

Attachment B

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

In the matter of the application of:

SANDERS (PLN190283)

RESOLUTION NO. ----

Resolution by the Monterey County Board of Supervisors:

1. Find the Lot Line Adjustment is Categorical Exempt as a minor alteration in land use limitations per Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines;
2. Approve a Lot Line Adjustment between two (2) legal lots of record, consisting of transferring approximately 70 acres from a 160 acre property (Parcel 1) to a separate 160 acre property (Parcel 2), resulting in two (2) parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2);
3. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured Parcel 2 and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lot (adjusted Parcel 2) between the County and Sanders Family Vineyard LLC, reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
4. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to seven (7) conditions of approval.

CEQA Action: Categorical Exempt per Section 15305(a) of the CEQA Guidelines

Project Location: 48251 Lockwood-Jolon Road, Lockwood, South County Area Plan (APN: 422-311-009-000 and 422-081-064-000)

The Sanders application (PLN190283) came on for a public hearing before the Monterey County Board of Supervisors on May 4, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan and South County Area Plan and the requirements of the subdivision ordinance and zoning ordinance (Title 19 and 21 respectively).
- EVIDENCE:**
- a) Sanders Family Vineyard LLC, pursuant to Monterey County Code Section 19.09.005, proposes a lot line adjustment between two (2) legal lots of record, consisting of transferring approximately 70 acres from Parcel 1 (Assessor’s Parcel Number 422-311-009-000; approximately 160 acres before the adjustment) to Parcel 2 (Assessor’s Parcel Number 422-081-064-000; approximately 160 acres before the adjustment), resulting in two (2) parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2). Parcel 2 is subject to Williamson Act Contract (Land Conservation Contract No. 2019-001) established pursuant to Board of Supervisors Resolution No. 18-162 approved on December 4, 2018.
 - b) The Lot Line Adjustment does not include any changes to the existing land/agricultural uses or any development of structures. The proposed Lot Line Adjustment is configured to create a larger agricultural parcel for vineyard and/or crop land in Parcel 2. Sanders Family Vineyard LLC requested the Lot Line Adjustment to allow for increased agricultural operations and financing flexibility, thereby helping to preserve and enhance the agricultural viability of the property.
 - c) The proposed Lot Line Adjustment will transfer 70 acres from Parcel 1 to Parcel 2 which is subject to Agricultural Preserve No. 2019-001 and Land Conservation Contract No. 2019-001. The new or amended contract or contracts will add 70 acres to existing Agricultural Preserve No. 2019-001. If the proposed Lot Line Adjustment of Williamson Act Lands is approved, changes to the tax roll for the subject property will take place on the property tax lien date, January 1, following the date the new or amended contract or contracts are recorded to reflect the reconfigured parcels. A new or amended contract or contracts will be prepared by the Office of the County Counsel to add 70 acres to reconfigured Parcel 2 within existing Agricultural Preserve No. 2019-001.
 - d) During the course of review of the application, the project has been reviewed for consistency with text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Subdivision Ordinance (Title 19).

- e) 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 the documents.
- f) Lot Legality. The current configuration of the subject lots (APN: 422-311-009-000 and 422-081-064-000) are identified in Assessor's Map Book 422, Page 08 and 31, and under the same ownership. There is an existing residential structure on Parcel 1 (Assessor's Parcel Number 422-311-009-000). Parcel 2 (Assessor's Parcel Number 422-081-064-000) has been previously approved for Williamson Act Contract (Land Conservation Contract No. 2019-001) pursuant to Board of Supervisors Resolution No. 18-162 on December 4, 2018 (Reference File No. REF180014). According to grants deeds (Document Nos. 2017019443 and 2018022324), both parcels are legal lots. Therefore, the County recognizes the subject properties as two separate legal lots of record.
- g) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), Lot Line Adjustment involving four or fewer adjoining parcels are exempt from Subdivision Map Act requirements provided a greater number of parcels than previously existed is not being created. This project includes an adjustment between two legal lots and will not result in a greater number of parcels.
- h) Review of Development Standards – Lot Size/Density. Parcel 2 is zoned RG/40 (Rural Grazing, 40-acre minimum) and Parcel 1 is split-zoned, RG/40 and PG/40 (Permanent Grazing, 40-acre minimum), zoning districts. The development standards for minimum lot sizes in both the RG/40 and PG/40 are identified in Monterey County Code (MCC) Section 21.32.060.A and 21.34.060.A, which identify a minimum building site is forty (40) acres. As proposed, the Lot Line Adjustment would transfer approximately 70 acres from Parcel 1 to Parcel 2, resulting in approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2). Therefore, the resulting two parcels would exceed the minimum lot size requirement.
- i) Review of Development Standards – Site Coverage. Pursuant to MCC Section 21.32.060.D and Section 21.34.060.D, the maximum site coverage in the both RG and PG zoning districts is five (5) percent which allows 34,848 square feet or 8 acres of site on the existing Parcel 1 and 2. Parcel 1 has an existing site coverage of approximately 2,838 square feet (0.07 percent), and Parcel 2 does not have any structural coverage.
- j) The adjusted Parcel 1 (approximately 90 acres) would have an allowed site coverage maximum of 1,960,200 square feet (45 acres) and the existing residential structure on Parcel 1 would not exceed the allowable building site coverage in the RG and PG zoning districts. Therefore, the resulting parcels would conform as to the maximum allowed site coverage.
- k) Agricultural Advisory Committee (AAC). The project was referred to the Agricultural Advisory Committee (AAC) for review on February 25, 2021. No concerns were raised during the meeting.
- l) Land Use Advisory Committee (LUAC). The project was referred to the South County Land Use Advisory Committee (LUAC) for review on March 17, 2021. The LUAC recommended approval of the project without any concerns.

- m) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.

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: HCD-Planning, Public Works, Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. Conditions recommended by HCD-Planning and Environmental Health Bureau have been incorporated.
 - b) The project planner reviewed the submitted maps and support materials to verify that the project conforms to the plans listed above and that the project site is suitable for the proposed use. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
 - c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for, will not, under the circumstances of the 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 has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Public Works, Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. 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) An existing residential structure on Parcel 1 would not be affected by the project. The Environmental Health Bureau reviewed the project application and identified and required a condition for existing six (6) inactive wells on Parcel (Condition No.5) to be maintained in accordance with California Well Standards Bulletin 74-90, California Department of Water Resources.
 - c) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.

4. **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. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on the subject property.
 - b) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.
5. **FINDING:**
- a) **CEQA (EXEMPT)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The County, pursuant to Monterey County Code Title 19 (Subdivision Ordinance) Section 19.09.005.C, has determined that lot line adjustments which do not result in the relocation of the building area are consistent with the intent of the categorical exemption for minor lot line adjustments. This determination and application to the subject lot line adjustment is also consistent with CEQA Guidelines Section 150305(a), which exempts projects where minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Monterey County Parcel Reports conclude that the proposed project would not have a significant impact on any resources. There is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. The site is not located in a sensitive environment. It is zoned PG/40 (Permanent Grazing, 40-acre minimum) in the north, RG/40 (Permanent Grazing, 40-acre minimum) in the south and east, and F/40 (Farmlands, 40-acres minimum) in the west. There are no significant cumulative effects from the Lot Line Adjustment on surrounding lands. Also, there are no historical resources and no hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a categorical exemption as a minor alteration in land use.
 - d) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.
6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:
- 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;
 - 3. The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan and zoning and building ordinances.
- As proposed, the project meets these standards.

- EVIDENCE:**
- a) The two parcels have a total area of 320 acres. The proposed lot line adjustment is between two legal lots of record consisting of Parcel 1 (Assessor's Parcel Number 422-311-009-000; approximately 160 acres) and Parcel 2 (Assessor's Parcel Number 422-081-064-000; approximately 160 acres). As proposed, the lot line adjustment would transfer approximately 70 acres from Parcel 1 to Parcel 2, resulting in two parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2). The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in two contiguous separate legal parcels of record. The two existing legal lots of record share a common boundary of approximately 2,637 feet.
 - b) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property.
 - c) The subject properties are used for agricultural (vineyards). The proposed project does not include any changes to the existing land/agricultural uses or any development of structures. Parcel 2 is in Williamson Act Contract (Land Conservation Contract). The applicant requests the Lot Line Adjustment to allow for larger agricultural operation to preserve and increase agricultural viability.
 - d) The proposed Lot Line Adjustment does not interfere with the existing residential structure on Parcel 1 and utility easements, which will remain unchanged.
 - e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the property boundary changes, a Certificate of Compliance for each adjusted lot is required per a standard condition of approval (Condition Nos. 3 and 4).
 - f) The application, project map, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190283.

7. **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 ten (10) years.

- EVIDENCE:**
- a) The proposed amendment to Agricultural Preserve Land Conservation Contract No. 2019-001 shall be applicable to reconfigured parcel 2 (Assessor's Parcel Number 422-081-064-000; approximately 160 acres).
 - b) The term of the original Land Conservation Contract renews annually on each succeeding January 1; the term of the new or amended Contract or Contracts shall be automatically renewed on January 1 and one (1) additional year shall be added automatically to the initial term unless notice of nonrenewal is given.

8. **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.

- EVIDENCE:** a) The proposed lot line adjustment is between two legal lots of record consisting of Parcel 1 (Assessor's Parcel Number 422-311-009-000; approximately 160 acres) and Parcel 2 (Assessor's Parcel Number 422-081-064-000; approximately 160 acres). As proposed, the lot line adjustment would transfer approximately 70 acres from Parcel 1 to Parcel 2, resulting in two parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2).
- b) A condition of approval shall require that a surveyor prepare legal descriptions for each newly configured parcel and submit them to RMA-Planning for review and approval for recordation with the Monterey County Recorder's office as attachments to the Certificates of Compliance for the reconfigured parcels

9. FINDINGS: 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 will continue to cover at least 90 percent of the subject lots under Land Conservation Contract (LCC) No. 2019-001 established pursuant to Board Resolution No. 18-162 on December 4, 2018.

10. 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 shall reflect the redistribution of 70 acres from Parcel 1 to Parcel 2 and the corresponding addition of 70 acres to the reconfigured (adjusted) Parcel 2 which shall be subject to Agricultural Preserve No. 2019-001 and Williamson Act Land Conservation Contract No. 2019-001.
- 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." The proposed lot line adjustment is between two legal lots of record consisting of Parcel 1 (Assessor's Parcel Number 422-311-009-000; approximately 160 acres) and Parcel 2 (Assessor's Parcel Number 422-081-064-000; approximately 160 acres). The total acreage involved in the subject Lot Line Adjustment is 320 acres. Parcel 2, consisting of 160 acres is currently subject to Williamson Act Land Conservation Contract No. 2019-001. The lot line adjustment would transfer approximately 70 acres from Parcel 1 to Parcel 2, resulting in two parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2).

11. FINDINGS: 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 purpose for the Lot Line Adjustment is to support increased agricultural operations and financing flexibility. The resultant parcels would allow the property owners to efficiently sustain their agricultural operation.

12. 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 – 40 acre minimum Zoning District (“PG/40”) and Rural Grazing – 40 acre minimum. 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.

13. 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 6.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Board of Supervisors of the County of Monterey does hereby:

1. Find the Lot Line Adjustment is Categorically Exempt as a minor alteration in land use limitations per Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines;
2. Approve a Lot Line Adjustment between two (2) legal lots of record, consisting of transferring approximately 70 acres from a 160 acre property (Parcel 1) to a separate 160 acre property (Parcel 2), resulting in two (2) parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2);
3. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured Parcel 2 and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lot (adjusted Parcel 2) between the County and Sanders Family Vineyard LLC, reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
4. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to seven (7) conditions of approval, both being attached hereto and incorporated by this reference.

PASSED AND ADOPTED upon the motion of Supervisor _____, seconded by _____, and carried this 4th day of May, 2021 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Valerie Ralph, 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 Minute Book _____ for the meeting on May 4, 2021.

Date:
File Number:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County HCD Planning

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

PLN190283

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD - Planning

Condition/Mitigation Monitoring Measure: The applicant-owner shall record a Lot Line Adjustment Approval Notice. This notice shall state: "A Lot Line Adjustment (Resolution Number _____) was approved by the Board of Supervisors for Assessor's Parcel Numbers 422-081-064-000 and 422-311-009-000 on May 4, 2021. The Lot Line Adjustment was granted subject to seven (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 Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner /Applicant shall provide proof of recordation of this notice to HCD - Planning.

2. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD - Planning

Condition/Mitigation Monitoring Measure: This Permit (PLN190283) approval allows a Lot Line Adjustment between two legal lots of record, consisting of transferring 70 acres (3,040,200 square feet) from Parcel 1 (Assessor's Parcel Number 422-311-009-000; approximately 160 acres or 6,969,600 square feet) to Parcel 2 (Assessor's Parcel Number 422-081-064-000; approximately 160 acres or 6,969,600 square feet), resulting in two parcels of +/-90 acres (adjusted Parcel 1; +/- 3,920,400 square feet) and +/-230 acres (adjusted Parcel 2; +/-10,018,800 square feet). The property is located at 48251 Lockwood-Jolon Road, Lockwood (Assessor's Parcel Numbers 422-311-009-000 and 422-081-064-000), South County Area Plan. This Lot Line Adjustment 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 ongoing basis unless otherwise stated.

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: HCD - 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)

Following review and any corrections of the legal descriptions and plats:

1. Record the fully executed and acknowledged deed(s) to the adjustment parcels with the County Recorder.
2. Deliver a copy of the recorded deed(s) to the project planner.
3. Deliver the legal description and plat of each Certificate of Compliance to HCD-Planning for final processing, together with a check, payable to the "County of Monterey."

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner(s)/Applicant(s) shall do the following:

1. Have a professional land surveyor prepare a legal description and plat with closure calculations. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN190283) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The legal description and plat shall comply with the Monterey County Recorder's guidelines as to form and content.
 - i. Submit the draft legal descriptions, plats and closure calculations to the project planner and the County Surveyor for both of the following:
 - a. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.
 - b. For the adjusted parcels, being all areas being conveyed by Owner (s) in conformance to the approved lot line adjustment.
 - ii. 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.
 - iii. 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, PLN190283. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall be deemed to reconfigure the subject parcels in conformance to said approved lot line adjustment. Any configuration of said subject parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for the purpose of sale, lease or financing, whether immediate or future."

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. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: HCD - 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.

5. EHSP01- SECURE INACTIVE WELL (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The site plan indicates six (6) inactive wells exist on Parcel 2 of the subject lot line adjustment. The inactive wells shall be maintained by completing the following actions in accordance with California Well Standards Bulletin 74-90, California Department of Water Resources:

- The top of the well or well casing shall be provided with a cover that is secured by a lock or by other means to prevent its removal without the use of equipment or tools, to prevent unauthorized access, to prevent a safety hazard to humans and animals, and to prevent illegal disposal of wastes in the well. The cover shall be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. The cover shall be watertight if the well is inactive for more than five consecutive years. A pump motor, angle drive, or other surface feature of the well, when in compliance with the above provisions, shall suffice as a cover.
- The well shall be marked so as to be easily visible and located, and be labeled as to be easily identified as a well.
- The area surrounding the well shall be kept clear of brush, debris and waste materials.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the applicant shall provide documentation to the satisfaction of the EHB to demonstrate that
1) the inactive wells have been maintained for future use in accordance with California Well Standards Bulletin 74-90, California Department of Water Resources or,
2) that the wells have been made active and are in use.

6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: HCD - Planning; Office of the 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 lot line adjustment 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 lot line adjustment 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.

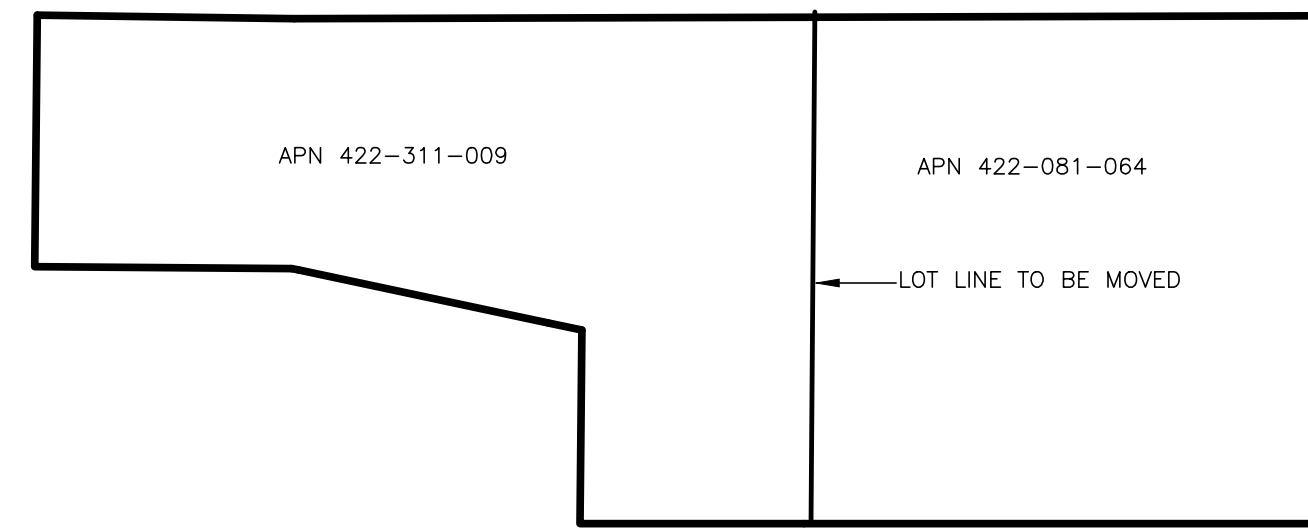
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management.

7. New or Amended Land Conservation Contract or Contracts - PD037 - WILLIAMSON ACT

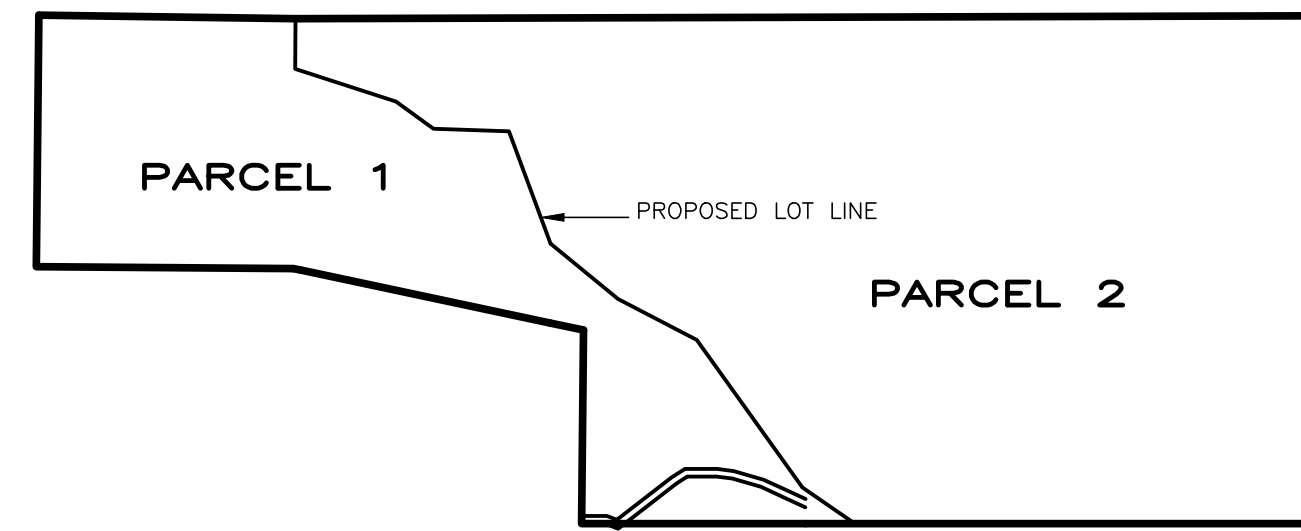
Responsible Department: HCD Planning; Office of the County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Agricultural Preserve 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. (HCD — Planning; Office of the County Counsel-Risk Management)

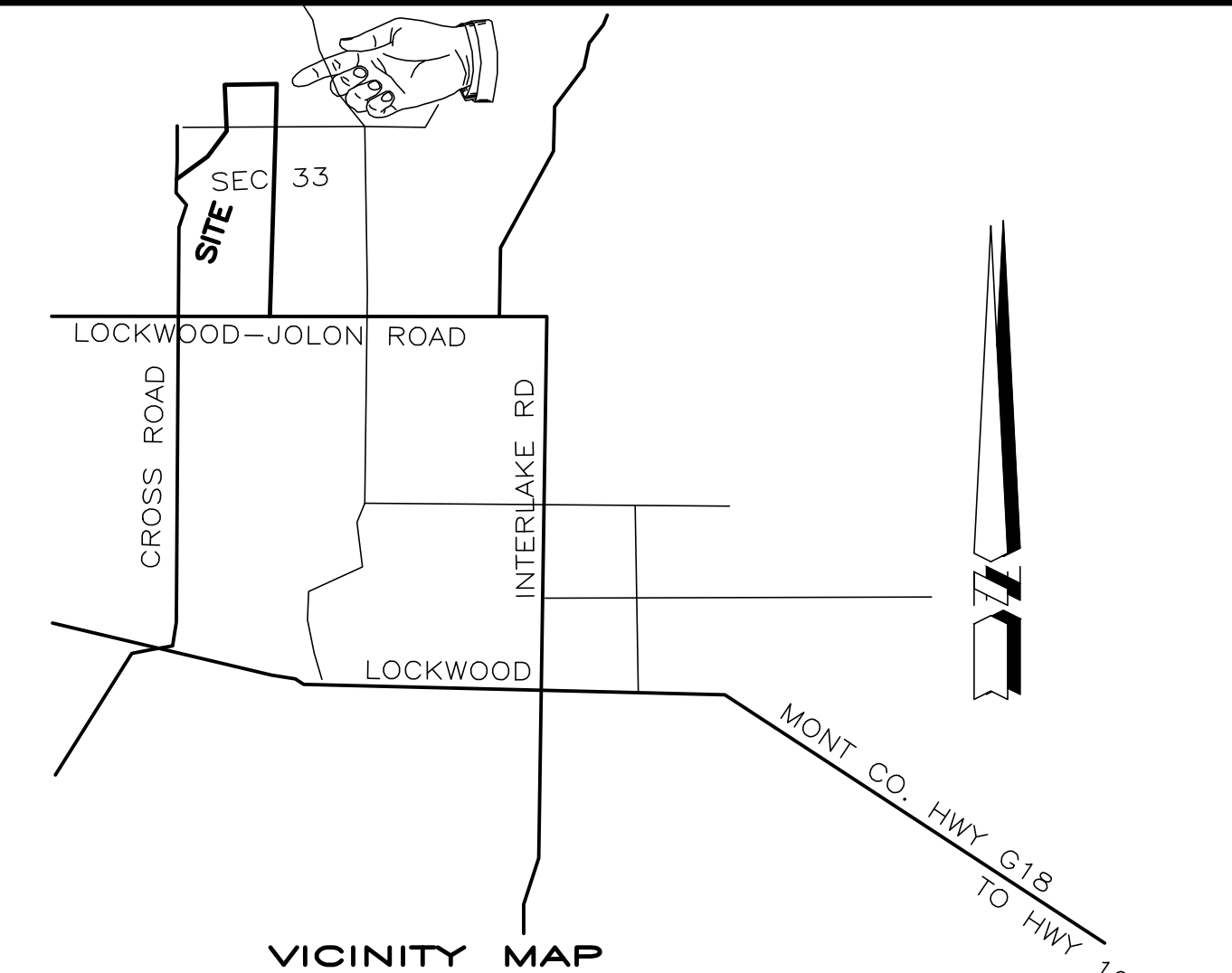
Compliance or Monitoring Action to be Performed: Upon demand of the Office of the County Counsel-Risk Management, the property owners of record shall execute a new or amended contract or contracts to be prepared by the Office of the County Counsel, which shall be recorded after the recordation of the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



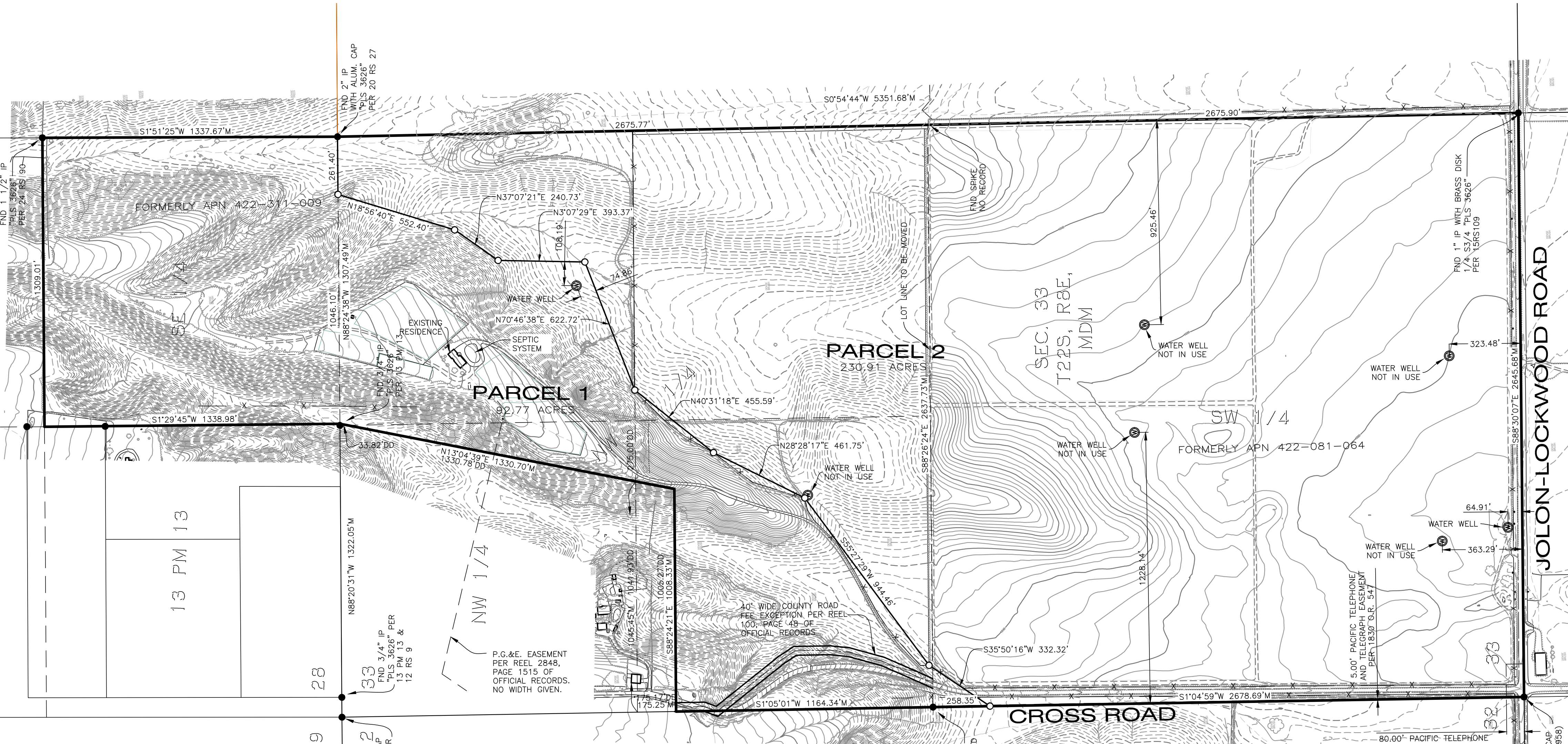
EXISTING CONFIGURATION
SCALE: 1"=1000'



PROPOSED CONFIGURATION
SCALE: 1"=1000'



VICINITY MAP
ONE MILE



SYMBOL LEGEND:

x	FENCE LINE	□	RETAINING WALL
SS	SEWER MAIN	PG	PG&E BOX
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	TM	TELEPHONE BOX
EH	ELEC./TELEPHONE/CABLE	SB	SIGNAL BOX
OH	OVERHEAD ELECTRIC	CTV	CABLE T.V. BOX
DI	DROP INLET AT CURB	EB	ELECTRIC BOX
DI	DROP INLET	TM	TELEPHONE MANHOLE
SDM	STORM DRAIN MANHOLE	SL	STREET LIGHT
FD	FIRE HYDRANT	JP	JOINT POLE
WW	WATER WELL	PP	POWER POLE
WV	WATER VALVE	GW	GUY WIRE
WM	WATER METER		
SM	SEWER MANHOLE		
SC	SEWER CLEANOUT		
MC	MONITORING WELL		

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
SM	GAS METER		
IP	IRON PIPE		

BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS AN NGS BRASS DISK NO. P714, BEING 3.2 MI SE TO BRADLEY FROM THE POST OFFICE IN JOLON, 24.5 FEET NORTHEAST OF THE CENTERLINE OF JOLON-BRADLEY ROAD, IN THE NORTH HEADWALL OF A CONCRETE HEADWALL NO. 974+50
ELEVATION 835.2 NAVD88

SITE DATA:
ADDRESS: 65401 CROSS ROAD, LOCKWOOD CA
ASSESSOR'S PARCEL NO. APN 422-311-009-000

PRELIMINARY LOT LINE ADJUSTMENT MAP
A PORTION OF SECTIONS 28 AND 33 OF TOWNSHIP 22 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN IN THE COMMUNITY OF LOCKWOOD, COUNTY OF MONTEREY, CALIFORNIA

AT THE REQUEST OF EDWIN RAMBUSKI
MBS LAND SURVEYS MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
October 26, 2020 JOB #19-318

N:\2019\19-318 Cross Road - Lockwood Mont. Co\CAD\2019\19-318 Lockwood - GRID (Zone 4) LLA Base Map.dwg, 24X36 Prelim LLA map, Oct 26, 2020 11:29am, MStanton

BASIS OF COORDINATES AND BEARINGS:
THE COORDINATES AND BEARINGS AS MEASURED AND SHOWN HEREON ARE ON GRID AND ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 4 0404, (1991.35) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO NGS CONTROL POINT "LOCKWOOD" FV1823.

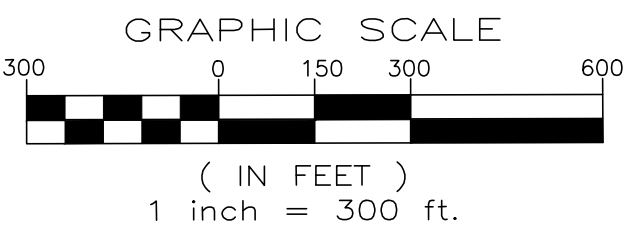
STATION	NORTHING(H)	EASTING(H)	MAPPING ANGLE (GRID TO GEODETIC)	COMBINATION FACTOR (GROUND TO GRID)	ELEV. (NAVD88)	ELLIP.HI.
LOCKWOOD	1,869,203.84	5,930,357.77	-1°16'20.6"	0.99997197	935.0	XX.XX

DISTANCES SHOWN HEREON OR INVERSED FROM COORDINATES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINATION FACTOR PROVIDED HEREON.

CONTACT INFORMATION:
MBS LAND SURVEYS
MIKE STANTON, PLS
3559 S HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960 mike@mbsland surveys.com

AGENT:
SANDERS FAMILY VINEYARD, LLC
C/O EDWIN J. RAMBUSKI
1401 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-546-8284 edwin@rambuski llaw.com

OWNER:
US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BANK OF AMERICA FUNDING 2005-D TRUST



REV 10-26-2020 REMOVED NOTE
REV 10-9-2020 ADDED FIVE (5) WATER WELL LOCATIONS
REV 10-5-2020 CHANGED EXISTING LOT LINE LOCATION
REV 8-27-2020 ADDED WELL OFFSET DIMENSIONS TO NEW PROPERTY LINE

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