

Attachment A

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

**HANS H. MORKNER AND YVONNE K. MORKNER, HUSBAND AND WIFE, AS
JOINT TENANTS
(PLN190025)**

Resolution No. -

Resolution of the Monterey County Board of Supervisors:)

- a. Finding that the project is a Lot Line Adjustment not)
resulting in a new parcel, which qualifies as a Class 5)
Categorical Exemption per California Environmental)
Quality Act (CEQA) Guidelines Section 15305(a),)
and there are no exceptions pursuant to CEQA)
Guidelines Section 15300.2;)
- b. Approving a Lot Line Adjustment between four (4))
legal lots of record (under Williamson Act)
Agricultural Preserve Land Conservation Contract)
No. 72-36) of approximately 108 acres (Parcel A),)
157 acres (Parcel B), 160 acres (Parcel C), and 169)
acres (Parcel D) resulting in four (4) legal lots of)
record of 84 acres (Parcel 1), 178 acres (Parcel 2), 60)
acres (Parcel 3), and 272 acres (Parcel 4),)
respectively, with no net decrease in acreage under)
the Williamson Act Contract;)
- c. Authorizing the Chair to execute a new or amended)
Land Conservation Contract(s) in order to rescind a)
portion of the existing Land Conservation Contract as)
applicable to the reconfigured lots only and)
simultaneously execute a new or amended Land)
Conservation Contract for the reconfigured lots)
between the County and the property owners)
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)
- d. Directing the Clerk of the Board to record the new or)
amended Land Conservation Contract(s) subject to)
the submittal of the appropriate recording fees from)
the property owners of record.)

PLN190025; APNs 221-091-005-000; 221-102-007-000;)
419-121-038-000; 419-121-040-000; 419-121-036-000;)
419-121-037-000; 419-121-039-000; 419-121-041-000)
41225 Hobson Avenue, Greenfield, Central Salinas Valley)
Area Plan.)

RECITALS:

WHEREAS, an application was submitted for a Lot Line Adjustment between four (4) legal lots of record involving approximately 108 acres (Parcel A: APNs 221-091-005-000 and 221-102-007-000), 157 acres (Parcel B: APNs 419-121-038-000; 419-121-039-000; and 419-121-040-000), 160 acres (Parcel C: APNs 419-121-036-000 and 419-121-037-000), and 169 acres (Parcel D: APNs 419-121-039-000 and 419-121-041-000) resulting in four (4) legal lots of record of 84 acres (Parcel 1), 178 acres (Parcel 2), 60 acres (Parcel 3), and 272 acres (Parcel 4), respectively owned by Hans H. Morkner and Yvonne K. Morkner, hereinafter called “Owner”, and

WHEREAS, the legality of the four (4) subject parcels is based on a chain of deeds, records of surveys and patents (Reel 1915 Page 1017; Reel 448 OR Page 863; Volume 7 of Surveys Page 133; Volume B Patents 228; Volume D Patents 286; and Volume D Patents 288), on file with the Monterey County Recorder and found in Planning File No. PLN190025 and incorporated herein by this reference; and

WHEREAS, the four parcels, are subject to Agricultural Preserve Contract (AGP) No. 72-36 originally established by County Board of Supervisors Resolution No. 72-33-36 on February 22, 1972 and recorded in Reel 755 of Official Records, Page 1 on February 23, 1972, which encompassed a large land area.

WHEREAS, the Lot Line Adjustment which will result in four (4) reconfigured lots consisting of approximately 84 acres (Parcel 1), 178 acres (Parcel 2), 60 acres (Parcel 3), and 272 acres (Parcel 4), with no net decrease in acreage under the Williamson Act Contract; and

WHEREAS, the subject Lot Line Adjustment does not change the exterior boundary lines of AGP 72-36; and

WHEREAS, the Lot Line Adjustment will allow the continued operation of commercial agricultural (grazing and viticulture) which is consistent with the applicable Williamson Act Agricultural Preserve Land Conservation Contract 72-36 for the respective parcels, and Board approved compatible uses; and,

WHEREAS, the Board of Supervisors finds that the proposed Lot Line Adjustment of property is consistent with policies of the 2010 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 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 further finds that the request for a Lot Line Adjustment is consistent with Board Resolution No. 00-462 (Resolution relating to the processing of Lot Line Adjustment affecting property under Agricultural Preserve Contract pursuant to the 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 2010 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 project is located at 41225 Hobson Avenue, Greenfield, Central Salinas Valley Area Plan, in unincorporated County of Monterey and it involves a lot line adjustment between four (4) legal lots of record of approximately 108 acres (Parcel A), 157 acres (Parcel B), 160 acres (Parcel C), and 169 acres (Parcel D) resulting in four (4) legal lots of record of 84 acres (Parcel 1), 178 acres (Parcel 2), 60 acres (Parcel 3), and 272 acres (Parcel 4), respectively. The subject parcels have an agricultural commercial use of grazing and viticulture and are under Williamson Act Agricultural Preserve Land Conservation Contract No. 72-36. The zoning designations for the parcels are Farmlands, 40-acre minimum and Permanent Grazing, 40-acre minimum lot sizes.

(c) The property owners have requested this lot line adjustment to improve the existing farming (viticulture) and ranching (grazing) efficiency by adjusting the parcels with the physical features of the land.

(d) The lot line adjustment would require that the contract be amended to reflect the new parcel configuration and legal descriptions. The lot line adjustment will not reduce the acreage of property under the contract or effect the grazing operations at the site; nor change the exterior boundaries of the Williamson Act Contract.

(e) The proposed lot line adjustment would promote appropriate and orderly growth and development while protecting desirable land uses, in this case agricultural land uses. The proposed lot line adjustment would: produce a superior lot configuration; promote resource conservation as agricultural is a resource in this County; better achieve the goals, policies, and objectives of the General Plan; and facilitate routine and ongoing agricultural activities.

(f) The application, plans, and related support materials found in Planning File No. PLN190025.

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 Division, South County Fire Protection District, RMA-Public Works and Environmental Health Bureau. There has been no indication from these departments/agencies that the site

is not suitable for the proposed Lot Line Adjustment. Conditions have been incorporated accordingly.

- (b) The application, plans, and related support materials found in Planning File No. PLN190025.
- (c) Access to each reconfigured parcel is provided by Teague Avenue, a County road, and Monroe Canyon Road, a private road.
- (d) The Lot Line Adjustment would not result in any new developable parcels or an adjusted lot that is inconsistent with the general plan or with subject Agricultural Preserve Land Conservation Contract No. 72-36.

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 (2) or more existing adjacent lots.

EVIDENCE: (a) The subject Lot Line Adjustment is between four (4) existing adjacent lots.
(b) The application, plans, and related support materials can be found in Planning File No. PLN190025.

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 four (4) contiguous lots of record will be adjusted, resulting in four (4) lots. The proposed Lot Line Adjustment would not result in more developable parcels and would not compromise the long-term agricultural productivity of the existing grazing and viticulture operation. Furthermore, no agriculture will be taken out of production.
(b) The application, plans, and related support materials found in Planning File No. PLN190025.

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. PLN190025.
(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 Lot Line Adjustments, side yard, and setback 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. PLN190025.
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 Division and Building Services Division 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 ten (10) years.
EVIDENCE: (a) The proposed amendment to Agricultural Preserve Land Conservation Contract No. 72-36 shall be applicable to reconfigured parcels.
(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.
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.
EVIDENCE: (a) The Lot Line Adjustment will reconfigure the lots but will not result in a net loss of acreage currently under Contract. Therefore, the Lot Line Adjustment would not result in a net decrease in the amount of the acreage restricted.
(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.
(c) The application, plans, and related support materials found in Planning File No. PLN190025.

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 will continue to cover at least 90 percent of the subject lots under Agricultural Preserve Land Conservation Contract No. 72-36.
- (b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN190025.

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 shall reflect the redistribution of 594 acres of land under a Williamson Act Land Conservation Contract.
- (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 total acreage involved in the subject Lot Line Adjustment is 594 acres in total and 594 acres of this sum is currently under a Contract.
- (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 all of the 594 acres in farmland production within Agricultural Preserve Land Conservation Contract No. (Ag Preserve No.72-36).
- (d) The application plans, and related support materials found in Planning File No. PLN190025.

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 purpose for the Lot Line Adjustment is for estate planning reasons. The proposed Lot Line Adjustment is a compatible use pursuant to the Board approved list of compatible uses and consistent with Ag Preserve No. 72-36. The resultant parcels would allow the property owners to efficiently sustain their agricultural operation.
- (b) The application plans, and related support materials found in Planning File No. PLN190025.

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 – 40 acre minimum and Farmlands- 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.

(b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN190025.

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 four (4) 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. PLN190025.

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors does hereby:

- a. Find that the project is a Lot Line Adjustment not resulting in a new parcel, which qualifies as a Class 5 Categorical Exemption per California Environmental Quality Act (CEQA) Guidelines Section 15305(a), and there are no exceptions pursuant to CEQA Guidelines Section 15300.2;
- b. Approve a Lot Line Adjustment between four (4) existing legal lots of record (under Williamson Act Agricultural Preserve Land Conservation Contract No. 72-36) of approximately, 108 acres (Parcel A), 157 acres (Parcel B), 160 acres (Parcel C), and 169 acres (Parcel D) resulting in four (4) legal lots of record of 84 acres (Parcel 1), 178 acres (Parcel 2), 60 acres (Parcel 3), and 272 acres (Parcel 4), with no net decrease in acreage under the Williamson Act Contract, in general conformance with the attached sketch and plans, and subject to the attached conditions all being attached hereto and incorporated herein by this reference;
- c. Authorize the Chair to execute a new or amended Land Conservation Contract in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lot only and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lots between the County and the property owners 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
- d. Direct the Clerk of the Board to record the new or amended Land Conservation Contract subject to the submittal of the appropriate recording fees from the property owners of record.

PASSED AND ADOPTED this 24th day of March, 2020 upon motion of Supervisor _____, seconded by Supervisor _____, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

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 of Minute Book___ for the meeting on _____.

Dated:

Valerie Ralph, 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

PLN190025

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN190025) allows a Lot Line Adjustment between four (4) legal lots of record of approximately 108 acres (Parcel A), 157 acres (Parcel B), 160 acres (Parcel C), and 169 acres (Parcel D) resulting in four (4) legal lots of record of 84 acres (Parcel 1), 178 acres (Parcel 2), 60 acres (Parcel 3), and 272 acres (Parcel 4), respectively. The adjustment will not reduce the acreage under the existing Agricultural Preserve Land Conservation Contract No. 72-36; nor would it change the exterior boundaries of the Agricultural Preserve Contract. The property is located at 41225 Hobson Avenue, Greenfield (Central Salinas Valley Area Plan) (Assessor's Parcel Numbers 221-091-005-000; 221-102-007-000; 419-121-038-000; 419-121-039-000; 419-121-040-000; 419-121-036-000; 419-121-037-000; 419-121-041-000. 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 Monterey County Board of Supervisors for Assessor's Parcel Numbers 221-091-005-000; 221-102-007-000; 419-121-038-000; 419-121-039-000; 419-121-040-000; 419-121-036-000; 419-121-037-000; 419-121-041-000 on March 24, 2020. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

4. 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 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.

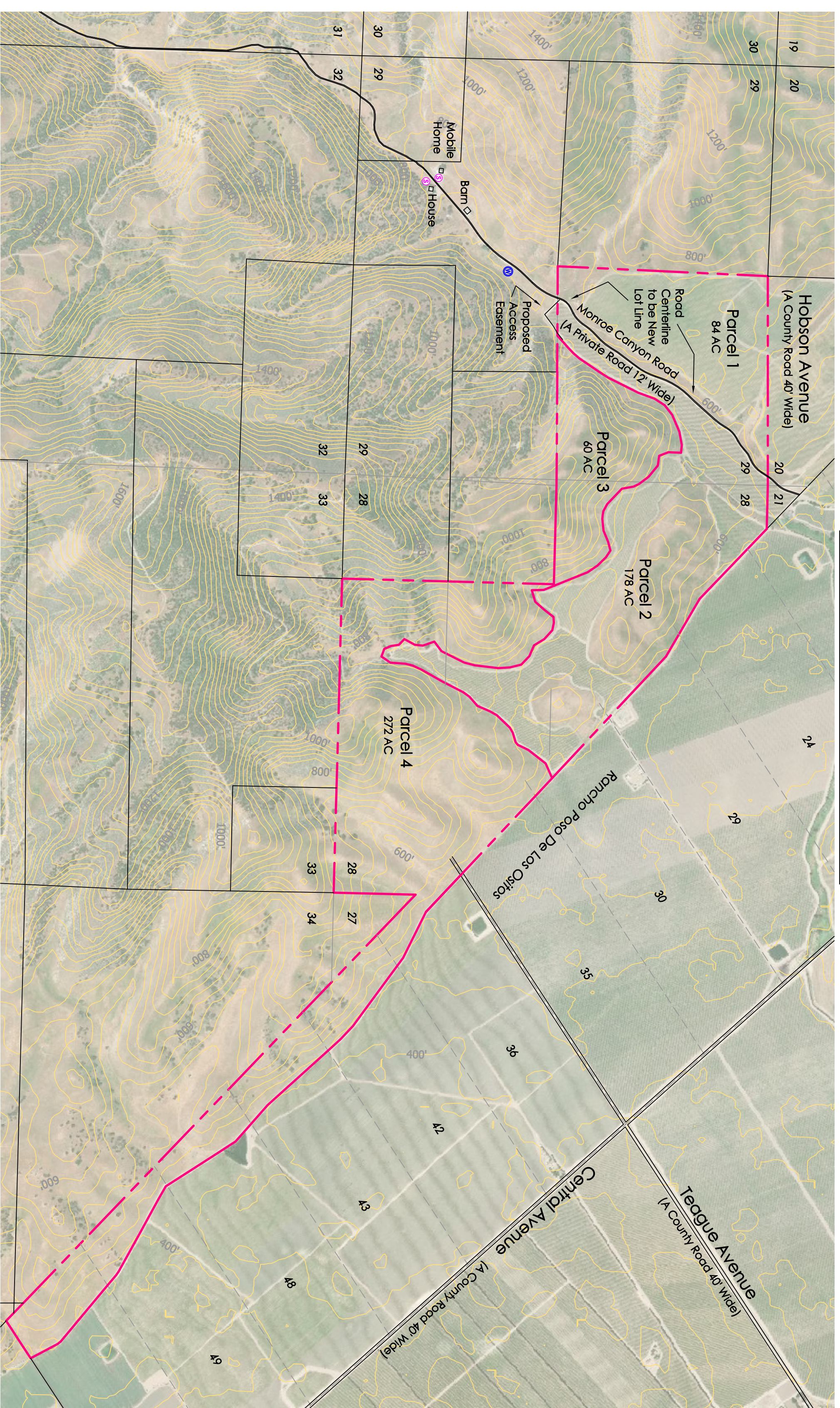
5. PD037 - WILLIAMSON ACT

Responsible Department: RMA-Planning

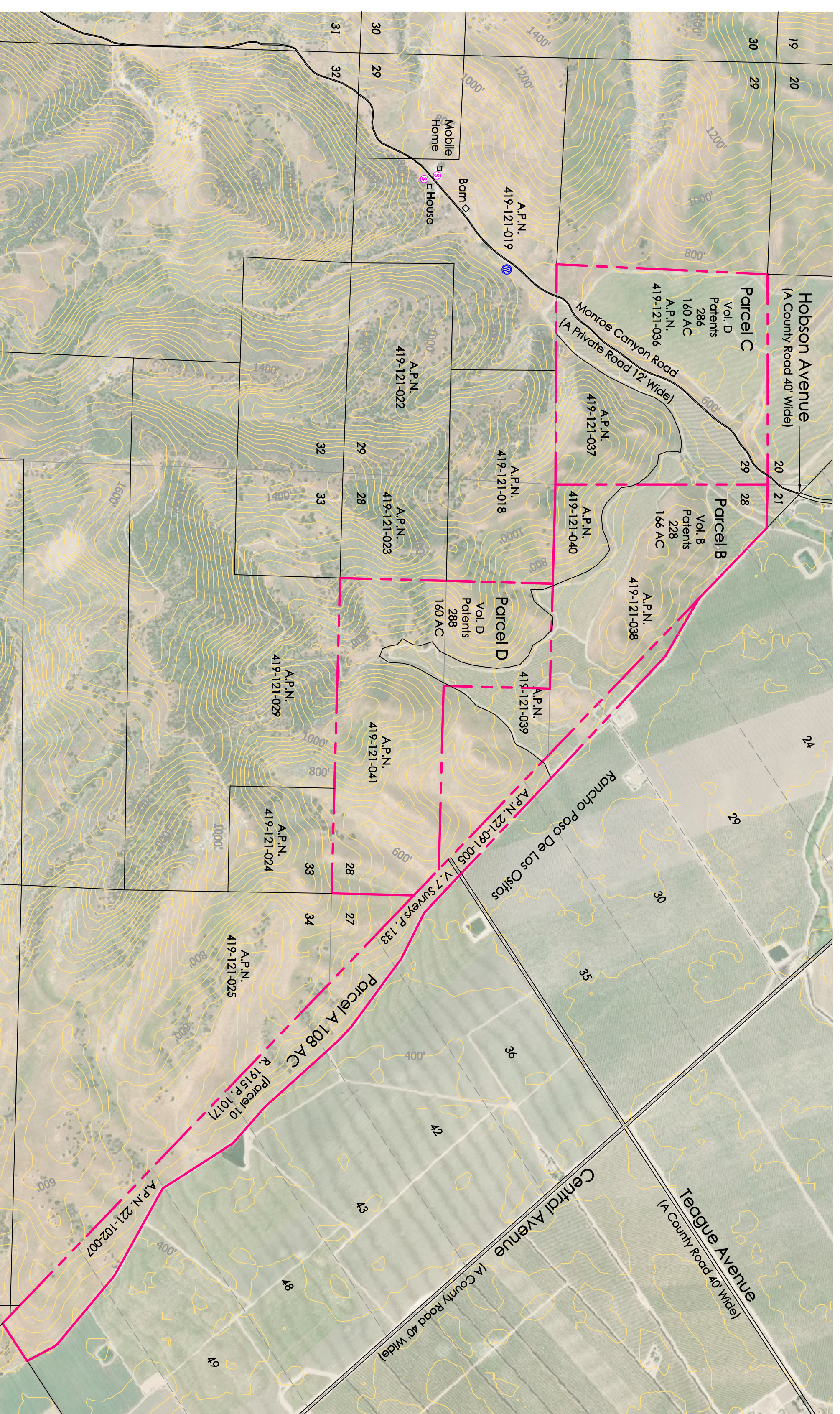
Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Agricultural Preserve Land Conservation Contract or Contracts with the Board of Supervisors of the County of Monterey for the Lot Line Adjustment of Williamson Act lands deemed necessary by the Office of the County Counsel. (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 and subject to the submittal of the appropriate recording fees by the property owners of record.

PROPOSED LOT CONFIGURATION



EXISTING LOT CONFIGURATION

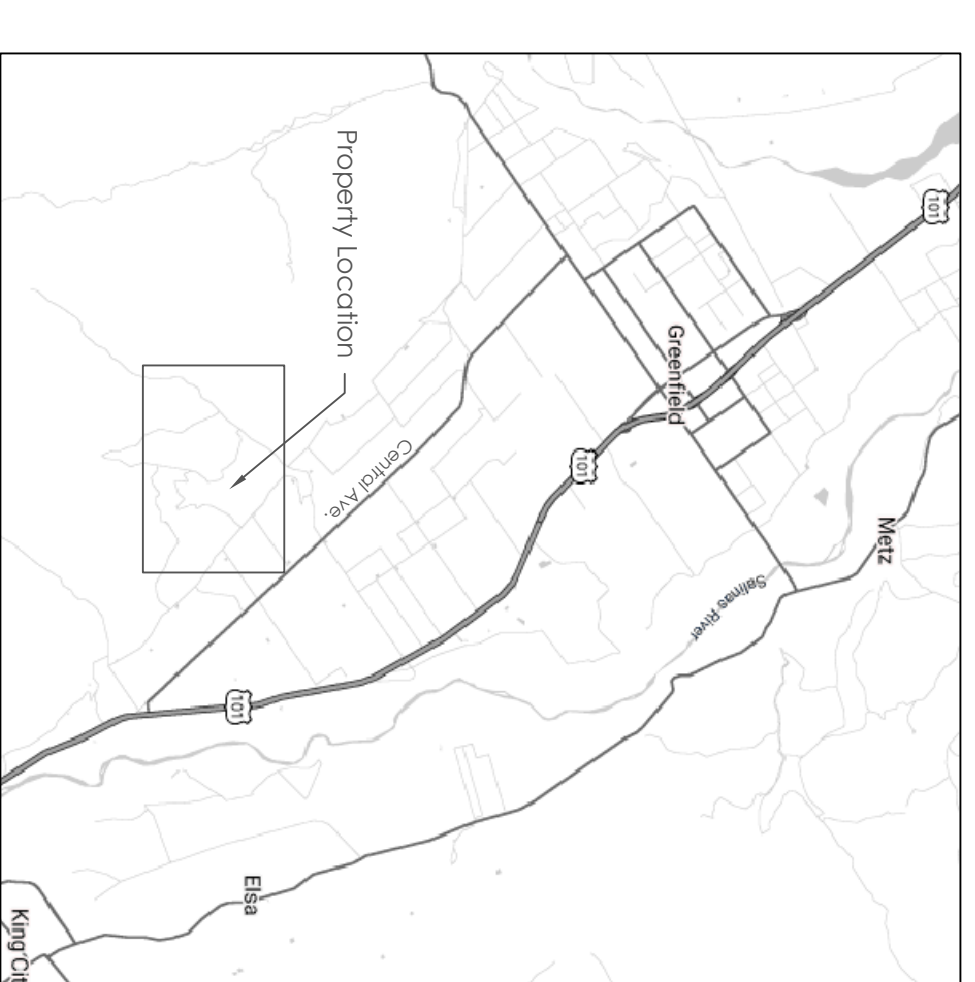


STATEMENT

THIS PROPERTY IS LOCATED WITHIN TOWNSHIP 19 SOUTH RANGE 7 EAST, MOUNT Diablo BASELINE AND MERIDIAN, AND THE RANCHO POSO DE LOS OSITOS, AND INVOLVES THE LOT LINE ADJUSTMENT OF FOUR PARCELS RANGING FROM 108 ACRES TO 166 ACRES INTO FOUR PARCELS RANGING FROM 60 ACRES TO 272 ACRES IN SIZE. THE CONTOURS SHOWN HEREON ARE DERIVED FROM USGS 1 ARC-SECOND DTM (2013) AND ARE DRAWN AT A 40-FOOT CONTOUR INTERVAL. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THE EXISTING JOINING ON THE PROPERTIES IS "FG/40" AND "F/40". WILLIAMSON ACT INFORMATION TO BE ADDED. THE PROPERTY IS CURRENTLY USED FOR RESIDENTIAL, FARMING AND GRAZING PURPOSES. THE PROPOSED USE OF THE PROPERTY IS THE SAME. THERE ARE CURRENTLY NO STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP. WATER SUPPLY IS PROVIDED BY PRIVATE WELLS. SANITARY SEWER IS PROVIDED BY PRIVATE SEPTIC SYSTEMS. ELECTRICITY MAY BE PROVIDED BY PACIFIC GAS & ELECTRIC COMPANY OR SIMILAR PROVIDER. TELEPHONE MAY BE PROVIDED BY PACIFIC BELL COMPANY OR SIMILAR PROVIDER. NO TREES ARE TO BE PLANTED OR REMOVED. THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE. THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN. NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION. SO NO EROSION CONTROL MEASURES ARE PROPOSED. ACCESS TO EACH PARCEL IS PROVIDED BY HAVING APPROVED LEGAL ACCESS VIA TEAGUE AVENUE, A COUNTY ROAD 40' WIDE, AND MONROE CANYON ROAD, A PRIVATE ROAD RIGHT OF WAY 12' WIDE.

VICINITY MAP

NOT TO SCALE



OWNERS

HANS & YVONNE MORKNER
 APN 419-121-019 -036, -037, -038
 -039, -040, -041, 221-091 -095,
 221-102-007
 41225 HOBSON AVE.
 GREENFIELD, CA 93927

REPRESENTATIVE

LVIN KOVAACH, PLS 5321
 P.O. BOX 1378
 CARMEL VALLEY, CA 93924

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- SECTION LINE
- ⊙ SEPTIC TANK
- ⊙ WELL

SUMMARY TABLE

Subject Property	Property Owner	APNS	Existing Acreage	Existing Zoning	Proposed Property Designation	Property Owner	Proposed Acreage	Proposed Zoning
PARCEL A	HANS & YVONNE MORKNER	221-091-005 221-102-007	108 ACRES	"F/40" & "FG/40"	PARCEL 1	HANS & YVONNE MORKNER	84 ACRES	"F/40" & "FG/40"
PARCEL B	HANS & YVONNE MORKNER	419-121-038 419-121-039 419-121-040	166 ACRES	"F/40" & "FG/40"	PARCEL 2	HANS & YVONNE MORKNER	178 ACRES	"F/40" & "FG/40"
PARCEL C	HANS & YVONNE MORKNER	419-121-036 419-121-037	160 ACRES	"F/40" & "FG/40"	PARCEL 3	HANS & YVONNE MORKNER	60 ACRES	"F/40" & "FG/40"
PARCEL D	HANS & YVONNE MORKNER	419-121-039 419-121-041	160 ACRES	"F/40" & "FG/40"	PARCEL 4	HANS & YVONNE MORKNER	272 ACRES	"F/40" & "FG/40"

TENTATIVE LOT LINE ADJUSTMENT MAP

SHOWING THE PROPOSED ADJUSTMENT OF LANDS OF MORKNER WITHIN SECTIONS 28 & 29, T. 19 S., R. 7 E., MDBM, AND THE RANCHO POSO DE LOS OSITOS

MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: John Romans & Hans Morkner
 SURVEYED BY: **ROLAND CONSULTING**
 P. O. BOX 1378
 CARMEL VALLEY, CA 93924
 831-659-9564

SCALE: 1" = 1000' VIEW: TM LLA DATE: August 21, 2019
 FILE NAME: RomansMorknerLLA.dwg JOB #18148 Sheet 1 of 1

