

Exhibit "A"

**SONOMA COUNTY BOARD OF SUPERVISORS**

**Draft Conditions of Approval**

**Staff:** Jen Chard  
**Applicant:** Adobe Associates, Inc.  
**Owners:** Allen Greig Shepard, et al (Parcels A & B)  
Allen Greig Shepard and Constance Sharpe (Parcel C)  
Margaret A. Wallach Trust, et al (Parcel D)  
**Address:** 2600, 2610 and 2496 London Ranch Road, Glen Ellen  
**APNs:** 054-050-023, -033, -037, and -039

**Date:** October 4, 2022  
**File No.:** LLA21-0039

**Project Description:** Lot Line Adjustment between four parcels of 151.24 acres (Parcel A, subject to a Prime Land Conservation Contract), 11.32 acres (Parcel B, subject to a Non-Prime Land Conservation Contract), 2.06 acres (Lot C), and 5.0 acres (Lot D); resulting in four parcels of 72.8 acres (Parcel A), 62.8 acres (Parcel B), 29.6 acres (Parcel C), and 5.0 acres (Parcel D). The purpose of the Lot Line Adjustment is to address family estate planning efforts and to align property boundary lines with existing vineyard rows

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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."

### **SEPTIC**

3. On existing lot APN 054-050-033 (Parcel B), the applicant shall provide evidence of soils suitable for onsite subsurface sewage disposal and submit a 1 bedroom septic design with 200 % replacement area to the PRMD Well and Septic Section in the form of a Septic Design Application, per OWTS manual version 7, chapter 4.7(c)(2). This type of submittal will not transition into a septic permit application and will be solely for showing the septic system design for an LLA. This will include, but not be limited to, soil profiles and percolation tests done in accordance with current standards of the Well and Septic Section. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist, refer to this Lot Line Adjustment number, and shall be submitted to the PRMD, Well & Septic District Specialist for review and approval.

Applicant shall submit: a 1 bedroom septic design with 200 % replacement area to the PRMD Well and Septic Section in the form of a Septic Design Application, per OWTS manual version 7, chapter 4.7(c)(2). PRMD Well & Septic approval shall be submitted to PRMD, Project Review-Health to meet this condition.

4. On resulting lot portion of APN 054-050-037 (Parcel A), the applicant shall provide evidence of soils suitable for onsite subsurface sewage disposal and submit a 1 bedroom septic design with 200 % replacement area to the PRMD Well and Septic Section in the form of a Septic Design Application, per OWTS manual version 7, chapter 4.7(c)(2). This type of submittal will not transition into a septic permit application and will be solely for showing the septic system design for an LLA. This will include, but not be limited to, soil profiles and percolation tests done in accordance with current standards of the Well and Septic Section. The work must be certified by a State Registered Civil Engineer, Environmental Health Specialist or Geologist, refer to this Lot Line Adjustment number, and shall be submitted to the PRMD, Well & Septic District Specialist for review and approval.

Applicant shall submit: a 1 bedroom septic design with 200 % replacement area to the PRMD Well and Septic Section in the form of a Septic Design Application, per OWTS manual version 7, chapter 4.7(c)(2). PRMD Well & Septic approval shall be submitted to PRMD, Project Review-Health to meet this condition.

5. A water supply shall be demonstrated for Lots B, C, and D either from a water well or a

spring, including a dry weather pump test with a minimum yield of 1 gallon per minute per parcel. If an off-site water source is utilized, an easement and covenant in compliance with Sonoma County Code section 7-12 is required and shall be concurrently recorded with the Lot Line Adjustment. If the offsite ground water source is in compliance with Sonoma County Code section 7-12, the applicant shall submit:

1a) If an off-site water source in compliance with Sonoma County Code section 7-12, is utilized, please submit a draft copy of the Covenant and Easement for the shared drinking water well to Project Review-Health for review and approval prior to concurrent recordation with the Lot Line Adjustment.

1b) The final, notarized Covenant and Easement for the shared drinking water well shall be simultaneously recorded with the approved Lot Line Adjustment map and deeds.

1c) Submit copies of the recorded Lot Line Adjustment deeds and drinking water well Covenant and Easement to the PRMD Planner in compliance with the Lot Line conditions of approval.

## **PLANNING**

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

6. 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.
7. 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 Allen Greig Shepard, Stephen N Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard, as described by deed recorded under Document No. 2021-077629 Sonoma County Records, APN 054-050-037; with the Lands of Allen Greig Shepard, Stephen N Shaffer and Lisa Shepard as Co-Trustees under the will of Irving Shepard, as described by deed recorded under Document No. 2021-077629 Sonoma County Records, APN 054-050-033; with the Lands of Allen Greig Shepard and Constance Sharpe, as described by deed recorded under Document No. 2021-093958 Sonoma County Records, APN 054-050-039; and with the Lands of Margaret A. Harrington, Trustee of the Margaret A. Harrington Trust dated July 16, 1993, as amended, a 60% interest and Michael T. Harrington, Trustee of the Michael T. Harrington Trust dated March 31, 1994, as amended, a 40% interest as described by deed recorded under Document No. 2012-063480 Sonoma County Records, APN 054-050-023. This deed is pursuant to LLA21-0039 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.”

8. 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.
9. 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 1) expand Agricultural Preserve 2-457 by 2.209 acres (to include 2.06 acres of existing Parcel C and 0.149 acres of existing Parcel D) and to establish a new Prime Land Conservation Contract on Parcel C; and 2) rescind and replace the two, existing Prime and Non-Prime Land Conservation Act Contracts on Lots A and B with two new Prime Land Conservation Contracts, one for each Parcel. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require updated preliminary title reports for resulting Lots A, B and C and will proceed with processing the new, replacement contracts.
10. Prior to Permit and Resource Management Department stamping the grant deed(s) for the Lot Line Adjustment, the applicants shall submit a Zone Change on existing Lot D (0.149 acres, portion of APN 054-050-023) from the LIA (Land Intensive Agriculture) B6 – 40 acre density to the LIA (Land Intensive Agriculture), B7 (Frozen Lot Size) and on existing Lot A (0.149 acre portion of APN 054-050-037) from the LIA (Land Intensive Agriculture), B7 (Frozen Lot Size) to the LIA (Land Intensive Agriculture) B6 – 40 acre district to eliminate split zoning. The existing combining zoning districts remain unchanged.
11. 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.
12. 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.
13. 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.