

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Staff: Jen Chard **Date:** February 24, 2026
Applicant: Duckhorn Wine Company **File No.:** LLA25-0015
Owners: Beth Garibaldi and Alexander Vista Vineyards LLC **APN:** 057-070-021
Address: 4151 and 4175 Slusser Road, Windsor and -025

Project Description: Lot Line Adjustment between two parcels of 153.55 +/- acres (Lot A) and 10 +/- acres (Lot B), resulting in two parcels of 148.05 +/- acres (Lot A) and 15.5 +/- acres (Lot B). The Adjustment reconfigures legal parcel boundaries to align with proposed winery development.

NOTE: Amendments and changes to approved Lot Line Adjustment conditions may be considered by the Board of Supervisors at a later date if additional information justifies the changes and does not increase the intensity of use approved by the original approval. The Director of Permit Sonoma will determine if a public hearing is necessary and if additional fees are required.

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

SURVEY

To be Reviewed and Approved by the County Surveyor:

1. Submit draft description(s) of the Lot Line Adjustment of the piece(s) of the parcel(s) to be transferred and description(s) of all remaining parcels that are subject to change, to the County Surveyor's Office for approval; Descriptions are to be labeled Exhibit "A", or the equivalent.
2. Submit an Exhibit "B", or the equivalent, a plat map of the Lot Line Adjustment. Plat map shall be prepared by a licensed land surveyor and attached to the deed(s) to be recorded. The plat map shall be submitted to the County Surveyor for review along with the draft description(s), and requisite closure calculations.

The following note shall be placed on the plat map: "THIS EXHIBIT MAP IS FOR GRAPHICAL PURPOSES ONLY. Any errors or omissions on this Exhibit shall not affect the Deed(s) descriptions."

PLANNING

To be Reviewed and Approved by Permit Sonoma Project Review Planner:

3. 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.
4. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment the property owner(s) shall execute a Right-to-Farm Declaration on a form provided by Permit Sonoma to be submitted before the Lot Line Adjustment is cleared by Permit Sonoma for recordation. The Right-to-Farm Declaration shall be recorded concurrently with the Permit and Resource Management Department approved Lot Line Adjustment grant deed(s) to reflect the newly configured parcels.
5. Submit a draft description of the parcels being transferred 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 Sonoma Cutrer Vineyards, Inc, a California Company as described by deed recorded under Document No. 1999-052041 Sonoma County Records, APN 057-070-021, with the Sonoma Cutrer Vineyards, Inc, a California Company, as described by deed recorded under Document No. 1999-052042 Sonoma County Records, APN 057-070-025. This deed is pursuant to LLA25-0015 on file in the office of the Sonoma County Permit and Resource Management Department. It is the express intent of the signatory hereto that the recordation of this Deed extinguishes any underlying parcels or portions of parcels."
6. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit a complete application and applicable filing fees to rescind and replace each existing Prime Land Conservation Act Contract on Lots A and B with a new Prime Land Conservation Contract, one for each Lot. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require updated preliminary title reports for resulting Lots A and B and will proceed with processing the new, replacement contracts.
7. Deed of Trust agreements, which encumber only portions of accepted legal lots, are violations of the Subdivision Map Act; therefore, prior to the Permit Sonoma approval of the deeds for recordation, the applicant(s) 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.
8. The packet containing all documents to be recorded shall be submitted to Permit Sonoma, Project Review for approval prior to recording. The approval will be noted by

the planner placing a stamp on the front of the deeds to be recorded. After approval by Project Review the grant deeds shall be recorded and a copy of the deed or deeds shall be submitted to Permit Sonoma.

9. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.