

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

WOLLESEN NEIL LORENZ & FERN JANTZEF TRS (PLN220233)

RESOLUTION NO. ----

Resolution by the Monterey County Housing and
Community Development Chief of Planning:

- 1) Finding the project Categorically exempt per
CEQA Guidelines section 15305 and none of
the exceptions under Section 15300.2 apply;
and
- 2) Approving a Lot Line Adjustment between
three legal lots of record consisting of Parcel
1 (161.4 acres, Assessor's Parcel Number
423-331-040-000) Parcel 2 (39.9 acres,
Assessor's Parcel Number 423-061-034-
000), and Parcel 3 (40.2 acres, Assessor's
Parcel Number 423-331-018-000) resulting
in Parcel 1A (85.7 acres), Parcel 2A (75.1
acres), and Parcel 3A (80.6 acres),
respectively.

[(PLN220233), Wollesen, Jolon Road,
Lockwood, South County Area Plan (APNs:
423-331-040-000, 423-061-034-000, and 423-
331-018-000)]

The Wollesen (PLN220233) Lot Line Adjustment came on for an administrative decision hearing before the County of Monterey HCD Chief of Planning on July 16th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- South County Area Plan;
- Monterey County Subdivision Ordinance (Title 19); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project consists of a lot line adjustment between three lots to better accommodate future development on each of the properties. Each property is undeveloped land with a scenic highway, Jolon Road, intersecting through Parcel 1 (4.1 acres worth of intersection) and Parcel 3 (2.7 acres worth of intersection). The lot line adjustment would revise the current lot lines to prevent the ‘intersection’ and division of Parcel 1 and Parcel 3 by having the scenic highway serve as a boundary line divider, having Parcel 3A cover all 80.6 acres Northeast of Jolon Road (with the exception of the 3.2 acres of Jolon Road), and have the Southwestern portion be divided into Parcel 1A at 85.7 acres (with the exception of the 1.2 acres of Jolon Road) and Parcel 2A at 75.1 acres (with the exception of the 2.3 acres of Jolon Road).
- c) Allowed Use. The properties are located off Jolon Road with no assigned address in Lockwood, South County Area Plan (APNs: 423-331-040-000, 423-061-034-000, and 423-331-018-000). Parcels 1, 2, and 3 are all zoned Rural Grazing, 40 unit per acre (RG/40), with the existing land use of Rural Grazing of 10 to 160 acres minimum (10-160 Ac Min). These parcels are also located within the Jolon Road Segment Wine Corridor. Parcels 1, 2, and 3 are all vacant parcels, covered in grazing terrain. The lot line adjustment proposes to adjust three (3) of the Wollesen family’s parcels into three (3) reconfigured parcels that align with divisions created by a scenic highway, Jolon Road. The newly configured parcels will maintain historical use and no new development or new land uses are proposed with this Lot Line Adjustment; and therefore is an allowed use subject to the granting of this discretionary permit. The reconfiguration of the parcels will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property’s underling zoning. (see Finding No. 6)
- d) Lot Legality. The subject properties comprised of three lots are Parcel 1, Parcel 2, and Parcel 3. Parcel 1 – 161.4 acres (Assessor’s Parcel Number 423-331-040-000) is shown in its current size and configuration as the Patent Deed certificate no.12797 of Book 2, Page 20 of Patents, recorded on May 2nd, 1891. Parcel 2 – 39.9 acres (Assessor’s Parcel Number 423-061-034-000) is shown in its current size and configuration within the Township Map of 1972, within the South

half of the Southeast quarter, of the Northwest quarter of Section 18, Township 23 South, Range 9 East. Parcel 3 – 40.2 acres (Assessor’s Parcel Number 423-331-018-000) is shown in its current size and configuration as a part of the patent deed series for the Wollesen Trust, located within Book J, Page 252, originally recorded on September 11th, 1903. Therefore, the subject properties are legal lots of record.

- e) Minimum Building Site. General Plan Policy LU-1.15 allows lot line adjustments between lots that are configured to conform to the policies and standard of the General Plan. Existing Parcel 2 is 39.9 acres in size, below the 40-acre minimum building site and therefore does not currently conform to the zoning regulations. The adjustment will result in the enlargement of Adjusted Parcel 2A to 75.1 acres. Adjusted Parcel 1A and Parcel 3A is configured to be 85.7 acres and 75.1 acres, respectively. Therefore, the adjusted configuration and size will conform to the required minimum building site and is consistent with Policy LU-1.15.
- f) LUAC. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not require review by the Zoning Administrator or Planning Commission, and is exempt from environmental review (see Finding 5 and supporting evidence).
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN220233.

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: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community

Development Planning Services for the proposed development found in Project File PLN220233.

3. 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:

- a) The project was reviewed by the Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau (EHB). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

4. FINDING: NO VIOLATIONS – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. 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. No violations exist on the property.

EVIDENCE:

- a) Staff reviewed Monterey County Housing and Community Development Planning Services and Building Services records and is not aware of any violations existing on subject property.
- b) There are no known violations on the subject parcels.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

5. FINDING: CEQA (Exempt) – The project is a lot line adjustment, which is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments that do not

result in the creation of any new parcel. No new parcels will be created with the lot line adjustment PLN220233.

- b) The subject application for a lot line adjustment is minor in nature and will not result in the creation of any new parcel.
- c) The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. The parcels are visible along the Jolon Road Wine Trail, however, no development is proposed and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment is not an equal exchange as it does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact to the viewshed. It does not impact environmentally sensitive habitats or resources therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).
- e) There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN220233.

6. FINDING:

LOT LINE ADJUSTMENT – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.
- EVIDENCE:**
- a) The subject parcels are zoned Rural Grazing, 40 acres per unit (RG/40). The lot line adjustment is consistent with General Plan Policy LU-15 (See Finding 1, Evidence "e").
 - b) The Lot Line Adjustment is between three legal lots of record consisting of Parcel 1 containing 161.4 acres, Parcel 2 containing 39.9 acres, and Parcel 3 containing 40.2 acres. As adjusted, properties will result in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres), respectively.
 - c) The Lot Line Adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record.
 - d) The lot line adjustment is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. County staff has verified that the subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding No. 1, 2, and 4, and supporting evidence).
 - e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
 - f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the Monterey County Recorder's Office (Condition No. 4).
 - g) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN220233.

7. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Housing and Community Development Chief of Planning does hereby:

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 of the and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Lot Line Adjustment between three legal lots of record consisting of Parcel 1 (161.4 acres, Assessor's Parcel Number 423-331-040-000) Parcel 2 (39.9 acres, Assessor's Parcel Number 423-061-034-000), and Parcel 3 (40.2 acres, Assessor's Parcel Number 423-331-018-000) resulting in Parcel 1A (85.7 acres), Parcel 2A (75.1 acres), and Parcel 3A (80.6 acres).

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of July 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County Housing and Community Development Planning Services Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

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

PLN220233

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment Permit (PLN220233) allows a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A). The properties are located off of Jolon Road, Lockwood (Assessor's Parcel Numbers Parcel 1: 423-331-040-000, Parcel 2: 423-061-034-000, Parcel 3: 423-331-018-000), 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 Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 423-331-040-000, 423-061-034-000, and 423-331-018-000 on July 16, 2025. The permit was granted subject to 4 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. 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, PLNxxxxxx. 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.

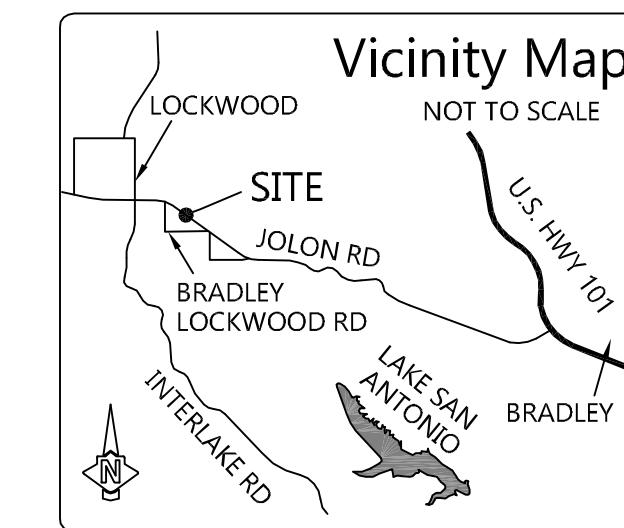
4. PD045 - COC (LOT LINE ADJUSTMENTS)

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.



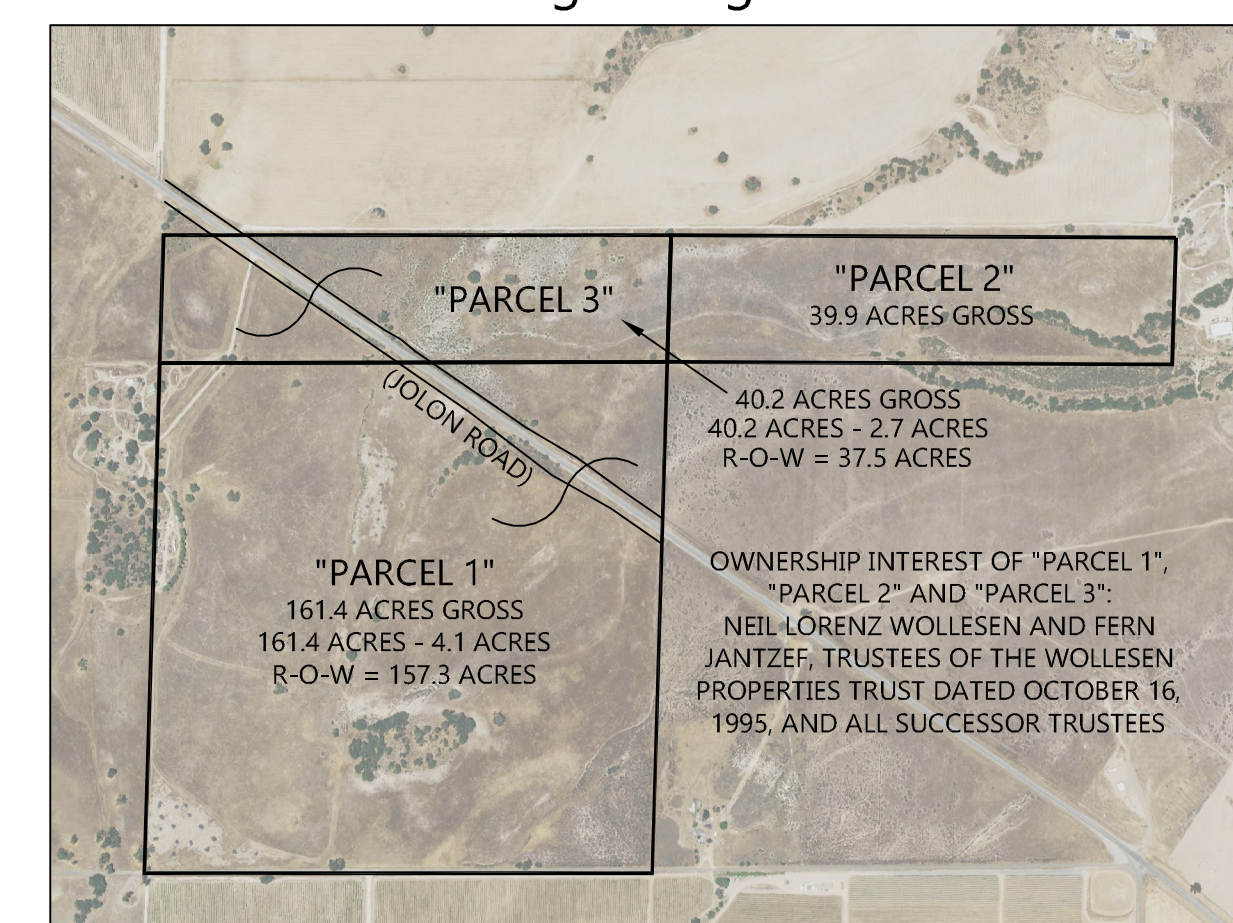
Notes

1. This application will adjust the lot lines between assessor's parcels 423-331-018 (portion), 423-331-040 and 423-061-034 from the current position and create Parcel 1A and Parcel 2A south and west of Jolon Road and Parcel 3A north and east of Jolon Road.
2. All areas are approximate only, and would be revised upon completion of a boundary survey.
3. Distances and dimensions shown are expressed in feet and decimals thereof.
4. Datum is NAVD 1988, sourced from CA FEMA 24 B2 2018 informational data. Contour interval is 5 foot.
5. Locations of site features and utilities shown are taken from aerial data informational sources and are not intended for design purposes. Verify in field prior to any excavation or construction.
6. Subject parcels may be subject to additional easements of record not shown upon this map.
7. Subject parcel boundaries shown are based on record data information, and are not intended to represent a boundary survey.
8. Existing land use: Rural Grazing 10 - 160 Ac Min. (No change proposed)
9. Existing zoning: RG/40. (No change proposed)
10. No change to existing surface drainage, utility services, or wastewater disposal is proposed with this application.
11. There are no fire hydrants on the subject parcels.
12. Ownership interest of the parcels in question are as indicated in the tables "Existing Configuration" and "Proposed Configuration" herein.
13. There are certain unplotable easements referenced in the preliminary title reports prepared by First American Title Company 4001-6536922 & 4001-6536939 dated November 21, 2022:
Rights of way described in Book D of Patents, Page 20.
Rights of way described in Book H of Patents, Page 271.
Rights of way described in Book I of Patents, Page 171.

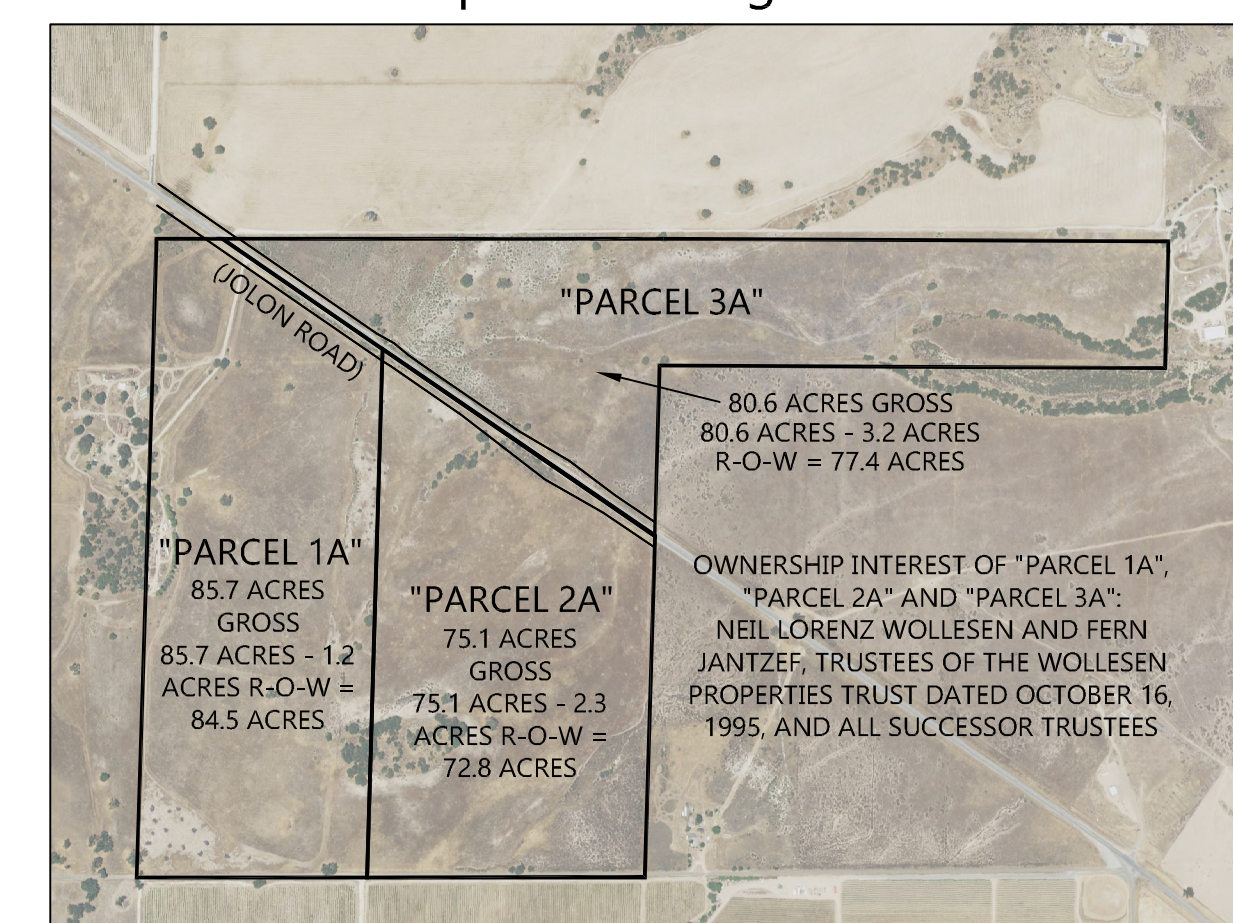
Owner(s)

NEIL LORENZ WOLLESEN AND FERN JANTZEF, TRUSTEES OF THE WOLLESEN PROPERTIES TRUST DATED OCTOBER 16, 1995, AND ALL SUCCESSOR TRUSTEES

Existing Configuration

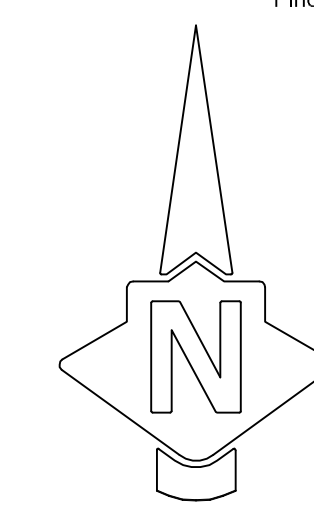
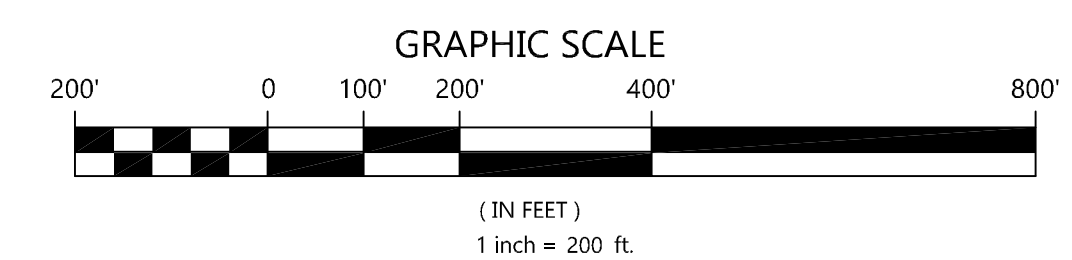


Proposed Configuration



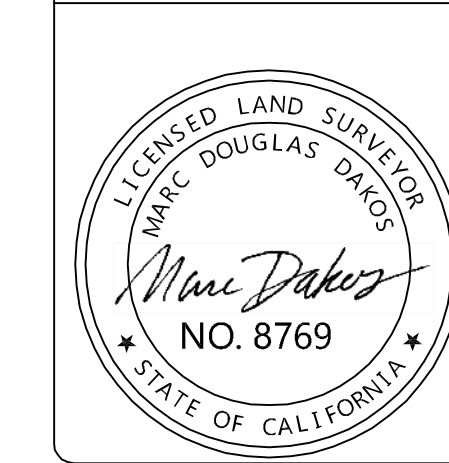
Legend

- FENCE LINE
- OH — OVERHEAD LINES
- TRAVELED WAY
- PAVED ROAD
- C.L. CENTERLINE
- R-O-W RIGHT-OF-WAY



LOT LINE ADJUSTMENT

Prepared For: **Neil Wollesen & Fern Jantzef, Trustees of the Wollesen Properties Trust**



Adjusting the boundary of the lands of the Wollesen Properties Trust, as described in Grant Deeds recorded as Reel 3290, Pages 1023 through 1028, in Sections 13 and 18 of Township 23 South, Range 8 East, MDB&M, Monterey County, California.			
PRELIM. TITLE REPORTS:	4001-6536922, 4001-6536939 & 4001-6536959	MAP REVISION DATE:	12/31/2024
JOB FILENAME:	22-003 Jantzef Jolon PLLA	Drafter:	DD
Project:	22-003	Job:	22-003
Sheet:	1 of 1		