

Attachment A

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DRAFT RESOLUTION

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

In the matter of the application of:

CA RANCHES LLC AND REYNOLDS LAND & CATTLE CO. (PLN230230)

RESOLUTION NO. 25--

Resolution by the Board of Supervisors of the County of
Monterey:

1. Finding the project qualifies for a Class 5 categorical exemption as a minor lot line adjustment which does not result in any changes in land use or density pursuant to California Code of Regulations (CCR) Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to CCR Section 15300.2 of the CEQA Guidelines;
2. Approving a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres subject to Agricultural Preserve and Land Conservation Contract No. 68-34 established by County pursuant to Board of Supervisors' Resolution No. 68-56-34 and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres subject to Agricultural Preserve and Land Conservation Contract No. 69-2 established by County pursuant to Board of Supervisors' Resolution No. 69-35-2, resulting in two legal lots, consisting of 254.65 acres (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Land Conservation Contracts;
3. Authorizing the Chair to execute new or amended Land Conservation Contract(s) in order to rescind a portion of the existing Land Conservation Contract(s) as applicable to the reconfigured lots only and simultaneously 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, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
4. Directing the Clerk of the Board to record the new or amended Land Conservation Contract or Contracts with the County Recorder and file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owners of record in conformance with the attached Lot Line Adjustment map.

CA RANCHES LLC and REYNOLDS LAND & CATTLE CO.
(PLN230230) LOCATED OFF OF LONOAK ROAD, KING
CITY, CENTRAL SALINAS VALLEY AREA PLAN (APNs:
419-151-014-000 & 419-151-015-000)

The CA RANCHES LLC and REYNOLDS LAND & CATTLE CO. application (PLN230230) came on for a public hearing before the Board of Supervisors of the County of Monterey on October 15, 2024, and June 24, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has processed the subject Lot Line Adjustment Permit Application (HCD-Planning File No. PLN230230 / CA Ranches LLC [CA Ranches] and Reynolds Land and Cattle Co. [Reynolds]).
- EVIDENCE:**
- a) On August 1, 2023, pursuant to Monterey County Code (Title 21) Chapter 19.09, CA Ranches LLC and Reynolds Land and Cattle Co. (applicants) filed an application for a Lot Line Adjustment between two (2) legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres subject to Agricultural Preserve and Land Conservation Contract No. 68-34 established by County pursuant to Board of Supervisors' Resolution No. 68-56-34 and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres subject to Agricultural Preserve and Land Conservation Contract No. 69-2 established by Board of Supervisors' Resolution No. 69-35-2, with the intent to reconfigure Parcel 1 (Assessor's Parcel Number 419-151-015-000) and Parcel 2 (Assessor's Parcel Number 419-151-014-000) into two (2) legal lots, 254.65 (adjusted Parcel 1A) and 605.12 acres (adjusted Parcel 2A) located off of Lonoak Road, King City, Central Salinas Valley Area Plan.
 - b) The project was referred to the Agricultural Advisory Committee (AAC) for review. The AAC, at a duly noticed public meeting at which all persons had an opportunity to be heard, reviewed the proposed Lot Line Adjustment on June 27, 2024. See Finding No. 2 (Consistency), Evidence "k".
 - c) The project was referred to the South County Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly noticed public meeting at which all persons had an opportunity to be heard, reviewed the proposed Lot Line Adjustment on June 18, 2025.
 - d) On October 15, 2024, after review of the application and submitted documents, and a duly noticed public hearing at which all persons had the opportunity to be heard, the Board of Supervisors continued the project to allow for additional time for staff to conduct a parcel legality status determination. (See Finding 2. Evidence c) Lot Legality below).

- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File No. PLN230230; Clerk of the Board of Supervisors' file(s).

2. **FINDING:**

CONSISTENCY – The Project, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan and Central Salinas Valley Area Plan, the requirements of the subdivision ordinance and zoning ordinance (Title 19 and 21, respectively), and Section 51257 of the California Government Code (Williamson Act).

EVIDENCE:

- a) The properties are located off of Lonoak Road, King City, Central Salinas Valley Area Plan (Accessors Parcel Numbers: 419-151-014-000 & 419-151-015-000).
- b) Allowed Uses. The project involves a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres, resulting in two legal lots, 254.65 (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2). Parcel 1 is split zoned Permanent Grazing, 40 acres per unit [PG/40], and Farmland, 40 acres per unit [F/40] while Parcel 2 is zoned Permanent Grazing, 40 acres per unit [PG/40]. The current use of the properties is cattle grazing, with no changes proposed. Cattle grazing is consistent with the applicable agricultural zoning designations.
- c) Lot Legality. Parcel 1 (388 acres in size) is identified in its current configuration, and under separate ownership, as the North half and the North half of the Southeast quarter of Section 28, in Township 19 South, Range 9 East of Mount Diablo and Meridian, as described and recorded in the original patent on March 1, 1909; excluding a portion of the Southwest quarter of the Northwest quarter, as described in the Grant Deed to Eades recorded on March 30, 1918, in Book 156, Page 427 of Deeds, in Monterey County Records of Section 28, Township 19 South, Range 9 East, Mount Diablo and Meridian. Parcel 2 (471.77 acres in size) is identified in its current configuration, and under separate ownership, as the Southwest quarter and West half of the Southeast quarter of Section 35, the East half of the Southeast quarter of Section 27, in Township 19 South, Range 9 East of Mount Diablo and Meridian. The South half of the North half of Section 27, in Township 19 South, Range 9 East of Mount Diablo Base and Meridian; excluding the portion illustrated in the Survey of Certain Parcels for Exchanges of Deeds prepared in January 1926. And the North half of the Northeast quarter of Section 27, in Township 19 South, Range 9 East of Mount Diablo Base and Meridian as described as Lot 4 on the Survey of Certain Parcels for Exchange of Deeds prepared in January 1926. Therefore, the County recognizes Parcels 1 and 2 as being legal lots of record.
- d) Williamson Act Contracts. Currently, both Parcel 1 and Parcel 2 are under Williamson Act Agricultural Preserve (AGP) and Land Conservation Contract (LCC). Parcel 1 is located in AGP/LCC No. 69-2, established by Board of Supervisor Resolution No. 69-35-2 and

Parcel 2 is located in AGP/LCC No. 68-34, established by Board of Supervisor Resolution No. 68-56-34.

- e) The purpose of the Lot Line Adjustment is for CA Ranches LLC (CA Ranches) (owner of Parcel 2) to acquire 133.35 acres from Reynolds Land & Cattle Co. (Reynolds) (owner of Parcel 1) to provide CA Ranches with direct access from Lonoak Road. Both parcels are currently undeveloped with the principal use being cattle grazing. The agricultural uses on Parcel 1 and Parcel 2 are compatible with AGP/LCC No. 69-2 (Document No. 05436, Reel 595, Pages 212 to 222) established pursuant to Board of Supervisors Resolution No. 69-35-2 dated January 23, 1969, and AGP/LCC No. 34 (Document No. 05591, Reel 545, Pages 806 to 822) established pursuant to Board of Supervisors Resolution No. 68-56-34 dated February 27, 1968.
- f) The lot line adjustment would require that the Williamson Act contracts 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 current agricultural operations at the site; nor change the collective exterior boundaries of the adjacent Williamson Act Contracts.
- g) Adjusted Parcels 1 and 2 will continue to be in conformance with the minimum lot size requirements of F/40 and PG/40 zoning districts. The Lot Line Adjustment will result in two legal lots consisting of 254.65 acres (adjusted Parcel 1 [owned by Reynolds]) and 605.12 acres (adjusted Parcel 2 [owned by CA Ranches]). Both properties continuing to contain more than 40 acres.
- h) No changes to the use of the property or the construction of structures are proposed as part of this Lot Line Adjustment.
- i) The proposed Lot Line Adjustment would promote appropriate and orderly growth and development while protecting desirable land uses, in this case, agricultural land uses pursuant to the General Plan Goal Policy 26. The proposed Lot Line Adjustment will provide for a superior lot configuration by allowing access to the resulting parcels directly from a public road eliminating the need for easements across land under separate ownership without impacting the ability of the properties to continue the grazing use.
- j) 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 2010 Monterey County General Plan and Central Salinas Valley Area Plan, the requirements of the subdivision ordinance and zoning ordinance (Title 19 and 21, respectively) and Section 51257 of the California Government Code (Williamson Act).
- k) Agricultural Advisory Committee (AAC). The project was referred to the Agricultural Advisory Committee (AAC) for review on June 27, 2024. The AAC unanimously recommended approval by a vote of 10 – 0, with 2 members absent, to support the project.
- l) Land Use Advisory Committee (LUAC). Based on the Land Use Advisory Committee (LUAC) Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it involves a lot line adjustment with

parcels under Williamson Act contracts (see Evidence “d”). The project was referred to the South County LUAC for review on June 18, 2025. The LUAC vote was verbally provided to the Board prior to adoption of this resolution.

- m) The application, project map, and related support materials submitted by the project applicant to the Department of Housing and Community Development – Planning of the County of Monterey (HCD-Planning) for the proposed development found in Project File PLN230230.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the South County Fire Protection District. Conditions recommended by HCD-Planning, Environmental Health Bureau, and HCD Environmental Services 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. The use of the properties will not change as a result of the Lot Line Adjustment.
 - c) The application, project map, and related support materials submitted by the project applicant to HCD-Planning for the proposed development found in Project File PLN230230.

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, HCD-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) The Environmental Health Bureau (EHB) reviewed the project application and observed no wells or septic systems near the proposed lot line. EHB had no issues with the proposed Lot Line Adjustment.
 - c) The application, project map, and related support materials submitted by the project applicant to HCD-Planning for the proposed development found in Project File PLN230230.
 - d) No changes to the existing use or operations are proposed.

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 HCD - Planning and Building Services Department records and is not aware of any violations existing on the subject property.
 - b) There are no structures on the properties.
 - c) The application, project map, and related support materials submitted by the project applicant to HCD-Planning for the proposed Lot Line Adjustment found in Project File PLN230230.

5. **FINDING:**
- a) **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (EXEMPT)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. The proposed Lot Line Adjustment qualifies for a Class 5 categorical exemption as a minor lot line adjustment which does not result in any changes in land use or density; therefore, it is Categorically Exempt pursuant to California Code of Regulations (CCR) Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to CCR Section 15300.2 of the CEQA Guidelines.
 - b) California Environmental Quality Act (CEQA) Guidelines CCR 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 CCR Section 150305(a), which exempts 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 CCR Section 15300.2 apply to this project. 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. There are no significant cumulative effects from the Lot Line Adjustment on surrounding lands. There are no historical resources nor hazardous waste sites involved. The Lot Line Adjustment will not have a significant effect on the environment and qualifies for a categorical exemption as a minor alteration in land use. The proposed Lot Line Adjustment will not intensify the level of development allowed on the parcels.
 - d) The application, project map, and related support materials submitted by the project applicant to HCD-Planning for the proposed development found in Project File PLN230230.

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 subject Lot Line Adjustment is between two existing adjacent legal lots of record and will result in two lots of record.
 - b) No additional developable parcels will be created.
 - c) The parcels from the proposed lot line adjustment will conform to the County's General Plan, area plan, zoning and building ordinances. See evidence in Finding No. 1 and supporting evidence.
 - d) The application, project map, and related support materials submitted by the project applicant to HCD-Planning for the proposed development found in Project File PLN230230.

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) Parcel 1 is subject to LCC No. 69-2 which provides for a twenty-year term. Parcel 2 is subject to LCC No. 34 which provides for a ten-year term. The new or amended Williamson Act Contracts shall be applicable to the corresponding reconfigured parcels.
 - b) The terms of the original Land Conservation Contracts renew 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 additional year shall be added automatically to the initial term unless notice of nonrenewal is given.
 - c) The new or amended Land Conservation Contract(s) will rescind a portion of the existing Land Conservation Contract(s) as applicable to the reconfigured lots and simultaneously execute new or amended Land Conservation Contract(s) for the reconfigured lots between the County and the property owners reflecting the new legal descriptions, current ownership interests and incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures which provide for twenty year terms.

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 will adjust the legal lots of record; however, the adjustment will not result in a net loss of acreage under the Williamson Act Contracts. The total acreage of the proposed parcels will remain the same as the current acreage.
 - b) A condition of approval shall require that a surveyor prepare legal

descriptions for each newly configured parcel and submit them to HCD-Planning for review and approval for recordation with the Monterey County Assessor-Recorder's Office as attachments to the Certificates of Compliance for the reconfigured parcels.

- c) The application, plans, and related support materials found in HCD-Planning File No. PLN230230.

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 Contracts will continue to cover at least 90 percent of the lots which are subject to Land Conservation Contract No. 68-34 and Land Conservation Contract No. 69-2 as applicable.
- b) The application, plans, and related support materials found in HCD-Planning File No. PLN230230.

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 859.77 acres of land subject to Land Conservation Contract No. 68-34 and Land Conservation Contract No. 69-2.
- 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." All resulting parcels will be greater than 40 acres in size (minimum size of 254.65 acres and maximum size of 605.12 acres). Therefore, the adjusted parcels will be large enough to continue to sustain their agriculture use.
- c) The application, plans, and related support materials found in Planning File No. PLN230230.

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) Resulting Parcel 2 (owned by CA Ranches) will have direct access to Lonoak Road. Parcel 1 (owned by Reynolds) will continue to have direct access to Lonoak Road; therefore, the Lot Line Adjustment will allow the property owners to efficiently sustain and facilitate their existing agricultural operations.

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 either Permanent Grazing – 40-acre minimum Zoning District [PG/40] or Farmland– 40-acre minimum Zoning District [F/40], or a combination of both. The Lot Line Adjustment will not affect the current agricultural operations on the subject parcels or adjacent parcels. No physical development is proposed. The adjustment would not allow any uses that could not also occur under the current configuration.
 - b) The application, plans, and related support materials found in Planning File No. PLN230230.

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 reconfigured lots do not result in a greater number of developable parcels than existed prior to the adjustment. See Finding No. 6 and supporting evidence.
 - b) The application, plans, and related support materials found in Planning File No. PLN230230.

DECISION

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

1. Find the project qualifies for a Class 5 categorical exemption as a minor lot line adjustment which does not result in any changes in land use or density pursuant to California Code of Regulations (CCR) Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to CCR Section 15300.2 of the CEQA Guidelines;
2. Approve a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres subject to Agricultural Preserve and Land Conservation Contract No. 68-34 established by County pursuant to Board of Supervisors' Resolution No. 68-56-34 and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres subject to Agricultural Preserve and Land Conservation Contract No. 69-2 established by County pursuant to Board of Supervisors' Resolution No. 69-35-2, resulting in two legal lots, 254.65 (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Land Conservation Contracts;
3. Authorize the Chair to execute new or amended Land Conservation Contract(s) in order to rescind a portion of the existing Land Conservation Contracts as applicable to the reconfigured lots only and simultaneously 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, 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 record the new or amended Land Conservation Contract or Contracts with the County Recorder and file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owners of record in conformance with the attached Lot Line Adjustment map.

PASSED AND ADOPTED upon the motion of Supervisor _____, seconded by _____, and carried this 24th of June 2025 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 January 28, 2025.

Date:

File Number:

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

By _____
Deputy

County of Monterey HCD Planning

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

PLN230230

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This permit (PLN230230) allows a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres, resulting in two legal lots, 254.65 (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Contracts. The property is located off of Lonoak Road, King City (Assessor's Parcel Numbers 419-151-014-000 & 419-151-015-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Lot Line Adjustment (Resolution Number _____) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Numbers 419-151-014-000 & 419-151-015-000 on October 15, 2024. The permit was granted subject to 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.

3. PD037 - WILLIAMSON ACT

Responsible Department: Planning

Condition/Mitigation The property owner shall enter into a new or amended Agricultural Preserve Land
Monitoring Measure: 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)

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN230230. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

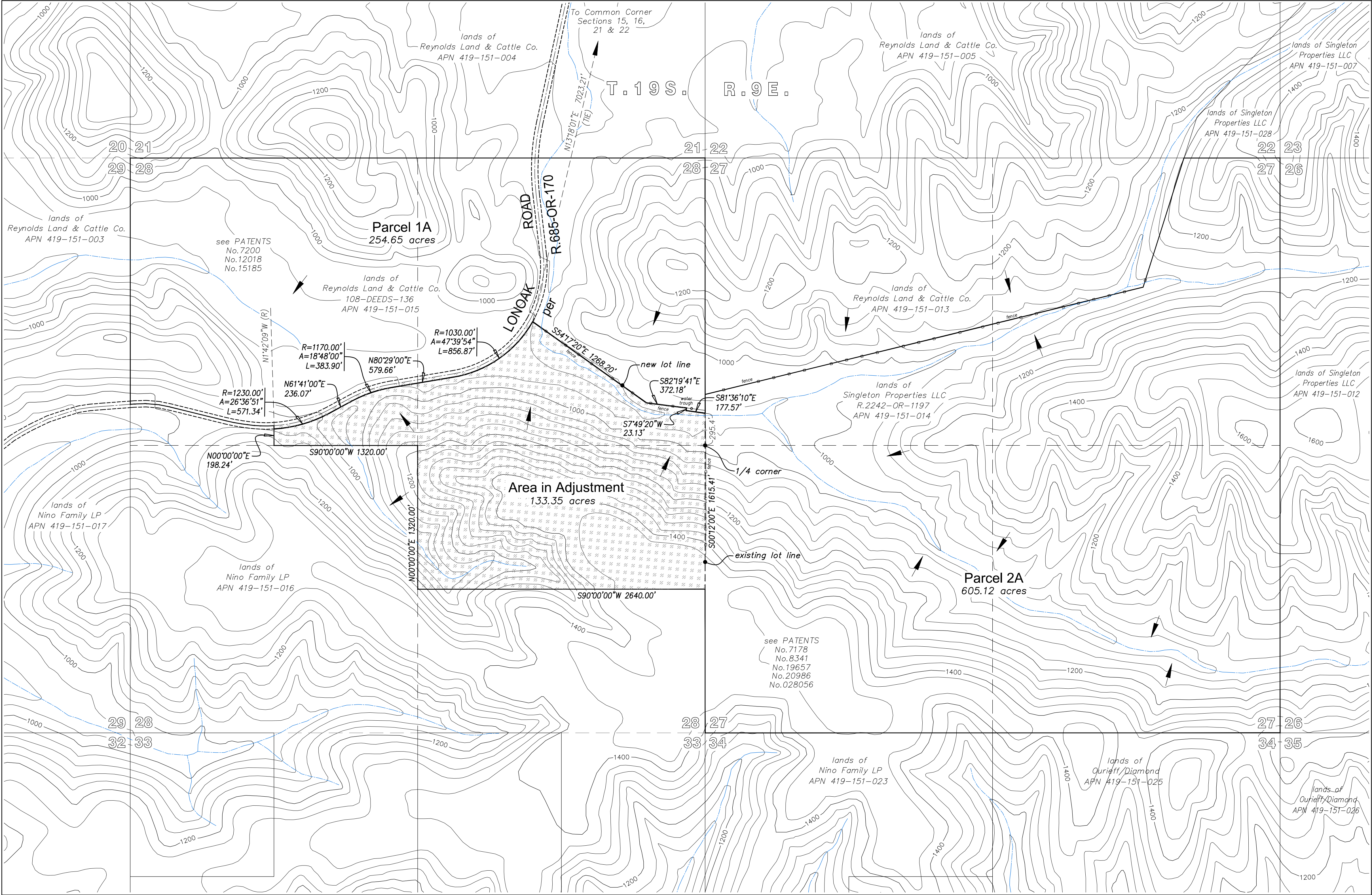
7. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: 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 final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (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 final/parcel 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

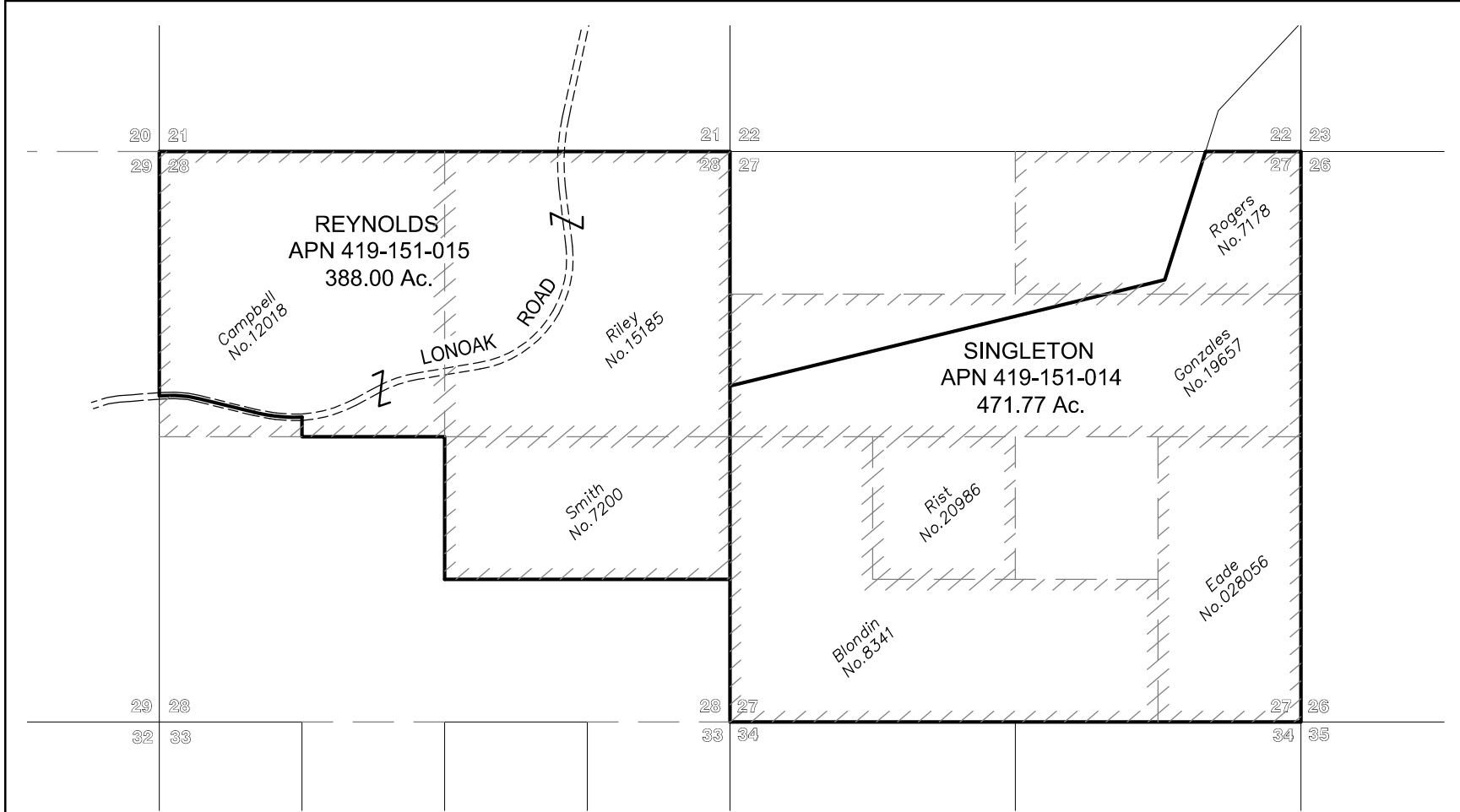
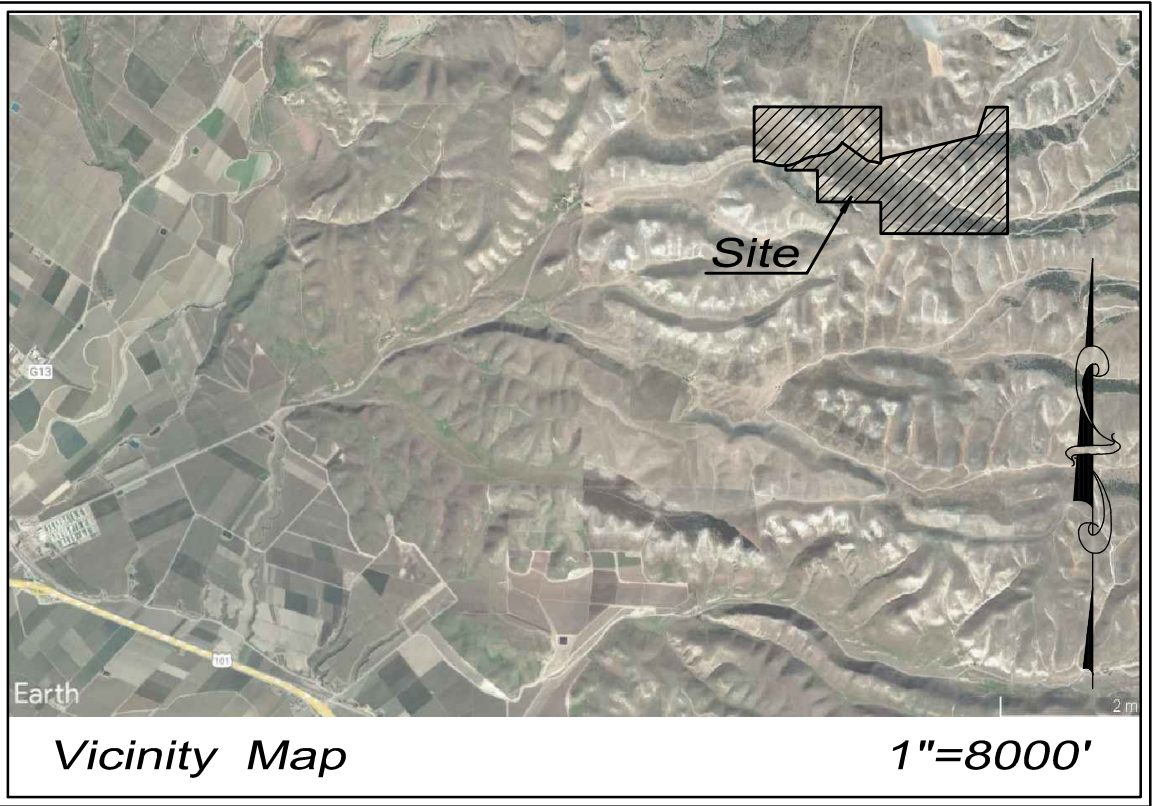


Lot Line Adjustment Notes

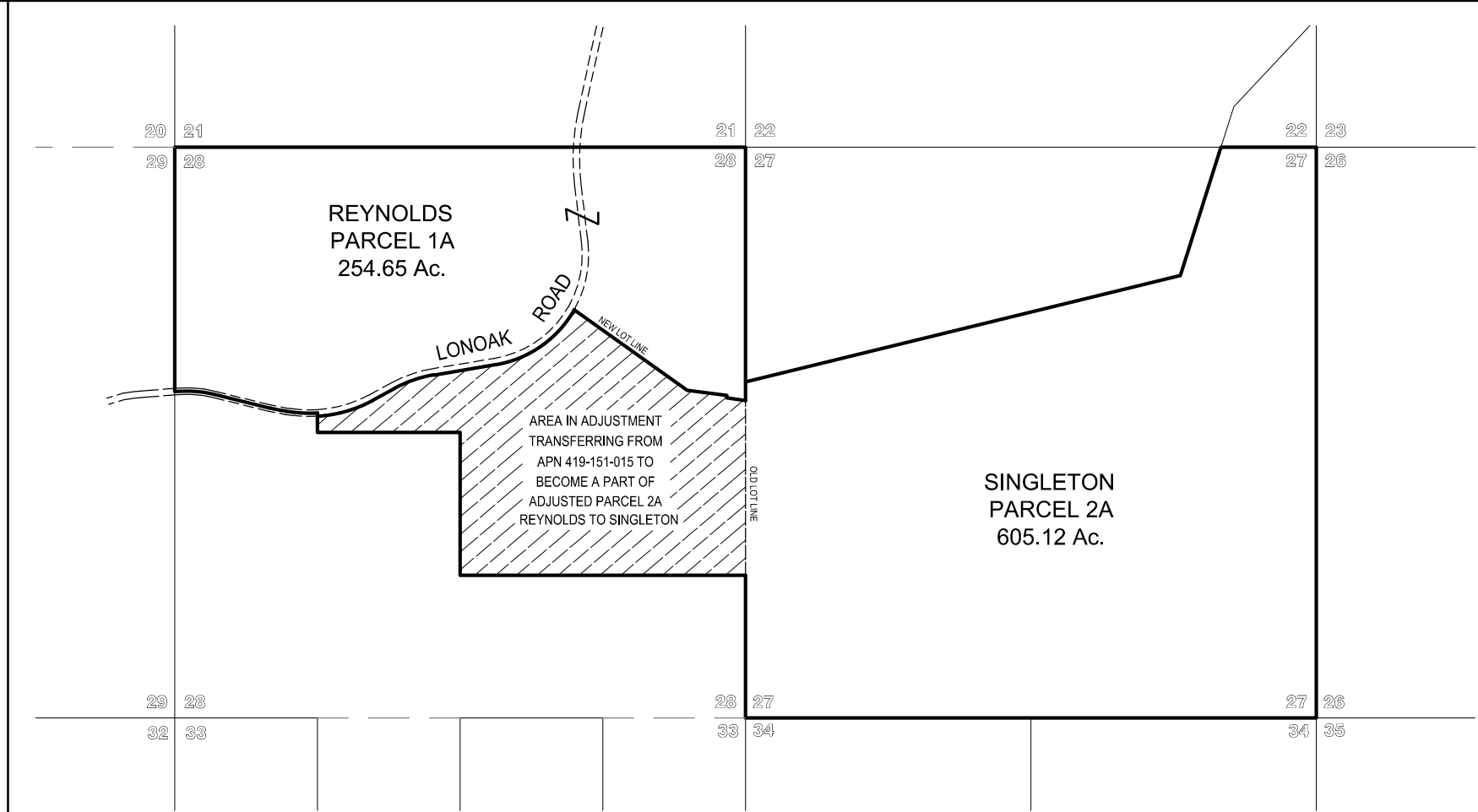
- THE AFFECTED REYNOLDS PROPERTY IS LOCATED IN SECTION 28 OF TOWNSHIP 19 SOUTH, RANGE 9 EAST, AND IS IDENTIFIED BY THE MONTEREY COUNTY ASSESSOR AS APN 419-151-015. CONDITION OF TITLE GUARANTEE A04038-CTG-160362 DESCRIBES THIS PROPERTY.
 - WE NOTE THAT SAID PORTION OF SECTION 28 IS COMPRISED OF THREE PATENTS, THEY ARE
 - GEO. SMITH, 1899, HOMESTEAD CERTIFICATE #7200.
 - JOHN CAMPBELL, 1889, HOMESTEAD CERTIFICATE #12018.
 - JAMES RILEY, 1891, HOMESTEAD CERTIFICATE #15185.
 - WE THEREFORE CONCLUDE THAT THE PORTION OF REYNOLDS PROPERTY UTILIZED FOR THE LOT LINE ADJUSTMENT IN SECTION 28 CONSISTS OF 3 SEPERATE LEGAL LOTS OF RECORD.
- THE AFFECTED SINGLETON PROPERTY IS LOCATED IN SECTION 27 OF TOWNSHIP 19 SOUTH, RANGE 9 EAST, AND IS IDENTIFIED BY THE MONTEREY COUNTY ASSESSOR AS APN 419-151-014. CONDITION OF TITLE GUARANTEE A04038-CTG-160314 DESCRIBES THIS PROPERTY.
 - WE NOTE THAT SAID PORTION OF SECTION 27 IS COMPRISED OF FIVE PATENTS, THEY ARE:
 - MARGARET E. ROGERS, 1878, HOMESTEAD CERTIFICATE #7178.
 - MAURICIO GONZALES, 1895, HOMESTEAD CERTIFICATE #19657.
 - HENRY M. RIST, 1905, HOMESTEAD CERTIFICATE #20986.
 - FRANCIS BLONDIN, 1904, HOMESTEAD CERTIFICATE #8341.
 - ELMER WAYNE EADE, 1938, HOMESTEAD CERTIFICATE #028056.
 - WE THEREFORE CONCLUDE THAT THE SINGLETON HOLDINGS IN SECTION 27 CONSIST OF 5 LEGAL LOTS OF RECORD.
- THIS PROJECT WILL ADJUST THE BOUNDARY LINE BETWEEN ASSESSED PARCELS 419-151-014 AND -015 TO PROVIDE SINGLETON PROPERTIES WITH AN ACCESSIBLE VEHICULAR ROUTE FROM THEIR EXISTING LAND HOLDINGS THROUGH BULL CANYON TO LONOAK ROAD, A COUNTY ROAD, AT A POINT ALONG LONOAK ROAD APPROXIMATELY 8 MILES EAST OF KING CITY.

General Notes

- DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATION IS BASED UPON RECORD DATA AND EXISTING FENCE LINES. NO BOUNDARY SURVEY HAS BEEN COMPLETED.
- DATUM IS NGVD 1929, SOURCED FROM USGS 7.5' QUADRANGLE SHEETS SAN LUCAS, NATTRASS VALLEY, PINALITO CANYON AND LONOAK, CALIF. CONTOUR INTERVAL IS 40 FEET.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD NOT DISCLOSED BY OLD REPUBLIC TITLE COMPANY CONDITION OF TITLE GUARANTEES NO. A04038-CTG-160314 AND NO. A04038-CTG-160362, BOTH DATED JUNE 14, 2022. MONTEREY COUNTY SURVEYORS, INC. SHALL BEAR NO RESPONSIBILITY FOR SAID EASEMENT(S), THEIR EXISTENCE OR LOCATION.
- NO PORTION OF THIS PROPERTY LIES WITHIN A MAPPED FLOODWAY OR FLOOD PLAIN AND IS NOT SUBJECT TO FLOODING DURING A 1% ANNUAL CHANCE EVENT PER FEMA FLOOD INSURANCE RATE MAPS 06053C0875G, 06053C125G AND 06053C1500G, EFFECTIVE DATE APRIL 2, 2009.
- EXISTING ZONING: APN 419-151-014 - PG/40 40, APN 419-151-015 - PG/40-F/40, NO CHANGE TO THESE ZONINGS ARE PROPOSED.
- EXISTING LAND USE: APN 419-511-014 - GRAZING, APN 419-151-015 - GRAZING-FARMLAND, NO CHANGE TO THESE LAND USES ARE PROPOSED.
- NO CHANGE TO EXISTING SURFACE DRAINAGE IS PROPOSED WITH THIS APPLICATION.
- NO EXISTING UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. NO NEW UTILITIES ARE PROPOSED.
- NO NEW BUILDINGS ARE PROPOSED.
- NO TREES ARE PROPOSED FOR REMOVAL.

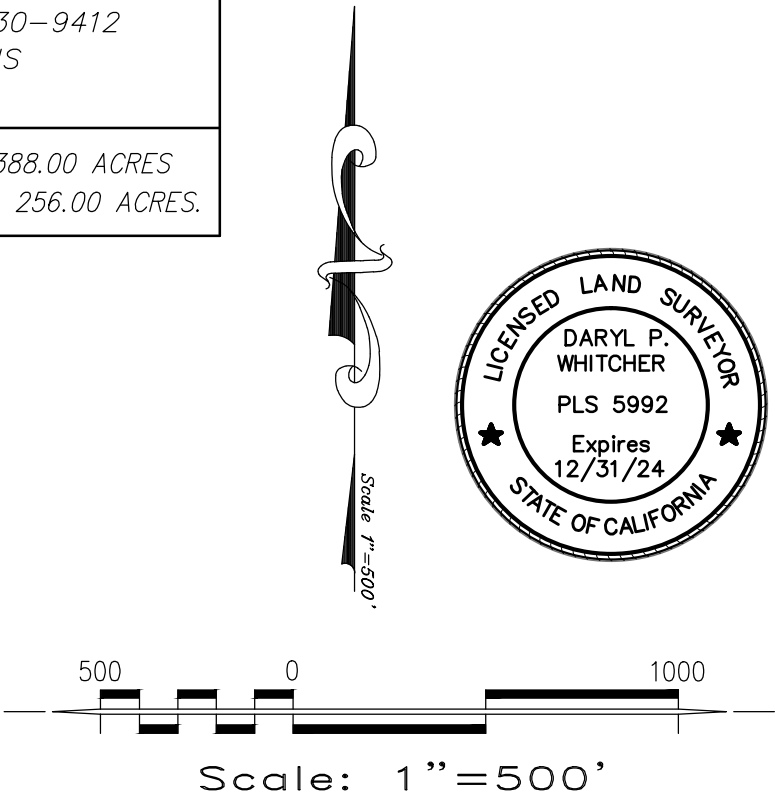


Existing Lots (per Mo. Co. Assessor)



Adjusted Lots

Owner's Data	
APN 419-151-014	APN 419-151-015
SINGLETON PROPERTIES LLC 90 SAN CRISTOBAL RANCH ROAD, LAMAR, NM. 87540-7519 ATTN: WILLIAM WHITNEY (831) 596-0575	REYNOLDS LAND & CATTLE CO. 54800 LONOAK ROAD, KING CITY, CA. 93930-9412 ATTN: DEANNA DAVIS (831) 385-5785
LOT SIZE (EXISTING) - 471.77 ACRES LOT SIZE (PROPOSED) - 603.77 ACRES	LOT SIZE (EXISTING) - 388.00 ACRES LOT SIZE (PROPOSED) - 256.00 ACRES.



PLN230230

MCS inc MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.824.1984
Serving Monterey County since 1937

Lot Line Adjustment Map
ADJUSTING THE BOUNDARY BETWEEN MONTEREY COUNTY ASSESSORS PARCEL NUMBERS 419-151-014 AND 419-151-015, SITUATE IN SECTIONS 27 & 28, TOWNSHIP 19 SOUTH, RANGE 9 EAST, MT. DIABLO BASE & MERIDIAN, MONTEREY COUNTY, CA

MADE FOR: **Reynolds Land & Cattle Company**

SCALE: 1"=500' JOB NO. 2021.074 DATE: APRIL 2024

SHEET **1** OF **1**