subject properties will conform with the adjusted lot boundaries.
7. Prior to recording the Lot Line Adjustment grant deeds, the applicant shall submit complete application(s) and appropriate filing fee(s) to rescind and replace the existing Williamson Act contract (Book 2606, Page 1) to either:
 - a) rescind and replace with a single new contract on Lot B and the property owners adjacent parcel APN: 131-210-031; or
 - b) rescind and replace with two, new separate contracts on Lot B and the property owners adjacent parcel APN: 131-210-031.



632 PETALUMA AVENUE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400 / FAX (707) 829-0401

December 1, 2008

County of Sonoma Permit and
Resource Management Department
2550 Ventura Avenue
Santa Rosa, California 95403

Re: Lot Line Adjustment --
Lands of Alexander Mountain Farm, LLC
4300 & 4120 W. Sausal Lane, Healdsburg
APNs 131-210-025 and 030

Project Planner:

We are proposing a Lot Line Adjustment between the above-referenced parcels. Both parcels are owned by Alexander Mountain Farm, LLC. The smaller parcel (APN 025) is 2.80 acres in size, and contains a house and leachfield, with water supplied by an off-site well to the northwest (via an easement). The larger parcel (APN 030) is 22.75 acres in size and contains no structures.

The owners would like to rotate the small parcel over to the northwesterly side of the large parcel, with the result being that the small parcel would now be vacant and the large parcel would contain the house. Perc testing has been done which demonstrates that adequate sewage disposal area is available on the 'new' small-parcel location. An existing well and waterline easement on an adjoining parcel presently serves the house, but this will become appurtenant to the large parcel as a function of the adjustment. A new well has been drilled to serve the 'new' small-parcel, which will also be captured by an easement. The acreage of both parcels will remain the same.

On a side note, the large parcel is currently covered by an AG Contract. During the course of the adjustment, the contract will be modified to reflect the parcel's new configuration.

Please call if you have any questions.

Respectfully submitted:
Phelps & Associates, Inc.


Fred M. Phelps

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 9540

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.

Supporting maps are on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 9540

They can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.