

# County of Monterey HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230230

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation  
Monitoring Measure:**

This permit (PLN230230) allows a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres, resulting in two legal lots, 254.65 (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Contracts. The property is located off of Lonoak Road, King City (Assessor's Parcel Numbers 419-151-014-000 & 419-151-015-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or  
Monitoring  
Action to be  
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Lot Line Adjustment (Resolution Number \_\_\_\_\_) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Numbers 419-151-014-000 & 419-151-015-000 on October 15, 2024. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be** shall provide proof of recordation of this notice to the HCD - Planning.  
**Performed:**

## 3. PD037 - WILLIAMSON ACT

**Responsible Department:** Planning

**Condition/Mitigation** The property owner shall enter into a new or amended Agricultural Preserve Land  
**Monitoring Measure:** Conservation Contract or Contracts with the Board of Supervisors of the County of Monterey for the Lot Line Adjustment of Williamson Act lands deemed necessary by the Office of the County Counsel. (HCD - Planning)

**Compliance or** Upon demand of County Counsel, the property owners of record shall execute a new or  
**Monitoring** amended contract or contracts to be prepared by the Office of the County Counsel,  
**Action to be** which shall be recorded after the recordation of the Certificates of Compliance and  
**Performed:** subject to the submittal of the appropriate recording fees by the property owners of record.

#### 4. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:**

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
  - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
  - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
  - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN230230. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
  - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
  - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
  - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
  - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

## 5. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

## 6. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 7. CC01 INDEMNIFICATION AGREEMENT

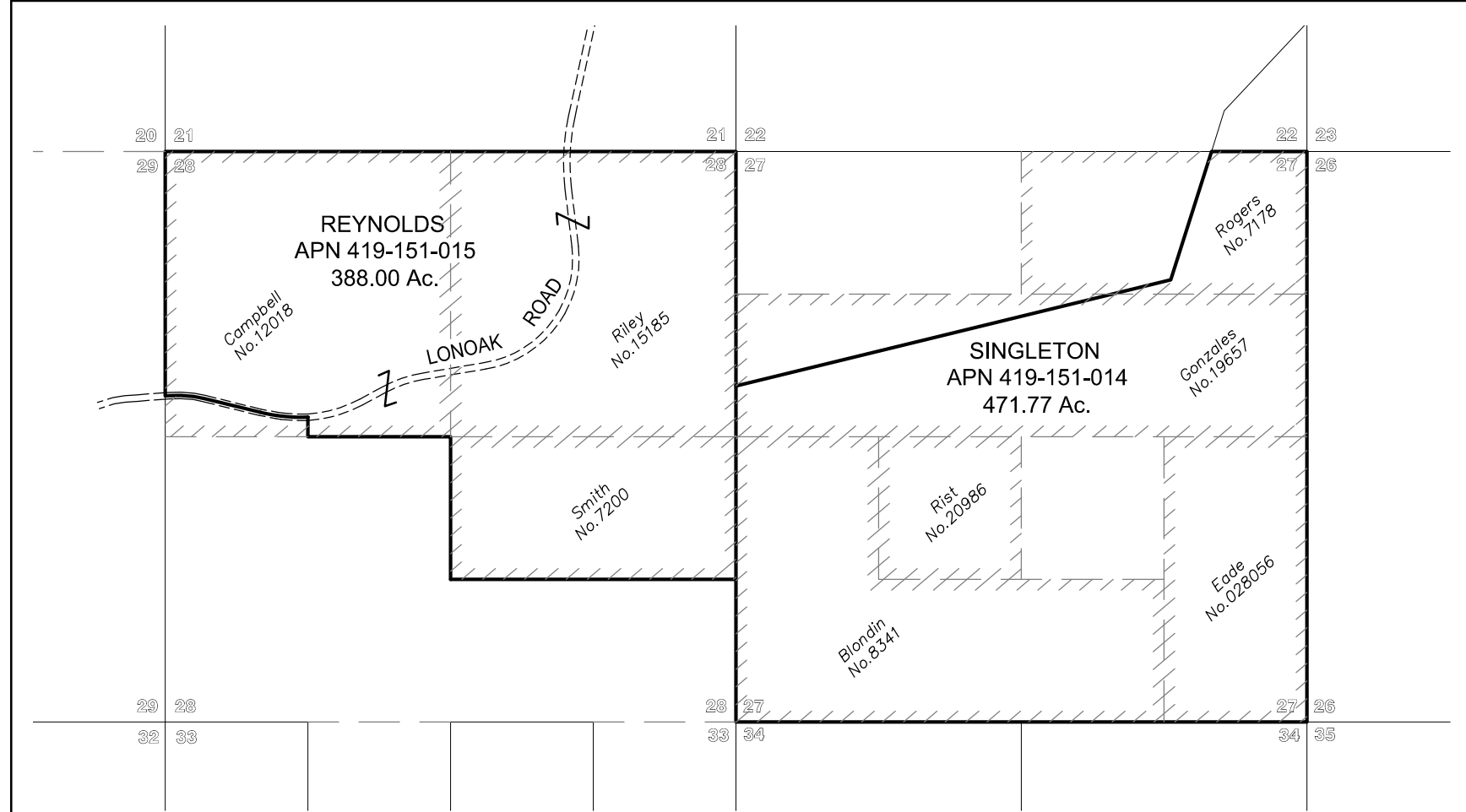
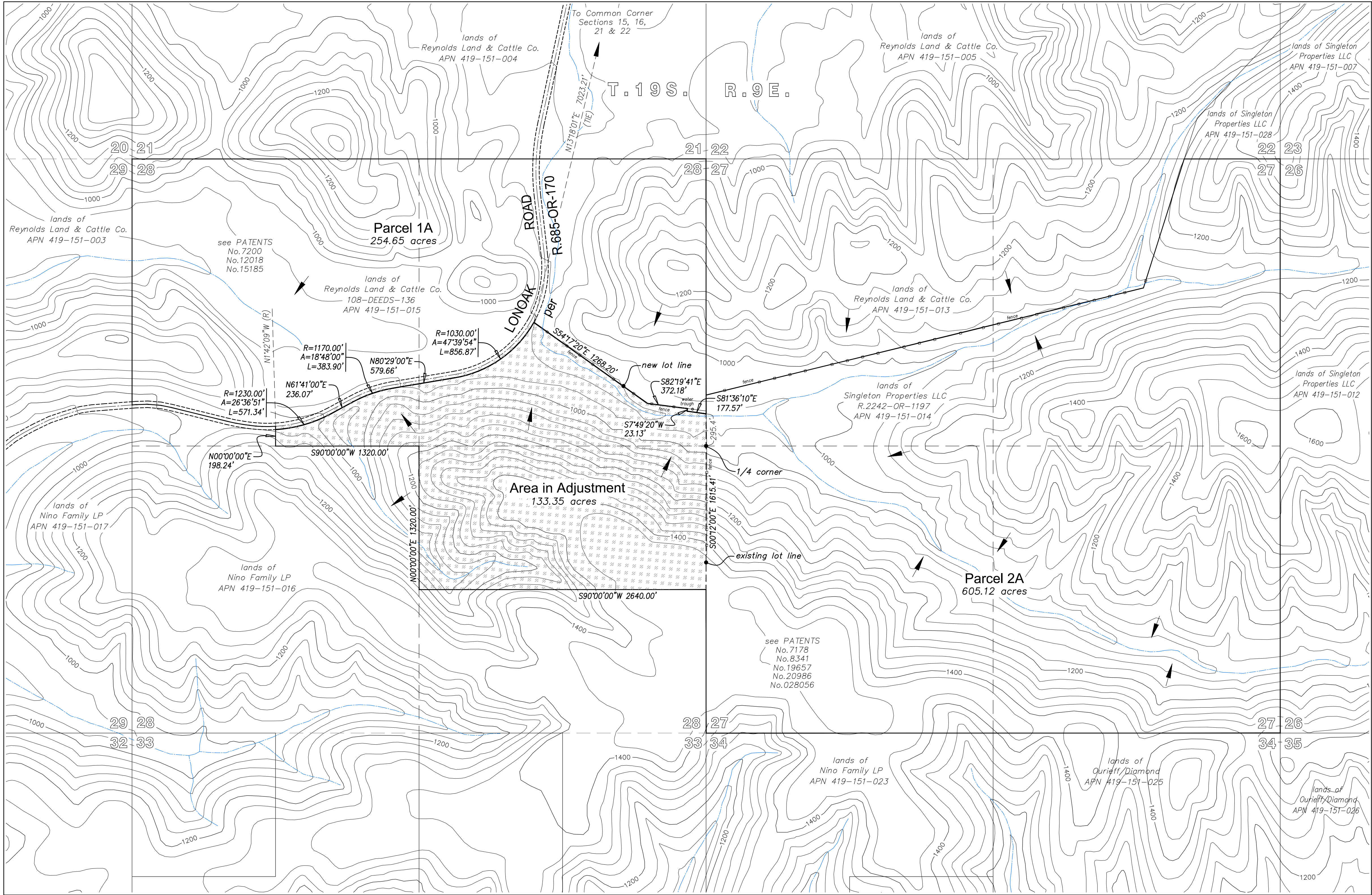
**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

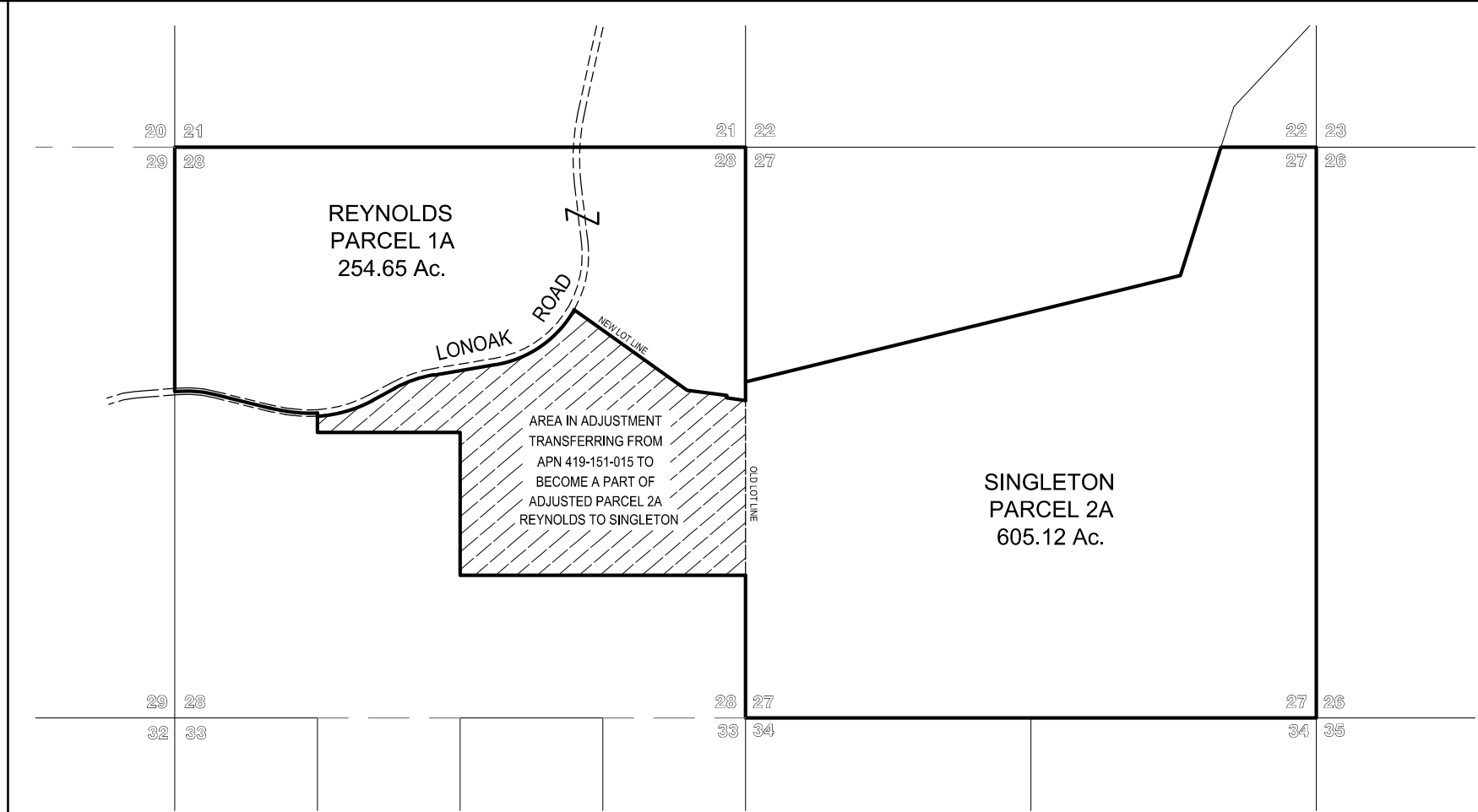
**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management



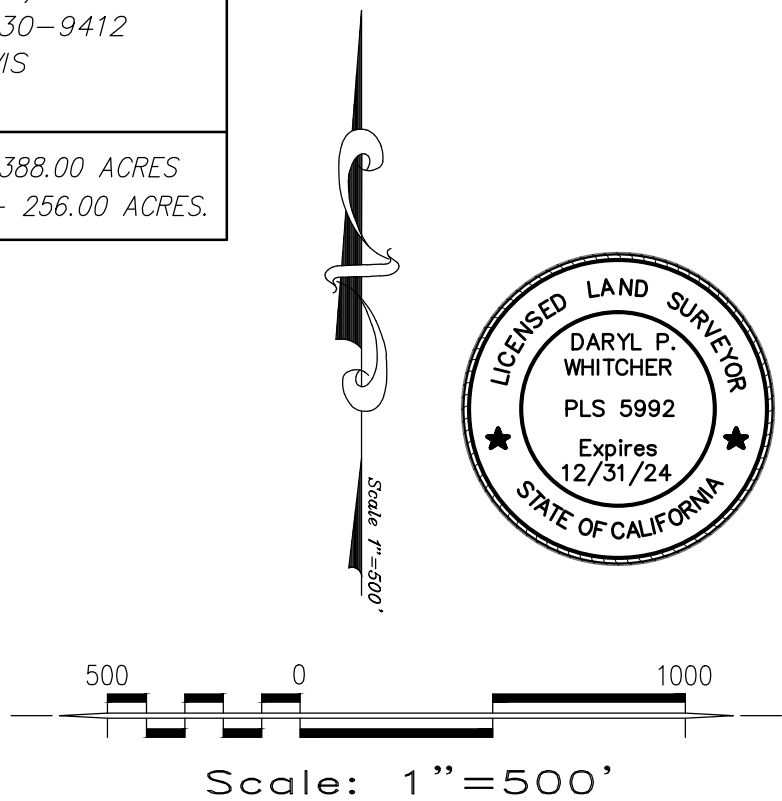


Existing Lots (per Mo. Co. Assessor)



Adjusted Lots

Owner's Data	
APN 419-151-014	APN 419-151-015
SINGLETON PROPERTIES LLC 90 SAN CRISTOBAL RANCH ROAD, LAMAR, NM. 87540-7519 ATTN: WILLIAM WHITNEY (831) 596-0575	REYNOLDS LAND & CATTLE CO. 54800 LONOAK ROAD, KING CITY, CA. 93930-9412 ATTN: DEANNA DAVIS (831) 385-5785
LOT SIZE (EXISTING) - 471.77 ACRES LOT SIZE (PROPOSED) - 603.77 ACRES	LOT SIZE (EXISTING) - 388.00 ACRES LOT SIZE (PROPOSED) - 256.00 ACRES.

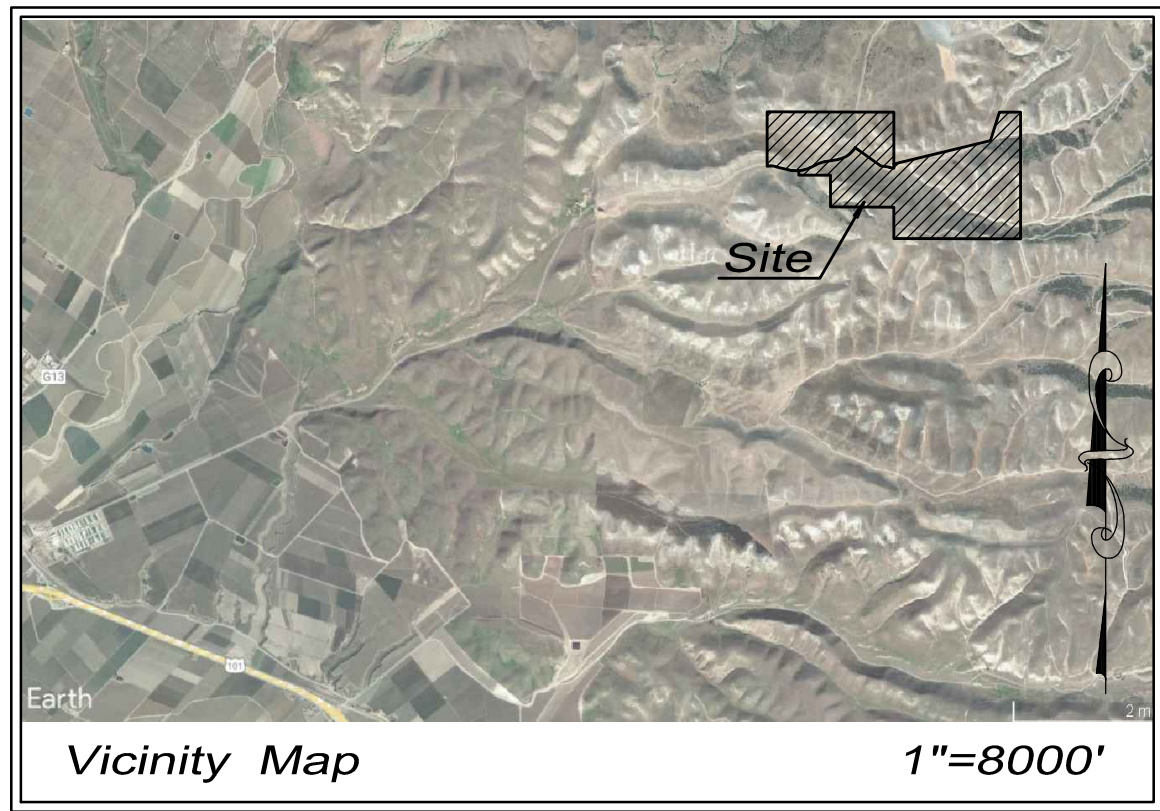


### Lot Line Adjustment Notes

1. THE AFFECTED REYNOLDS PROPERTY IS LOCATED IN SECTION 28 OF TOWNSHIP 19 SOUTH, RANGE 9 EAST, AND IS IDENTIFIED BY THE MONTEREY COUNTY ASSESSOR AS APN 419-151-015. CONDITION OF TITLE GUARANTEE A04038-CTG-160362 DESCRIBES THIS PROPERTY.  
A. WE NOTE THAT SAID PORTION OF SECTION 28 IS COMPRISED OF THREE PATENTS, THEY ARE  
1. GEO. SMITH, 1899, HOMESTEAD CERTIFICATE #7200.  
2. JOHN CAMPBELL, 1889, HOMESTEAD CERTIFICATE #12018.  
3. JAMES RILEY, 1891, HOMESTEAD CERTIFICATE #15185.  
B. WE THEREFORE CONCLUDE THAT THE PORTION OF REYNOLDS PROPERTY UTILIZED FOR THE LOT LINE ADJUSTMENT IN SECTION 28 CONSISTS OF 3 SEPERATE LEGAL LOTS OF RECORD.
2. THE AFFECTED SINGLETON PROPERTY IS LOCATED IN SECTION 27 OF TOWNSHIP 19 SOUTH, RANGE 9 EAST, AND IS IDENTIFIED BY THE MONTEREY COUNTY ASSESSOR AS APN 419-151-014. CONDITION OF TITLE GUARANTEE A04038-CTG-160314 DESCRIBES THIS PROPERTY.  
A. WE NOTE THAT SAID PORTION OF SECTION 27 IS COMPRISED OF FIVE PATENTS, THEY ARE:  
1. MARGARET E. ROGERS, 1878, HOMESTEAD CERTIFICATE #7178.  
2. MAURICIO GONZALES, 1895, HOMESTEAD CERTIFICATE #19657.  
3. HENRY M. RIST, 1905, HOMESTEAD CERTIFICATE #20986.  
4. FRANCIS BLONDIN, 1904, HOMESTEAD CERTIFICATE #8341.  
5. ELMER WAYNE EADE, 1938, HOMESTEAD CERTIFICATE #028056.  
B. WE THEREFORE CONCLUDE THAT THE SINGLETON HOLDINGS IN SECTION 27 CONSIST OF 5 LEGAL LOTS OF RECORD.
3. THIS PROJECT WILL ADJUST THE BOUNDARY LINE BETWEEN ASSESSED PARCELS 419-151-014 AND -015 TO PROVIDE SINGLETON PROPERTIES WITH AN ACCESSIBLE VEHICULAR ROUTE FROM THEIR EXISTING LAND HOLDINGS THROUGH BULL CANYON TO LONOAK ROAD, A COUNTY ROAD, AT A POINT ALONG LONOAK ROAD APPROXIMATELY 8 MILES EAST OF KING CITY.

### General Notes

1. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATION IS BASED UPON RECORD DATA AND EXISTING FENCE LINES. NO BOUNDARY SURVEY HAS BEEN COMPLETED.
3. DATUM IS NGVD 1929, SOURCED FROM USGS 7.5' QUADRANGLE SHEETS SAN LUCAS, NATTRASS VALLEY, PINALITO CANYON AND LONOAK, CALIF. CONTOUR INTERVAL IS 40 FEET.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD NOT DISCLOSED BY OLD REPUBLIC TITLE COMPANY CONDITION OF TITLE GUARANTEES NO. A04038-CTG-160314 AND NO. A04038-CTG-160362, BOTH DATED JUNE 14, 2022. MONTEREY COUNTY SURVEYORS, INC. SHALL BEAR NO RESPONSIBILITY FOR SAID EASEMENT(S), THEIR EXISTENCE OR LOCATION.
5. NO PORTION OF THIS PROPERTY LIES WITHIN A MAPPED FLOODWAY OR FLOOD PLAIN AND IS NOT SUBJECT TO FLOODING DURING A 1% ANNUAL CHANCE EVENT PER FEMA FLOOD INSURANCE RATE MAPS 06053C0875G, 06053C125G AND 06053C1500G, EFFECTIVE DATE APRIL 2, 2009.
6. EXISTING ZONING: APN 419-151-014 - PG/40 40, APN 419-151-015 - PG/40-F/40, NO CHANGE TO THESE ZONINGS ARE PROPOSED.
7. EXISTING LAND USE: APN 419-511-014 - GRAZING, APN 419-151-015 - GRAZING-FARMLAND, NO CHANGE TO THESE LAND USES ARE PROPOSED.
8. NO CHANGE TO EXISTING SURFACE DRAINAGE IS PROPOSED WITH THIS APPLICATION.
9. NO EXISTING UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. NO NEW UTILITIES ARE PROPOSED.
10. NO NEW BUILDINGS ARE PROPOSED.
11. NO TREES ARE PROPOSED FOR REMOVAL.



PLN230230

**MCS inc** MONTEREY COUNTY SURVEYORS, INC.  
235 Salinas Street, Salinas, CA 93901 831.824.1984  
*Serving Monterey County since 1937*

**Lot Line Adjustment Map**  
ADJUSTING THE BOUNDARY BETWEEN MONTEREY COUNTY ASSESSORS PARCEL NUMBERS 419-151-014 AND 419-151-015, SITUATE IN SECTIONS 27 & 28, TOWNSHIP 19 SOUTH, RANGE 9 EAST, MT. DIABLO BASE & MERIDIAN, MONTEREY COUNTY, CA

MADE FOR: **Reynolds Land & Cattle Company**

SCALE: 1"=500'      JOB NO. 2021.074      DATE: APRIL 2024

SHEET **1** OF **1**