

Exhibit "A"

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Staff:	Scott Hunsperger	Date:	August 17, 2021
Applicant:	Steven J. LaFranchi and Associates	File No.:	LLA21-0022
Owner:	Alan M. Mahoney; Colleen Mahoney, Trustee; and Kerry Mahoney Davison, Trustee.	APN:	021-160-008 and 022-280-007
Address:	2455 Middle Two Rock Road and 2730 Spring Hill Road, Petaluma		

Project Description: Lot Line Adjustment between two legal parcels of 270 +/- acres (Lot 1) and 108.77 +/- acres and (Lot 2), resulting in two parcels of 114 +/- acres (Lot 1A) and 266 +/- acres (Lot 2A). The Adjustment is being undertaken to reconfigure legal parcel boundaries for family planning purposes.

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 has authority to 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. 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 of Colleen Mahoney Trust et al., as described deed recorded under Document No. 2019-054384, Sonoma County Records, APN's 021-160-008, with Lands of Colleen Mahoney Trust et al., as described deed recorded under Document No. 2019-054384, Sonoma County Records, APN's 022-280-007. This deed is pursuant to LLA21-0022 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." 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.

2. 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.”

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. FOR RESULTING LOTS: Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit a complete application(s) and applicable filing fees to rescind and replace the existing Non-Prime Land Conservation Act Contract with two, new Non-Prime Land Conservation Contracts. Once the Lot Line Adjustment grant deeds are recorded, the property owner will submit to Permit Sonoma an updated preliminary title report for resulting Lots 1A and 2A within 30 days or upon Permit Sonoma's request, and provide any other information to Permit Sonoma required to bring replacement contracts to the Board of Supervisors for action.
5. 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 revised deeds to reflect the newly configured parcels.
6. After approval of the deed description by the County Surveyor, a grant deed or deeds shall be prepared with all attachments such as the Site Plan listed in Condition #5 above.
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.

9. 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.
10. 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.