

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *RF*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE August 7, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contracts No. 1971-0418 and 1971-0028, Located on Albers and Ellenwood Roads, in the Waterford/Oakdale, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-09, Rock Ridge Ranch, LLC, and Authorization for the Director of Planning and Community Development to Execute New Contracts

STAFF RECOMMENDATIONS:

1. Approve and establish the following findings:
 - a. The new 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years except as authorized under the County's implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

BOARD ACTION AS FOLLOWS:

No. 2012-412

On motion of Supervisor Withdraw, Seconded by Supervisor De Martini
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withdraw, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

Abstaining: Supervisor: None

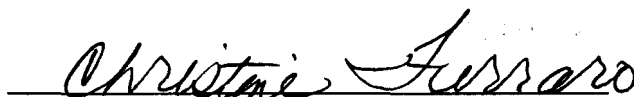
1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

STAFF RECOMMENDATIONS: (Continued)

- b. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - c. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - d. 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.
 - e. 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.
 - f. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - g. 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.
2. Rescind a Portion of Williamson Act Contracts No. 1971-0418 and 1971-0028 (Located on Albers and Ellenwood Roads, in the Waterford/Oakdale).
 3. Approve a new contract pursuant to Minor Lot Line Adjustment 2012-09 – Rock Ridge Ranch, LLC.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment 2012-09.

DISCUSSION:

Lot Line Adjustment Application No. 2012-09 was approved by staff pending the Board's action required by the Williamson Act. The properties are located on Albers and Ellenwood Roads, in the Waterford/Oakdale area, in the unincorporated area of Stanislaus County. The lot line adjustment is requesting to go from 82.42, 94.62, and 158.95 acres to 81.20, 101.00 and 153.79 acres. The total acreage of 335.99 for the three parcels remains unchanged with the adjustment.

The proposed parcels involved in the lot line request are currently enrolled in Williamson Act Contracts No. 1971-0418 and 1971-0028, and when the lot line is completed, all parcels will be enrolled in new contracts. The new contracts will be required to reflect the adjusted boundaries of the parcels. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven (7) specific findings must be made pursuant to that section in order to facilitate the adjustment. According to the Government Code "... pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new 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 10 years except as authorized under the County's implementation of AB 1265.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (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.

(Note: the definition in Govt. Code §51222 is as follows: "... retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, 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")

- (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.

- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (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.”

The applicants have provided written evidence to support the seven findings listed above, and staff agrees with that evidence. The proposed adjustment would not increase the number of developable parcels, will not reduce the number of acres in the existing Williamson Act contracts, and would increase the agricultural viability of the parcel.

New Williamson Act contracts would typically come before the Board once a year, in December. Because this action is related to a Lot Line Adjustment, it is prudent to act on this action independently of other Williamson Act contracts. Therefore, it is the intention of this action that new contracts replace a portion of Contracts No. 1971-0418 and 1971-0028 upon recording. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB 1265 pursuant to the Board of Supervisors’ actions on August 2, 2011.

POLICY ISSUES:

This proposal is consistent with policies of the County. The General Plan Land Use and Agricultural Elements both encourage the use of the Williamson Act to help preserve agriculture as the primary industry of the County. The Agricultural Element (adopted December 2007) specifically states that the County shall continue to participate in the Williamson Act program while supporting reasonable measures to strengthen the act and make it more effective. Thus, this action supports the Board’s priority of A Strong Agricultural Economy/Heritage.

STAFFING IMPACT:

There are no staffing impacts associated with this item.

CONTACT PERSON:

Angela Freitas, Interim Planning & Community Development Director.
Telephone: (209) 525-6330

Approval to Rescind a Portion of Williamson Act Contracts No. 1971-0418 and 1971-0028, Located on Albers and Ellenwood Roads, in the Waterford/Oakdale, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-09, Rock Ridge Ranch, LLC, and Authorization for the Director of Planning and Community Development to Execute New Contracts

Page 5

ATTACHMENTS:

1. Lot Line Adjustment Application No. 2012-09
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Proposed Changes

(i:\planning\board of supervisors\lotlineadjustments\2012\la 2012-09-rock ridge ranch, llc\la 2012-09-rock ridge ranch, llc.doc)



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Phone: 209.525.6330 Fax: 209.525-5911

S. <u>28, 32, 33</u> 2	R. <u>12</u>
ZONE <u>A-2-4D</u>	
RECEIVED <u>BL</u>	
APPLICATION NO. <u>PLA-2017-09</u>	
RECEIPT NO. <u>5097</u>	

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Rock Ridge Ranch, LLC c/o Brad Coleman
 Name
 784 Albers Road, Waterford, CA 95357
 Address, City, Zip
 209 499 5858
 Phone
 Fax Number

Parcel 2

Rock Ridge Ranch, LLC c/o Brad Coleman
 Name
 784 Albers Road, Waterford CA 95357
 Address, City, Zip
 209 499 5858
 Phone
 Fax Number

Parcel 3

Quinto Land Company, LLC c/o Bill Jackson
 Name
 4000 Ellenwood Road, Oakdale, CA 95361
 Address, City, Zip
 209 847 0928
 Phone
 209 847 0814
 Fax Number

Parcel 4

Name
 Address, City, Zip
 Phone
 Fax Number

2. Name and address of person(s) preparing map: Chappell Surveying Services, Brett J Chappell, PLS;
680 Esther Way, Oakdale, CA 95361

3. Assessor's Parcel No. of parcels adjusted:

Parcel 1: Book 011 Page 005 No. 053 Parcel 2: Book 011 Page 005 No. 057
 Parcel 3: Book 011 Page 005 No. 026 Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>82.42</u>	<u>81.20</u>
Parcel 2:	<u>94.62</u>	<u>101.00</u>
Parcel 3:	<u>158.95</u>	<u>153.79</u>
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC The Sierra Pacific Railroad is traversing through these
parcels which has left portions of land not practical for farming. The owners want to adjust their lot lines to allow
the ability to farm up to the Railroad right of way lines. This will provide practical and efficient use of the land.

6. How are these parcels currently utilized? Please check appropriate uses

- Residential
 - Single Family
 - Duplex
 - Multiple
 - Commercial
 - Industrial
 - Other (Specify) _____
- Agriculture
 - Row Crop – type _____
 - Trees – type Almond
 - Vines – type Grape - under construction
 - Range (unirrigated) _____
 - Pasture (irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. List all structures on properties: none

8. How have these parcels been utilized in the past, if different than current use? Pasture and Oat hay farming

9. When did current owner(s) acquire the parcel(s)?

Parcel 1: 2009 Parcel 2: 2009
 Parcel 3: 2005 Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: 71-0418 Parcel 2: 71-0418
 Parcel 3: 71-0028 Parcel 4: _____

11. Do the parcels irrigate? Yes No If yes, how? _____

12. Will these parcels continue to irrigate? Yes No If yes, describe any physical changes in the irrigation system. Parcel 2 will be planted in a Vineyard which will require a drip irrigation system

13. Signature of property owner(s)

<p><u><i>Brad Coleman</i></u> Owner's Signature</p> <p><u><i>William R Jackson</i></u> Owner's Signature</p> <p>_____ Owner's Signature</p> <p>_____ Owner's Signature</p>	<p><u>BRAD Coleman</u> Owner's Name Printed</p> <p><u>William R Jackson</u> Owner's Name Printed</p> <p>_____ Owner's Name Printed</p> <p>_____ Owner's Name Printed</p>
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March 19, 2012

Brett J. Chappell
Chappell Surveying Services
680 Esther Way
Oakdale, CA 95361

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. 2012-09
ROCK RIDGE RANCH, LLC**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **March 19, 2012**, and has tentatively approved your request, subject to the attached conditions.

Staff's decision and/or all conditions attached hereto may be appealed to the Planning Commission, in writing, within **ten (10) days** from the date of this notification. The appeal letter addressed to the Planning Commission, must state reasons why the appeal should be granted. If you wish to appeal this decision, a filing fee of \$628.00, payable to the Planning Department, along with a copy of the letter must be delivered to this office by **5:00 p.m.** within **ten days** of the postmark of this letter.

Before a Certificate of Lot Line Adjustment can be recorded, Exhibit "A", describing the property before the adjustment, and an Exhibit "B", describing the property after the change must be attached. These Exhibits must be stamped and signed by a licensed engineer/surveyor. This adjustment shall not result in the creation of a greater number of parcels than originally existed.

A "Certificate of Lot Line Adjustment" form is enclosed for property owner/security holders signatures. After the signatures are secured this form shall be turned into the Planning Department for checking and my signature. When this has been done, you will be notified that the subject form is ready to be recorded.

As stated in the Conditions of Approval a new deed reflecting this lot line adjustment will need to be recorded.

If you have any questions, please contact this department at (209) 525-6330.

Sincerely,

Carole Maben
Associate Planner

Enclosure

cc: Rock Ridge Ranch, LLC, c/o Brad Coleman

Quinto Land Co, LLC, c/o Bill Jackson

ATTACHMENT 2



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Date: July 13, 2012
Job No. 2011035

Project Description and Landowner Justification

This project is a lot line adjustment between the following 3 Parcels:

Assessor's Parcel No. 011-005-053 (82.42 acres) owned by Rock Ridge Ranch, LLC, hereinafter referred to as Parcel 1.

and Assessor's Parcel No. 011-005-057 (94.62 acres) owned by Rock Ridge Ranch, LLC, hereinafter referred to as Parcel 2.

and Assessor's Parcel No. 011-005-026 (158.95 acres) owned by Quinto Land Company, LLC hereinafter referred to as Parcel 3.

The Sierra Pacific Railroad traverses through these parcels which has left portion of the land not practical for farming of Almond Trees and Vineyards due to access and safety issues. The owners want to adjust their lot lines to allow the ability to farm up to the Railroad right of way lines. This will provide practical and efficient use of their land and allow the extension of their planting of Vines and Trees.

At the completion of this lot line adjustment, Parcel 1 will have an adjusted area of 81.20 acres, while the Parcel 2 adjusted acreage will be 101.00 acres and the Parcel 3 adjusted area will be 153.79 acres. All three Parcels are currently enrolled in the Williamson Act.

Adjusted Area at the Completion of the Lot Line Adjustment

Parcel 1 - A.P.N.: 011-005-053	81.20
Parcel 2 - A.P.N.: 011-005-057	101.00
Parcel 3 - A.P.N.: 011-005-026	153.79

Government Code Section 51257 contains seven findings to be made related to lot line adjustments. These findings are each listed below with the justification following in italics.

(1) The new 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 10 years.

Neither of the contracts are subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, both contracts will continue to be in force and effect for a period of at least 10 years.

(2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

The land currently under contract is 335.99 acres all of which will remain in contract.

(3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

The amount of land changing hands is less than 4% of the area of the smallest parcel. As such, more than 90% of the land under each of the former contracts will remain within each contract. In addition, as set forth above in finding (2), the entire amount of land included within this lot line adjustment will continue to remain under Williamson Act contract.

(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.

Consistent with Section 51222, all parcels will be larger than 40 acres both before and after the lot line adjustment. Parcels are presumed to be large enough to sustain their agricultural use if they are greater than 10 acres in size if prime farmland, or greater than 40 acres in the case of non-prime farmland. The subject properties are identified as (non) prime farmland by the Natural Resource Conservation Service Farmland Mapping Program.

(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.

All three of these parcels have been used for agricultural productivity in their current configuration for a long time. The new lot configuration, after adjustment accommodates each of the land owners desires to improve their parcels. The adjusted parcels will in no way affect the long term agricultural productivity of either of the parcels.

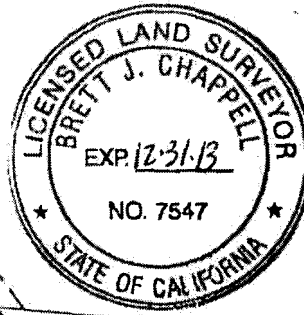
(6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

The parcels will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes

(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.

All three parcels currently exist, and after the lot line adjustment all three parcels will continue to exist. Neither parcel is currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent with the Stanislaus County General Plan.

In conclusion, the lot line adjustment is nothing more than the movement of a lot line that will promote safe, practical and efficient farming practices. As set forth previously, the properties will continue to be used for agricultural purposes, and this lot line adjustment will in no way negatively affect the agricultural viability of any of the three parcels.



Brett Chappell
7/12/12

LEGEND:

— NEW BOUNDARY LINE
 - - - ADJUSTED LOT LINE
 - - - EASEMENT LINE AS SHOWN ON 55 PM 52

ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-053
 PARCEL 11, 55 PM 054

PARCEL 11 OF PARCEL GROUP 8 AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA 81.20 ACRES

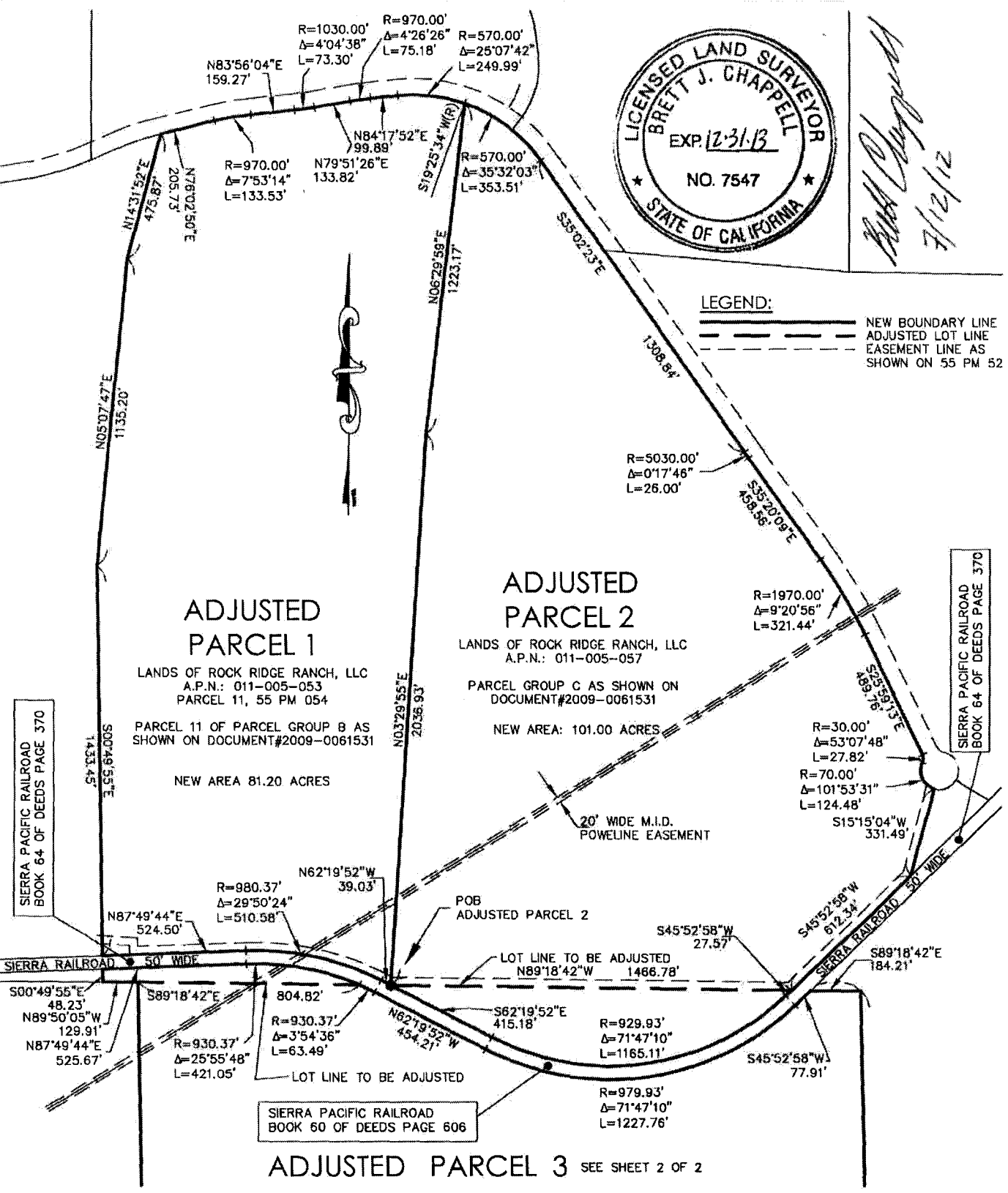
ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-057

PARCEL GROUP C AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA: 101.00 ACRES

ADJUSTED PARCEL 3 SEE SHEET 2 OF 2



SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
 BOOK 60 OF DEEDS PAGE 606

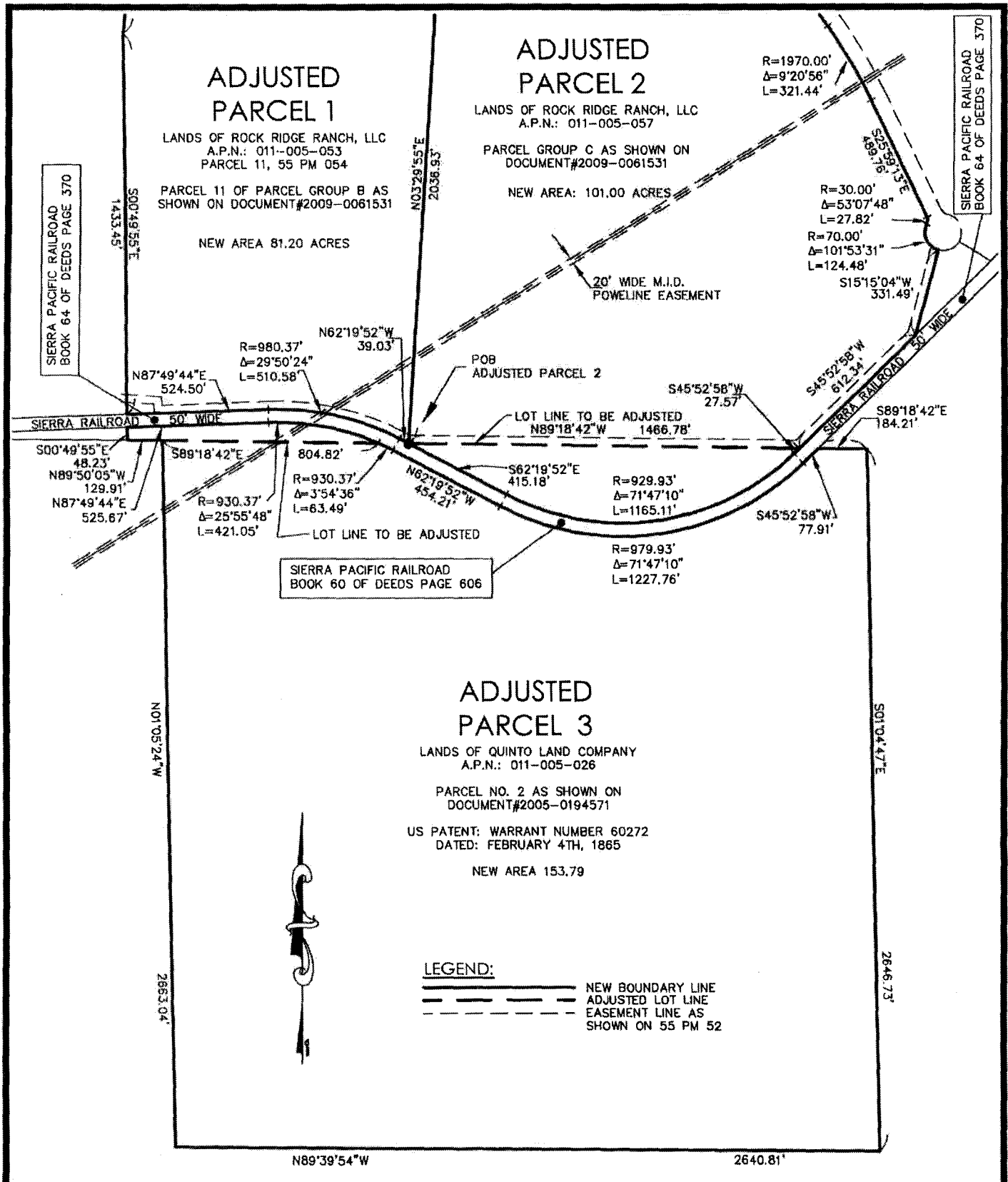
EXHIBIT "C"
LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

Job No. 2011035LLA
 By BJC
 Ck By BJC
 Date 2/28/2012
 Scale: 1"=500'
 Sheet 1 of 2



**ADJUSTED
PARCEL 1**

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-053
 PARCEL 11, 55 PM 054
 PARCEL 11 OF PARCEL GROUP B AS
 SHOWN ON DOCUMENT#2009-0061531
 NEW AREA 81.20 ACRES

**ADJUSTED
PARCEL 2**

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-057
 PARCEL GROUP C AS SHOWN ON
 DOCUMENT#2009-0061531
 NEW AREA: 101.00 ACRES

**ADJUSTED
PARCEL 3**

LANDS OF QUINTO LAND COMPANY
 A.P.N.: 011-005-026
 PARCEL NO. 2 AS SHOWN ON
 DOCUMENT#2005-0194571
 US PATENT: WARRANT NUMBER 60272
 DATED: FEBRUARY 4TH, 1865
 NEW AREA 153.79

SIERRA PACIFIC RAILROAD
 BOOK 60 OF DEEDS PAGE 606

SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

LEGEND:
 ————— NEW BOUNDARY LINE
 - - - - - ADJUSTED LOT LINE
 - - - - - EASEMENT LINE AS
 SHOWN ON 55 PM 52

EXHIBIT "C"
LOT LINE ADJUSTMENT

Job No. 2011035LLA
 By BJC
 Ck By BJC
 Date 2/28/2012
 Scale: 1"=500'
 Sheet 2 of 2



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0073642-00

Acct 121-Planning.
Monday, AUG 20, 2012 08:12:45
Ttl Pd \$56.00 Rcpt # 0003255547
OLD/R2/1-15

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stanislaus County
Department of Planning
and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

Space Above This Line for Recorder's Use

CERTIFICATE OF LOT LINE ADJUSTMENT

This is to certify that, pursuant to California Government Code Section 66412 (d) and Sections 20.14 and 21.20.060E of the Stanislaus County Code, the Stanislaus County Director of Planning and Community Development on March 19, 2012 approved the lot line adjustment herein described submitted under the name of Rock Ridge Ranch, LLC/Quinto Land Company, LLC Lot Line Adjustment No. 2012-09 was approved to adjust the lines between contiguous parcels whereby the boundary lines of the real property described as Exhibit "A", attached hereto and made a part hereof, will be adjusted to result in parcels described in Exhibit "B", also attached and incorporated herein. The approved lot line adjustment shall not result in the creation of a greater number of parcels than originally existed. The above described lot line adjustment shall be reflected in a deed which shall be recorded as required by Section 66412 (d) of the California Government Code.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

ANGELA FREITAS, INTERIM DIRECTOR

By: Carole Maben
Carole Maben, Associate Planner
Stanislaus County Department of Planning
and Community Development

August 17, 2012
Date

1520

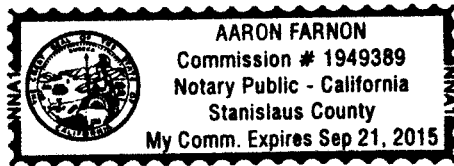
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

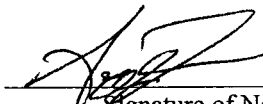
State of California)
County of Stanislaus)

On August 17, 2012 before me, Aaron Farnon, Notary Public, personally appeared Carole Maben, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)-on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature of Notary

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Lot Line Adjustment

Date of Document: 3/19/2012 Number of Pages in words: fourteen (14) (including this page)

Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

1/1/08

Signer's Name: _____

- Individual(s)
- Corporate Officer
Title(s): _____
- Partner(s) - Limited General
- Attorney-In-Fact
 Trustee(s)
- Guardian/Conservator
- Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

LOT LINE NO. 2012-09

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Timothy Edward Coleman</u>	<u>Timothy Edward Coleman</u>	<u>4/12/12</u>	<u>Modesto</u>
<u>BRAO Key Edmund Coleman</u> Managers, Rock Ridge Ranch, LLC	<u>Broody Edmund Coleman</u>	<u>4/12/12</u>	<u>Modesto</u>
<u>William Rodden Jackson</u>	<u>William Rodden Jackson</u>	<u>4/23/12</u>	<u>Oakdale</u>
Managing Member, Quinto Land Co, LLC			

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ACKNOWLEDGMENT

State of California
County of STANISLAUS)

On APRIL 12 2012 before me, Irene H. Murata
(insert name and title of the officer)

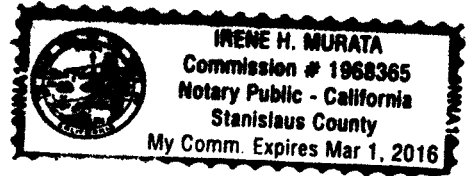
personally appeared TIMOTHY EDWARD COLEMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in
his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the
person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irene H. Murata

(Seal)



ACKNOWLEDGMENT

State of California
County of STANISLAUS)

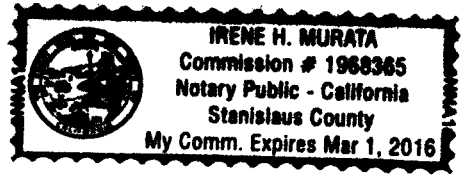
On April 12 2012 before me, Irene H. Murata
(insert name and title of the officer)

personally appeared BRADLEY EDWARD COLEMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irene H. Murata (Seal)



GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:


NAME OF NOTARY IRENE H. MURATA

COMMISSION NO. 1968365

DATE COMMISSION EXPIRES Mar 1, 2016

PLACE OF EXECUTION Stanislaus County

August 17, 2012
(Date)



Crystal D. Rein
Stanislaus County Department of
Planning & Community Development

ACKNOWLEDGMENT

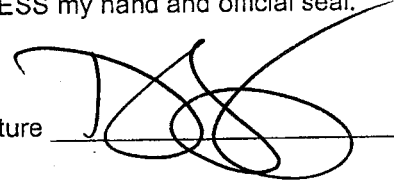
State of California
County of Stanislaus

On 4/23/12 before me, Darci Suzanne Johanson, Notary Public
(insert name and title of the officer)

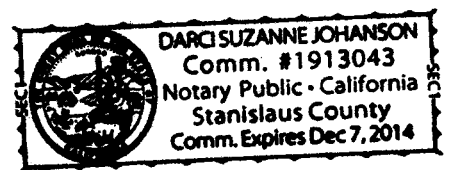
personally appeared William Rodden Jackson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)





Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

PARCEL 1:

Parcel 11 (eleven), as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records

LEGAL DESCRIPTION

PARCEL 2:

All that certain real property situate in Parcel 12 and a portion of Parcel 13 as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records, more particularly described as follow:

BEGINNING at the southwest corner of said Parcel 12; thence northerly, along the westerly line of said Parcel 12, the following two courses:

1. North $03^{\circ}29'55''$ East, 2036.93 feet and
2. North $06^{\circ}29'59''$ East, 1223.17 feet to a point on a non-tangent curve from which a radial line to the center bears South $19^{\circ}25'34''$ West;

thence southeasterly, along the north easterly line of said Parcel 12, the following five courses:

1. along said non-tangent curve, concave to the southwest and having a radius of 570.00 feet, through a central angle of $35^{\circ}32'03''$, an arc distance of 353.51 feet,
2. along a tangent line, South $35^{\circ}02'23''$ East 1308.84 feet,
3. along a tangent curve, concave to the northeast and having a radius of 5030.00 feet, through a central angle of $00^{\circ}17'46''$, an arch distance of 26.00 feet,
4. along a tangent line, South $35^{\circ}20'09''$ East, 458.56 feet and
5. along a tangent curve, concave to the southwest and having a radius of 1970.00 feet, through a central angle of $09^{\circ}20'56''$, an arc distance of 321.44 feet;

thence southeasterly, along the westerly line of the 60 foot wide private access easement and public utility easement as shown on said Parcel Map the following three courses:

1. South $25^{\circ}59'13''$ East, 489.76 feet,

2. along a tangent curve, concave to the west and having a radius of 30.00 feet, through a central angle of $53^{\circ}07'48''$, an arc distance of 27.82 feet to a point of reverse curvature from which a radial line to the center bears South $62^{\circ}51'25''$ East and
3. along said reverse curve, concave to the east and having a radius of 70.00 feet, through a central angle of $101^{\circ}53'31''$, an arc distance of 124.48 feet;

thence southwesterly, along the southeasterly line of said Parcel 13, the following two courses:

1. along a non-tangent line, South $15^{\circ}15'04''$ West, 331.49 feet and
2. South $45^{\circ}52'58''$ West 612.34 feet;

thence along the south line of said Parcel 13 and the south line of said Parcel 12, North $89^{\circ}18'42''$ West, 1466.78 feet to the **POINT OF BEGINNING**

LEGAL DESCRIPTION

PARCEL 3:

The Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian.



Brett Chappell
7/12/12



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

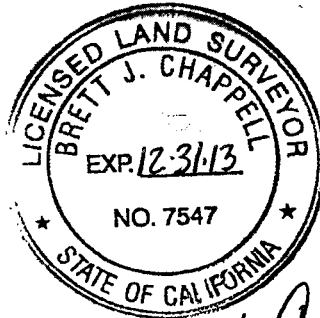
LEGAL DESCRIPTION

Adjusted Parcel 1:

Parcel 11 (eleven), as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.

EXCEPTING THEREFROM

A portion of Parcel 11 lying south of the southerly right of way line of the Sierra Pacific Railroad as said right of way line and said Parcel are shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.



Brett Chappell
7/12/12

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

Adjusted Parcel 2:

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1. North 03°29'55" East, 2036.93 feet and
2. North 06°29'59" East, 1223.17 feet to a point on a non-tangent curve from which a radial line to the center bears South 19°25'34" West;

thence southeasterly, along the north easterly line of said Parcel 12, the following five courses:

1. along said non-tangent curve, concave to the southwest and having a radius of 570.00 feet, through a central angle of 35°32'03", an arc distance of 353.51 feet,
2. along a tangent line, South 35°02'23" East 1308.84 feet,
3. along a tangent curve, concave to the northeast and having a radius of 5030.00 feet, through a central angle of 00°17'46", an arch distance of 26.00 feet,
4. along a tangent line, South 35°20'09" East, 458.56 feet and
5. along a tangent curve, concave to the southwest and having a radius of 1970.00 feet, through a central angle of 09°20'56", an arc distance of 321.44 feet;

thence southeasterly, along the westerly line of the 60 foot wide private access easement and public utility easement as shown on said Parcel Map the following three courses:

1. South 25°59'13" East, 489.76 feet,
2. along a tangent curve, concave to the west and having a radius of 30.00 feet, through a central angle of 53°07'48", an arc distance of 27.82 feet to a point of reverse curvature from which a radial line to the center bears South 62°51'25" East and
3. along said reverse curve, concave to the east and having a radius of 70.00 feet, through a central angle of 101°53'31", an arc distance of 124.48 feet;

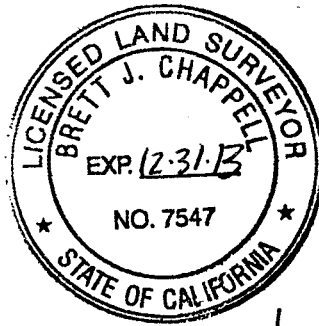
thence southwesterly, along the southeasterly line of said Parcel 13, the following two courses:

1. along a non-tangent line, South 15°15'04" West, 331.49 feet and
2. South 45°52'58" West 612.34 feet;

Adjusted Parcel 2 continued:

thence along the south line of said Parcel 13 and the south line of said Parcel 12, North 89°18'42" West, 1466.78 feet to the **POINT OF BEGINNING**

IN ADDITION THERETO a portion of said Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian lying north of the northerly right of way line of the Sierra Pacific Railroad as said right of way line is described in Book 60 of Deeds at Page 606.



Brett Chappell
7/12/12

Exhibit "B"

Resultant Parcels

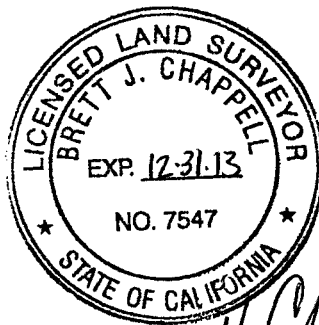
LEGAL DESCRIPTION

Adjusted Parcel 3:

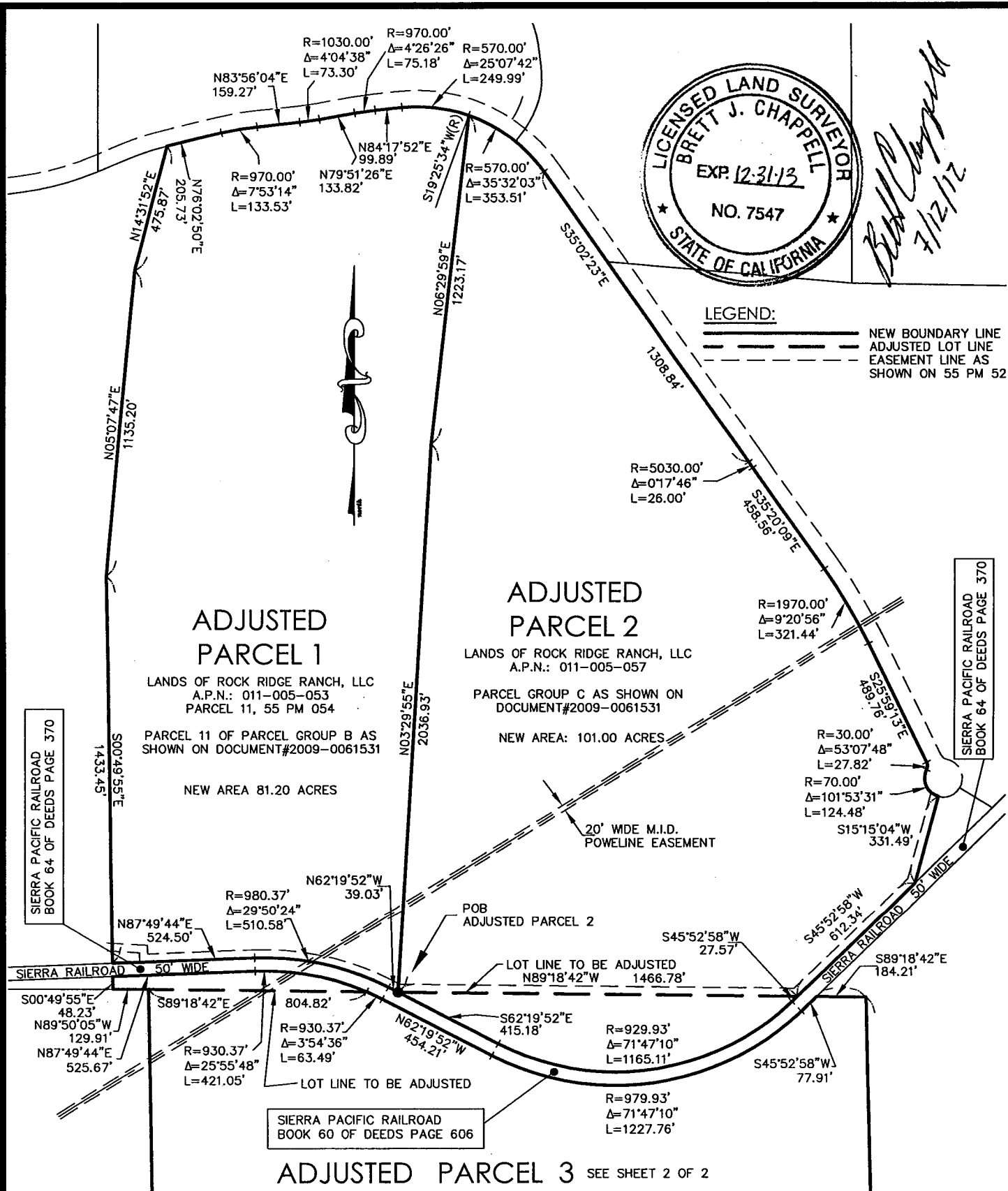
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EXCEPTING THEREFROM a portion of said Southwest quarter of Section 33 laying north of the northerly right of way line of the Sierra Pacific Railroad as said Railroad is described in Book 60 of Deeds at Page 606.



Brett Chappell
7/12/12



LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

Job No. 2011035LLA
 By BJC
 Ck By BJC
 Date 2/28/2012
 Scale: 1"=500'
 Sheet 1 of 2

ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-057

PARCEL GROUP C AS SHOWN ON
DOCUMENT#2009-0061531

NEW AREA: 101.00 ACRES

ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-053
PARCEL 11, 55 PM 054

PARCEL 11 OF PARCEL GROUP B AS
SHOWN ON DOCUMENT#2009-0061531

NEW AREA 81.20 ACRES

ADJUSTED PARCEL 3




LANDS OF QUINTO LAND COMPANY
A.P.N.: 011-005-026

PARCEL NO. 2 AS SHOWN ON
DOCUMENT#2005-0194571

US PATENT: WARRANT NUMBER 60272
DATED: FEBRUARY 4TH, 1865

NEW AREA 153.79

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  EASEMENT LINE AS SHOWN ON 55 PM 52

LOT LINE ADJUSTMENT

CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2011035LLA
By BJC
Ck By BJC
Date 2/28/2012
Scale: 1"=500'
Sheet 2 of 2



RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2012-08**

THIS SPACE FOR RECORDER ONLY



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0073644-00

Monday, AUG 20, 2012 08:13:01
Ttl Pd \$0.00 Rcpt # 0003255549
OLD/R2/1-12

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into August 7, 2012, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

(15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: William Jackson
4000 Ellenwood Road
Oakdale, CA 95361-8465

(16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
011-005-026	153.79	17797 Claribel Road, Waterford

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2012-412, relating to Lot Line Adjustment No. 2012-09 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 1971-0028 which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

1220

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
William Rodden Jackson	William Rodden Jackson	4/23/12	Oakdale

SECURITY HOLDERS:

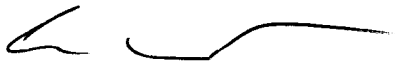
NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

8-17-2012
Dated


Chairman, Board of Supervisors
Angela Freitas for William O'Brien

ACKNOWLEDGMENT

State of California
County of Stanislaus)

On 4/23/12 before me, Darci Suzanne Johanson, Notary Public
(insert name and title of the officer)

personally appeared William Rodden Jackson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

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LEGAL DESCRIPTION

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thence southeasterly, along the north easterly line of said Parcel 12, the following five courses:

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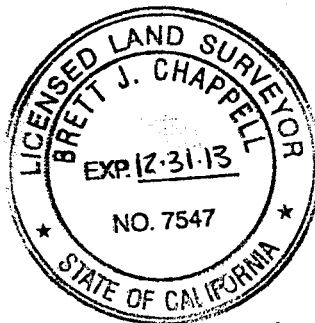
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thence along the south line of said Parcel 13 and the south line of said Parcel 12, North $89^{\circ}18'42''$ West, 1466.78 feet to the **POINT OF BEGINNING**

LEGAL DESCRIPTION

PARCEL 3:

The Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian.



Brett Chappell
7/12/12



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

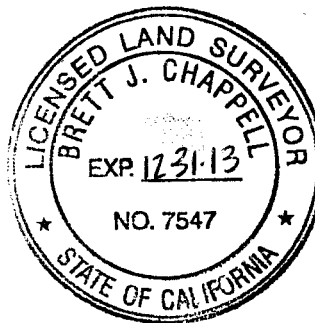
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Brett Chappell
7/12/12

Exhibit "B"

Resultant Parcels

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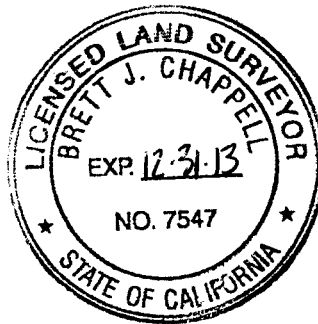
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2. South 45°52'58" West 612.34 feet;

Adjusted Parcel 2 continued:

thence along the south line of said Parcel 13 and the south line of said Parcel 12, North 89°18'42" West, 1466.78 feet to the **POINT OF BEGINNING**

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Brett Chappell
7/12/12

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

Adjusted Parcel 3:

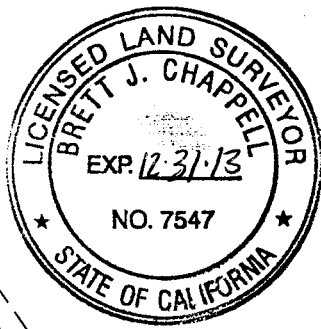
The Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian.

IN ADDITION THERETO a portion of Parcel 11 lying south of the southerly right of way line of the Sierra Pacific Railroad as said right of way line and said Parcel are shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.

EXCEPTING THEREFROM a portion of said Southwest quarter of Section 33 laying north of the northerly right of way line of the Sierra Pacific Railroad as said Railroad is described in Book 60 of Deeds at Page 606.

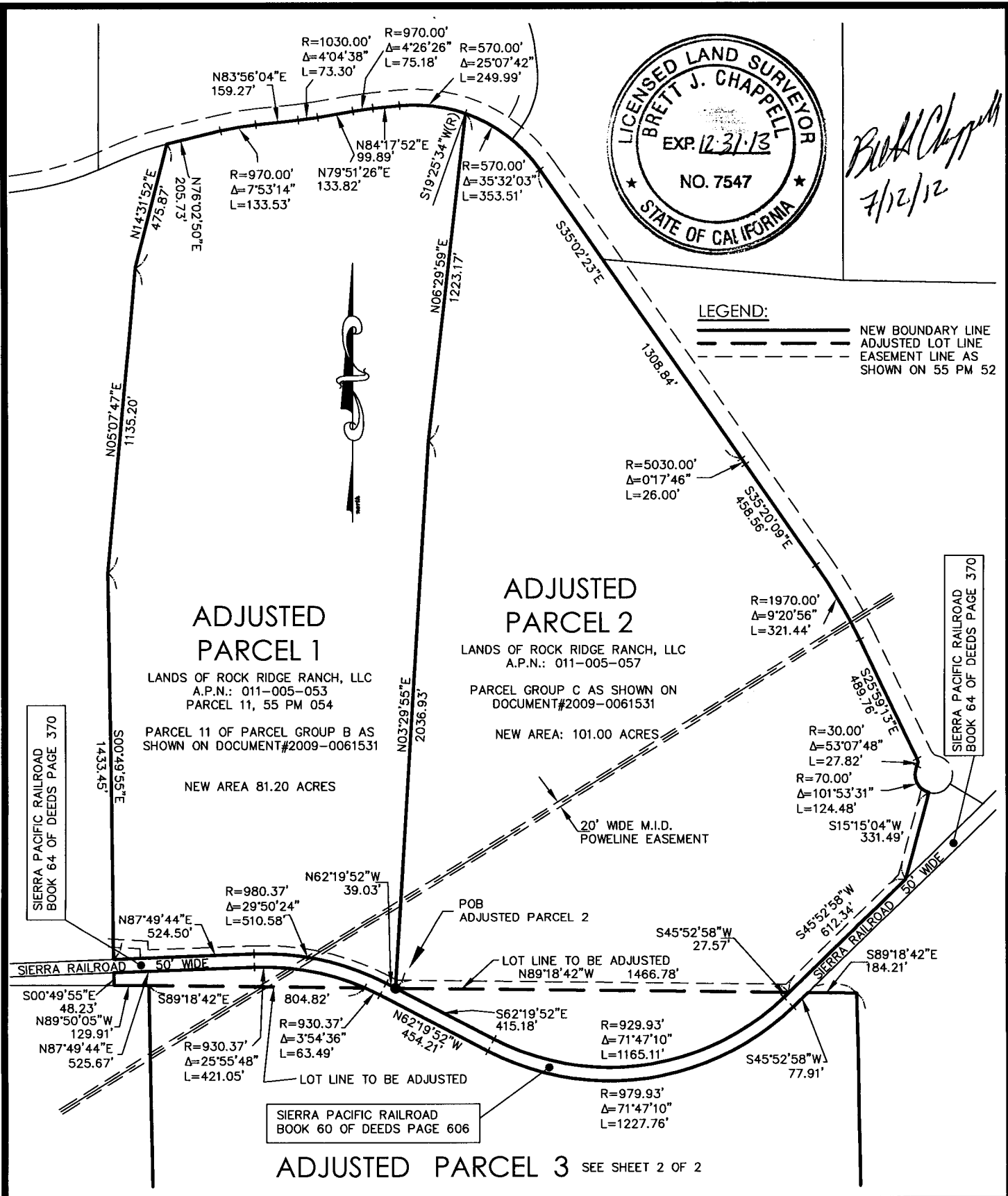


Brett Chappell
7/12/12



Brett Chappell
7/12/12

LEGEND:
 ——— NEW BOUNDARY LINE
 - - - ADJUSTED LOT LINE
 - - - EASEMENT LINE AS SHOWN ON 55 PM 52



ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-053
 PARCEL 11, 55 PM 054

PARCEL 11 OF PARCEL GROUP B AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA 81.20 ACRES

ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
 A.P.N.: 011-005-057

PARCEL GROUP C AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA: 101.00 ACRES

ADJUSTED PARCEL 3 SEE SHEET 2 OF 2

SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
 BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
 BOOK 60 OF DEEDS PAGE 606

LOT LINE ADJUSTMENT

Job No. 2011035LLA
 By BJC
 Ck By BJC
 Date 2/28/2012
 Scale: 1"=500'
 Sheet 1 of 2



CHAPPELL SURVEYING SERVICES
 LAND SURVEYING
 GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
 Oakdale, CA 95361
 (209) 845 9694

ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-053
PARCEL 11, 55 PM 054

PARCEL 11 OF PARCEL GROUP B AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA 81.20 ACRES

ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-057

PARCEL GROUP C AS SHOWN ON DOCUMENT#2009-0061531

NEW AREA: 101.00 ACRES

POB ADJUSTED PARCEL 2

LOT LINE TO BE ADJUSTED N89°18'42"W 1466.78'

ADJUSTED PARCEL 3




LANDS OF QUINTO LAND COMPANY
A.P.N.: 011-005-026

PARCEL NO. 2 AS SHOWN ON DOCUMENT#2005-0194571

US PATENT: WARRANT NUMBER 60272
DATED: FEBRUARY 4TH, 1865

NEW AREA 153.79

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  EASEMENT LINE AS SHOWN ON 55 PM 52

LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2011035LLA
By BJC
Ck By BJC
Date 2/28/2012
Scale: 1"=500'
Sheet 2 of 2

EXHIBIT C

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development AF

BOARD AGENDA # *D-2

Urgent

Routine

AGENDA DATE August 7, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contracts No. 1971-0418 and 1971-0028, Located on Albers and Ellenwood Roads, in the Waterford/Oakdale, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-09, Rock Ridge Ranch, LLC, and Authorization for the Director of Planning and Community Development to Execute New Contracts

STAFF RECOMMENDATIONS:

1. Approve and establish the following findings:

- a. The new 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 10 years except as authorized under the County's implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

BOARD ACTION AS FOLLOWS:

No. 2012-412

On motion of Supervisor Withdraw, Seconded by Supervisor De Martini

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withdraw, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

CHRISTINE FERRARO TALLMAN

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

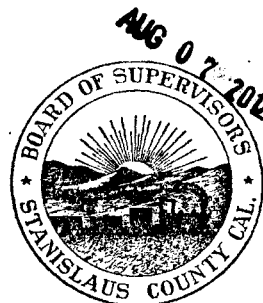
By Don Villarejo

Christine Ferraro

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.



RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2012-09**



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0073645-00
Monday, AUG 20, 2012 08:13:10
Ttl Pd \$0.00 Rcpt # 0003255550
OLD/R2/1-14

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into August 7, 2012, by and between the County of Stanislaus, a political subdivision of the State of California, hereinafter referred to as "County" and the undersigned landowners or the successors thereof, hereinafter referred to as "Owner" as follows:

The recitals and paragraphs 1 through 14, inclusive, of a certain Fictitious California Land Conservation Contract, recorded on February 1, 1979, as Instrument Number 48604, Book 3151, Page 132, in the Office of Recorder of the County of Stanislaus, State of California, are incorporated herein as if specifically set forth.

- (15) Owner and holders of security interests designate the following persons as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of designated persons or change of address for him.

DESIGNATED AGENT: Brad Coleman
784 Albers Road
Waterford, CA 95357

- (16) Owner desires to place the following parcels of real property under Contract:

ASSESSORS PARCEL NUMBER	ACREAGE	SITUS ADDRESS (If none, please provide Legal Description)
<u>011-005-053</u>	<u>81.2</u>	<u>See Legal Description</u>
<u>011-005-057</u>	<u>101</u>	<u>See Legal Description</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2012-412, relating to Lot Line Adjustment No. 2012-09 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 1971-0418 which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

11-11-12

NOTICE OF RESCISSION AND SIMULTANEOUS RE-ENTRY INTO CALIFORNIA LAND CONSERVATION CONTRACT
Page 2

- (18) The effective date of this Contract shall be date of recording.
- (19) Uses on the subject property are limited to those specifically described in Chapter 21.20 of the Stanislaus County Code - General Agriculture District (A-2), as effective each year upon renewal of the contract, which is herein incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

OWNER(S) NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
<i>Timothy Edward Coleman</i>	<i>Timothy Edward Coleman</i>	<i>4/12/12</i>	<i>Modesto</i>
<i>BRADLEY EDWARD COLEMAN</i>	<i>Bradley Edward Coleman</i>	<i>4/12/12</i>	<i>Modesto</i>

SECURITY HOLDERS:


NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)

EXHIBITS:

- (A) Legal description of Parcel covered under old contract
- (B) Legal description of newly configured Parcel covered under new contract
- (C) Board of Supervisors Action Item approving referenced rescission and new contract

COUNTY: Stanislaus County

8-17-2012
Dated


Chairman, Board of Supervisors
Angela Freitas for William O'Brien

ACKNOWLEDGMENT

State of California
County of SPANISLAUS)

On April 12 2012 before me, Irene H. Murata
(insert name and title of the officer)

personally appeared TIMOTHY EDWARD COLEMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irene H. Murata

(Seal)



ACKNOWLEDGMENT

State of California
County of STANISLAUS)

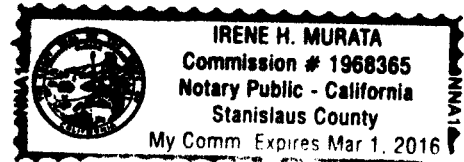
On April 12 2012 before me, Irene H. Murata
(insert name and title of the officer)

personally appeared BRADLEY EDWARD COLEMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Irene H. Murata (Seal)




GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY IRENE H. MURATA
COMMISSION NO. 1968365
DATE COMMISSION EXPIRES Mar 1, 2016
PLACE OF EXECUTION Stanislaus County

August 17, 2012
(Date)



Crystal D. Rein
Stanislaus County Department of
Planning & Community Development



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "A"

Unadjusted Parcels

LEGAL DESCRIPTION

PARCEL 1:

Parcel 11 (eleven), as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records

LEGAL DESCRIPTION

PARCEL 2:

All that certain real property situate in Parcel 12 and a portion of Parcel 13 as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records, more particularly described as follow:

BEGINNING at the southwest corner of said Parcel 12; thence northerly, along the westerly line of said Parcel 12, the following two courses:

1. North $03^{\circ}29'55''$ East, 2036.93 feet and
2. North $06^{\circ}29'59''$ East, 1223.17 feet to a point on a non-tangent curve from which a radial line to the center bears South $19^{\circ}25'34''$ West;

thence southeasterly, along the north easterly line of said Parcel 12, the following five courses:

1. along said non-tangent curve, concave to the southwest and having a radius of 570.00 feet, through a central angle of $35^{\circ}32'03''$, an arc distance of 353.51 feet,
2. along a tangent line, South $35^{\circ}02'23''$ East 1308.84 feet,
3. along a tangent curve, concave to the northeast and having a radius of 5030.00 feet, through a central angle of $00^{\circ}17'46''$, an arch distance of 26.00 feet,
4. along a tangent line, South $35^{\circ}20'09''$ East, 458.56 feet and
5. along a tangent curve, concave to the southwest and having a radius of 1970.00 feet, through a central angle of $09^{\circ}20'56''$, an arc distance of 321.44 feet;

thence southeasterly, along the westerly line of the 60 foot wide private access easement and public utility easement as shown on said Parcel Map the following three courses:

1. South $25^{\circ}59'13''$ East, 489.76 feet,

2. along a tangent curve, concave to the west and having a radius of 30.00 feet, through a central angle of $53^{\circ}07'48''$, an arc distance of 27.82 feet to a point of reverse curvature from which a radial line to the center bears South $62^{\circ}51'25''$ East and
3. along said reverse curve, concave to the east and having a radius of 70.00 feet, through a central angle of $101^{\circ}53'31''$, an arc distance of 124.48 feet;

thence southwesterly, along the southeasterly line of said Parcel 13, the following two courses:

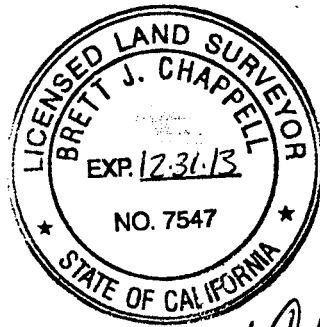
1. along a non-tangent line, South $15^{\circ}15'04''$ West, 331.49 feet and
2. South $45^{\circ}52'58''$ West 612.34 feet;

thence along the south line of said Parcel 13 and the south line of said Parcel 12, North $89^{\circ}18'42''$ West, 1466.78 feet to the **POINT OF BEGINNING**

LEGAL DESCRIPTION

PARCEL 3:

The Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian.



Brett Chappell
7/12/12



Chappell Surveying Services
Land Surveying
Geographic Information Systems
Precision Agriculture

Exhibit "B"

Resultant Parcels

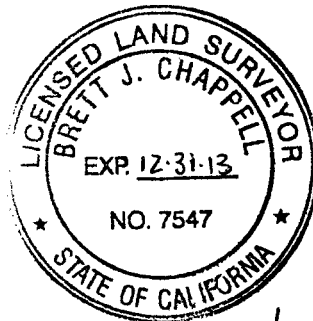
LEGAL DESCRIPTION

Adjusted Parcel 1:

Parcel 11 (eleven), as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.

EXCEPTING THEREFROM

A portion of Parcel 11 lying south of the southerly right of way line of the Sierra Pacific Railroad as said right of way line and said Parcel are shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.



Brett Chappell
7/12/12

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

Adjusted Parcel 2:

All that certain real property situate in Parcel 12 and a portion of Parcel 13 as shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records, more particularly described as follow:

BEGINNING at the southwest corner of said Parcel 12; thence northerly, along the westerly line of said Parcel 12, the following two courses:

1. North 03°29'55" East, 2036.93 feet and
2. North 06°29'59" East, 1223.17 feet to a point on a non-tangent curve from which a radial line to the center bears South 19°25'34" West;

thence southeasterly, along the north easterly line of said Parcel 12, the following five courses:

1. along said non-tangent curve, concave to the southwest and having a radius of 570.00 feet, through a central angle of 35°32'03", an arc distance of 353.51 feet,
2. along a tangent line, South 35°02'23" East 1308.84 feet,
3. along a tangent curve, concave to the northeast and having a radius of 5030.00 feet, through a central angle of 00°17'46", an arch distance of 26.00 feet,
4. along a tangent line, South 35°20'09" East, 458.56 feet and
5. along a tangent curve, concave to the southwest and having a radius of 1970.00 feet, through a central angle of 09°20'56", an arc distance of 321.44 feet;

thence southeasterly, along the westerly line of the 60 foot wide private access easement and public utility easement as shown on said Parcel Map the following three courses:

1. South 25°59'13" East, 489.76 feet,
2. along a tangent curve, concave to the west and having a radius of 30.00 feet, through a central angle of 53°07'48", an arc distance of 27.82 feet to a point of reverse curvature from which a radial line to the center bears South 62°51'25" East and
3. along said reverse curve, concave to the east and having a radius of 70.00 feet, through a central angle of 101°53'31", an arc distance of 124.48 feet;

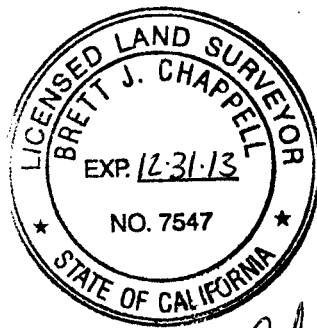
thence southwesterly, along the southeasterly line of said Parcel 13, the following two courses:

1. along a non-tangent line, South 15°15'04" West, 331.49 feet and
2. South 45°52'58" West 612.34 feet;

Adjusted Parcel 2 continued:

thence along the south line of said Parcel 13 and the south line of said Parcel 12, North 89°18'42" West, 1466.78 feet to the **POINT OF BEGINNING**

IN ADDITION THERETO a portion of said Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian lying north of the northerly right of way line of the Sierra Pacific Railroad as said right of way line is described in Book 60 of Deeds at Page 606.



Brett J. Chappell
7/12/12

Exhibit "B"

Resultant Parcels

LEGAL DESCRIPTION

Adjusted Parcel 3:

The Southwest quarter of Section 33, Township 3 South, Range 12 East, Mount Diablo Base and Meridian.

IN ADDITION THERETO a portion of Parcel 11 lying south of the southerly right of way line of the Sierra Pacific Railroad as said right of way line and said Parcel are shown upon that certain Parcel Map filed for record September 26, 2007 in Book 55 of PARCEL MAPS at page 54, Stanislaus County Records.

EXCEPTING THEREFROM a portion of said Southwest quarter of Section 33 laying north of the northerly right of way line of the Sierra Pacific Railroad as said Railroad is described in Book 60 of Deeds at Page 606.



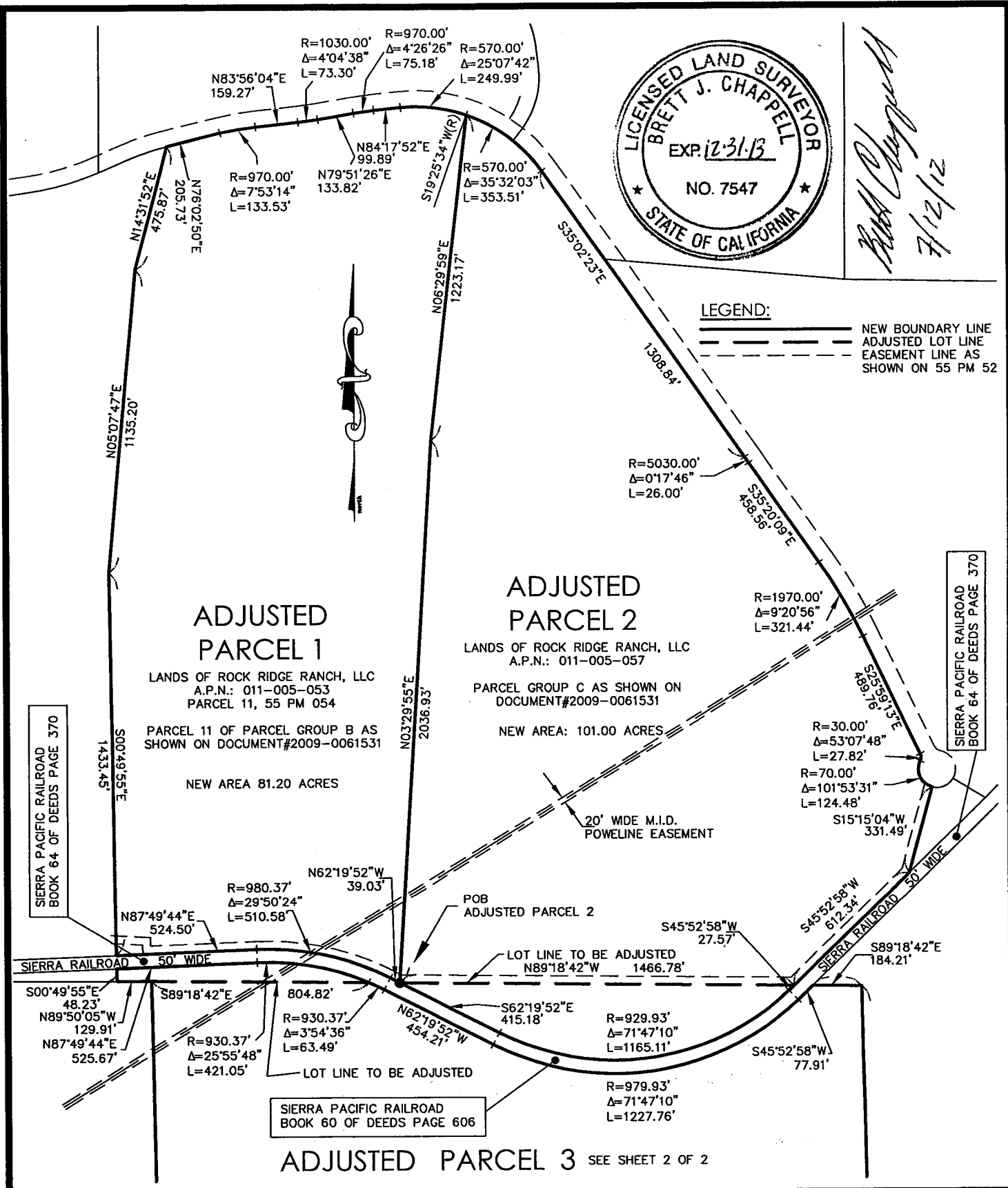
Brett Chappell
7/12/12



Brett Chappell
7/12/12

LEGEND:

- NEW BOUNDARY LINE
- - - ADJUSTED LOT LINE
- · - · - EASEMENT LINE AS SHOWN ON 55 PM 52



ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-053
PARCEL 11, 55 PM 054
PARCEL 11 OF PARCEL GROUP B AS SHOWN ON DOCUMENT#2009-0061531
NEW AREA 81.20 ACRES

ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-057
PARCEL GROUP C AS SHOWN ON DOCUMENT#2009-0061531
NEW AREA: 101.00 ACRES

ADJUSTED PARCEL 3 SEE SHEET 2 OF 2

LOT LINE ADJUSTMENT



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

Job No. 2011035LLA
By BJC
Ck By BJC
Date 2/28/2012
Scale: 1"=500'
Sheet 1 of 2

ADJUSTED PARCEL 1

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-053
PARCEL 11, 55 PM 054

PARCEL 11 OF PARCEL GROUP B AS
SHOWN ON DOCUMENT#2009-0061531

NEW AREA 81.20 ACRES

ADJUSTED PARCEL 2

LANDS OF ROCK RIDGE RANCH, LLC
A.P.N.: 011-005-057

PARCEL GROUP C AS SHOWN ON
DOCUMENT#2009-0061531

NEW AREA: 101.00 ACRES

20' WIDE M.I.D.
POWELINE EASEMENT

POB
ADJUSTED PARCEL 2

LOT LINE TO BE ADJUSTED
N89°18'42"W 1466.78'

LOT LINE TO BE ADJUSTED

ADJUSTED PARCEL 3




LANDS OF QUINTO LAND COMPANY
A.P.N.: 011-005-026

PARCEL NO. 2 AS SHOWN ON
DOCUMENT#2005-0194571

US PATENT: WARRANT NUMBER 60272
DATED: FEBRUARY 4TH, 1865

NEW AREA 153.79

LEGEND:

-  NEW BOUNDARY LINE
-  ADJUSTED LOT LINE
-  EASEMENT LINE AS SHOWN ON 55 PM 52



SIERRA PACIFIC RAILROAD
BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
BOOK 64 OF DEEDS PAGE 370

SIERRA PACIFIC RAILROAD
BOOK 60 OF DEEDS PAGE 606

Job No. 2011035LLA
By BJC
Ck By BJC
Date 2/28/2012
Scale: 1"=500'
Sheet 2 of 2



CHAPPELL SURVEYING SERVICES
LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS

680 Esther Way
Oakdale, CA 95361
(209) 845 9694

LOT LINE ADJUSTMENT

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *AF*

BOARD AGENDA # *D-2

Urgent Routine

AGENDA DATE August 7, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contracts No. 1971-0418 and 1971-0028, Located on Albers and Ellenwood Roads, in the Waterford/Oakdale, Approval of New Contracts Pursuant to Minor Lot Line Adjustment 2012-09, Rock Ridge Ranch, LLC, and Authorization for the Director of Planning and Community Development to Execute New Contracts

STAFF RECOMMENDATIONS:

1. Approve and establish the following findings:

- a. The new 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 10 years except as authorized under the County's implementation of AB 1265.

(Continued on page 2)

FISCAL IMPACT:

All costs associated with this item are included in the Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue.

BOARD ACTION AS FOLLOWS:

No. 2012-412

On motion of Supervisor Withdraw, Seconded by Supervisor De Martini

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withdraw, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: Monteith

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

CHRISTINE FERRARO TALLMAN

Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By Pam Williams

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

