

Attachment B

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

Resolution No.

Resolution of the Monterey County Board of Supervisors to:)

- a. Approve an application to add the entirety of Assessor's Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve Land Conservation Contract No. 69-28a and amend Contract No. 69-28a; and)
- b. Approve a Lot Line Adjustment between three (3) legal lots of record, two (2) of which are subject to Land Conservation Contract No. 69-28a, established by County Resolution No. 69-35-28, and Assessor's Parcel Number 423-111-010-000, with a net increase in acreage under Williamson Act Contract of 160 acres; and)
- c. Authorize the Chair to execute Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a and a new or amended Land Conservation Contract or Contracts as applicable to the reconfigured lots only and execute a new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and the property owners of record, reflecting the new legal descriptions and, current ownership interests; and)
- d. Direct the Clerk of the Board to record the Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a upon execution by the parties and submittal of recording fees by the property owner(s) of record; and,)
- e. Direct the Clerk of the Board to record new or amended Contracts after Certificates of Compliance for the reconfigured lots have been recorded and recording fees for said new or amended Contract or Contracts have been submitted by the property owner(s) of record)

(Lot Line Adjustment – PLN140484/ Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28,

2007, Hare Canyon Road, San Miguel,
California, South County Area Plan)

The application of Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007 (**LLA**) (hereafter, sometimes referred to as “Owner”) to add the entirety of Assessor’s Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve and Land Conservation Contract No. 69-28a and lot line adjustment between three (3) legal lots of record, came on for public hearing before the Monterey County Board of Supervisors on March 10, 2015. 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 hereby finds and decides as follows:

RECITALS

WHEREAS, an application to add the entirety of Assessor’s Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve and Land Conservation Contract No. 69-28a was submitted by Owner as part of the subject application for a Lot Line Adjustment of Williamson Act lands.

WHEREAS, Assessor’s Parcel Number 423-111-010-000 (160 acres) meets the minimum income (i.e., \$8,500 gross income for three [3] of the past five [5] years) and acreage (100 acres or more) requirements for inclusion in the Williamson Act program pursuant to Board of Supervisors Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts).

WHEREAS, the Board of Supervisors finds that said application to add Assessor’s Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve and Land Conservation Contract No. 69-28a is consistent with Board of Supervisors Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts).

WHEREAS, all of the acreage subject to the existing Land Conservation Contract No. 69-28a and the 160 acres to be added to Agricultural Preserve and Land Conservation under Contract No. 69-28a (totaling approximately 4,369 acres) is currently managed for cattle grazing by the Indian Valley Cattle Company.

WHEREAS, an application was submitted for a Lot Line Adjustment of Williamson Act lands between three (3) separate lots of record (Assessor Parcel Numbers 423-111-011 [Parcel 1], 423-111-010, [Parcel 2] and a portion of 423-111-009 [Parcel 3]), South County Area Plan. The legality of the three (3) subject parcels is based on either U.S. Patents from the United States of America or by conveyance with corresponding legal descriptions. Verification of parcel legality for said parcels is found in RMA-Planning Department file no. PLN140484 Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007, and incorporated herein by this reference.

WHEREAS, the Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007 parcels subject to Land Conservation Contract No. 69-28a, (Williamson Act Agricultural Preserve) will continue to remain under said Contract, and Assessor’s Parcel Number 423-111-010-000 (160 acres), which will be added to said Contract, will be reconfigured, and will continue to remain under said Contract. The Lot Line Adjustment will result in three (3) reconfigured separate parcels totaling 960 +/- acres, allowing the continued agricultural utilization of the land;

WHEREAS, the Board of Supervisors finds that the proposed Lot Line Adjustment of property owned by Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007, is consistent with policies of the Monterey County General Plan, the South County Area Plan, regulations in the Zoning and Subdivision Ordinance (Title 21 and Title 19 of the Monterey County Code), Section 51257 of the California Government Code (Williamson Act), Board of Supervisors Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts), and Land Conservation Contract No. 69-28a as evidenced below;

WHEREAS, the Board of Supervisors, having considered the application(s) to add 160 acres to existing Agricultural Preserve Land Conservation Contract No. 69-28a and Lot Line Adjustment of Williamson Act lands and the evidence related thereto, finds and declares the following:

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY AND SITE SUITABILITY – The Lombardo Lot Line Adjustment and amendment to an existing Williamson Act Contract, as described in Condition No. 1, and as conditioned, conforms to the Plans, Policies, requirements and standards of the Monterey County General Plan, South County Area Plan, Subdivision Ordinance (Title 19), Monterey County Zoning Ordinance (Title 21) and Section 51257 of the California Government Code (Williamson Act). The properties are located at Hare Canyon Road, San Miguel, California, approximately 6.5 miles due northeast from the town of Bradley (Assessor’s Parcel Numbers 423-111-011-000, 423-111-010-000 and 423-111-009-000) in the South County Plan Area.

The site is suitable for the proposed use. The parcels are zoned “PG/160” (Permanent Grazing, minimum building site of 160 acres. The subject properties are in compliance with all rules and regulations pertaining to zoning uses and meet the minimum site development standards of other applicable provisions of Title 21, and therefore suitable for the proposed development.

EVIDENCE:(a) The text, policies, and regulations in the above documents have been evaluated during the course of the review of the application. No conflicts between the above documents and the application are found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.

(b) Policy No. AG-1.4 of the 2010 General Plan encourages conservation of viable agricultural lands. The resulting Lot Line Adjustment is consistent with this Policy and will not alter the continued agricultural use if ever leased or sold separately. No new development is proposed. The intent of the Lot Line Adjustment is to re-align all the parcels so as to maximize their respective frontages on Hare Canyon Road and to move their respective acreage entirely to one side (or the other) of Hare Canyon Road. Therefore, the lot reconfiguration will enhance the agricultural use of the parcels by increasing potential accessibility.

(c) The following agencies have reviewed the project: Monterey County Water Resources Agency, the Monterey County Public Works Department, the Monterey County Environmental Health Bureau, and Cal-Fire (South County). There has been no indication from these agencies that the site is not suitable.

(d) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.

- 2. FINDING: CONFORMING PARCELS** – The parcels resulting from the Lot Line Adjustment conform to Title 21.
- EVIDENCE:**(a) The proposed Lot Line Adjustment is consistent with the lot area and setback requirements for parcels with the "PG/160" zoning designation, as the resultant parcels will all be in excess of a160 acres in size.
(b) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.
- 3. FINDING: CONTIGUOUS LOTS OF RECORD** - The Lot Line Adjustment is between three (3) existing contiguous lots of record.
- EVIDENCE:**The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.
- 4. FINDING: NO NEW LOTS CREATED** -A greater number of parcels than originally existed will not be created as a result of the Lot Line adjustment.
- EVIDENCE:**The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.
- 5. FINDING: CEQA (Exempt)** - The proposed project will not have a significant environmental impact.
- EVIDENCE:**(a) Section 15305(a) of the CEQA Guidelines categorically exempts minor Lot Line Adjustments from environmental review.
(b) Section 15317 of the CEQA Guidelines categorically exempts projects that involve the establishment of Williamson Act agricultural preserves.
(c) Based on review of the project plans, staff has determined that approval of the project would not result in any potentially adverse impacts. No additional development is proposed with this project. Any future development of the reconfigured parcels shall be limited to allowed "compatible uses" allowed pursuant to Board of Supervisors Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts); in particular, residential development shall be limited to single family dwellings when shown to be incidental to the agricultural use of the land for the residence of the owner, the family of the owner, the lessee of the land, the family of the lessee, persons employed by the owner or lessee, and the family of employee or lessee.
- 7. FINDING: PUBLIC NOTICE** - Public notice of the pending Lot Line Adjustment was provided pursuant to Section 19.09, Title 19, Monterey County Code (Subdivisions).
- EVIDENCE:**Materials in the project file.
- 8. FINDING: HEALTH & SAFETY** - The establishment, maintenance, and operation of the proposed development 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 or to the general welfare of the County.
- EVIDENCE:**Preceding findings and supporting evidence.

WHEREAS, California Government Code Section 51257 requires that certain findings be made by the Board of Supervisors to facilitate lot line adjustments of Williamson Act land;

WHEREAS, the Board of Supervisors further finds that the subject application for a Lot Line Adjustment is consistent with California Government Code Section 51257 (Williamson Act). Specifically, the Board finds and declares the following:

**FINDINGS AND EVIDENCE TO ALLOW THE LOT LINE ADJUSTMENT OF
PROPERTY FOR LANDS IN WILLIAMSON ACT**

9. FINDING: Land Conservation Contract No. 69-28a, applicable to the three (3) reconfigured parcels, would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the partially rescinded contract.

EVIDENCE:The term of the original Land Conservation Contract No. 69-28a was for an initial period of 20 years, which renews annually on each succeeding January 1. The new contract or contracts for the reconfigured parcels, propose an initial term of 20 years, which also renew annually on each succeeding January 1.

10. FINDING: The Lot Line Adjustment will not cause a net decrease in the amount of the acreage restricted under the current contracts.

EVIDENCE: (a) The total acreage under the agricultural preserve contract, that is the subject of the proposed Lot Line Adjustment, is approximately 4,209 +/- acres. The Lot Line Adjustment will reconfigure a portion of the three (3) parcels, and will add the acreage under Assessor's Parcel Number 423-111-010-000, thereby resulting in a net increase of approximately 160 acres to the existing 4,209 +/- acres presently under Contract 69-28a.

(b) Government Code Section 51257 states that in cases where parcels involved in a lot line adjustment are subject to a contract to be rescinded, this finding will be satisfied if the aggregate acreage of the land restricted by the new contract is at least as great as the aggregate acreage restricted by the rescinded contract.

(c) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.

11. FINDING: At least 100 percent of the land under the former contract or contracts remains under the new contract or contracts.

EVIDENCE:The new proposed Contract No. 69-28a will continue to cover all of the acreage under the original Contract No. 69-28a.

12. FINDING: The reconfigured parcels will be large enough to continue to sustain their agricultural use.

EVIDENCE:(a) The reconfigured parcels will consist of 593.9 +/- acres (proposed Parcel 1); 194.8 +/- acres (proposed Parcel 2), and 171.3 +/- acres (proposed Parcel 3). All of the acreage on all of the parcels will continue to be utilized only for the grazing of cattle.

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

(c) County of Monterey Board of Supervisors Resolution No. 03-383 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 4,369 +/- acres in agricultural preserve.

(d) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.

13. FINDING: The reconfigured parcels will not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

EVIDENCE: (a) The intent of the lot line adjustment is to re-align all the parcels so as to maximize their respective frontages on Hare Canyon Road and to move their respective acreage entirely to one side (or the other) of Hare Canyon Road. The potential agricultural productivity of the parcels will not be compromised.
(b) No new development is proposed for the sites, which will continue to be used for agriculture. Any future new development shall be limited to allowed “compatible uses” allowed pursuant to Board Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts).
(c) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.

14. FINDING: The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

EVIDENCE: The subject parcels are designated as Permanent Grazing with minimum building sites of 160 acres. The Lot Line Adjustment will enhance current agricultural operations on the subject properties and on adjacent properties by reconfiguring all three (3) parcels so that they have improved access to Hare Canyon Road. Adjacent lands will not be impacted.

15. FINDING: 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 County’s General Plan.

EVIDENCE: (a) Three (3) existing parcels will be re-aligned to result in three (3) parcels.
(b) No new development is proposed for the sites, which will continue to be used for agriculture. Any future new development shall be limited to allowed “compatible uses” allowed pursuant to Board Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts).
(c) The application and plans for a Lot Line Adjustment found in the project file no. PLN140484.

DECISION

NOW THEREFORE, IT IS HEREBY RESOLVED that in order to facilitate the Lot Line Adjustment of agricultural preserve lands, the Board approves the Owners’ application to add 160 acres to Agricultural Preserve No. 69-28a and adds Assessor’s Parcel Number 423-111-010-000 (160 acres) to Agricultural Preserve and Land Conservation Contract No. 69-28a;

IT IS FURTHER RESOLVED that in order to facilitate the Lot Line Adjustment of agricultural preserve lands, the Board rescinds a portion of the existing Land Conservation Contract No. 69-28a as it applies to the reconfigured parcels, and simultaneously executes a new or amended Land Conservation Contract or Contracts, which shall be applicable to the reconfigured parcels, consistent with Section 51257 of the State of California Government Code (Williamson Act),

pending receipt of new legal descriptions for the proposed reconfigured parcels and the execution of the new or amended contract or contracts by the property owners;

IT IS FURTHER RESOLVED that, consistent with Government Code Section 51257, the Board authorizes the Chair to sign a new or amended Land Conservation Contract or Contracts to add 160 acres to Agricultural Preserve and Land Conservation Contract No. 69-28a;

IT IS FURTHER RESOLVED that, consistent with Government Code Section 51257, the Board authorizes the Chair to sign a new or amended Contract or Contracts to simultaneously rescind a portion of the existing Land Conservation Contract No 69-28a as applicable to the reconfigured parcels only, and to execute a new or amended Land Conservation Contract or Contracts, which shall be applicable to the reconfigured parcels;

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

IT IS FURTHER RESOLVED that the Legal Descriptions shall be reviewed for accuracy by County Staff of the RMA- Planning Department, the County Surveyor, and the Assessor's Office, prior to recordation of the new or amended Land Conservation Contract or Contracts;

IT IS FURTHER RESOLVED that the Clerk of the Board is directed to record said new or amended Contract or Contracts to add 160 acres to Agricultural Preserve and Land Conservation Contract No. 69-28a upon execution by the parties and submittal of recording fees by the property owner(s) of record;

IT IS FURTHER RESOLVED that the Clerk of the Board is directed to record said new or amended Contract or Contracts upon recordation of the Certificates of Compliance for the reconfigured parcels, completion of the legal description or descriptions, and execution by the Chair subject to the submittal of the appropriate recording fees by the property owners of record.

IT IS FURTHER RESOLVED that the Board of Supervisors hereby approves said Lot Line Adjustment, subject to the attached conditions and lot line adjustment maps.

PASSED AND ADOPTED on this 10th day of March, 2015, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

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

Dated:

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

By _____
Deputy

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Monterey County RMA Planning

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

PLN140484

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN140484) allows an exchange of land between three (3) legal lots of record of approximately 640.0 acres (Parcel 1/APN: 423-111-011-000), 160.0 acres (Parcel 2/APN: 423-111-010-000), and 160.0 acres (Parcel 3/APN: 423-111-009-000), resulting in three (3) lots of 593.9 acres (Parcel A), 194.8 acres (Parcel B), and 171.3 acres (Parcel C) respectively. The properties are located off Hare Canyon Road/Bradley Road, San Miguel, 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 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 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 15-____) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Number's 423-111-011-000, 423-111-010-000, and 423-111-009-000 on March 10, 2015. The permit was granted subject to six (6) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to recordation of the Certificates of Compliance. (RMA - Planning)

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

3. PD037 - WILLIAMSON ACT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Land Conservation contract or contracts with the Board of Supervisors of the County of Monterey to add 160 acres to Agricultural Preserve and Land Conservation Contract No. 69-28a, and 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. The Amendment to add 160 acres to Agricultural Preserve and Land Conservation Contract No. 69-28a shall be recorded upon execution by the parties and submittal of recording fees by the property owners of record. The new or amended contract or contracts which shall be applicable to the reconfigured parcels shall be recorded after the recordation of the Certificates of Compliance. The Applicant shall submit a check, payable to the Monterey County Recorder, for the appropriate fees to record the new or amended Land Conservation Contract or Contracts.

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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

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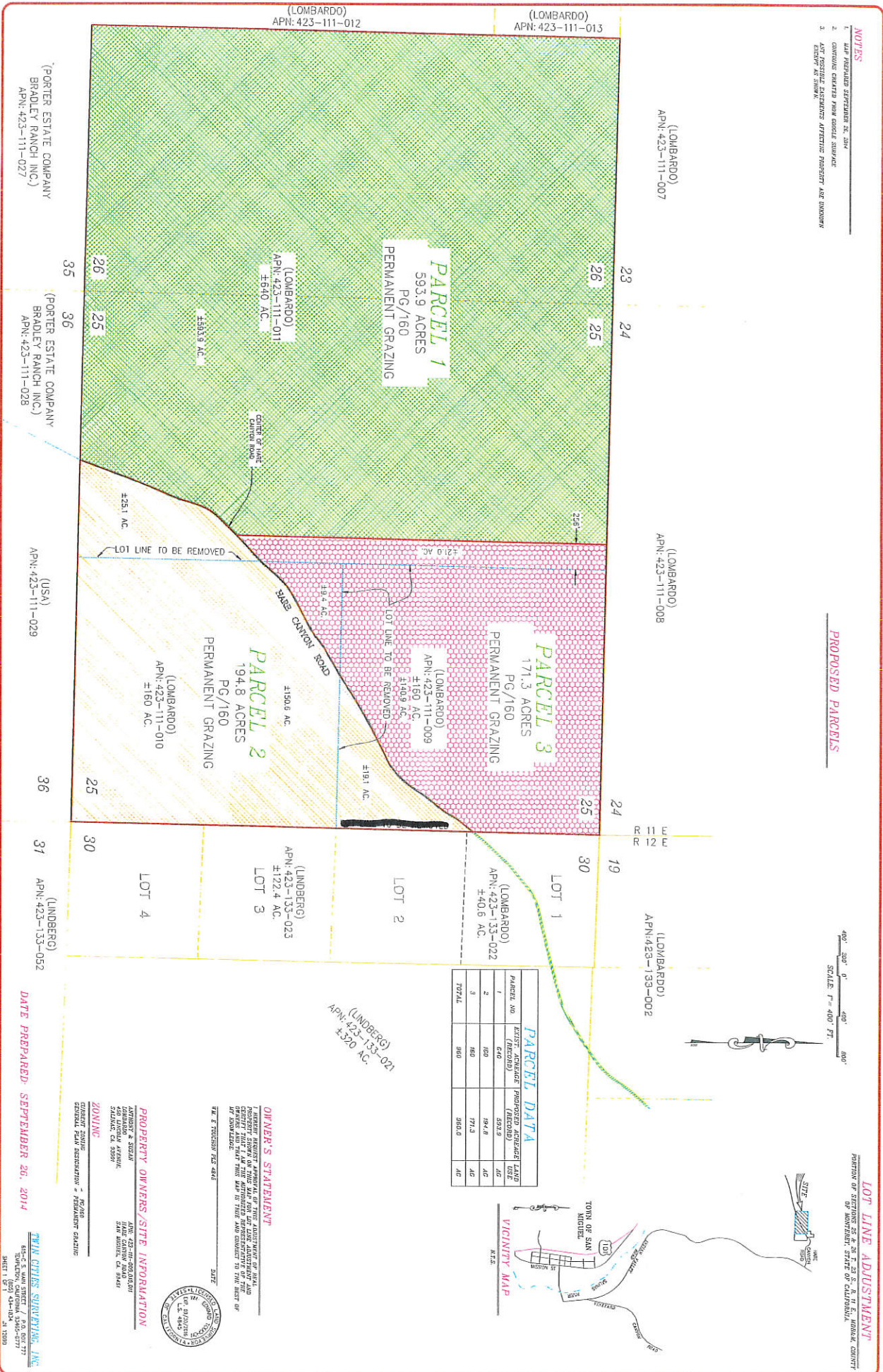
- NOTES:**
1. DATE PREPARED SEPTEMBER 26, 2014
 2. CONTINGENT ON APPROVAL FROM LOCAL AGENCIES
 3. ALL RIGHTS RESERVED. THIS PLAN IS VALID ONLY AS SHOWN.

PROPOSED PARCELS

400' 200' 0' 400' 100'
SCALE: 1" = 400' FT.

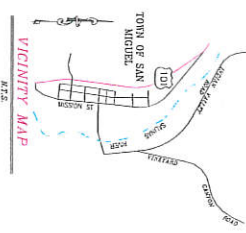
LOT LINE ADJUSTMENT

PORTION OF SECTION 25 & T. 23 S., R. 11 E., MURKIN COUNTY OF SANBORN, STATE OF CALIFORNIA.



PARCEL DATA

PARCEL NO	EST. ACRES	PROPOSED PERMANENT GRAZING USE (AC)
1	593.9	593.9
2	194.8	194.8
3	171.3	171.3
TOTAL	960.0	960.0



OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF BOUNDARIES AND CENTER POINT FOR THE AUTOMATIC REPERMITS OF THE CENTER POINT OF THE BOUNDARIES OF THE PARCELS SHOWN ON THIS PLAN AND SUBJECT TO THE REST OF THE PLAN.

DATE: _____

PROPERTY OWNERS/SITE INFORMATION

AMADOR & SUSAN
455 LINDSEY AVENUE
SAN MIGUEL, CA 95051

APN: 423-111-001/002
SAN MIGUEL, CA 95051

ZONING

COUNTY ZONING REGULATION - PG/160
GENERAL PLAN REGULATION - PERMANENT GRAZING

TWIN CITIES SURVEYING, INC.
681-C S. MAIN STREET / P.O. BOX 377
TULUKE, CALIFORNIA 95965-0377
SHEET 1 OF 1

DATE PREPARED: SEPTEMBER 26, 2014

(PORTER ESTATE COMPANY
BRADLEY RANCH INC.)
APN: 423-111-027

(PORTER ESTATE COMPANY
BRADLEY RANCH INC.)
APN: 423-111-028

(USA)
APN: 423-111-029

(LINDBERG)
APN: 423-133-052

(LINDBERG)
APN: 423-133-021

(LOMBARDO)
APN: 423-111-012

(LOMBARDO)
APN: 423-111-011

(LOMBARDO)
APN: 423-111-009

(LOMBARDO)
APN: 423-111-008

(LOMBARDO)
APN: 423-111-010

(LOMBARDO)
APN: 423-111-007

(LOMBARDO)
APN: 423-111-002

(LOMBARDO)
APN: 423-111-003

(LOMBARDO)
APN: 423-111-004

(LOMBARDO)
APN: 423-111-005

(LOMBARDO)
APN: 423-111-006

(LOMBARDO)
APN: 423-111-007

(LOMBARDO)
APN: 423-111-008

(LOMBARDO)
APN: 423-111-009

(LOMBARDO)
APN: 423-111-010

(LOMBARDO)
APN: 423-111-011

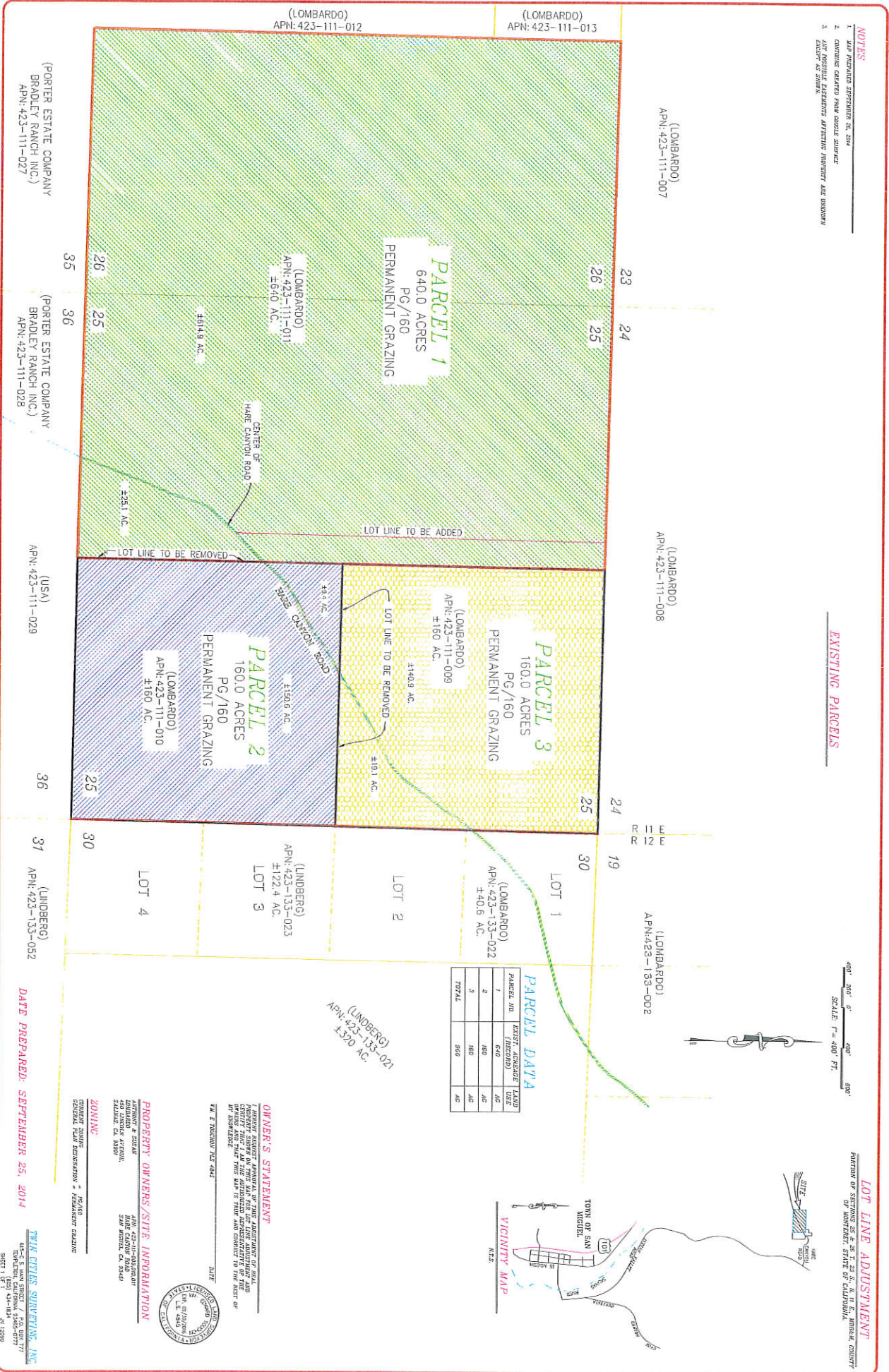
(LOMBARDO)
APN: 423-111-012

- NOTES**
1. MAP PREPARED SEPTEMBER 25, 2014
 2. CONTAINS CALCULATED FROM GOOGLE SOURCE
 3. ALL POSSIBLE EASEMENTS AFFECTING PROPERTY ARE SHOWN

EXISTING PARCELS

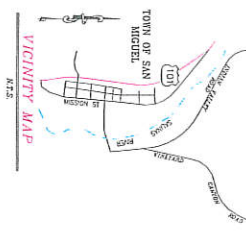
400' 200' 0' 400' 800'
SCALE: 1" = 400' FT.

LOT LINE ADJUSTMENT
CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



PARCEL DATA

PARCEL NO.	EXIST. ACREAGE (RECORD)	LAND USE
1	640	AG
2	160	AG
3	160	AG
TOTAL	960	AG



(LINDERBERG)
APN: 423-133-021
1.570 AC.

OWNER'S STATEMENT
I HEREBY REQUEST APPROVAL OF THIS ADJUSTMENT OF REAL PROPERTY SHOWING ON THIS MAP FOR THE ADJUSTMENT AND DIVISION AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

PROPERTY OWNERS/SITE INFORMATION
ARTHUR W. STEIN
450 TOWNSEND AVENUE
SUNNYVALE, CA 94089

ZONING:
CONCEPT ZONING RECOMMENDATION = RESIDENT GRAZING



(PORTER ESTATE COMPANY
BRADLEY RANCH INC.)
APN: 423-111-027

(PORTER ESTATE COMPANY
BRADLEY RANCH INC.)
APN: 423-111-028

(USA)
APN: 423-111-029

(LINDERBERG)
APN: 423-133-052

DATE PREPARED: SEPTEMBER 25, 2014

TRIN CITIES SURVEYING, INC.
615-S. MAIN STREET, # 202, SUITE 277
SUNNYVALE, CA 94089
(925) 534-1834
SHEET 11 OF 13

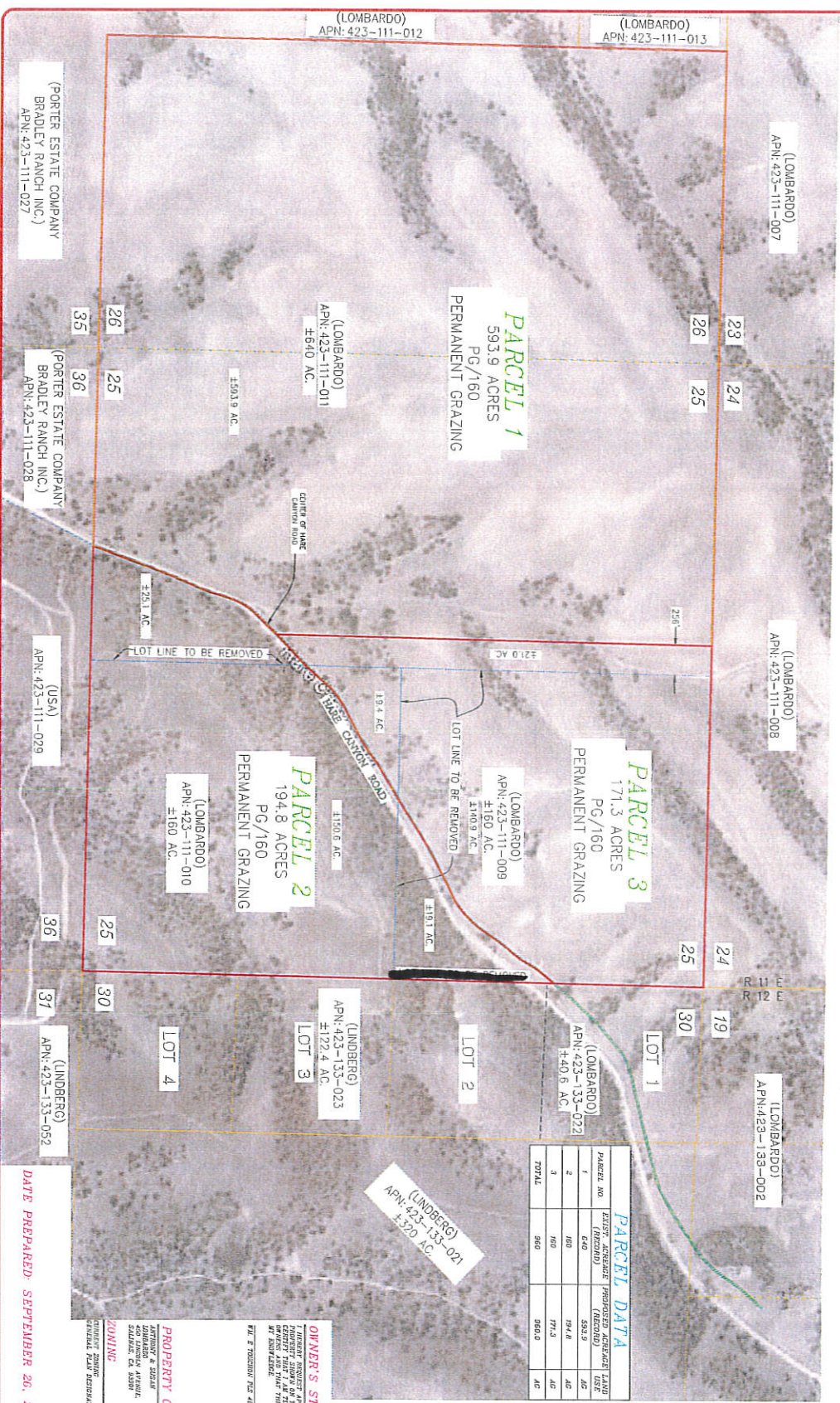
- NOTES**
1. MAP PREPARED SEPTEMBER 20, 2014
 2. DIMENSIONS OBTAINED FROM AERIAL SURVEY
 3. ALL POSSIBLE PLACEMENTS ADJUSTING PROPERTY AND INDEMNITY EXCEPT AS SHOWN

PROPOSED PARCELS

400' 200' 0' 400' 800'
SCALE 1" = 400' FT.

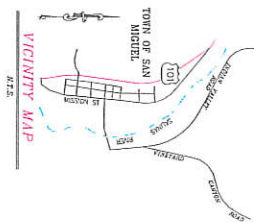
LOT LINE ADJUSTMENT

PORTION OF SECTIONS 24 & 25 T. 23 S. & 1 E. TOWN OF SAN MATEO, COUNTY OF NORTHERN CALIFORNIA



PARCEL DATA

PARCEL NO.	EXIST. ACRES (RECORD)	PROPOSED ACRES (RECORD)	ADJUSTED ACRES (USP)
1	640	593.9	AC
2	180	194.8	AC
3	160	171.3	AC
TOTAL	980	960	AC



OWNER'S STATEMENT

I HEREBY REQUEST APPROVAL OF THIS INSTRUMENT OF REAL PROPERTY RIGHTS ON THIS MAP FROM THE CITY ENGINEER AND COUNTY ENGINEER AND STATE THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: E. TORRENO, PLS. 844 DATE: _____



PROPERTY OWNERS/SITE IMPROVEMENT

AGRICULTURE & BUREAU
LINDENBERG & PARTNER
SANTA ANITA, CA 94060

PORTER ESTATE COMPANY
BRADLEY RANCH INC.
SAN MARINO, CA 91766

DATE PREPARED: SEPTEMBER 20, 2014

TWIN CITIES SURVEYING, INC.
515-C-2, MAIN STREET / SUITE 100, 777
SANTA ANITA, CA 94060
TEL: (909) 434-1344 FAX: (909) 434-1329

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