

Exhibit "A"

**SONOMA COUNTY BOARD OF SUPERVISORS**

**Conditions of Approval**

**Staff:** Jen Chard **Date:** March 14, 2023  
**Applicant:** Sharon Desantis **File No.:** LLA22-0040  
**Owners:** Sharon Nadale Desantis, Richard Nadale and Marc Nadale, Co-Trustees of John Nadale and Dorthy Nadale Revocable Intervivos Trust  
**Address:** 3215-3230 Middle Two Rock Road, Petaluma  
**APNs:** 021-160-001 and 021-160-011

**Project Description:** Lot Line Adjustment between four ACC parcels of 72.17 acres (Parcel ACC 1, subject to a Non-Prime Land Conservation Contract), 33.18 acres (Parcel ACC 2, subject to a Non-Prime Land Conservation Contract), 136.90 acres (Parcel ACC 3, subject to Non-Prime Land Conservation Contract), and 126.47 acres (Parcel ACC 4, subject to Non-Prime Land Conservation Contract); resulting in four parcels of 91.20 acres (Lot 1), 84.99 acres (Lot 2), 101.38 acres (Lot 3), and 101.17 acres (Lot 4). The purpose of the Lot Line Adjustment is to address family estate planning efforts and to align property boundary lines with public roads.

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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."

## **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. 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 Sharon Nadale Desantis, Richard Nadale and Marc Nadale, Co-Trustees of John Nadale and Dorthy Nadale Revocable Intervivos Trust, as described by deed recorded under Document No. 2018-042777 Sonoma County Records, APN 021-160-001 an 021-160-011, Lot 1 as described by the Certificate of Compliance recorded under Document No. 2020-059252; with the Lands of Sharon Nadale Desantis, Richard Nadale and Marc Nadale, Co-Trustees of John Nadale and Dorthy Nadale Revocable Intervivos Trust, as described by deed recorded under Document No. 2018-042777 Sonoma County Records, APN 021-160-001 an 021-160-011, Lot 2 as described by the Certificate of Compliance recorded under Document No. 2020-059253; with the Lands of Sharon Nadale Desantis, Richard Nadale and Marc Nadale, Co-Trustees of John Nadale and Dorthy Nadale Revocable Intervivos Trust, as described by deed recorded under Document No. 2018-042777 Sonoma County Records, APN 021-160-001 an 021-160-011, Lot 3 as described by the Certificate of Compliance recorded under Document No. 2020-059254; and with the Lands of Sharon Nadale Desantis, Richard Nadale and Marc Nadale, Co-Trustees of John Nadale and Dorthy Nadale Revocable Intervivos Trust, as described by deed recorded under Document No. 2018-042777 Sonoma County Records, APN 021-160-001 an 021-160-011, Lot 4 as described by the Certificate of Compliance recorded under Document No. 2020-059255. This deed is pursuant to LLA22-0040 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."
5. 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.

6. Prior to Permit Sonoma stamping the grant deed(s) for the Lot Line Adjustment, the property owner shall submit four complete applications and applicable filing fees to rescind and replace the existing Non-Prime Land Conservation Act Contracts on APNs 021-160-001 and 021-160-011 with four new Non-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 1, 2, 3 and 4 and will proceed with processing the new, replacement contracts.
7. The property owner of resulting Lot 2 (Portion of 021-160-011) shall submit to Permit Sonoma all Building Permit(s), Zoning Permit(s) or Use Permit(s) deemed necessary by Permit Sonoma to establish two of the residences as legal, conforming agricultural housing units or other uses allowed under the Building Code, Zoning Code and Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones. Once the required Permit(s) are deemed complete for processing by Permit Sonoma staff, the Lot Line Adjustment grant deed can be stamped by the Permit Sonoma Planner and authorized for recordation.

Possible planning application options for designating the agricultural housing units include:

- a. Obtain a Zoning Permit(s) to designate one or two of the residences as Agricultural Employee Housing in accordance with Sec. 26-24-040 of the Zoning Code; AND/OR
  - b. Obtain a Use Permit to designate one or two of the residences on resulting Lot 2 as Agricultural Employee Housing in accordance with Sec. 26-24-040(B)(6) of the Zoning Code which to allow for an Agricultural Employee Housing Lot Transfer; AND/OR
  - c. Obtain a Zoning Permit to designate one of the residences as a Farm Family dwelling.
8. 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.
  9. 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.

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.