

EXHIBIT A
Draft Conditions of Approval

Staff:	Scott Hunsperger	Date:	April 28, 2009
Applicant:	Carlile Macy, Attn: Bruce Jarvis	File No.:	LLA09-0003
Owner:	Gallo Glass Company / [REDACTED]	APN:	110-200-002, 110-230-034
Address:	9015 and 8735 Westside Road, Healdsburg		

Project Description: Request for a minor Lot Line Adjustment between two parcels of 453.7 acres and 21.9 acres in size resulting in two modified parcels of 451.2 acres and 24.4 acres in size.


PLANNING:

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

1. Submit verification to Planning 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. Submit a draft description of the parcel(s) being transferred or property 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 the combination of a portion of the Lands of Gallo Glass Company, as described by deed recorded under Document No. OR# 1996-048058, Sonoma County Records, (APN 110-200-002) with the Lands of [REDACTED] as described by deed recorded under Document No. OR# 2003-231398, Sonoma County Records, (APN 110-230-034). This deed is pursuant to LLA09-0003 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 of the deed description by the County Surveyor, a grant deed or deeds shall be prepared and submitted to the Permit and Resource Management Department for approval prior to recording.
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. Deed of Trust agreements which encumber only portions of accepted legal lots are violations of the Subdivision Map Act. Therefore, prior to Planning 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.
6. Prior to recording the lot line grant deeds, the applicant shall submit a complete Agricultural Preserve/Williamson Act Contract amendment application and appropriate fees to mutually rescind and replace the existing Type II Williamson Act contract and Type I Williamson Act contract with a new Type II Williamson Act contract and Type I Williamson Act contract as a result of the lot line adjustment.
7. Prior to validation of the Grant Deed(s), the applicant shall submit a General Plan Amendment and Zone Change application along with the appropriate filing fees (Level 1 Zone Change and General Plan Amendment) for a General Plan Amendment on a portion of resultant Lot B (2.5 acres) from the LEA 100-acre density to the LIA 60-acre density land use designation and a corresponding Zone Change on a portion of resultant Lot B (2.5 acres) from the LEA (Land Extensive Agriculture), B6-100 acre density to the LIA (Land Intensive Agriculture), B6-60 acre density

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zoning designation to ensure that the zoning district boundaries coincide with resultant property lines and to eliminate the split zoning and land use within the adjusted area.

8. The property owner(s) shall execute a Right-to-Farm Declaration on a form provided by PRMD to be submitted before the lot line adjustment is cleared by PRMD for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the PRMD approved lot line adjustment grant deed(s) to reflect the newly configured parcels.

CARLILE • MACY

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**PROPOSAL STATEMENT – [REDACTED]/GALLO EXCHANGE
Lot Line Adjustment APN 11-200-002 and 110-230-034**

Lot A is owned by Gallo Glass Company and is a historic parcel comprising a portion of APN 110-200-002. It was given legal status pursuant to ACC 88-728.6, recorded October 18, 1990, under Document Number 1990-0103693, Official Records of Sonoma County. The remainder of APN 110-200-002 is a portion of ACC 88-728.2, recorded under Document Number 1990-0103689, Official Records of Sonoma County. It is Parcel 12 in the deed from June Haver MacMurray et al. to Gallo Glass Company recorded May 31, 1996 under Document Number 1996-048058, Official Records of Sonoma County.

Lot B is owned by [REDACTED] and is APN 110-230-034 as modified by Lot Line Adjustment No. 04-0016 on file in the office of the Sonoma County Permit and Resource Management Department and recorded September 03, 2008, under Document Number 2008080132, Official Records of Sonoma County.

The purpose of this project is to effect a reconfiguration of the lot lines between the above parcels.

1. The project will combine a portion of Lot A with Lot B. This portion of Lot A is currently being developed as a leach field area for the benefit of Lot B. Combining this area with Lot B will give [REDACTED] fee title to his leach field area. Currently Davis owns an easement over the portion of Lot A to be combined. Said Easement was recorded August 06, 2004, under Document Number 2004121729, Official Records of Sonoma County.

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.