

Attachment A

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**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No.

- a. Approve a Lot Line Adjustment between two (2) legal lots of record under Williamson Act Agricultural Preserve Land Conservation Contract No. 71-31, established by County Resolution Number 71-14-31, with no net decrease in acreage under Williamson Act Contract; and)
- b. Authorize the Chair to execute new or amended Land Conservation Contract in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Silva, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and)
- c. Direct the Clerk of the Board to record the new or amended Contracts subject to the collection of the appropriate recording fees from the property owner by the Planning Department.)
(PLN140459/Edward Silva Jr. and Evelina Marie Silva, Trustees, FBO Silva Family Living Trust Dated February 9, 1996))

WHEREAS, an application was submitted for a Lot Line Adjustment between two (2) legal lots of record involving Assessor's Parcel Numbers 419-491-009-000, 419-491-010-000, 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491-016-000, 419-491-017-000, all owned by the Silva Family Living Trust Dated February 9, 1996. The legality of the two (2) subject parcels is based on a chain of deeds found in Planning File No. PLN140459; and

WHEREAS, the lots are subject to Williamson Act Agricultural Preserve Land Conservation Contract 71-31 and will be reconfigured. They will remain under Land Conservation Contract. The Lot Line Adjustment which will result in two (2) reconfigured separate lots totaling 2676.6 acres, will allow the continued utilization of the land by the property owners for commercial agricultural production; and,

WHEREAS, the Board of Supervisors finds that the proposed Lot Line Adjustment of property is consistent with policies of the Monterey County General Plan, the Central Salinas Valley Area

Plan, regulations in the Zoning Ordinance (Title 21 of the Monterey County Code) and the Subdivision Ordinance (Title 19 of the Monterey County Code), and Section 51257 of the California Government Code (Williamson Act), and current County Agricultural Preserve Policies or Procedures 71-31 as evidenced below; and,

WHEREAS, California Government Code Section 51257 requires that certain findings be made by the Board of Supervisors to facilitate Lot Line Adjustments of land under Williamson Act Contract; and

WHEREAS, the Board of Supervisors further finds that the request for a Lot Line Adjustment is consistent with California Government Code Section 51257 (Williamson Act); and

WHEREAS, the Board of Supervisors, having considered the application and the evidence related thereto, finds and declares that:

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Central Salinas Valley Area Plan, the Monterey County Zoning Ordinance (Title 21), the Monterey County Subdivision Ordinance (Title 19 - Inland Subdivision Ordinance), and Section 51257 of the California Government Code (Williamson Act).

EVIDENCE:

- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of this application. No conflicts between these documents and this application were found to exist. No communications were received during the course of review of the project indicating any project inconsistencies with the text, policies, and regulations in these documents.
- (b) The subject lots are located along Arroyo Seco Road, Soledad (Assessors' Parcel Numbers 419-491-009-000, 419-491-010-000, 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491-016-000 and 419-491-017-000), Central Salinas Valley Area Plan. Approximately 2636 acres (Assessor's Parcel Numbers 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491 016-000, and 419-491-017-000 known as "Parcel G") and 40.6 acres (Assessor's Parcel Numbers 419-491-009-000 and 419-491-010-000 known as "Parcel F"), resulting in two (2) lots of 42.5 acres (Parcel 1) and 2634.1 acres (Parcel 2), in order to move a 40.6 acre tract of land for the purpose of encompassing an existing vineyard on site. The parcels are zoned "PG/40" Permanent Grazing/40 acre minimum and "F/40" Farmlands/40 acre minimum, which allows for lot line adjustments. Therefore, the project is an allowed land use for this site.
- (c) The Lot Line Adjustment application was not referred to the Agricultural Advisory Committee for review as no significant issues were identified by staff of the Planning Department or of the Agricultural Commissioner's Office. No conditions were recommended by the Agricultural Commissioner's Office.

- (e) The application, plans, and related support materials found in Planning File No. PLN140459.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal Fire Central Valley, Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by RMA Planning have been incorporated.
 - (b) Staff conducted a site inspection on September 26, 2014 to verify that the site is suitable for this use.
 - (c) The application, plans, and related support materials found in Planning File No. PLN140459.

3. FINDING: CONFORMANCE WITH SUBDIVISION ORDINANCE AND PARCEL LEGALITY DETERMINATION - Pursuant to Section 19.09.025.B.1 of the Monterey County Subdivision Ordinance (Title 19), the Lot Line Adjustment is between two (or more) existing adjacent lots.

- EVIDENCE:**
- (a) The subject Lot Line Adjustment is between two (2) existing adjacent lots.
 - (b) Parcel “G” containing approximately 2636 acres, was recognized as a legal lot pursuant to Record of Survey (PC95031) recorded with Monterey County Recorder (Vol 20 Survey Maps page 82).
 - (c) Parcel “F” containing approximately 40.6 acres, was recognized as a legal lot pursuant to Record of Survey (PC95031) recorded with the Monterey County Recorder (Vol 20 Survey Maps page 82).
 - (d) The application, plans, and related support materials found in Planning File No. PLN140459.

4. FINDING: NO NEW LOTS CREATED – Pursuant to the Monterey County Code (MCC) Section 19.09.025.B.2 (Title 19 – Subdivision Ordinance), a greater number of parcels or lots than originally existed will not be created as a result of the lot line adjustment.

- EVIDENCE:**
- (a) The existing two (2) contiguous lots of record will be adjusted, resulting in two (2) lots. No new lots will be created.
 - (b) The application, plans, and related support materials found in Planning File No. PLN140459.

5. FINDING: CONTIGUOUS LOTS OF RECORD – Pursuant to MCC Section 19.09.025.B.3 (Title 19 – Subdivision Ordinance), the parcels resulting from the Lot Line Adjustment conform to the County Zoning and Building Ordinances and are contiguous parcels.

- EVIDENCE:**
- (a) The application and plans for a Lot Line Adjustment found in Planning File No. PLN140459.

(b) See evidence in Finding 1, above.

6. FINDING: California Environmental Quality Act (CEQA) - The project is categorically exempt from environmental review.

EVIDENCE: (a) Guidelines for CEQA, California Code of Regulations, Title 14, Chapter 3, Section 15305(a) categorically exempts minor Lot Line Adjustments, side yard, and set back variances in areas with an average natural slope of less than 20% not resulting in the creation of any new parcel.

(b) Section 15317 of the CEQA Guidelines categorically exempts the establishment of agricultural preserves, the making and renewing of Open Space Contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

(c) Based on a review of the project plans, approval of the project would not result in any potentially adverse impacts. No additional development is proposed with this project.

(d) See preceding findings and related evidence.

7. FINDING: PUBLIC NOTICE - Public notice of the pending Lot Line Adjustment was provided pursuant to MCC Section 19.01.055, (Title 19 - Subdivisions).

EVIDENCE: Materials in Planning File No. PLN140459.

8. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's Zoning Ordinance (Title 21). No violations exist on the property.

EVIDENCE: Staff has reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the subject property.

9. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: See preceding findings #1, #2, #3, #4 and #5 and supporting evidence.

10. FINDING: WILLIAMSON ACT – CONTRACTS – Pursuant to California Government Code Section 51257(a)(1), the new or amended Contract or Contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded Contract or Contracts, but for not less than 10 years.

EVIDENCE: (a) The proposed amendment to Agricultural Preserve Land Conservation Contract No. 71-31, applicable to the two (2) reconfigured lots, will reflect

the redistribution of 1.9 acres of land under Williamson Act Contract as illustrated in Table 1 (below)

Table 1. Redistribution of Acreage (approximate)

	EXISTING ACREAGE	PROPOSED ACREAGE	DIFFERENCE
LOT "G"	2636	2634.1	-1.9
LOT "F"	40.6	42.5	+1.9
TOTAL	2676.6	2676.6	0

(b) The term of the original Land Conservation Contract renews annually on each succeeding January 30. The new or amended Contract or Contracts for the reconfigured parcels propose an initial term of 20 years which will also renew annually on each succeeding January 30.

11. FINDING: WILLIAMSON ACT – NO NET ACREAGE DECREASE - Pursuant to California Government Code Section 51257(a)(2), there is no net decrease in the amount of the acreage restricted. In cases where two lots involved in a Lot Line Adjustment are both subject to Contracts rescinded pursuant to this Section, this finding will be satisfied if the aggregate acreage of the land restricted by the new Contracts is at least as great as the aggregate acreage restricted by the rescinded Contracts.

EVIDENCE: (a) The Lot Line Adjustment will reconfigure the lots but will not result in a change in Contract boundaries or a net loss of acreage currently under Contract. Land Conservation Contract No. 71-31 contains a total of 2676.6 acres. Land Conservation Contract No. 71-31 will retain a total of 2676.6 acres. None of the property will be removed from the Contract. No change in agricultural use of the land is proposed. The Lot Line Adjustment is to allow a 40.6 acres tract of land to encompass an existing vineyard on site.

(b) The application, plans, and related support materials found in Planning File No. PLN140459.

12. FINDING: WILLIAMSON ACT – NEW CONTRACTS - Pursuant to California Government Code Section 51257(a)(3), at least 90 percent of the land under the former Contract or Contracts remains under the new or amended Contract or Contracts.

EVIDENCE: (a) The proposed new or amended Contract or Contracts will continue to cover all of the acreage under the original Agricultural Preserve Land Conservation Contract No. 71-31. No decrease in acreage under Contract will result.

(b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN140459.

13. FINDING: WILLIAMSON ACT – SUSTAIN AGRICULTURAL USE - Pursuant to California Government Code Section 51257(a)(4), after the Lot Line Adjustment, the parcels of land subject to Contract will be large enough to sustain their agricultural use, as defined in Section 51222.

EVIDENCE: (a) The proposed Lot Line Adjustment applicable to the two (2) reconfigured parcels to reflect the redistribution of 1.9 acres of land under Williamson Act Contract will result in Lot “1” at approximately 42.5 acres and Lot “2” at approximately 2634.1 acres.

(b) Pursuant to California Government Code Section 51222 (Williamson Act), “agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land.”

(c) County of Monterey Board of Supervisors Resolution No. 01-485 requires that agricultural preserves will not be considered unless the group of contiguous parcels included in the preserve contains 100 or more acres, or 40 or more acres if the Board finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area. The subject Lot Line Adjustment will retain the entirety of its 2,676.6 acres within the existing boundaries of Agricultural Preserve No. 71-31. There is no change to the exterior boundary of the existing parcels.

(d) The application plans, and related support materials found in Planning File No. PLN140459.

14. FINDING: WILLIAMSON ACT – LONG-TERM AGRICULTURAL PRODUCTIVITY - Pursuant to California Government Code Section 51257(a)(5), the Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a Contract or Contracts.

EVIDENCE: (a) The intent of the Lot Line Adjustment is to move a 40.6 acre tract of land for the purpose of encompassing an existing vineyard.

(b) No new development is proposed for the sites, which will continue to be used for agriculture.

(c) The application plans, and related support materials found in Planning File No. PLN140459.

15. FINDING: WILLIAMSON ACT – ADJACENT AGRICULTURAL LAND USE - Pursuant to California Government Code Section 51257(a)(6), the lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

EVIDENCE: (a) The subject parcels and surrounding area are designated as Permanent Grazing and Farmlands. The Lot Line Adjustment will not affect current agricultural operations on the subject properties and on adjacent properties. No physical development is proposed. The adjustment would not allow any uses that could not also occur under the current configuration.

- (b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN140459.

16. FINDING: WILLIAMSON ACT – NO NEW DEVELOPABLE PARCELS - Pursuant to California Government Code Section 51257(a)(7), the Lot Line Adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

EVIDENCE: (a) The two (2) reconfigured lots do not result in a greater number of developable parcels than existed prior to the adjustment. See Finding 4.

- (b) The application, plans, and related support materials found in Planning File No. PLN140459.

NOW THEREFORE, IT IS HEREBY RESOLVED that in order to facilitate the Lot Line Adjustment of Williamson Act lands, the Board rescinds a portion of the existing Agricultural Preserve Land Conservation Contract No. 71-31, as applicable to the reconfigured lots, and authorizes the Chair to simultaneously execute a new or amended Contract or Contracts which shall be applicable to the reconfigured parcels, consistent with California Government Code Section 51257 (Williamson Act), pending receipt of new legal descriptions for the reconfigured lots and the execution of the new or amended Contract or Contracts by the property owners;

IT IS FURTHER RESOLVED that, consistent with Government Code Section 51257, the Board authorizes the Chair to sign a new or amended Land Conservation Contract or Contracts, to simultaneously rescind a portion of the existing Land Conservation Contract No. 71-31 as applicable to the reconfigured parcels only, and to execute a new or amended Land Conservation Contract or Contracts, which shall be applicable to the reconfigured lots;

IT IS FURTHER RESOLVED that the new or amended Land Conservation Contract or Contracts shall reflect current ownership interests for the reconfigured parcels and shall incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures, and the Chair of the Board is authorized to sign the new or amended Land Conservation Contract or Contracts with the property owners;

IT IS FURTHER RESOLVED that the Clerk is directed to record said new or amended Contract or Contracts upon recordation of Certificates of Compliance, completion of the legal description or descriptions, and execution by the Chair;

IT IS FURTHER RESOLVED that the Board of Supervisors hereby approves said Lot Line Adjustment subject to the attached conditions (Exhibit 1) and Lot Line Adjustment Map (Exhibit 2).

PASSED AND ADOPTED on this 16th day of December, 2014, upon motion of Supervisor _____, seconded by Supervisor _____, by the following vote, to-wit:

AYES:
NOES:
ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book____ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County RMA Planning

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

PLN140459

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This is a Lot Line Adjustment between two (2) legal lots of record under Williamson Act Agricultural Preserve Land Conservation Contract No. 71-31, established by County Resolution Number 71-14-31, to adjust approximately 2636 acres (Assessor's Parcel Numbers 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491-016-000, and 419-491-017-000 known as "Parcel G") and 40.6 acres (Assessor's Parcel Numbers 419-491-009-000 and 419-491-010-000 known as "Parcel F"), resulting in two (2) lots of 42.5 acres (Parcel 1) and 2634.1 acres (Parcel 2), for the purpose of encompassing an existing vineyard. The properties are located along Arroyo Seco Road, Soledad (Assessors Parcel Numbers 419-491-009-000, 419-491-010-000, 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491-016-000 and 419-491-017-000), Central Salinas Valley 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 RMA - 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment (Resolution Number _____) was approved by Board of Supervisors for Assessor's Parcel Numbers 419-491-009-000, 419-491-010-000, 419-491-011-000, 419-491-012-000, 419-491-013-000, 419-491-014-000, 419-491-015-000, 419-491-016-000, 419-491-017-000 on December 9, 2104. The permit was granted subject to six (6) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning, concurrent with the recordation of the Certificates of Compliance.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the recordation of the Certificates of Compliance.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD037 - WILLIAMSON ACT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Land 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. (RMA - Planning)

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

The applicant shall submit the legal descriptions with the check, payable to the Monterey County Recorder, for the appropriate fees to record the new or amended contract or contracts.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA - 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 RMA-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.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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.

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SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AT THE REQUEST OF MR. & MRS. EDWARD SILVA JR. IN JULY, 2014.

PHILIP L. FRANKMAN L.S. 448
 LICENSE EXPIRES 9/30/15

- LEGEND:**
- (- - - - -) INDICATES RECORD DATA
 - (- - - - -) INDICATES EXISTING PROPERTY LINE
 - (- - - - -) INDICATES NEW PROPERTY LINE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

PROPERTY INFORMATION:

- ZONING:**
 EXISTING: R6/AG & PG/AG
 PROPOSED: R6/AG & PG/AG
- LAND USE:**
 EXISTING: GRAZING & VINEYARD
 PROPOSED: GRAZING & VINEYARD
- TREE REMOVAL:**
 NONE
- AGRICULTURAL PRESERVE CONTRACT:**
 80-662, 80-664 & 71-001
- SERVICES ON SITE:**
 ELECTRICAL SUPPLY: NONE
 WATER SUPPLY: NONE
 GAS SUPPLY: NONE
- HATER SUPPLY:**
 EXISTING: ARROYO SECO MUTUAL WATER CO.
 PROPOSED: ARROYO SECO MUTUAL WATER CO.
- GAS SUPPLY:**
 EXISTING: NONE
 PROPOSED: NONE
- SEWER SUPPLY:**
 EXISTING: NONE
 PROPOSED: NONE

GRAPHIC SCALE: 1" = 1000'



PLN 140459

LOT LINE ADJUSTMENT

APN: 419-091-009, APN: 419-091-010, APN: 419-091-011, APN: 419-091-012, APN: 419-091-013, APN: 419-091-014, APN: 419-091-015, APN: 419-091-016, & APN: 419-091-017

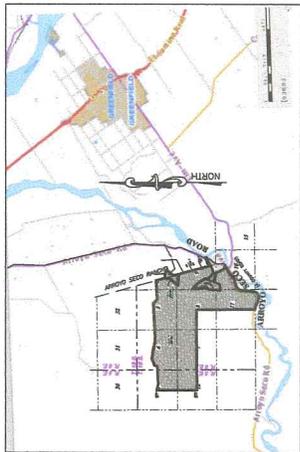
SHOWING THE PROPOSED LOT LINE ADJUSTMENT BETWEEN THE ESTABLISHED PARCEL 1 AND PARCEL 2 ACCORDING TO THE MAP FILED APRIL 26, 2000 IN VOLUME 23 OF SURVEYS AT PAGE 98 DOCUMENT NO. 2000026943, OFFICIAL RECORD, CALIFORNIA.

SITUATED IN:
 ARROYO SECO RANCHO, R. 3 E, M. 10
 PORTIONS OF SEC. 17 & 12, T. 19 S., R. 3 E., M. 10
 PORTIONS OF SEC. 17, 12, 13, 14, 15, 16, 17
 COUNTY OF MONTEREY
 STATE OF CALIFORNIA

MADE FOR:
 MR. & MRS. EDWARD SILVA JR.
 P.O. BOX 2
 COZUMEL, CA 93706-0669
 TEL (651) 675-4768

PREPARED BY:
 BEESWAX CANYON VINEYARD
 SALINAS VALLEY SURVEYORS, INC.
 210 CAPITOL ST. SUITE 1015
 SALINAS, CALIFORNIA 93901
 EMAIL: info@salinasvalley.com

DATE OF SURVEY: _____
 SCALE 1" = 800'
 JOB NO. _____
 DATE: 04/20/14
 SHEET ONE OF ONE



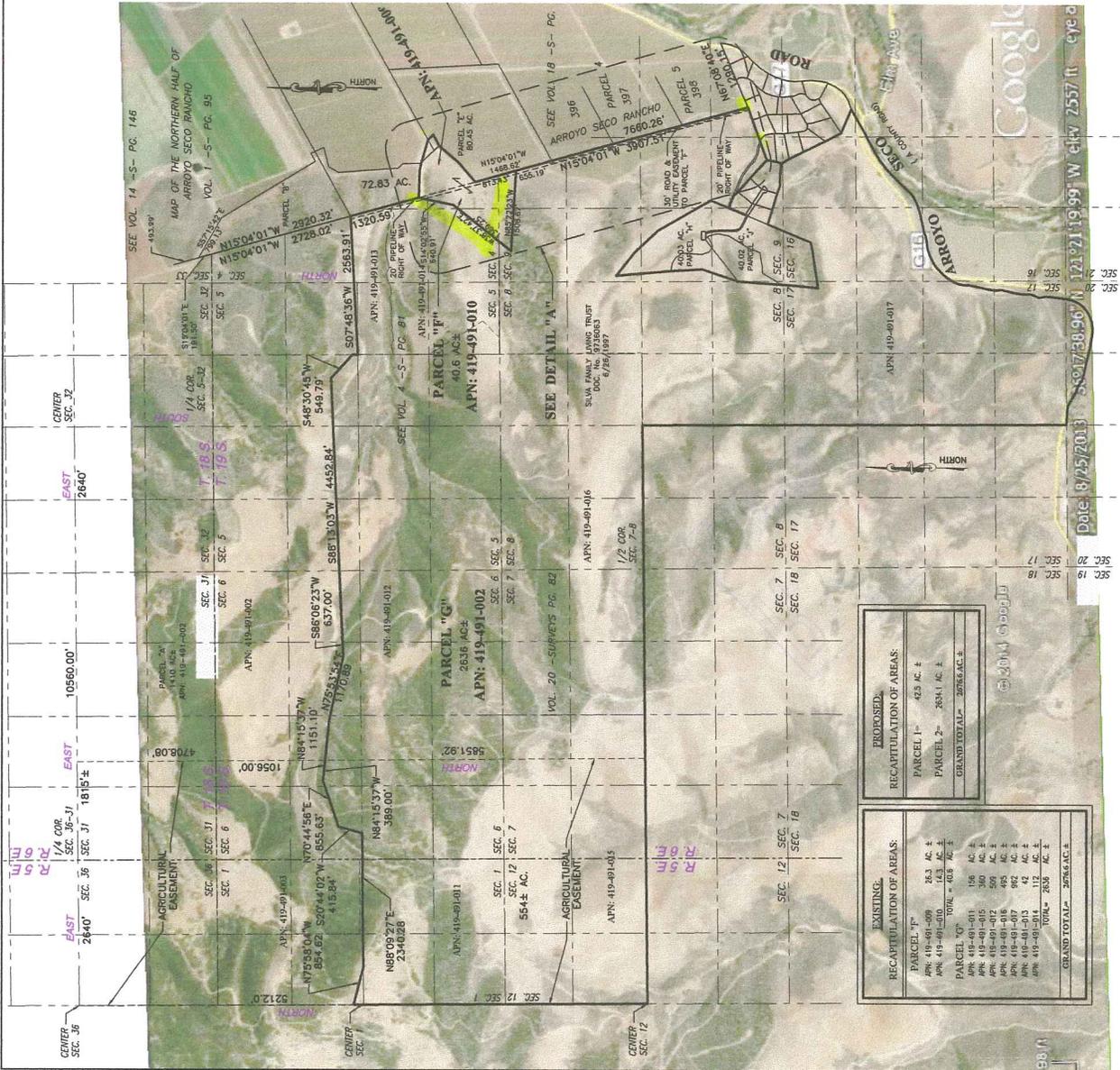
VICINITY MAP

NOT TO SCALE



DETAIL "A"

PROPOSED LOTS
 SCALE 1" = 400'



EXISTING LOTS

SCALE 1" = 800'

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