

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

DEPT: Planning and Community Development *AF*

BOARD AGENDA # *D-3

Urgent Routine

AGENDA DATE September 22, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main

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restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts but for not less than 10 years except as authorized under the County implementation of AB1265.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. 2015-443

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: O'Brien

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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2015-0058 was approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting two parcels go from 43.81 and 31.26 acres (75.07 gross acres total) to two parcels of 64.64 and 10.43 (75.07 gross acres total). Parcel 1 is

presently recognized as APN 019-016-003 and has a site address of 12131 Lyon Road. It has been improved with a single-family dwelling, temporary mobile home, a hay barn and shop. Parcel 2 is presently recognized as APN 019-016-037 and has a site address of 12125 E. Whitmore Avenue. Parcel 2 has been improved with a single-family dwelling and accessory structures. The reason for the lot line adjustment request is to align Parcel 1 with its actual farming practices. Parcel 1 currently leases 20.8 acres of almonds from Parcel 2 and the adjustment will encompass almonds being farmed by the owners of Parcel 1.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1978-3410. If this lot line is approved, Parcels 1 (64.64 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1995-4294. If this lot line is approved, Parcel 2 (10.43 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
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 contracts, 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 both new contracts supersede all of Williamson Act Contract Nos. 1978-3410 and 1995-4294, upon recording. The new contracts will cover the entire 75.07 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 5

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0058
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. 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 10TH Street, Suite 3400, Modesto, CA 95354
 Phone: 209.525.6330 Fax: 209.525-5911

S	9	T	45	R	11E
ZONE	A-2-40				
RECEIVED	6/17/2015 FLO				
APPLICATION NO.	PLN2015-0058				
RECEIPT NO.	527394				

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Steve and Carol Harp
 Name
 12131 Lyon Road, Hughson, CA 95326
 Address, City, Zip
 209-883-2292
 Phone
 Fax Number

Parcel 2

Ray and Kathy Main
 Name
 12125 E. Whitmore Ave., Hughson, CA 95326
 Address, City, Zip
 209-681-2772
 Phone
 Fax Number

Parcel 3

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: Sean Harp c/o GDR Engineering, Inc. 3525 Mitchell Road
Ceres, CA 95307; sean@gdreng.com

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

Parcel 1: Book 019 Page 016 No. 003 Parcel 2: Book 019 Page 016 No. 037
 Parcel 3: Book _____ Page _____ No. _____ Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

	<u>Before</u>	<u>After</u>
Parcel 1:	<u>43.81 Ac.</u>	<u>64.64 Ac.</u>
Parcel 2:	<u>31.26 (Gr) 30.76 (Net)</u>	<u>10.43 (Gr) 9.93 (Net)</u>
Parcel 3:	_____	_____
Parcel 4:	_____	_____

5. Why are the lot lines being changed? BE SPECIFIC The owner of Parcel 1 (Harp) currently leases and farms
the 20.8 acres of almonds on Parcel 2 that is proposed to be adjusted. See attached Project Descripton
for more information.

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 type="checkbox"/> Row Crop – type _____ |
| <input type="checkbox"/> Duplex | <input checked="" type="checkbox"/> Trees – type <u>Almond</u> |
| <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 type="checkbox"/> Other (Specify) _____ | <input type="checkbox"/> Poultry _____ |
| _____ | <input type="checkbox"/> Dairy _____ |
| _____ | <input type="checkbox"/> Other (Specify) _____ |

7. List all structures on properties: Parcel 1: House, Hay Barn, Shop, mobile home.
Parcel 2: House and out buildings

8. How have these parcels been utilized in the past, if different than current use? The property being exchanged was previously a cherry orchard. It is now planted with almonds. Other portion have been the same for long time.

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

Parcel 1: <u>1977</u>	Parcel 2: <u>1980</u>
Parcel 3: _____	Parcel 4: _____

10. What are the Williamson Act Contract numbers?

Parcel 1: <u>1978-3410</u>	Parcel 2: <u>1995-4294</u>
Parcel 3: _____	Parcel 4: _____

11. Do the parcels irrigate? Yes No If yes, how? Pipeline & drip

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

13. Signature of property owner(s)

<u>Steve Harp</u> Owner's Signature	<u>Steve Harp</u> Owner's Name Printed
<u>Carolyn Harp</u> Owner's Signature	<u>Carolyn Harp</u> Owner's Name Printed
_____ Owner's Signature	<u>Ray Main</u> Owner's Name Printed
_____ Owner's Signature	<u>Kathy Main</u> Owner's Name Printed

Project Description and Landowner Justification
Lot Line Adjustment between Harp and Main
APN 019-016-003 and 037

Project Description

This project is a lot line adjustment between Parcel 1 (APN 019-016-003), 43.81 acres, owned by Steve and Carolyn and Parcel 2 (APN 019-016-037), 31.76 gross acres, owned by Ray and Kathy Main. The site is approximately 5 miles east of Hughson. Both parcels are enrolled in the Williamson Act.

Existing Parcel 1 (Harp) fronts on a non-deeded Lyon Road and has a single family home with a well and septic, a mobile home and outbuildings. The property is planted with almonds

Existing Parcel 2 (Main) fronts on Whitmore Avenue and has a single family home with well and septic and outbuildings. An irrigation pipeline runs along the eastern boundary and angles through the property in southwestern direction. There is a small eucalyptus grove between the pipeline and almonds on the western portion of the property. The area south of the pipeline and eucalyptus grove is planted with almonds and is farmed by the owner (Main). The area north of the pipeline and eucalyptus grove is leased and farmed by owner of Parcel 1 (Harp).

The owner proposes to adjust the existing property line between the two properties in order for the owner of Parcel 1 (Harp) to acquire the almonds north of the pipeline and eucalyptus grove.

At the conclusion of the Lot Line Adjustment Parcel 1 will be 64.64 acres and Parcel 2 will be 10.43 gross acres. Both parcels will remain under Williamson Act Contract.

Landowner Justification

- (1) None of the contracts are subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, all contracts will be in force and effect for a period of at least 10 years.
- (2) The land currently under contract is 75 acres. After the lot line adjustment, all 75 acres will remain under contract.
- (3) 100% of the property under the existing contract will be included in the new contract.
- (4) Consistent with Section 51222, the adjusted parcels will be large enough to sustain their agricultural use.
- (5) Both parcels have been used for agricultural productivity in their current configuration for a long period of time. The new configuration, after adjustment, will in no way affect the long term agricultural productivity.
- (6) 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 productivity.
- (7) This lot line adjustment will not result in more parcels than currently exist, nor are they inconsistent with the General Plan.

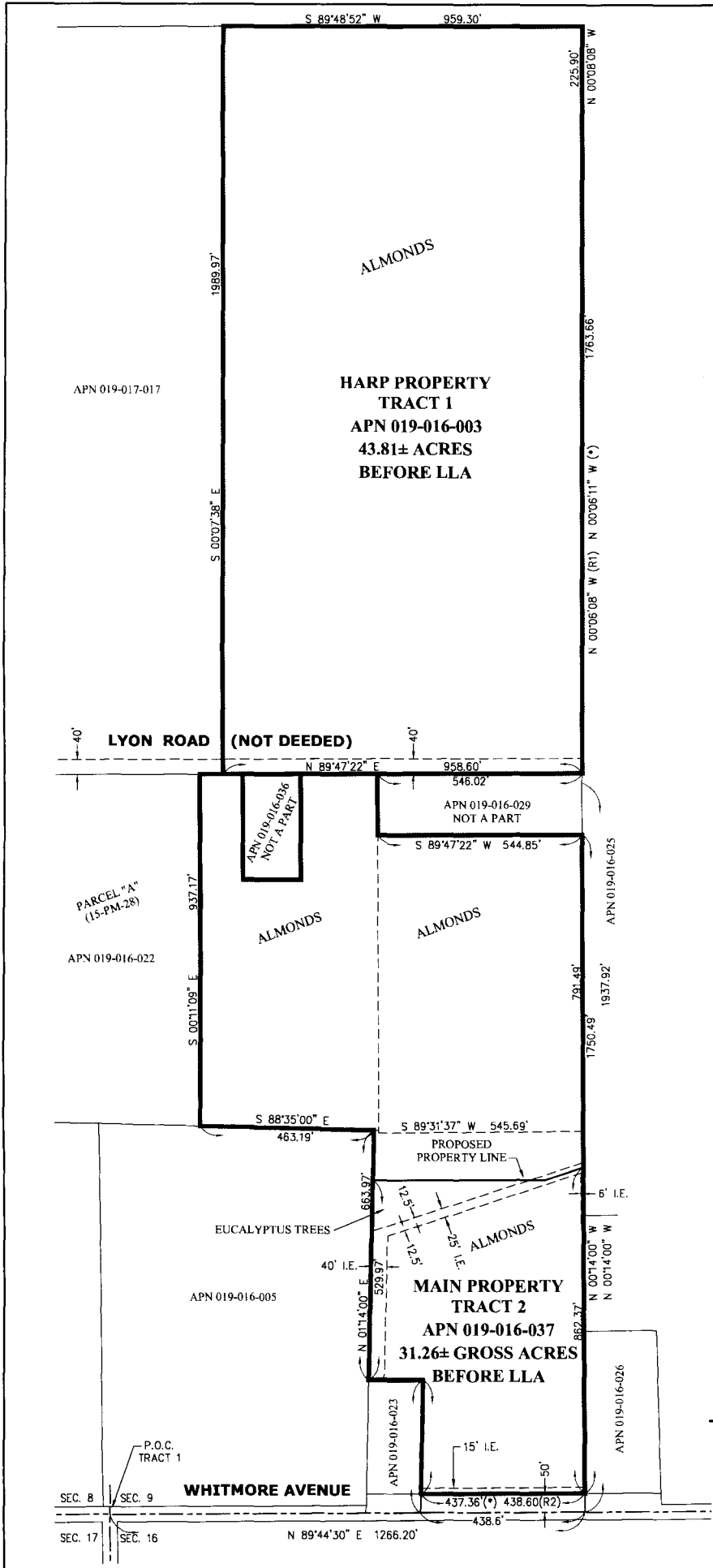
As set forth previously, the properties will continue to be used for agricultural purposes, and in no way, will this lot line adjustment affect the agricultural viability of any parcels.



GDR ENGINEERING, Inc.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370



SCALE: 1" = 400'



**BEFORE
 LOT LINE ADJUSTMENT**

**A PORTION OF THE WEST 1/2 OF
 SECTION 9, T. 4 S., R. 11 E., M. D. M.,
 COUNTY OF STANISLAUS, CA
 APN 099-016-003 & 037**

AUGUST, 2015

SHEET 1 OF 2

ATTACHMENT 3



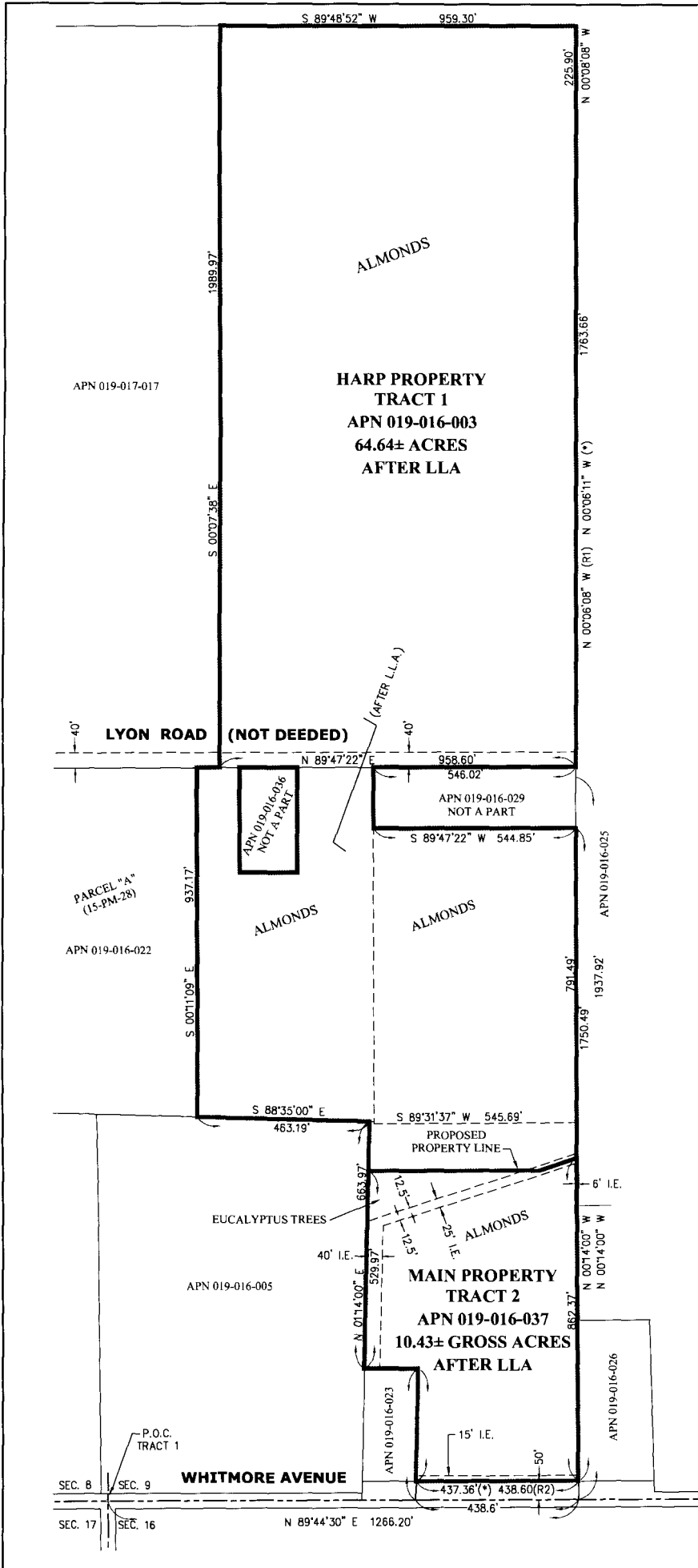
GDR ENGINEERING, Inc.

ENGINEERING/SURVEYING/PLANNING

3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370



SCALE: 1" = 400'



AFTER LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF SECTION 9, T. 4 S., R. 11 E., M. D. M., COUNTY OF STANISLAUS, CA APN 099-016-003 & 037

AUGUST, 2015

SHEET 2 OF 2


ATTACHMENT 4

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 10th STREET, SUITE 3400
MODESTO, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-19**



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0080699-00
Acct 402-Counter Customers
Friday, OCT 09, 2015 14:48:11
Ttl Pd \$0.00 Rcpt # 0003726761
OLD/R2/2-14

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into September 23, 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: Harp Steve D & Carol A Trust

12131 Lyon Road

Hughson, CA 95326

- (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)
019-016-003	64.64	12131 Lyon Road, Hughson, CA 95326

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-443, relating to Lot Line Adjustment No. 2015-0058 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1978-3410 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.

Handwritten signature/initials

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.

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Kathy A Main	<i>Kathy A Main</i>	7/30/15	Waterford
Carol A. Harp	<i>Carol A. Harp</i>	7/30/15	Waterford
STEVE D HARP	<i>Steve D. Harp</i>	7/30/15	Waterford
Ray F. Main	<i>Ray F. Main</i>	7/30/15	Waterford

SECURITY HOLDERS:

OWNERS:


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

10.9.2015
Dated


Chairman, Board of Supervisors
Angela Freitas for Vito Chiesa

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)

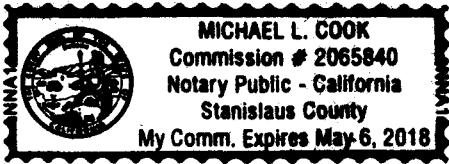
On 30 July 2015 before me, Michael L. Cook, Notary *
Date Here Insert Name and Title of the Officer

personally appeared Kathy A. Main, Ray F. Main
Name(s) of Signer(s)

STEVE D. HARP, CAROLYN A. HARP.

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.

* Notary Public



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 Michael L. Cook
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: Notice of Resession Document Date: 7-30-15

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: _____



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 Michael L. Cook

COMMISSION NO. 2065840

DATE COMMISSION EXPIRES May 6, 2018

PLACE OF EXECUTION Stanislaus

October 1, 2015
(Date)

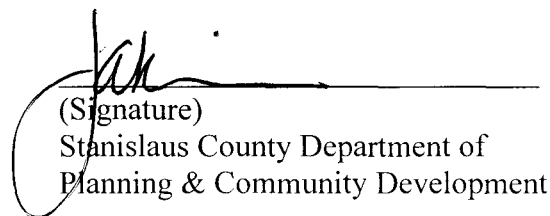

(Signature)
Stanislaus County Department of
Planning & Community Development

EXHIBIT "A"

Legal Description of Properties Prior to Lot Line Adjustment

Tract 1 (APN 019-016-003)

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the southwest corner of said Section 9; thence North 89°44'30" East along the south line of Section 9, 1266.20 feet; thence North 00°14' West, 1937.92 feet; thence North 02°46' East, 25.6 feet to the True Point of Beginning; thence South 89°47'22" West, 958.60 feet; thence North 00°07'38" West, 1989.97 feet; thence North 89°48'52" East, 959.30 feet; thence South 00°08'08" East, 225.90 feet; thence South 00°06'08" East, 1763.66 feet to the true point of beginning.

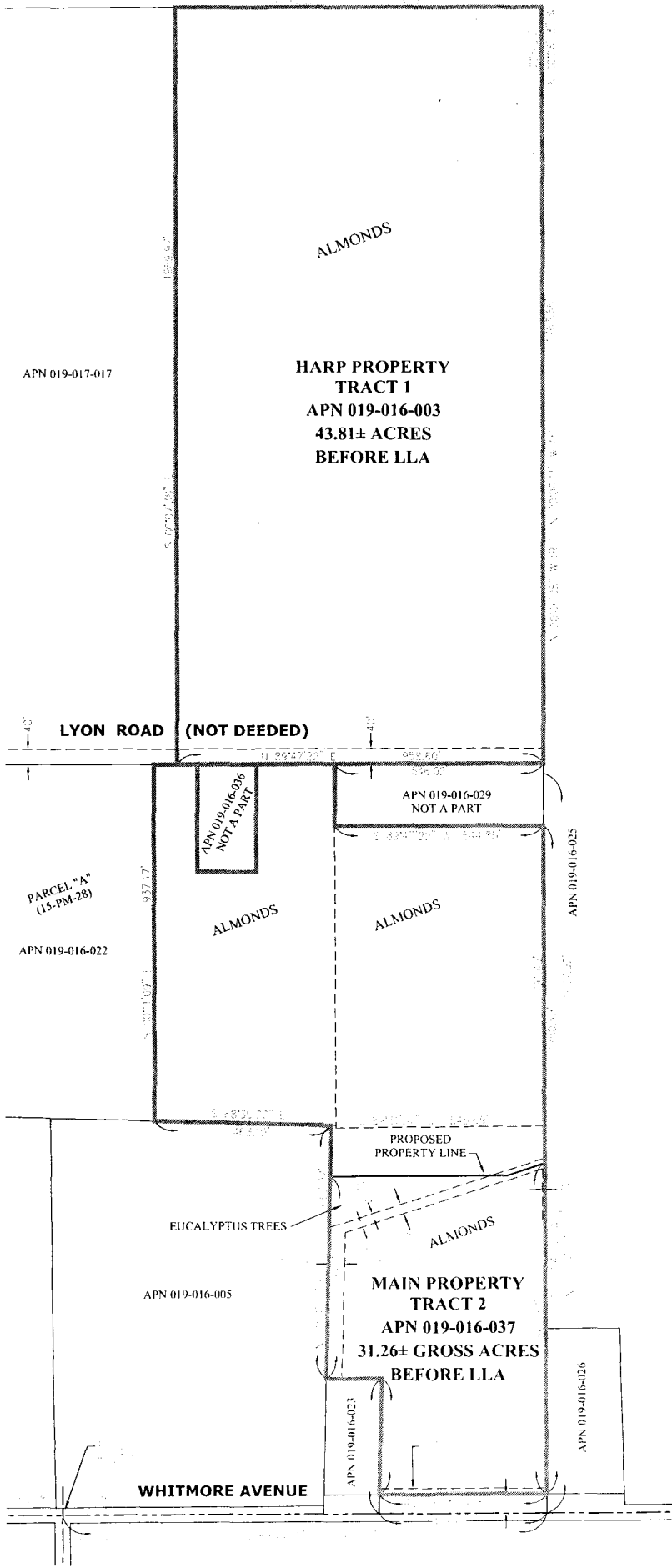
Excepting therefrom 3/4 of all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, as expected and reserved in the deed from Capital Company, a Corporation to Vincent J. Sciabica, et al, date March 12, 1942 and recorded April 21, 1942 in Volume 757 of Official Records, at Page 87, as Instrument No. 5603.

Contains 43.81 acres, more or less.

The real land described has been prepared by me, or under my direction, conformance with the Professional Land Surveyors Act.



Sean Harp 6-15-2015
Sean Harp, L.S. 7823 Date



SCALE: 1" = 400'

EXHIBIT "A"
BEFORE
LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF
 SECTION 9, T. 4 S., R. 11 E., M. D. M.,
 COUNTY OF STANISLAUS, CA
 APN 099-016-003 & 037

AUGUST, 2015

SHEET 1 OF 2

EXHIBIT "B"
Legal Description of Properties After Lot Line Adjustment

Tract 1

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the southwest corner of said Section 9; thence North 89°44'30" East along the south line of Section 9, 1266.20 feet; thence North 00°14' West, 1937.92 feet; thence North 02°46' East, 25.6 feet to the True Point of Beginning; thence South 89°47'22" West, 958.60 feet; thence North 00°07'38" West, 1989.97 feet; thence North 89°48'52" East, 959.30 feet; thence South 00°08'08" East, 225.90 feet; thence South 00°06'08" East, 1763.66 feet to the true point of beginning.

Excepting therefrom 3/4 of all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, as excepted and reserved in the deed from Capital Company, a Corporation to Vincent J. Sciabica, et al, dated March 12, 1942 and recorded April 21, 1942 in Volume 757 of Official Records, at Page 87, as Instrument No. 5603.

Together With:

Parcel B as shown on the Parcel Map filed September 29, 1972 in Volume 15 of Parcel Maps at Page 28, Stanislaus County Records, being a portion of Section 9 in Township 4 South, Range 11 East, M. D. B. & M.

Excepting therefrom the North 281 feet of the East 155 feet of the West 270 feet of said Parcel B.

Together With:

All that real property as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records, designated as an 11.962 acre parcel.

Excepting therefrom the following described property:

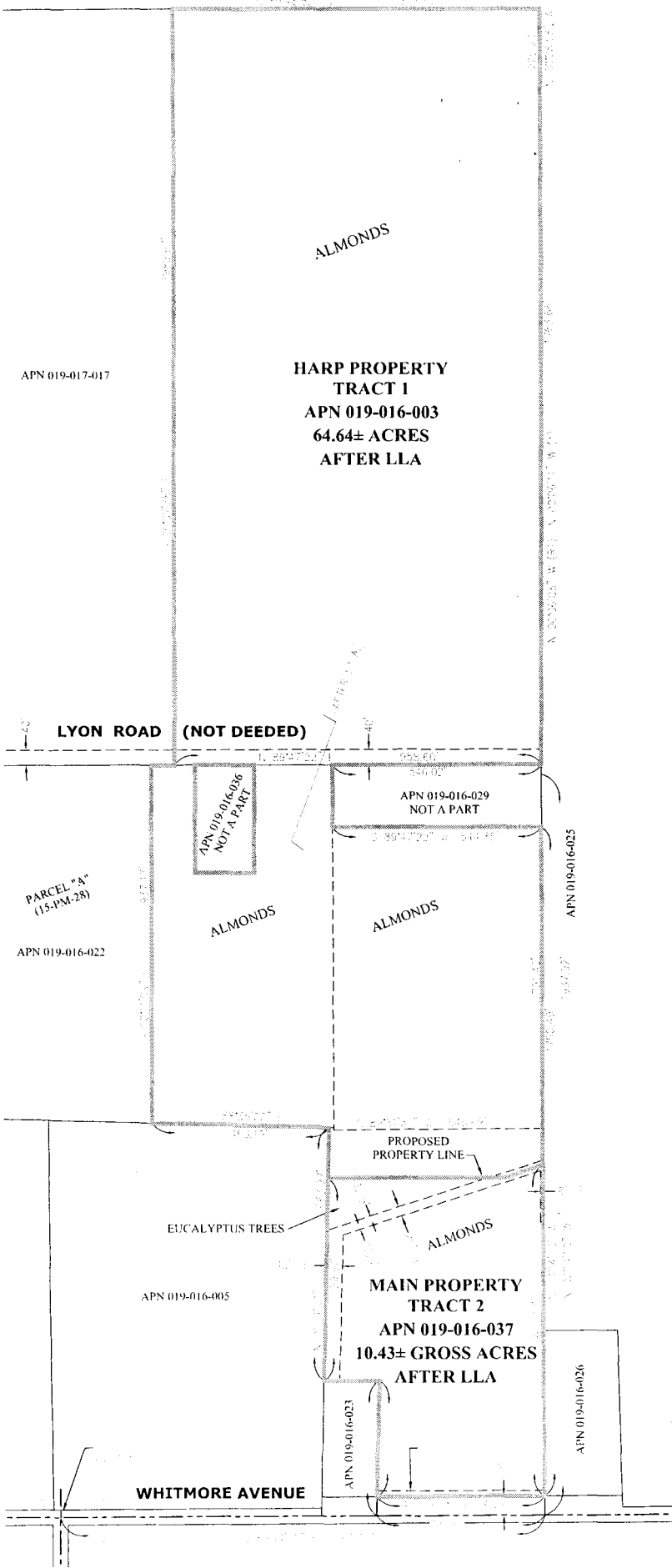
Beginning at the northeast corner of Parcel B as shown in Book 15 of Parcel Maps, at Page 28, Stanislaus County Records, also being the northwest corner of that certain 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence North 89°47'22" East, a distance of 546.02 feet to the northeast corner of said 11.962 acre parcel; thence South 02°46'00" West, 25.60 feet; thence South 00°14'00" East, 137.43 feet; thence South 89°47'22" West, parallel with the northerly line of said 11.962 acre parcel, a distance of 544.85 feet to a point on the westerly line of said 11.962 acre parcel, also being the easterly line of said Parcel B; thence North 00°10'23" West, 163.00 feet to the point of beginning.

Together With the following described property:

A portion of the 11.96 acre Remainder as shown on the map recorded in Book 27 of Parcel Maps, Stanislaus County Records, more particularly described as follows:

Beginning at the northwest corner of said Remainder, said point being on the south line of Parcel "B" as shown on the map recorded in Book 15 of Parcel Maps, Page 28, Stanislaus County Records; thence along the west line of said Remainder, South $01^{\circ}14'00''$ West, 134.00 feet; thence along a line that is parallel with the south line of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, North $89^{\circ}44'30''$ East, 460.02 feet to the centerline of an irrigation pipeline; thence along said pipeline, North $71^{\circ}49'22''$ East, 106.26 feet to the east line of said Remainder; thence along said east line, North $00^{\circ}14'00''$ West, 96.64 feet to the north line of said Remainder and the south line of the 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence along said north line, South $89^{\circ}31'37''$ West, 545.69 feet to the southwest corner of said 11.962 acre parcel; thence along the west line of said 11.962 acre parcel, North $00^{\circ}10'23''$ West, 6.32 feet to the southeast corner of said Parcel "B"; thence along said south line of Parcel "B", North $88^{\circ}35'00''$ West, 12.00 feet to the point of beginning.

Contains 64.64 acres, more or less.



SCALE: 1" = 400'

EXHIBIT "B"
AFTER
LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF
 SECTION 9, T. 4 S., R. 11 E., M. D. M.,
 COUNTY OF STANISLAUS, CA
 APN 099-016-003 & 037

AUGUST, 2015

SHEET 2 OF 2

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

DEPT: Planning and Community Development *AK*

BOARD AGENDA # *D-3

Urgent Routine

AGENDA DATE September 22, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main

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. 2015-443

On motion of Supervisor Monteith, Seconded by Supervisor Chiesa

and approved by the following vote,

Ayes: Supervisors: Chiesa, Monteith, DeMartini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: O'Brien

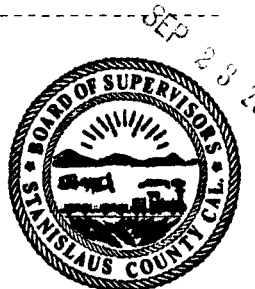
Abstaining: Supervisor: None

- 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 Patricia Gonzalez



Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File N EXHIBIT C

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 2

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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2015-0058 was approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting two parcels go from 43.81 and 31.26 acres (75.07 gross acres total) to two parcels of 64.64 and 10.43 (75.07 gross acres total). Parcel 1 is

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 3

presently recognized as APN 019-016-003 and has a site address of 12131 Lyon Road. It has been improved with a single-family dwelling, temporary mobile home, a hay barn and shop. Parcel 2 is presently recognized as APN 019-016-037 and has a site address of 12125 E. Whitmore Avenue. Parcel 2 has been improved with a single-family dwelling and accessory structures. The reason for the lot line adjustment request is to align Parcel 1 with its actual farming practices. Parcel 1 currently leases 20.8 acres of almonds from Parcel 2 and the adjustment will encompass almonds being farmed by the owners of Parcel 1.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1978-3410. If this lot line is approved, Parcel 1 (64.64 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1995-4294. If this lot line is approved, Parcel 2 (10.43 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
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 contracts, 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 both new contracts supersede all of Williamson Act Contract Nos. 1978-3410 and 1995-4294, upon recording. The new contracts will cover the entire 75.07 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 5

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0058
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment


(i:\planning\board of supervisors\lotlineadjustments\2014\lila pln2014-0079- soderstrom\pri2014-0079_board report_final.doc)

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 10th STREET, SUITE 3400
MODESTO, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2015-20**



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0080700-00
Acct 402-Counter Customers
Friday, OCT 09, 2015 14:48:15
Ttl Pd \$0.00 Rcpt # 0003726762
OLD/R2/2-12

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into September 23, 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: Main Ray F & Kathy A Trust
12125 E. Whitmore Avenue
Hughson, CA 95326

(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)
019-016-037	10.43	12125 E. Whitmore Ave., Hughson, CA 95326

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2015-443, relating to Lot Line Adjustment No. 2015-0058 as authorized by Govt. Code § 51257, California Land Conservation Contract Nos. 1995-4294 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.



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.

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
Roy F. Main	<i>Roy F. Main</i>	10-3-15	TURLOCK
Kathy A Main	<i>Kathy A Main</i>	10/3/15	Turlock

SECURITY HOLDERS:

OWNERS:


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

Dated 10.9.2015


 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.

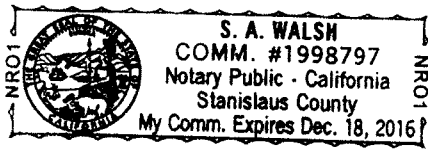
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California
County of Stanislaus

On 10-03-15 before me, S. A. Walsh, Notary Public, personally appeared Ray F. MAIN and Kathy A. MAIN, 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.



S. A. Walsh
Signature of Notary

NOTARY INFORMATION

Notary Name: S. A. Walsh
Commission Expires: 12/18/2016

Notary Commission #1998797

County of Commission: Stanislaus
Notary Phone: 209-505-6909

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Notice of Rescission

Date of Document: 10-03-15 Number of Pages in words: 3
(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:

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:

EXHIBIT "A"

Legal Description of Properties Prior to Lot Line Adjustment

Tract 2 (APN 019-016-037)

Real property in unincorporated area of Hughson, County of Stanislaus, State of California, described as follows:

Parcel 1

Parcel B as shown on the Parcel Map filed September 29, 1972 in Volume 15 of Parcel Maps at Page 28, Stanislaus County Records, being a portion of Section 9 in Township 4 South, Range 11 East, M.D.B & M. Excepting therefrom the North 281 feet of the East 155 feet of the West 270 feet of said Parcel B. The remaining parcel containing 9.295 acres.

Parcel 2

All that portion of the southwest quarter of Section 9, Township 4 South, Range 11 East, Mount Diablo Base & Meridian, described as follows:

All that portion of real property as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records, designated as an 11.962 acre parcel, except therefrom the following:

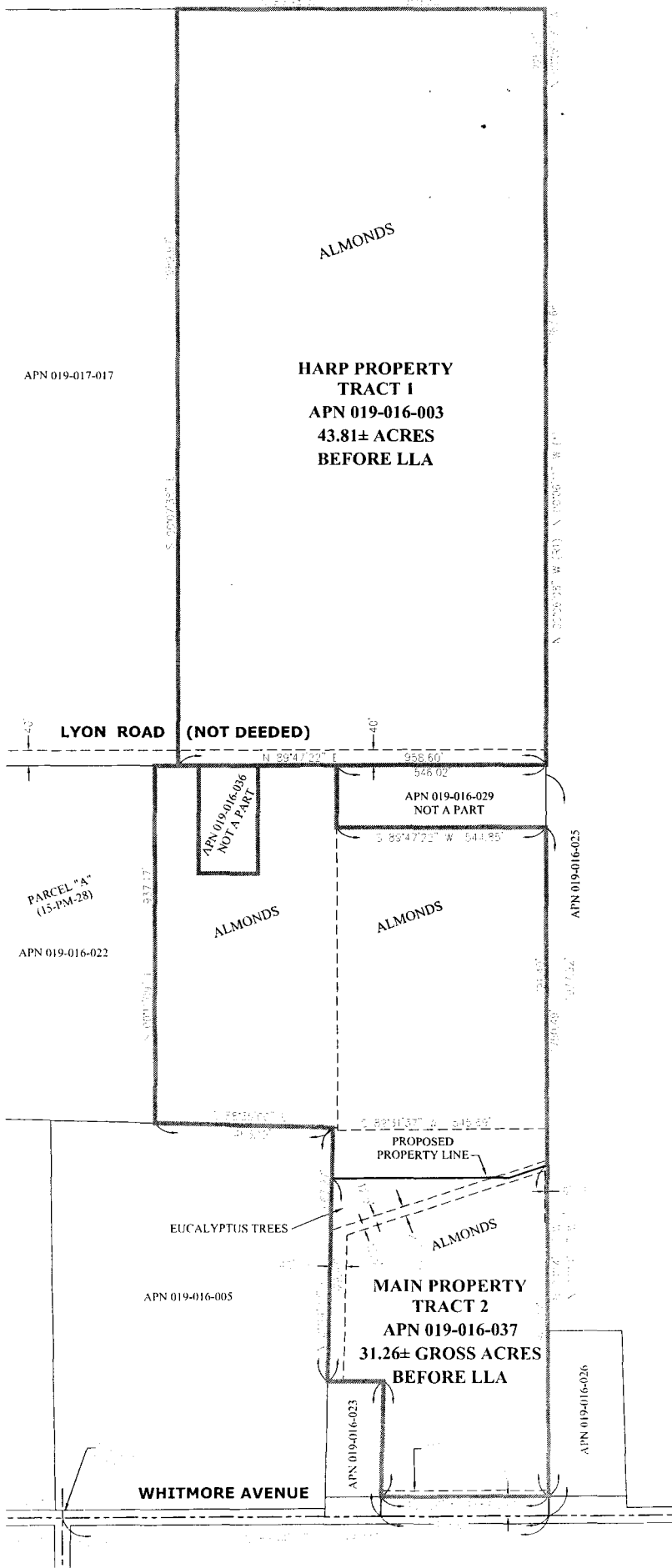
Beginning at the northeast corner of Parcel B as shown in Book 15 of Parcel Maps, at Page 28, Stanislaus County Records, also being the northwest corner of that certain 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence North $89^{\circ}47'22''$ East, a distance of 546.02 feet to the northeast corner of said 11.962 acre parcel; thence South $02^{\circ}46'00''$ West, 25.60 feet; thence South $00^{\circ}14'00''$ East, 137.43 feet; thence South $89^{\circ}47'22''$ West, parallel with the northerly line of said 11.962 acre parcel, also being the easterly line of said Parcel B; thence North $00^{\circ}10'23''$ West, 163.00 feet to the point of beginning.

Parcel 3

All that portion of the south half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

All that portion of real property as shown in Book 27 of Parcel Maps, at Page 20, Stanislaus County Records, designated as an 11.96 acre remainder.

Contains 31.26 acres, more or less.



SCALE: 1" = 400'

EXHIBIT "A" BEFORE LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF
 SECTION 9, T. 4 S., R. 11 E., M. D. M.,
 COUNTY OF STANISLAUS, CA
 APN 099-016-003 & 037

AUGUST, 2015

SHEET 1 OF 2

EXHIBIT "B"

Legal Description of Properties After Lot Line Adjustment

Tract 2

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

All of the 11.96 acre remainder as shown on the map recorded in Book 27 of Parcel Maps, Stanislaus County Record.

Excepting therefrom the following described property:

Beginning at the northwest corner of said Remainder, said point being on the south line of Parcel "B" as shown on the map recorded in Book 15 of Parcel Maps, Page 28, Stanislaus County Records; thence along the west line of said Remainder, South 01°14'00" West, 134. Feet; thence along a line that is parallel with the south line of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, North 89°44'30" East, 460.02 feet to the centerline of an irrigation pipeline, thence along said pipeline, North 71°49'22" East, 106.26 feet to the east line of said Remainder; thence along said east line, North 00°14'00" West, 96.64 feet to the north line of said Remainder and the south line of the 11.962 acre parcel as shown in Book 10 of the Surveys, at Page 96, Stanislaus County Records; thence along said north line, South 89°31'37" West, 545.69 feet to the southwest corner of said 11.962 acre parcel; thence along the west line of said 11.962 acre parcel, North 00°10'23" West, 6.32 feet to the southeast corner of said Parcel "B" thence along said south line of Parcel "B", North 88°35'00" West, 12.00 feet to the point of beginning.

Contains 10.43 gross acres (to centerline of Whitmore Avenue) 9.93 Net acres, more or less.

Subject to reservations and easements of record

ALMONDS

APN 019-017-017

HARP PROPERTY TRACT 1
APN 019-016-003
64.64± ACRES
AFTER LLA



SCALE: 1" = 400'

LYON ROAD (NOT DEEDED)

PARCEL "A"
(15-PM-28)

APN 019-016-022

ALMONDS

ALMONDS

PROPOSED
PROPERTY LINE

EUCALYPTUS TREES

ALMONDS

APN 019-016-005

MAIN PROPERTY TRACT 2
APN 019-016-037
10.43± GROSS ACRES
AFTER LLA

WHITMORE AVENUE

EXHIBIT "B"
AFTER
LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF
SECTION 9, T. 4 S., R. 11 E., M. D. M.,
COUNTY OF STANISLAUS, CA
APN 099-016-003 & 037

AUGUST, 2015

SHEET 2 OF 2

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

DEPT: Planning and Community Development *AK*

BOARD AGENDA # *D-3

Urgent Routine

AGENDA DATE September 22, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main

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. 2015-443

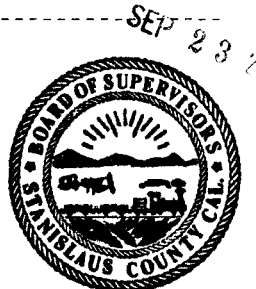
On motion of Supervisor Monteith, Seconded by Supervisor Chiesa
 and approved by the following vote,
 Ayes: Supervisors: Chiesa, Monteith, DeMartini, and Chairman Withrow
 Noes: Supervisors: None
 Excused or Absent: Supervisors: O'Brien
 Abstaining: Supervisor: None

- 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 Patricia Mongaly



Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File 1

EXHIBIT C

Approval to Rescind Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 2

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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford.
 3. Approve new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.
 4. Authorize the Director of Planning and Community Development to execute new contracts pursuant to Minor Lot Line Adjustment PLN2015-0058, Harp/Main.

DISCUSSION:

The parcels involved in the lot line adjustment are located at 12131 Lyon Road and 12125 E. Whitmore Avenue, west of Hickman Road, south of the City of Waterford, in the unincorporated area of Stanislaus County. Lot Line Adjustment PLN2015-0058 was approved by staff pending the Board's action required by the Williamson Act. The lot line adjustment is requesting two parcels go from 43.81 and 31.26 acres (75.07 gross acres total) to two parcels of 64.64 and 10.43 (75.07 gross acres total). Parcel 1 is

presently recognized as APN 019-016-003 and has a site address of 12131 Lyon Road. It has been improved with a single-family dwelling, temporary mobile home, a hay barn and shop. Parcel 2 is presently recognized as APN 019-016-037 and has a site address of 12125 E. Whitmore Avenue. Parcel 2 has been improved with a single-family dwelling and accessory structures. The reason for the lot line adjustment request is to align Parcel 1 with its actual farming practices. Parcel 1 currently leases 20.8 acres of almonds from Parcel 2 and the adjustment will encompass almonds being farmed by the owners of Parcel 1.

Parcel 1 is currently enrolled in Williamson Act Contract No. 1978-3410. If this lot line is approved, Parcel 1 (64.64 gross acres) will be enrolled in a new contract. Parcel 2 is currently enrolled in Williamson Act Contract No. 1995-4294. If this lot line is approved, Parcel 2 (10.43 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
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 contracts, 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 both new contracts supersede all of Williamson Act Contract Nos. 1978-3410 and 1995-4294, upon recording. The new contracts will cover the entire 75.07 acres. As in the case with all Williamson Act contracts in Stanislaus County, the new contracts 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 Williamson Act Contract Nos. 1978-3410 and 1995-4294, Located at 12131 Lyon Road and 12125 E. Whitmore Avenue, West of Hickman Road, South of the City of Waterford; and Approval of New Contracts Pursuant to Lot Line Adjustment PLN2015-0058, Harp/Main
Page 5

CONTACT PERSON:

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

ATTACHMENTS:

1. Lot Line Adjustment Application No. PLN2015-0058
2. Applicant's Statement of Findings
3. Map of Parcels Before the Proposed Lot Line Adjustment
4. Map of Parcels After the Proposed Lot Line Adjustment

(i:\planning\board of supervisors\lotlineadjustments\2014\la pln2014-0079- soderstrom\pri2014-0079_board report_final.doc)



Stanislaus, County Recorder
 Lee Lundrigan Co Recorder Office
DOC- 2015-0080698-00

RECORDING REQUESTED BY AND
 WHEN RECORDED RETURN TO:

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

Acct 402-Counter Customers
 Friday, OCT 09, 2015 14:47:58
 Ttl Pd \$0.00 Rcpt # 0003726760
 OLD/R2/1-12

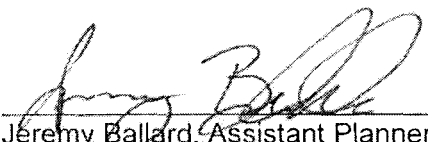
Space Above This Line for Recorder's Use

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 July 28, 2015 approved the lot line adjustment herein described submitted under the name of Harp/Main Lot Line Adjustment No. PLN2015-0058 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: 
 Jeremy Ballard, Assistant Planner
 Stanislaus County Department of Planning
 and Community Development

9/29/15
 Date

Handwritten mark

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 September 29, 2015 before me, Christine Michele Smith, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jeremy Ballard
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 Christine Michele Smith
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: Lot Lane Adj 2015-0058 Document Date: 9-29-15
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: _____

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 30 July 2015 before me, MICHAEL L. COOK, NOTARY *
Date Here Insert Name and Title of the Officer

personally appeared WATHY A. MAIN, RAY F. MAIN
Name(s) of Signer(s)

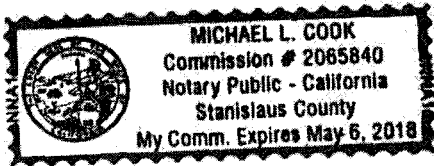
STEVE D. HARP, CAROL A. HARP

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.

* Notary Public

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 Michael L. Cook
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: LOT LINE ADJUSTMENT Document Date: 7-30-15

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: _____

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 Michael L. Cook
COMMISSION NO. 2065840
DATE COMMISSION EXPIRES May 6, 2018
PLACE OF EXECUTION Stanislaus

October 1, 2015
(Date)



(Signature)
Stanislaus County Department of
Planning & Community Development

EXHIBIT "A"
Legal Description of Properties Prior to Lot Line Adjustment

Tract 1 (APN 019-016-003)

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the southwest corner of said Section 9; thence North 89°44'30" East along the south line of Section 9, 1266.20 feet; thence North 00°14' West, 1937.92 feet; thence North 02°46' East, 25.6 feet to the True Point of Beginning; thence South 89°47'22" West, 958.60 feet; thence North 00°07'38" West, 1989.97 feet; thence North 89°48'52" East, 959.30 feet; thence South 00°08'08" East, 225.90 feet; thence South 00°06'08" East, 1763.66 feet to the true point of beginning.

Excepting therefrom 3/4 of all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, as excepted and reserved in the deed from Capital Company, a Corporation to Vincent J. Sciabica, et al, dated March 12, 1942 and recorded April 21, 1942 in Volume 757 of Official Records, at Page 87, as Instrument No. 5603.

Contains 43.81 acres, more or less.

Tract 2 (APN 019-016-037)

Real property in unincorporated area of Hughson, County of Stanislaus, State of California, described as follows:

Parcel 1

Parcel B as shown on the Parcel Map filed September 29, 1972 in Volume 15 of Parcel Maps at Page 28, Stanislaus County Records, being a portion of Section 9 in Township 4 South, Range 11 East, M. D. B. & M. Excepting therefrom the North 281 feet of the East 155 feet of the West 270 feet of said Parcel B. The remaining parcel containing 9.295 acres.

Parcel 2

All that portion of the southwest quarter of Section 9, Township 4 South, Range 11 East, Mount Diablo Base & Meridian, described as follows:

All that portion of real property as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records, designated as an 11.962 acre parcel, except therefrom the following:

Beginning at the northeast corner of Parcel B as shown in Book 15 of Parcel Maps, at Page 28, Stanislaus County Records, also being the northwest corner of that certain 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence North 89°47'22" East, a distance of 546.02 feet to the northeast corner of said 11.962 acre parcel; thence South 02°46'00" West, 25.60 feet; thence South 00°14'00" East, 137.43 feet; thence South 89°47'22" West, parallel with the northerly line of said 11.962 acre parcel, a distance of 544.85 feet to a point on the westerly line of said 11.962 acre parcel, also being the easterly line of said Parcel B; thence North 00°10'23" West, 163.00 feet to the point of beginning.

Parcel 3

All that portion of the south half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

All that portion of real property as shown in Book 27 of Parcel Maps, at Page 20, Stanislaus County Records, designated as an 11.96 acre remainder.

Contains 31.26 acres, more or less.

The real land described has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Sean Harp 6-15-2015
Sean Harp, L.S. 7823 Date

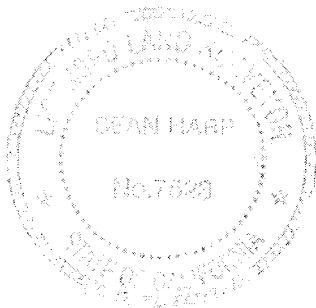


EXHIBIT "B"
Legal Description of Properties After Lot Line Adjustment

Tract 1

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the southwest corner of said Section 9; thence North 89°44'30" East along the south line of Section 9, 1266.20 feet; thence North 00°14' West, 1937.92 feet; thence North 02°46' East, 25.6 feet to the True Point of Beginning; thence South 89°47'22" West, 958.60 feet; thence North 00°07'38" West, 1989.97 feet; thence North 89°48'52" East, 959.30 feet; thence South 00°08'08" East, 225.90 feet; thence South 00°06'08" East, 1763.66 feet to the true point of beginning.

Excepting therefrom 3/4 of all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, as excepted and reserved in the deed from Capital Company, a Corporation to Vincent J. Sciabica, et al, dated March 12, 1942 and recorded April 21, 1942 in Volume 757 of Official Records, at Page 87, as Instrument No. 5603.

Together With:

Parcel B as shown on the Parcel Map filed September 29, 1972 in Volume 15 of Parcel Maps at Page 28, Stanislaus County Records, being a portion of Section 9 in Township 4 South, Range 11 East, M. D. B. & M.

Excepting thereform the North 281 feet of the East 155 feet of the West 270 feet of said Parcel B.

Together With:

All that real property as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records, designated as an 11.962 acre parcel.

Excepting thereform the following described property:

Beginning at the northeast corner of Parcel B as shown in Book 15 of Parcel Maps, at Page 28, Stanislaus County Records, also being the northwest corner of that certain 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence North 89°47'22" East, a distance of 546.02 feet to the northeast corner of said 11.962 acre parcel; thence South 02°46'00" West, 25.60 feet; thence South 00°14'00" East, 137.43 feet; thence South 89°47'22" West, parallel with the northerly line of said 11.962 acre parcel, a distance of 544.85 feet to a point on the westerly line of said 11.962 acre parcel, also being the easterly line of said Parcel B; thence North 00°10'23" West, 163.00 feet to the point of beginning.

Together With the following described property:

A portion of the 11.96 acre Remainder as shown on the map recorded in Book 27 of Parcel Maps, Stanislaus County Records, more particularly described as follows:

Beginning at the northwest corner of said Remainder, said point being on the south line of Parcel "B" as shown on the map recorded in Book 15 of Parcel Maps, Page 28, Stanislaus County Records; thence along the west line of said Remainder, South $01^{\circ}14'00''$ West, 134.00 feet; thence along a line that is parallel with the south line of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, North $89^{\circ}44'30''$ East, 460.02 feet to the centerline of an irrigation pipeline; thence along said pipeline, North $71^{\circ}49'22''$ East, 106.26 feet to the east line of said Remainder; thence along said east line, North $00^{\circ}14'00''$ West, 96.64 feet to the north line of said Remainder and the south line of the 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence along said north line, South $89^{\circ}31'37''$ West, 545.69 feet to the southwest corner of said 11.962 acre parcel; thence along the west line of said 11.962 acre parcel, North $00^{\circ}10'23''$ West, 6.32 feet to the southeast corner of said Parcel "B"; thence along said south line of Parcel "B", North $88^{\circ}35'00''$ West, 12.00 feet to the point of beginning.

Contains 64.64 acres, more or less.

Tract 2

All that portion of the west half of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, described as follows:

All of the 11.96 acre Remainder as shown on the map recorded in Book 27 of Parcel Maps, Stanislaus County Record.

Excepting therefrom the following described property:

Beginning at the northwest corner of said Remainder, said point being on the south line of Parcel "B" as shown on the map recorded in Book 15 of Parcel Maps, Page 28, Stanislaus County Records; thence along the west line of said Remainder, South 01°14'00" West, 134.00 feet; thence along a line that is parallel with the south line of Section 9, Township 4 South, Range 11 East, Mount Diablo Base and Meridian, North 89°44'30" East, 460.02 feet to the centerline of an irrigation pipeline; thence along said pipeline, North 71°49'22" East, 106.26 feet to the east line of said Remainder; thence along said east line, North 00°14'00" West, 96.64 feet to the north line of said Remainder and the south line of the 11.962 acre parcel as shown in Book 10 of Surveys, at Page 96, Stanislaus County Records; thence along said north line, South 89°31'37" West, 545.69 feet to the southwest corner of said 11.962 acre parcel; thence along the west line of said 11.962 acre parcel, North 00°10'23" West, 6.32 feet to the southeast corner of said Parcel "B"; thence along said south line of Parcel "B", North 88°35'00" West, 12.00 feet to the point of beginning.

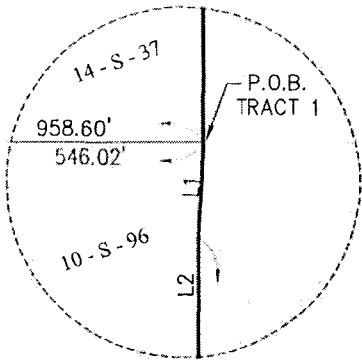
Contains 10.43 Gross acres (to centerline of Whitmore Avenue) 9.93 Net acres, more or less.

Subject to reservations and easements of record.

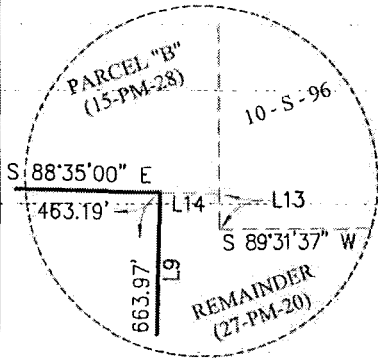
The real land described has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



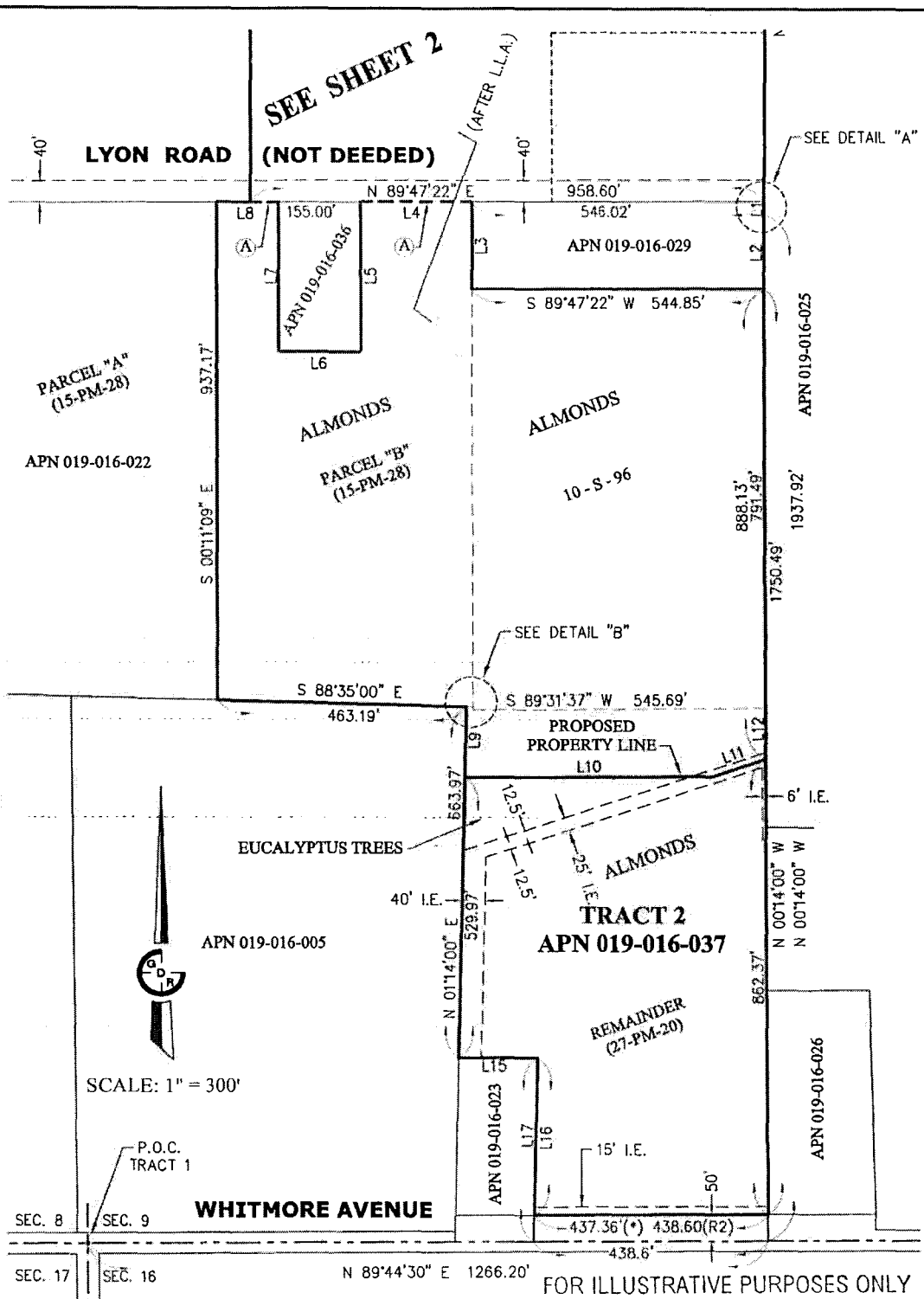
Sean Harp 6-15-2015
Sean Harp, L.S. 7823 Date



DETAIL "A"
NOT TO SCALE



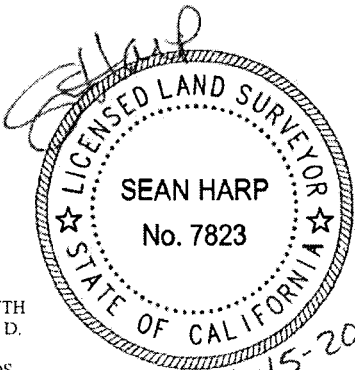
DETAIL "B"
NOT TO SCALE



TRACT 1
A.P.N. 019-016-003
STEVE AND CAROLYN HARP
12131 LYON ROAD
HUGHSON, CA 95326
43.81 AC. ± BEFORE LLA
64.64 AC. ± AFTER LLA

TRACT 2
A.P.N. 019-016-037
RAY AND KATHY MAIN
12125 E. WHITMORE AVENUE
HUGHSON, CA 95326
± 31.26 GROSS AC. (± 30.76 NET AC.) BEFORE LLA
± 10.43 GROSS AC. (± 9.93 NET AC.) AFTER LLA

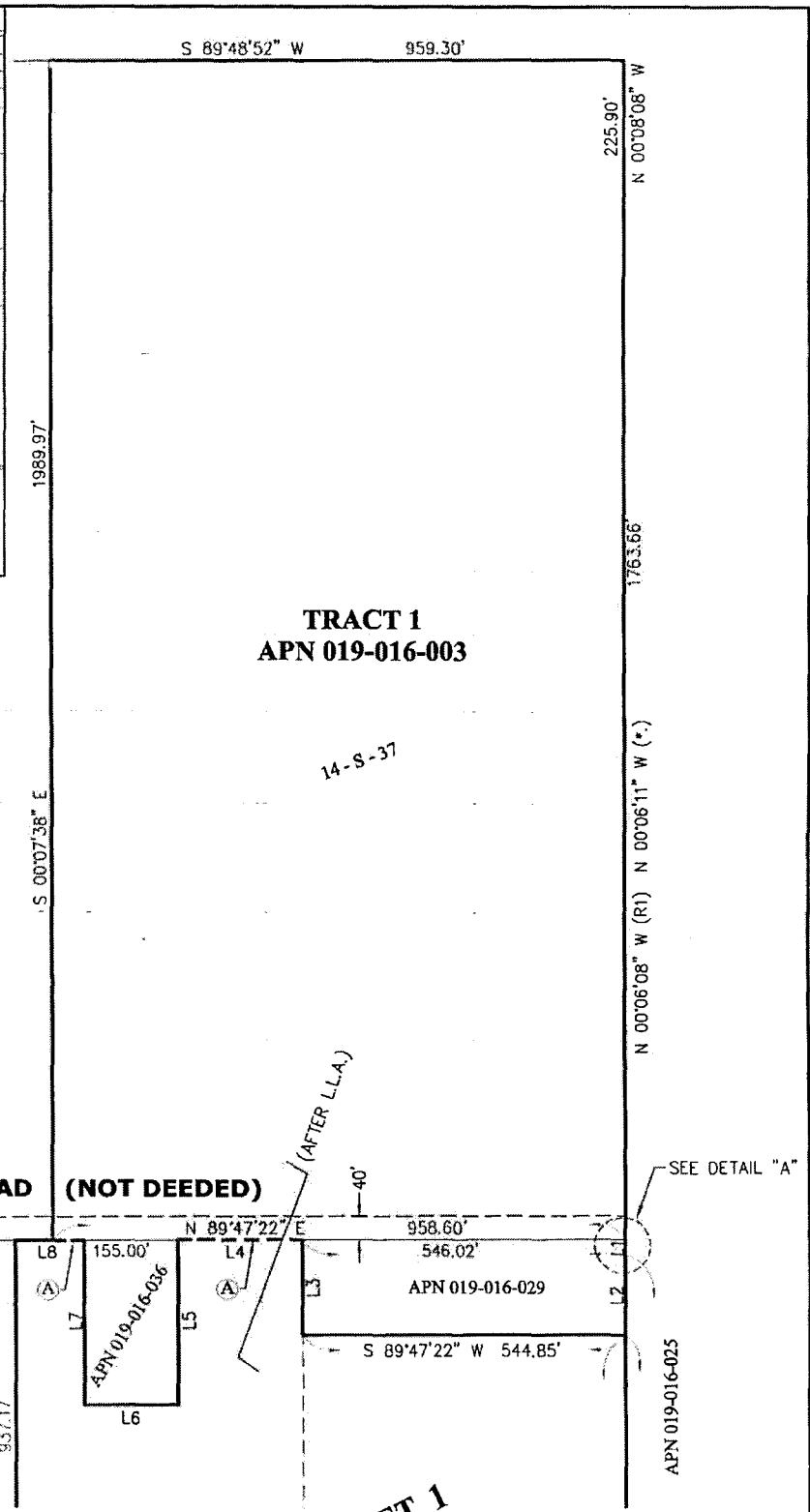
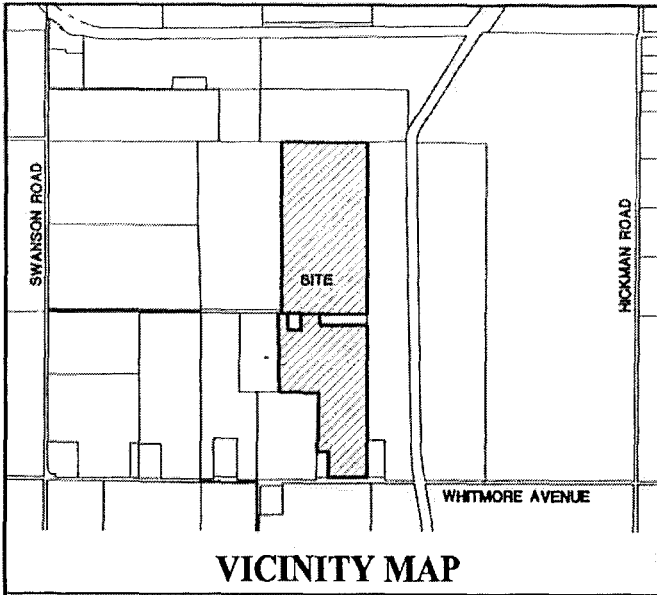
BASIS OF BEARINGS
THE BEARING OF NORTH 89°44'30" EAST FOR THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 9, T. 4 S., R. 11 E., M. D. M., AS SHOWN ON THE MAP FILED IN BOOK 10 OF SURVEYS AT PAGE 96, STANISLAUS COUNTY RECORDS.



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE 0 CERRITOS, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370

EXHIBIT "C"
LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF SECTION 9, T. 4 S., R. 11 E., M. D. M., COUNTY OF STANISLAUS, CA APN 099-016-003 & 037



SCALE: 1" = 300'

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370

EXHIBIT "C"
LOT LINE ADJUSTMENT

A PORTION OF THE WEST 1/2 OF SECTION 9, T. 4 S., R. 11 E., M. D. M., COUNTY OF STANISLAUS, CA APN 099-016-003 & 037

JUNE, 2015

SHEET 2 OF 2