

**Draft Conditions of Approval
EXHIBIT A**

Staff: Traci Tesconi **File No.:** LLA08-0071
Applicant: [REDACTED] **APN:** 086-070-028 and 086-070-010
Trustees of the [REDACTED] Family Trust [REDACTED]
Owner: [REDACTED]
Address: 12925 and 12825 Chalk Hill Road, Healdsburg

Project Description: Request for a minor Lot Line Adjustment between two parcels of 47.16 acres (Lot A) and 155.05 acres (Lot B) in size resulting in two parcels with no change to parcel sizes, involving one parcel under a Williamson Act contract, 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 (May 5, 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 the combination of a portion of the Lands [REDACTED] as described by deed recorded under Document No. 2007-127307, Sonoma County Records, (APN 086-070-028) with the Lands [REDACTED] as described by deed recorded under Document No. 82-010997 and 2001-011672, Sonoma County Records, (APN 086-070-010). This deed is pursuant to LLA08-0071 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."

