

Exhibit "A"

SONOMA COUNTY BOARD OF SUPERVISORS

Draft Conditions of Approval

Staff:	Alison Hodgkin	Date:	October 05, 2021
Applicant:	BC Engineering Group	File No.:	LLA19-0009
Owners:	Mark Lyon Family Trust / Mark Lyon	APNs:	117-060-004
Address:	28021 and 28197 River Road, Cloverdale		and 116-280-008

Project Description: Lot Line Adjustment between two parcels of 122.15 acres (Lot A, subject to a Prime Land Conservation Contract) and 2 acres (Lot B), resulting in two parcels of 101.74 acres (Lot A) and 22.41 acres (Lot B). The purpose of the Lot Line Adjustment is to allow the landowner to make improvements to their vineyard operation by constructing an agricultural barn while continuing to farm alongside a functioning river floodplain.

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. 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 Mark Lyon, a married man as his sole and separate property as described deed recorded under Document No. 2020-061415, Sonoma County Records, APN's 116-280-008, with Lands of Mark Lyon Family Trust, as described by deed recorded under Document No. 2012-031170, Sonoma County Records, APN 117-060-004. This deed is pursuant to LLA19-0009 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. 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. 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 1-350 by 2 acres to include Lot B and 2) rescind and replace the existing Prime Land Conservation Act Contract with two new Prime Land Conservation Contracts, one for each resulting Lot. Once the Lot Line Adjustment grant deeds are recorded, Permit Sonoma will require an updated preliminary title report for resulting Lots A and B and will proceed with processing the new replacement contracts.
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.