

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

DEPT: Planning and Community Development *AC*

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE July 14, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
  - a. The new contract 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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts but for not less than 10 years except as authorized under the County implementation of AB1265.

(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. 2015-338

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1)  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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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 the entire Williamson Act Contract No. 2014-07, located at 648 S. Faith Home Road, between the Union Pacific Railroad and Clayton Road, in the Turlock area.
  3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2014-0079, Soderstrom.
  4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2014-0079 - Soderstrom.

**DISCUSSION:**

The parcels involved in the lot line adjustment are located at 600 and 648 S. Faith Home Road, between the Union Pacific Railroad and Clayton Road, in the Turlock area, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2014-0079 was approved by staff pending the Board's action required by the Williamson Act.

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
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The lot line adjustment is requesting three parcels go from 9.47, 9.99, and 27.59 acres (47.05 gross acres total) to three parcels of 10.08, 10.08, and 26.89 acres (47.05 gross acres total). The reason for the lot line adjustment request is to bring Parcels "1" and "2" up to a minimum of 10 acres so they are large enough to sustain their agricultural use and to bring them into compliance to be enrolled in a Williamson Act. Proposed Parcel "1" has no improvements, proposed Parcel "2" has a single-family dwelling, and proposed Parcel "3" has a feed lot, one single-family dwelling, one milk barn, two hay barns, one freestall barn and two covered corrals (it was a dairy facility in the past). All three parcels are currently planted in irrigated oats.

Parcels "3" is currently enrolled in Williamson Act Contract No. 2014-07. If this lot line is approved, all three parcels (47.05 gross acres) will be enrolled in a new contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven 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 AB1265.
- (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*

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
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*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 contract, and will not compromise the continued agricultural use of the parcels.

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 a new contract replaces the entire Williamson Act Contract No. 2014-07, upon recording. The new contract will cover the entire 47.05 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB1265.

**POLICY ISSUES:**

Approval of this action supports the Board’s priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

**STAFFING IMPACT:**

There are no staffing impacts associated with this item.

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
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**CONTACT PERSON:**

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

**ATTACHMENTS:**

1. Lot Line Adjustment Application No. PLN2014-0079
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Parcels Before the Proposed Lot Line Adjustment
5. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2014\11a pln2014-0079- soderstrom\pln2014-0079\_board report\_final.doc)



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

S	19	T	5	R	10
ZONE					
RECEIVED					
APPLICATION NO.					
RECEIPT NO.					

**LOT LINE ADJUSTMENT APPLICATION**

1. Property Owner(s):

**Parcel 1**  
 REBECCA A. SODERSTROM REVOCABLE TRUST (50%)  
 JOHN M. SODERSTROM FAMILY TRUST (50%)  
 Name  
 231 S. FAITH HOME ROAD  
 Address, City, Zip  
 TURLOCK, CA 95380  
 Phone  
 209-668-8709  
 Fax Number

**Parcel 2**  
 "SAME"  
 Name  
 Address, City, Zip  
 Phone  
 Fax Number

**Parcel 3**  
 "SAME"  
 Name  
 Address, City, Zip  
 Phone  
 Fax Number

**Parcel 4**  
 Name  
 Address, City, Zip  
 Phone  
 Fax Number

2. Name and address of person(s) preparing map: LORRIE SILVA / BEYOND BOUNDARIES  
4019 W. MAIN ST., TURLOCK, CA 95380 Office: 209-664-0971 / Cell: 209-404-0350 Fax: 209-554-9253

3. Assessor's Parcel No. of parcels adjusted:  
 Parcel 1: Book 044 Page 001 No. 039 Parcel 2: Book 044 Page 001 No. 040  
 Parcel 3: Book 044 Page 001 No. 041 Parcel 4: Book \_\_\_\_\_ Page \_\_\_\_\_ No. \_\_\_\_\_

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>9.47±</u>	<u>10.08±</u>
Parcel 2:	<u>9.99±</u>	<u>10.08±</u>
Parcel 3:	<u>27.59±</u>	<u>26.89±</u>
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC THE LOT LINES ARE BEING ADJUSTED TO INCREASE THE SIZE OF PARCELS 1 AND 2 TO A MINIMUM OF 10 ACRES, THUS ENSURING THAT ALL THREE PARCELS ARE LARGE ENOUGH TO SUSTAIN THEIR AGRICULTURAL USE AND ALSO TO BRING THEM INTO COMPLAINECE WITH THE WILLIAMSON ACT.

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Residential                    | <input checked="" type="checkbox"/> Agriculture                 |
| <input checked="" type="checkbox"/> Single Family                  | <input checked="" type="checkbox"/> Row Crop – type <u>OATS</u> |
| <input type="checkbox"/> Duplex                                    | <input type="checkbox"/> Trees – type _____                     |
| <input type="checkbox"/> Multiple                                  | <input type="checkbox"/> Vines – type _____                     |
| <input type="checkbox"/> Commercial                                | <input type="checkbox"/> Range (unirrigated) _____              |
| <input type="checkbox"/> Industrial                                | <input type="checkbox"/> Pasture (irrigated) _____              |
| <input checked="" type="checkbox"/> Other (Specify) <u>FEEDLOT</u> | <input type="checkbox"/> Poultry _____                          |
| _____  | <input type="checkbox"/> Dairy _____                            |
| _____  | <input type="checkbox"/> Other (Specify) _____                  |

7. List all structures on properties: PARCEL 1 HAS NO STRUCTURES. PARCEL 2 HAS (1) DWELLING. PARCEL 3 HAS (1) DWELLING. (1) MILK BARN. (2) HAY BARN. (1) FREESTALL BARN(1) & (2) COVERED CORRALS

8. How have these parcels been utilized in the past, if different than current use? IN THE PAST, PARCEL 3 WAS A FUNCTIONING DAIRY FACILITY.

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

Parcel 1: <u>02/01/2013</u>	Parcel 2: <u>02/01/2013</u>
Parcel 3: <u>02/01/2013</u>	Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: <u>N/A</u>	Parcel 2: <u>N/A</u>
Parcel 3: <u>2014-07</u>	Parcel 4: _____

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

12. Will these parcels continue to irrigate?  Yes  No If yes, describe any physical changes in the irrigation system. \_\_\_\_\_

13. Signature of property owner(s) Rebecca A Soderstrom REBECCA A. SODERSTROM  
Owner's Signature Owner's Name Printed

_____ Owner's Signature	_____ Owner's Name Printed
_____ Owner's Signature	_____ Owner's Name Printed
_____ Owner's Signature	_____ Owner's Name Printed



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525-6330 Fax: 209.525.5911

November 12, 2014

Lorrie Silva  
Beyond Boundaries  
4019 W. Main Street  
Turlock, CA 95380

**SUBJECT: TENTATIVE APPROVAL OF LOT LINE ADJUSTMENT NO. PLN2014-0079  
SODERSTROM**

The Stanislaus County Department of Planning and Community Development, completed its consideration of your application on **November 12, 2014**, 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 **4:30 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,

Carol Maben  
Associate Planner

Enclosure

cc: Soderstrom Trust

**ATTACHMENT 2**

**STRIVING TO BE THE BEST COUNTY IN AMERICA**



# APPLICANT STATEMENT

## PROJECT DESCRIPTION AND LANDOWNER JUSTIFICATION

This project is a lot line adjustment between Assessors Parcel No's 044-001-039 (Parcel 1 - 9.34± acres), 044-001-040 (Parcel 2 - 9.87± acres) and 044-001-041 (Parcel 3 - 27.24± acres), all of which are owned by Rebecca A. Soderstrom, Trustee of the Rebecca A. Soderstrom Revocable Trust, dated September 12, 2008, as to an undivided 50% Interest and Rebecca A. Soderstrom, as Trustee of the Family Trust created by the Will of John M. Soderstrom, deceased, as to an undivided 50% Interest.

The lot lines are being adjusted to increase the size of Parcels 1 and 2 to a minimum of 10 acres, thus ensuring that all three parcels are large enough to sustain their agricultural use and also to bring them into compliance with the Williamson Act.

At the completion of this lot line adjustment, both Parcel's 1 and 2 will each have an adjusted area of 10.1± acres, while Parcel 3's adjusted acreage will be 26.9± acres. Parcel 3 is the only parcel currently enrolled in the Williamson Act, under contract 2014-07, recorded on December 20, 2013, as Instrument No. 2013-104405.

The above-referenced contract is not subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, the land currently not under contract will be become under contract and that contract will continue to be in force for a period of at least 10 years.

The land currently under contract is 27.24± acres. After the lot line adjustment, all three parcels will be under contract, for a total of 47.1± acres.

The entire amount of land covered under the Williamson Act Contract currently, will remain under contract and all the land currently not under contract (19.86± acres), will enter under contract.

After the lot line adjustment, all three parcels will be large enough to sustain their agricultural use as prime farmland.

The lot line adjustment will not compromise the long-term agricultural productivity of the parcels or other agricultural lands subject to a contract or contracts.

The lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

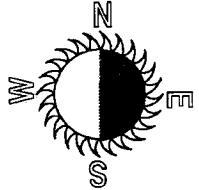
The lot line adjustment does not result in a greater number of developable parcels than existed prior to the lot line adjustment.



Rebecca A. Soderstrom, Trustee

**BEFORE LLA**  
**PLN 2014-0079 SODERSTROM PARCELS**

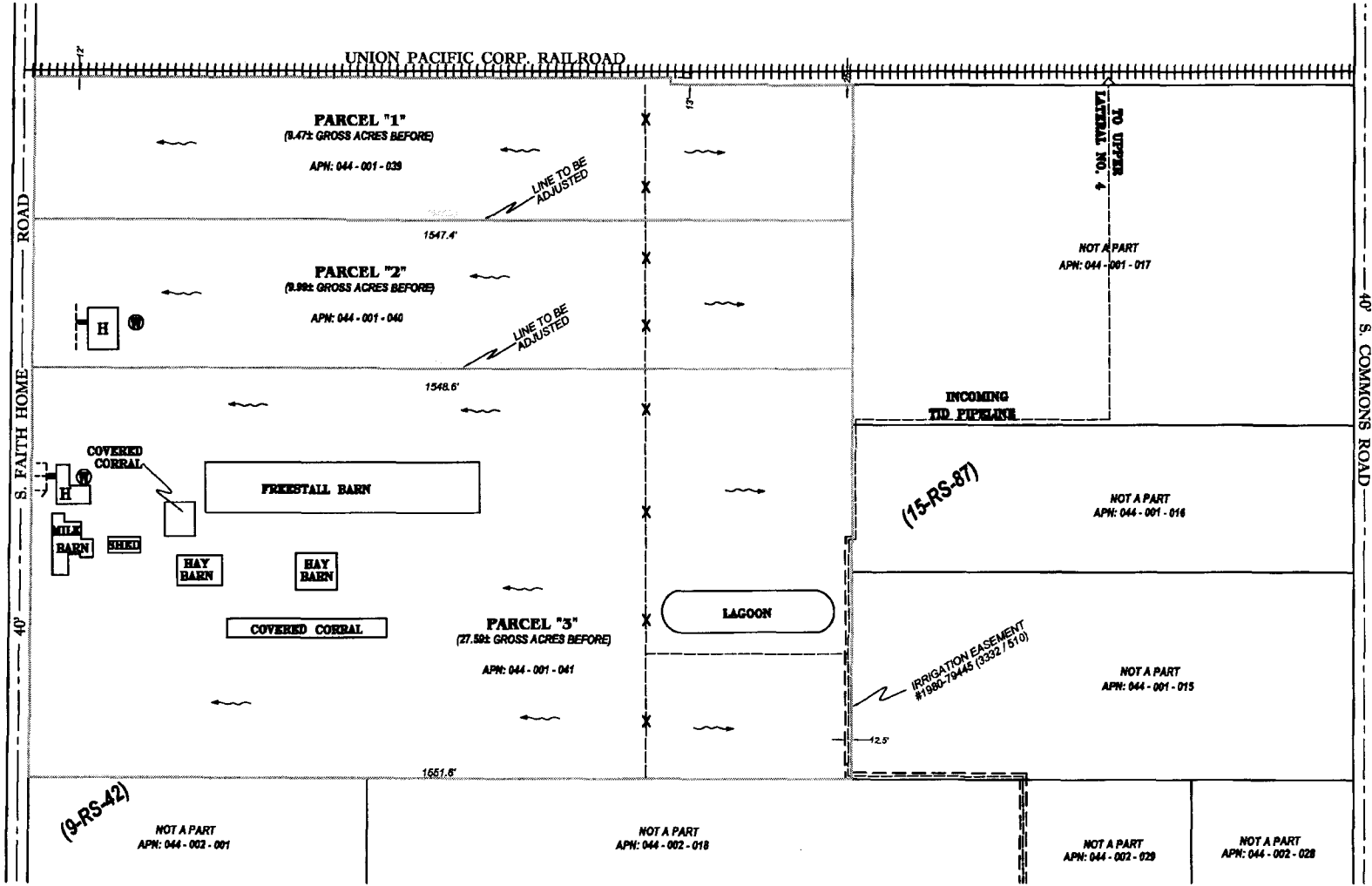
ATTACHMENT 4



SCALE: 1" = 200'

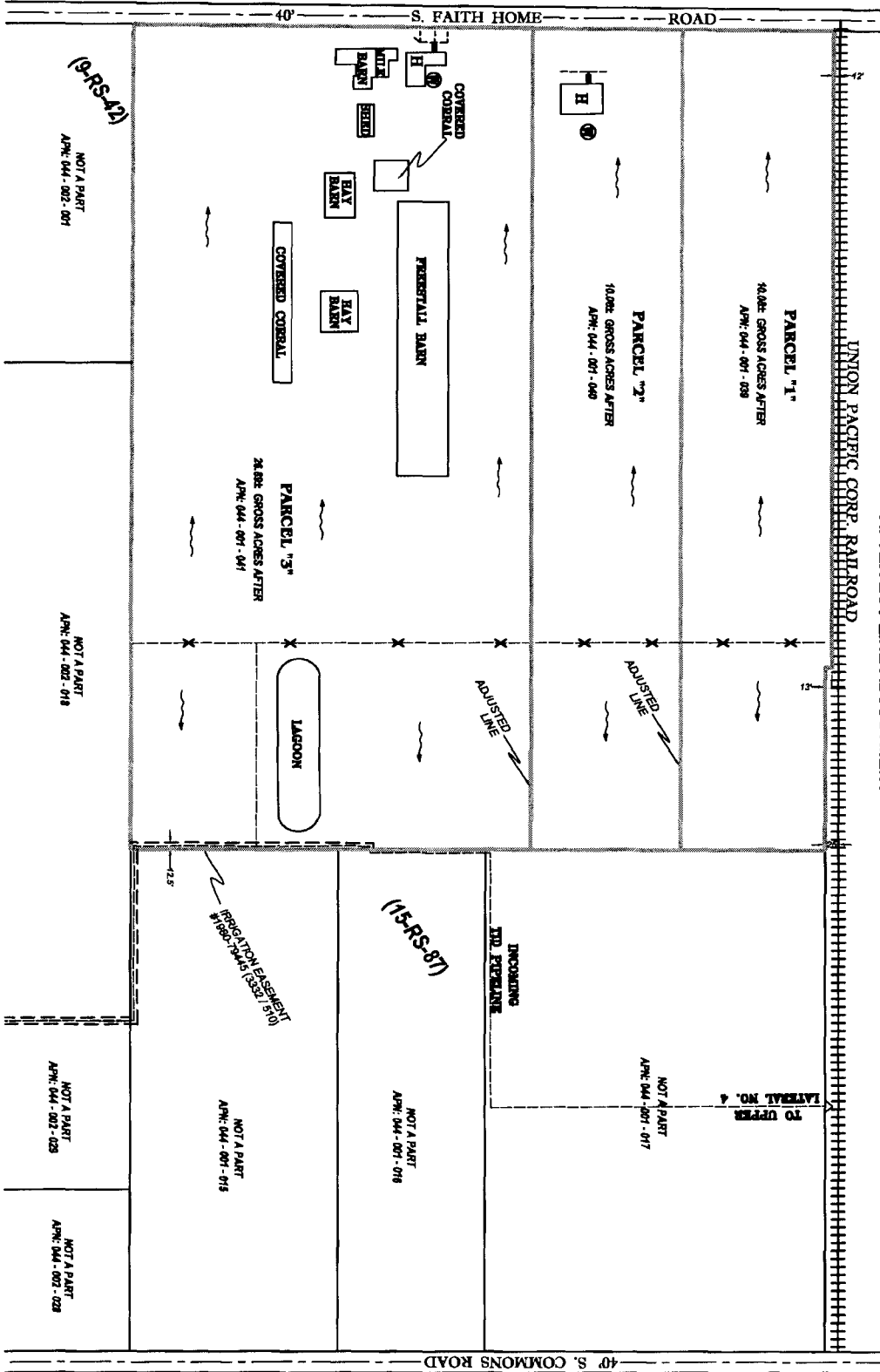
LORRIE SILVA, LAND PLANNING CONSULTANT  
 4019 WEST MAIN STREET, TURLOCK, CA 95380  
 Ph: (209) 664-0971 Cell: (209) 404-0350  
 Fax: (209) 544-9253  
 lornsilva@clearwire.net

**BEYOND  
 BOUNDARIES**



**AFTER LIA**

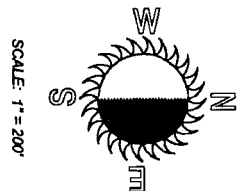
**PLN 2014-0079 SODERSTROM PARCELS**



**ATTACHMENT 5**



LORRIE SILVA, LAND PLANNING CONSULTANT  
 4019 WEST MAIN STREET, TURLOCK, CA 95380  
 Ph: (209) 664-0971 Cell: (209) 404-0350  
 Fax: (209) 544-9253  
 lorrtesilva@clearwire.net





Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2015-0069589-00**

Acct 121-Planning.  
Monday, AUG 31, 2015 14:13:17  
Ttl Pd \$41.00 Rcpt # 0003710923  
OJC/R2/1-9

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Stanislaus County  
Department of Planning  
and Community Development  
1010 10<sup>th</sup> 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 November 12, 2014 approved the lot line adjustment herein described submitted under the name of Soderstrom Lot Line Adjustment No. PLN2014-0079 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", and Exhibit "C", 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, DIRECTOR

By:   
\_\_\_\_\_  
Kristin Doud, Associate Planner  
Stanislaus County Department of Planning  
and Community Development

8/12/2015  
\_\_\_\_\_  
Date

AJC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

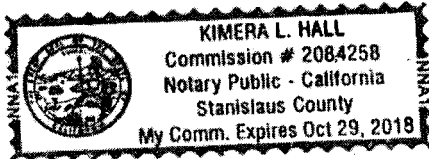
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Stanislaus )
On 8/12/15 before me, Kimera L Hall, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kristin Dood
Name(s) of Signer(s)

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 Kimera L Hall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

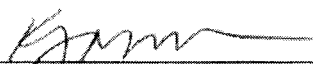
Signer's Name: Signer's Name:
[ ] Corporate Officer - Title(s): [ ] Corporate Officer - Title(s):
[ ] Partner - [ ] Limited [ ] General [ ] Partner - [ ] Limited [ ] General
[ ] Individual [ ] Attorney in Fact [ ] Individual [ ] Attorney in Fact
[ ] Trustee [ ] Guardian or Conservator [ ] Trustee [ ] Guardian or Conservator
[ ] Other: [ ] Other:
Signer Is Representing: Signer Is Representing:

LOT LINE NO. PLN2014-0079

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Rebecca A. Soderstrom, Trustee</u>	<u>Rebecca A. Soderstrom</u>	<u>2-24-15</u>	<u>Turlock CA</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Yosemite Land Bank, FLCA</u>	<u></u> Ken Johnson Sr. Vice President	<u>2-23-15</u>	<u>Turlock</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

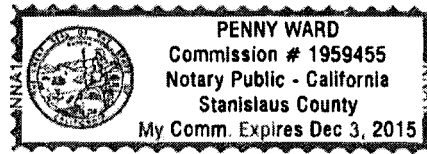
State of California  
County of Stanislaus }

On February 23, 2015 before me, Penny Ward, a notary public, personally appeared Kew Johnson, 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 Penny Ward



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus }

On February 24, 2015 before me, Penny Ward, a notary public, personally appeared Robert A. Scapstrom, 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 Penny Ward

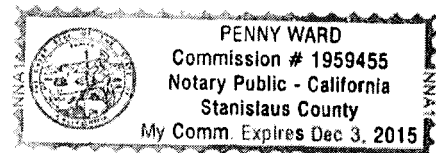


EXHIBIT "A"  
PLN 2014-0079  
(BEFORE ADJUSTMENT)

All that real property in the unincorporated area of Stanislaus County, State of California described as follows:

PARCEL NO. 1:

All that portion of the south half of the northwest quarter of Section 19, in Township 5 South, Range 10 East, Mount Diablo Base and Meridian, bounded and particularly described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, above Township and Range: thence North on the west line of said Section 19, 764.73 feet; thence Easterly, 1568.5 feet; thence South 766.24 feet; thence Westerly 1571.6 feet to the Place of Commencement.

Reserving and excepting unto the Grantors herein until June 1, 1979,(and thereafter so long as oil, gas, minerals or other hydrocarbons are produced from the premises) an undivided one-half of all such oil, gas, minerals and other hydrocarbons together with reasonable easements and ways of entry and exit for exploitation of such property rights.

PARCEL NO. 2:

All that portion of the south one-half of the northwest one-quarter of Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, Described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the west line of said Section 19, 1042.49 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 278.01 feet; thence Easterly 1566.3 feet; thence South 278.01 feet; thence Westerly 1567.3 feet to the Place of Beginning.

Excepting therefrom the West 20 feet.

Also excepting therefrom the North 12 feet of the southwest quarter of the northwest quarter and the North 25 feet of the southeast quarter of the northwest quarter of said Section 19, heretofore conveyed to the Tidewater and Southern Railroad Company for railroad purposes.



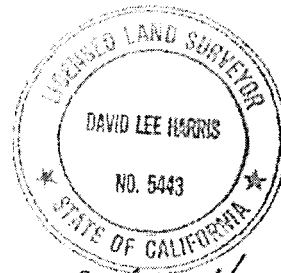
PARCEL NO. 3:

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Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the said west line of said Section 19, Township 5 South, Range 10 East, 764.73 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 277.76 feet; thence Easterly 1567.3 feet; thence Southerly 277.76 feet; thence Westerly 1568.5 feet to the Place of Beginning.

Save and except therefrom the following;

The west 20 feet conveyed to the County of Stanislaus for road purposes.



Feb 03, 2015

*David Lee Harris*

EXHIBIT "B"  
PLN 2014-0079  
(AFTER ADJUSTMENT)

All that real property in the unincorporated area of Stanislaus County, State of California described as follows:

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Commencing at the Quarter Corner on the west line of said Section 19, above Township and Range: thence North on the west line of said Section 19, 745.5 feet; thence Easterly, 1568.57 feet; thence South 745.5 feet; thence Westerly 1571.6 feet to the Place of Commencement.

Reserving and excepting unto the Grantors herein until June 1, 1979, (and thereafter so long as oil, gas, minerals or other hydrocarbons are produced from the premises) an undivided one-half of all such oil, gas, minerals and other hydrocarbons together with reasonable easements and ways of entry and exit for exploitation of such property rights.

PARCEL NO. 2:

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Excepting therefrom the West 20 feet.

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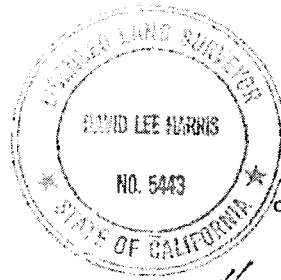
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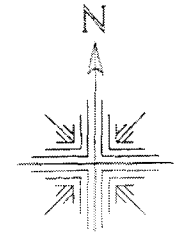
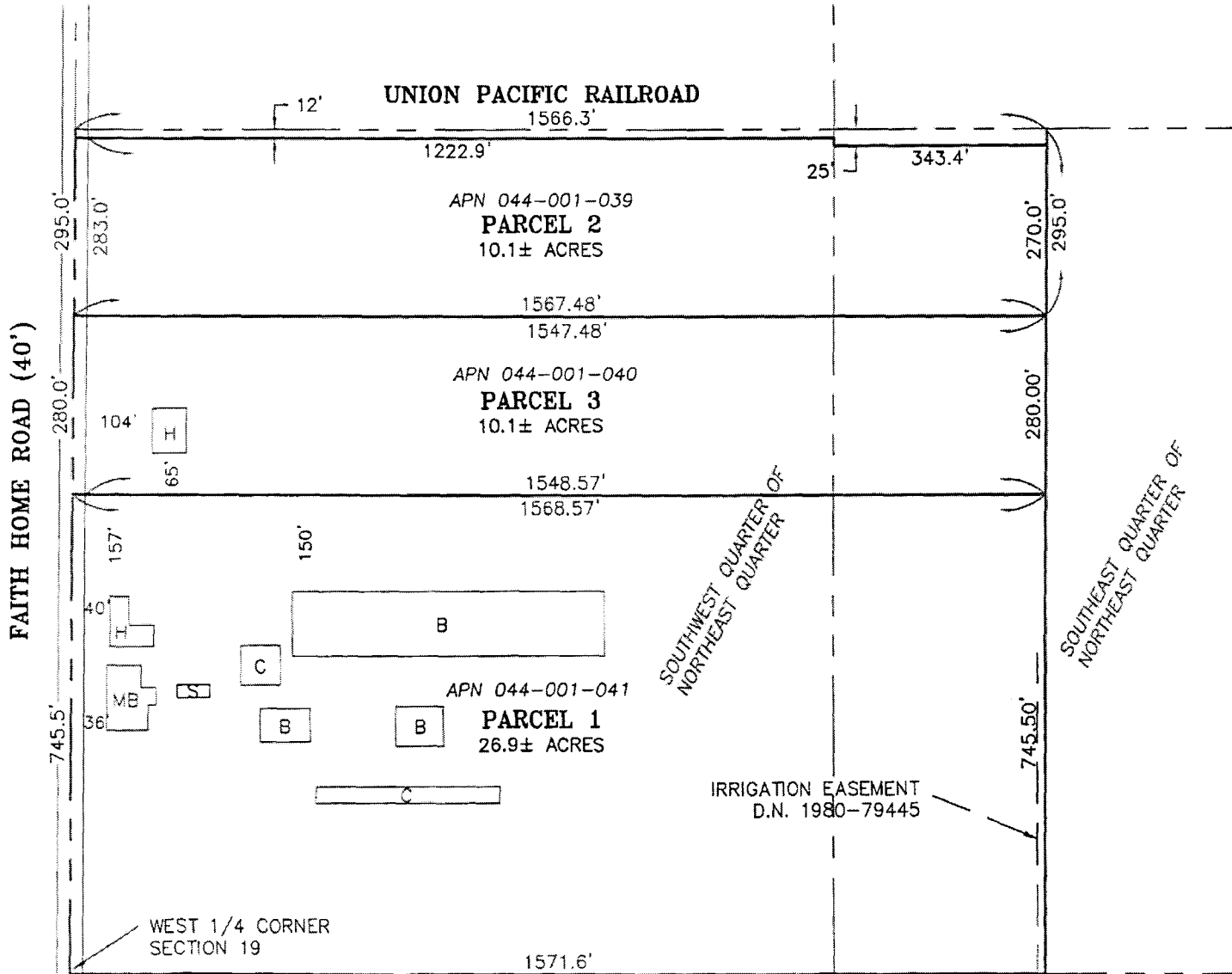
Save and except therefrom the following;

The west 20 feet conveyed to the County of Stanislaus for road purposes.



Feb 03, 2015

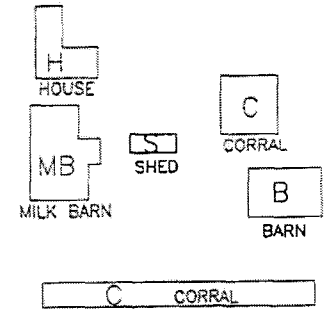
*DLH*



SCALE 1" = 250'

EXHIBIT C

**BUILDING LEGEND:**



**EXHIBIT "C"  
FOR LOT LINE  
ADJUSTMENT  
PLN-2014-079**

DECEMBER 4, 2014

**AFTER ADJUSTMENT**


LYING IN THE S 1/2 OF THE NORTHWEST 1/4  
SECTION 19 TOWNSHIP 5 SOUTH, RANGE 10  
EAST,  
MOUNT DIABLO MERIDIAN  
STANISLAUS COUNTY-CALIFORNIA

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

WHEN RECORDED RETURN TO  
STANISLAUS COUNTY DEPARTMENT  
OF PLANNING & COMMUNITY  
DEVELOPMENT 1010 10<sup>TH</sup> STREET, SUITE  
3400, MODESTO, CA 95354

**NOTICE OF RESCISSION AND  
SIMULTANEOUS RE-ENTRY INTO  
CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2015-15**



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2015-0079239-00**  
Monday, OCT 05, 2015 14:27:00  
Ttl Pd \$0.00 Rcpt # 0003724708  
OLD/R2/2-12

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into July 14, 2015, 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: Rebecca A. Soderstrom  
231 S. Faith Home Road  
Turlock, CA 95380

(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>044-001-039</u>	<u>10.08±</u>	<u>S. Faith Home Road, Turlock</u>
<u>044-001-040</u>	<u>10.08±</u>	<u>600 S. Faith Home Road, Turlock</u>
<u>044-001-041</u>	<u>26.89±</u>	<u>648 S. Faith Home Road, Turlock</u>

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-338, relating to Lot Line Adjustment No. 2014-0079 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 2014-07 which encumbered the parcel described in Exhibit A is rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

*One*

**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)
Rebecca A. Soderstrom, Trustee	<i>Rebecca A. Soderstrom</i>	2-24-15	Turlock, CA

**SECURITY HOLDERS:**

NAME (print or type)	SIGNATURE (all to be notarized)	DATE	SIGNED AT (city)
Yosemite Land Bank, FLCA	<i>[Signature]</i> Ken Johnson Sr. Vice President	2-23-15	Turlock

**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

9.30.2015  
Dated

*[Signature]*  
Chairman, Board of Supervisors  
Angela Freitas for Vito Chiesa

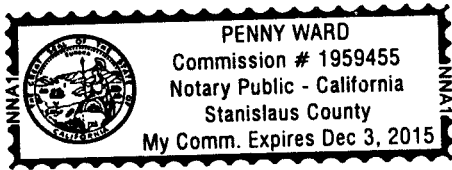
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

On February 23, 2015 before me, Penny Ward, a notary public, personally appeared Kensonson, 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 Penny Ward



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

On February 24, 2015 before me, Penny Ward, a notary public, personally appeared Rebecca B. Soderstrom, 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 Penny Ward

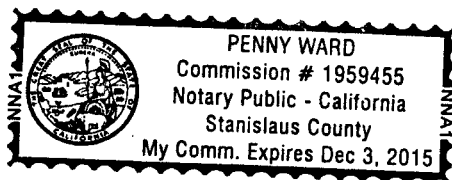


EXHIBIT "A"  
PLN 2014-0079  
(BEFORE ADJUSTMENT)

All that real property in the unincorporated area of Stanislaus County, State of California described as follows:

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Reserving and excepting unto the Grantors herein until June 1, 1979,(and thereafter so long as oil, gas, minerals or other hydrocarbons are produced from the premises) an undivided one-half of all such oil, gas, minerals and other hydrocarbons together with reasonable easements and ways of entry and exit for exploitation of such property rights.

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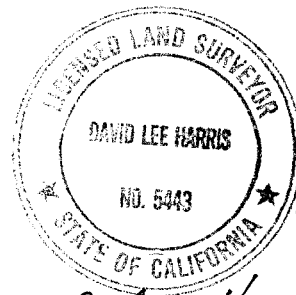
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Feb 03, 2015

*David Lee Harris*

**EXHIBIT "B"**  
**PLN 2014-0079**  
**(AFTER ADJUSTMENT)**

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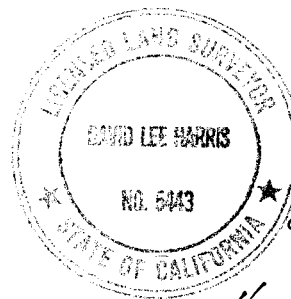
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Save and except therefrom the following;

The west 20 feet conveyed to the County of Stanislaus for road purposes.



*Feb 03, 2015*

*DLH*

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

DEPT: Planning and Community Development Af

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE July 14, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom

STAFF RECOMMENDATIONS:

1. Pursuant to Government Code Section 51257, determine that the following seven findings can be made based on the written evidence submitted by the applicant:
  - a. The new contract 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 implementation of AB1265.

(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. 2015-338

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X 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



ATTEST:

Christine Ferraro Tallman  
CHRISTINE FERRARO TALLMAN, Clerk

File No.

EXHIBIT C

**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 the entire Williamson Act Contract No. 2014-07, located at 648 S. Faith Home Road, between the Union Pacific Railroad and Clayton Road, in the Turlock area.
  3. Approve a new contract pursuant to Minor Lot Line Adjustment PLN2014-0079, Soderstrom.
  4. Authorize the Director of Planning and Community Development to execute a new contract pursuant to Minor Lot Line Adjustment PLN2014-0079 - Soderstrom.

**DISCUSSION:**

The parcels involved in the lot line adjustment are located at 600 and 648 S. Faith Home Road, between the Union Pacific Railroad and Clayton Road, in the Turlock area, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2014-0079 was approved by staff pending the Board's action required by the Williamson Act.

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
Page 3

The lot line adjustment is requesting three parcels go from 9.47, 9.99, and 27.59 acres (47.05 gross acres total) to three parcels of 10.08, 10.08, and 26.89 acres (47.05 gross acres total). The reason for the lot line adjustment request is to bring Parcels "1" and "2" up to a minimum of 10 acres so they are large enough to sustain their agricultural use and to bring them into compliance to be enrolled in a Williamson Act. Proposed Parcel "1" has no improvements, proposed Parcel "2" has a single-family dwelling, and proposed Parcel "3" has a feed lot, one single-family dwelling, one milk barn, two hay barns, one freestall barn and two covered corrals (it was a dairy facility in the past). All three parcels are currently planted in irrigated oats.

Parcels "3" is currently enrolled in Williamson Act Contract No. 2014-07. If this lot line is approved, all three parcels (47.05 gross acres) will be enrolled in a new contract. Pursuant to Section 51257 of the Government Code, Board approval is required for the rescission and simultaneous re-entry into the Williamson Act. Seven 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 AB1265.
- (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*

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
Page 4

*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 contract, and will not compromise the continued agricultural use of the parcels.

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 a new contract replaces the entire Williamson Act Contract No. 2014-07, upon recording. The new contract will cover the entire 47.05 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contract will be subject to the provisions of AB1265.

#### **POLICY ISSUES:**

Approval of this action supports the Board's priority of A Strong Agricultural Economy/Heritage by establishing parcels that are consistent with the County General Plan, County Zoning Ordinance, and locally adopted Williamson Act Uniform Rules. 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.

#### **STAFFING IMPACT:**

There are no staffing impacts associated with this item.

Approval to Rescind the Entire Williamson Act Contract No. 2014-07, Located at 648 S. Faith Home Road, Between the Union Pacific Railroad and Clayton Road, in the Turlock Area; and Approval of a New Contract Pursuant to Lot Line Adjustment PLN2014-0079, Soderstrom  
Page 5

**CONTACT PERSON:**

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

**ATTACHMENTS:**

1. Lot Line Adjustment Application No. PLN2014-0079
2. Lot Line Adjustment Approval Letter
3. Applicant's Statement of Findings
4. Map of Parcels Before the Proposed Lot Line Adjustment
5. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2014\la pin2014-0079- soderstrom\pin2014-0079\_board report\_final.doc)



PLEASE COMPLETE THE INFORMATION BELOW

**RECORDED AT THE REQUEST OF:**

Stanislaus County Department of Planning &  
Community Development

**WHEN RECORDED, MAIL TO:**

**NAME:** Stanislaus County Planning Department

**ADDRESS:** 1010 10th Street, Suite 3400

**TOWN & STATE:** Modesto, CA

**ZIP CODE:** 95350



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2015-0078476-00**

Acct 121-Planning.  
Thursday, OCT 01, 2015 14:42:41  
Ttl Pd \$44.00 Rcpt # 0003723520  
OJC/R2/1-10

*Certificate of Lot Line Adjustment*  
(Print the title of the document in this area exactly as it appears on the original)

CORRECTION OF DOC-2015-0069589-00. RECORDED ON AUGUST 31, 2015.

LOT LINE ADJUSTMENT NO PLN2014-0079 - SONDERSTROM.  
AN INCORRECT EXHIBIT "C" PARCEL MAP WAS ATTACHED.  
CORRECTED EXHIBIT "C" IS ATTACHED HEREIN.

**THIS PAGE WAS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING  
INFORMATION PER CALIFORNIA GOVERNMENT CODE, SEC. 27361.6**



Stanislaus, County Recorder  
 Lee Lundrigan Co Recorder Office  
**DOC- 2015-0069589-00**

Acct 121-Planning.  
 Monday, AUG 31, 2015 14:13:17  
 Ttl Pd \$41.00 Rcpt # 0003710923  
 OJC/R2/1-9

RECORDING REQUESTED BY AND  
 WHEN RECORDED RETURN TO:

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

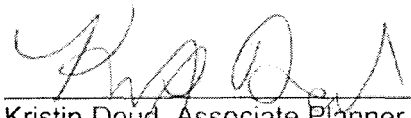
Space Above This Line for Recorder's Use

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 November 12, 2014 approved the lot line adjustment herein described submitted under the name of Soderstrom Lot Line Adjustment No. PLN2014-0079 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", and Exhibit "C", 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, DIRECTOR

By:   
 Kristin Doud, Associate Planner  
 Stanislaus County Department of Planning  
 and Community Development

8/12/2015  
 Date

*ajc*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

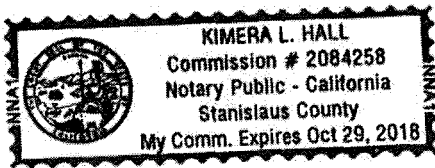
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Stanislaus )  
On 8/12/15 before me, Kimera L Hall, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Kristin Dood  
Name(s) of Signer(s)

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 Kimera L Hall  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

LOT LINE NO. PLN2014-0079

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Rebecca A. Soderstrom, Trustee</u>	<u><i>Rebecca A Soderstrom</i></u>	<u>2-24-15</u>	<u>Turlock CA</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

SECURITY HOLDERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<u>Yosemite Land Bank, FLCA</u>	<u><i>K Johnson</i></u> Ken Johnson Sr. Vice President	<u>2-23-15</u>	<u>Turlock</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

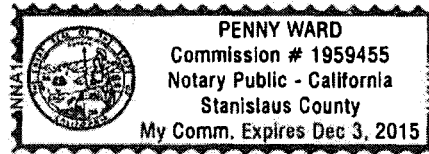
State of California  
County of Stanislaus

On February 23, 2015 before me, Penny Ward, a notary public, personally appeared Ken Johnson, 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 Penny Ward



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

On February 24, 2015 before me, Penny Ward, a notary public, personally appeared Rebecca A. Rodopstora, 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 Penny Ward

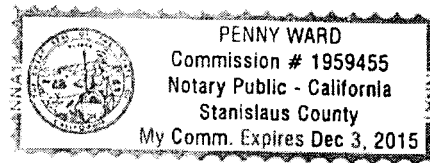


EXHIBIT "A"  
PLN 2014-0079  
(BEFORE ADJUSTMENT)

All that real property in the unincorporated area of Stanislaus County, State of California described as follows:

PARCEL NO. 1:

All that portion of the south half of the northwest quarter of Section 19, in Township 5 South, Range 10 East, Mount Diablo Base and Meridian, bounded and particularly described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, above Township and Range; thence North on the west line of said Section 19, 764.73 feet; thence Easterly, 1568.5 feet; thence South 766.24 feet; thence Westerly 1571.6 feet to the Place of Commencement.

Reserving and excepting unto the Grantors herein until June 1, 1979,(and thereafter so long as oil, gas, minerals or other hydrocarbons are produced from the premises) an undivided one-half of all such oil, gas, minerals and other hydrocarbons together with reasonable easements and ways of entry and exit for exploitation of such property rights.

PARCEL NO. 2:

All that portion of the south one-half of the northwest one-quarter of Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, Described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the west line of said Section 19, 1042.49 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 278.01 feet; thence Easterly 1566.3 feet; thence South 278.01 feet; thence Westerly 1567.3 feet to the Place of Beginning.

Excepting therefrom the West 20 feet.

Also excepting therefrom the North 12 feet of the southwest quarter of the northwest quarter and the North 25 feet of the southeast quarter of the northwest quarter of said Section 19, heretofore conveyed to the Tidewater and Southern Railroad Company for railroad purposes.

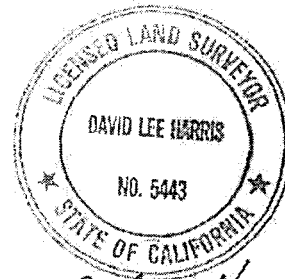
PARCEL NO. 3:

All that portion of the south one-half of the northwest one-quarter of Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the said west line of said Section 19, Township 5 South, Range 10 East, 764.73 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 277.76 feet; thence Easterly 1567.3 feet; thence Southerly 277.76 feet; thence Westerly 1568.5 feet to the Place of Beginning.

Save and except therefrom the following;

The west 20 feet conveyed to the County of Stanislaus for road purposes.



Feb 03, 2015

*David Lee Harris*

EXHIBIT "B"  
PLN 2014-0079  
(AFTER ADJUSTMENT)

All that real property in the unincorporated area of Stanislaus County, State of California described as follows:

PARCEL NO. 1:

All that portion of the south half of the northwest quarter of Section 19, in Township 5 South, Range 10 East, Mount Diablo Base and Meridian, bounded and particularly described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, above Township and Range: thence North on the west line of said Section 19, 745.5 feet; thence Easterly, 1568.57 feet; thence South 745.5 feet; thence Westerly 1571.6 feet to the Place of Commencement.

Reserving and excepting unto the Grantors herein until June 1, 1979,(and thereafter so long as oil, gas, minerals or other hydrocarbons are produced from the premises) an undivided one-half of all such oil, gas, minerals and other hydrocarbons together with reasonable easements and ways of entry and exit for exploitation of such property rights.

PARCEL NO. 2:

All that portion of the south one-half of the northwest one-quarter of Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, Described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the west line of said Section 19, 1025.50 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 295.0 feet; thence Easterly 1566.3 feet; thence South 295.0 feet; thence Westerly 1567.48 feet to the Place of Beginning.

Excepting therefrom the West 20 feet.

Also excepting therefrom the North 12 feet of the southwest quarter of the northwest quarter and the North 25 feet of the southeast quarter of the northwest quarter of said Section 19, heretofore conveyed to the Tidewater and Southern Railroad Company for railroad purposes.



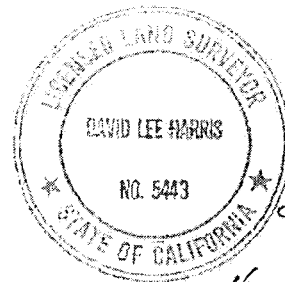
PARCEL NO. 3:

All that portion of the south one-half of the northwest one-quarter of Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the Quarter Corner on the west line of said Section 19, Township 5 South, Range 10 East, Mount Diablo Base and Meridian; thence North on the said west line of said Section 19, Township 5 South, Range 10 East, 745.5 feet to the Place of Beginning; thence Same Course on said west line of said Section 19, 280.0 feet; thence Easterly 1567.48 feet; thence Southerly 280.0 feet; thence Westerly 1568.57 feet to the Place of Beginning.

Save and except therefrom the following;

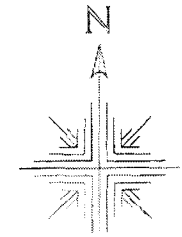
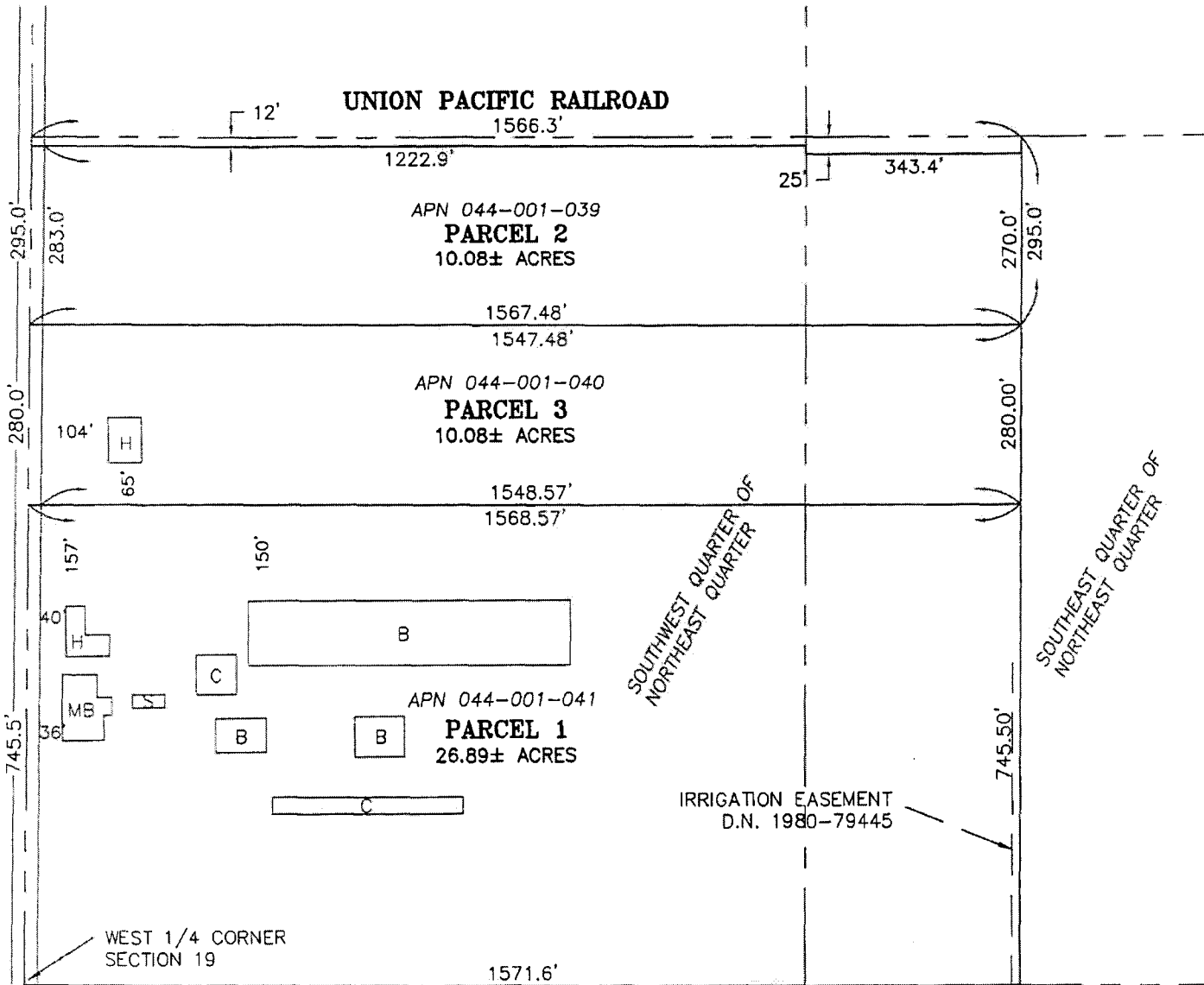
The west 20 feet conveyed to the County of Stanislaus for road purposes.



Feb 03, 2015

*DLH*

FAITH HOME ROAD (40')

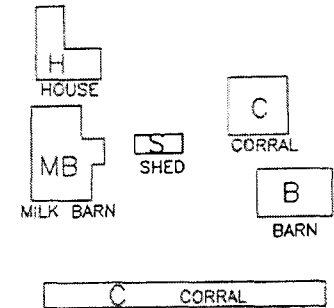


SCALE 1" = 250'

FOR ILLUSTRATIVE PURPOSES ONLY

EXHIBIT C

**BUILDING LEGEND:**

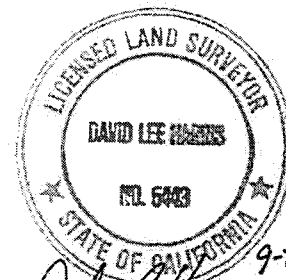


**EXHIBIT "C"**  
**FOR LOT LINE**  
**ADJUSTMENT**  
**PLN-2014-079**

DECEMBER 4, 2014

**AFTER ADJUSTMENT**

LYING IN THE S 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 19 TOWNSHIP 5 SOUTH, RANGE 10  
EAST,  
MOUNT DIABLO MERIDIAN  
STANISLAUS COUNTY-CALIFORNIA



*David Lee Higgins*  
9-25-15