

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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

AGENDA DATE: October 17, 2017

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

BOARD ACTION AS FOLLOWS:

No.

2017-574

On motion of Supervisor Olsen, Seconded by Supervisor Withrow
and approved by the following vote,

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

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:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent Routine

AF

AGENDA DATE: October 17, 2017

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

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, or contracts, would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract, or contracts, but for not less than ten years, except as authorized under the County's implementation of Assembly Bill (AB) 1265.
 - 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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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 Government Code 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.

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

2. Rescind a portion of Williamson Act Contract No. 2003-4520, located west of Kaufman Road, south of Patterson Road, south of the City of Oakdale (APN: 063-029-039 and portions of APN: 063-029-008).
3. Approve a new contract, or contracts, pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms.
4. Authorize the Director of Planning and Community Development to execute a new contract, or contracts, pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms.

DISCUSSION:

The lot line adjustment request includes the adjustment of four parcels (105.75 total acres) to realign farming practices of proposed Parcels 1 and 2 as well as to align proposed Parcels 3 and 4 with the future crossing of Oakdale Irrigation District's Mootz Lateral. An overview of the Lot Line Adjustment application, including property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use is provided in Attachment 1. Before and after maps of the proposed lot line adjustment are provided in Attachments 2 and 3.

The Williamson Act requires Board of Supervisor action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. Staff has reviewed the Lot Line Adjustment application for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and determined that the application meets the requirements for approval.

Existing Parcels 2, 3, and 4 (65.78 acres total) are currently enrolled in Williamson Act Contract No. 2003-4520. Parcel 1 is not enrolled in a Williamson Act Contract. If this lot line is approved, all four parcels (105.75 acres total) will be enrolled in a new contract, or contracts.

Pursuant to California Government Code Section 51257, the parties to a contract, or contracts, may mutually agree to rescind the contract, or contracts, and simultaneously re-enter into a new contract, or contracts, provided that the Board of Supervisors 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 ten years, except as authorized under the County's implementation of AB 1265.
2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

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 Government Code Section 51222.

Note: the definition in Government Code Section 51222 is as follows: "...retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land."

5. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract, or contracts.
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
7. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the General Plan.

Staff believes all the findings can be made as the proposed lot line adjustment will not increase the number of developable parcels, will not reduce the number of acres covered under contract, or contracts, and will not compromise the continued agricultural use of the parcels. The Applicant's Statement of Findings is provided in Attachment 4.

New Williamson Act Contracts would typically come before the Board of Supervisors once a year, in December; however, because this action is related to a lot line adjustment, it is prudent to act on this action independently of other Williamson Act Contracts. As is the case with all Williamson Act Contracts in Stanislaus County, the new contract, or contracts will be subject to the provisions of AB 1265.

POLICY ISSUE:

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 Stanislaus County. The Agricultural Element's policies specifically state that the County shall continue to administer lot line adjustments involving agricultural land, provided the land is properly designed for agricultural purposes without materially decreasing the agricultural use of the site.

FISCAL IMPACT:

Costs associated with this item are covered by a Lot Line Adjustment application fee. It is anticipated that there will be no net change in property tax or other revenue, therefore providing no additional fiscal effect.

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

BOARD OF SUPERVISORS' PRIORITY:

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.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed Lot Line Adjustment application.

CONTACT PERSON:

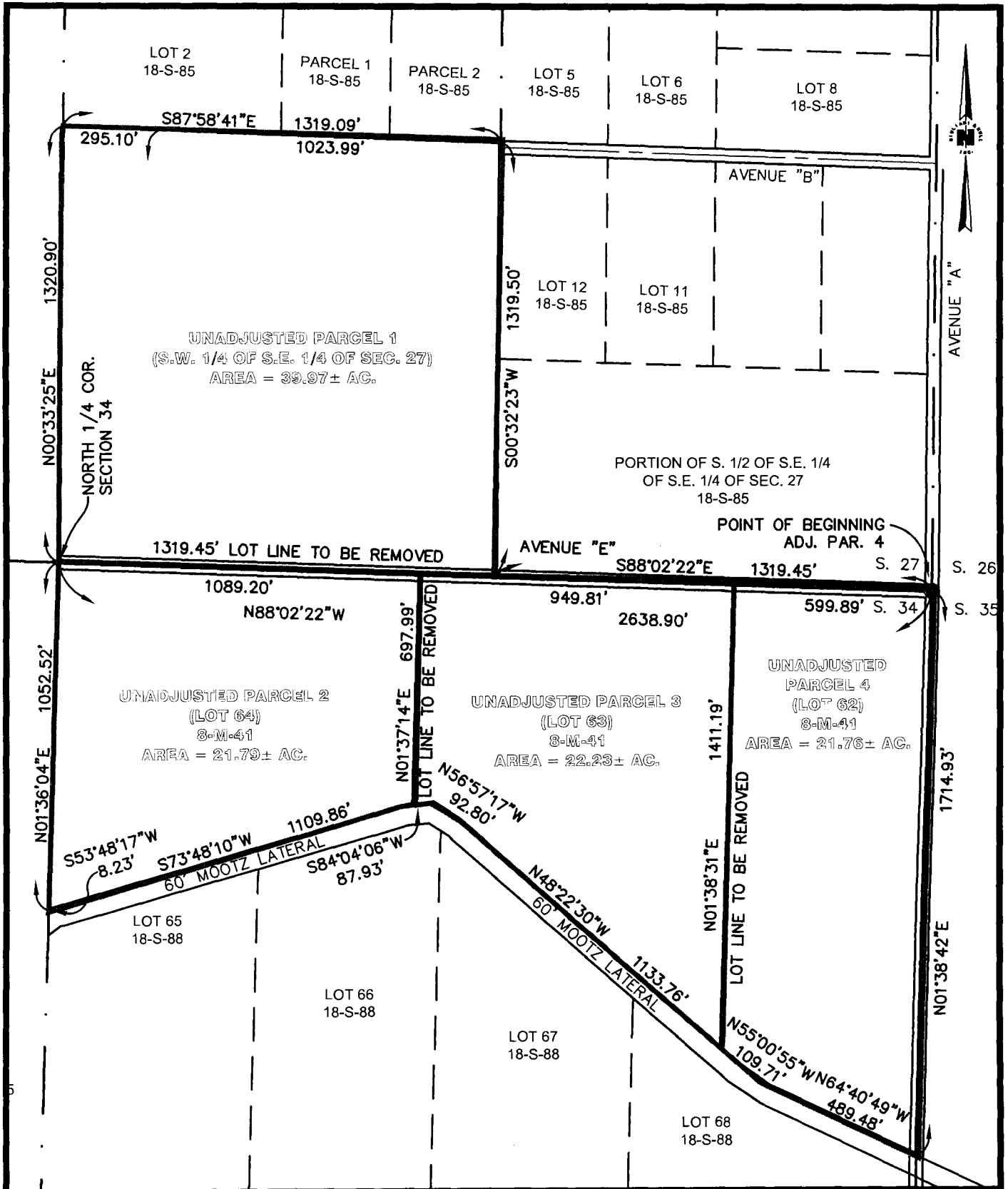
Angela Freitas, Planning and Community Development Director Telephone: (209) 525-6330

ATTACHMENT(S):

1. Williamson Act and Lot Line Adjustment Request Overview
2. Map of Parcels Before the Proposed Lot Line Adjustment
3. Map of Parcels After the Proposed Lot Line Adjustment
4. Applicant's Statement of Findings

Williamson Act & Lot Line Adjustment (LLA) Overview

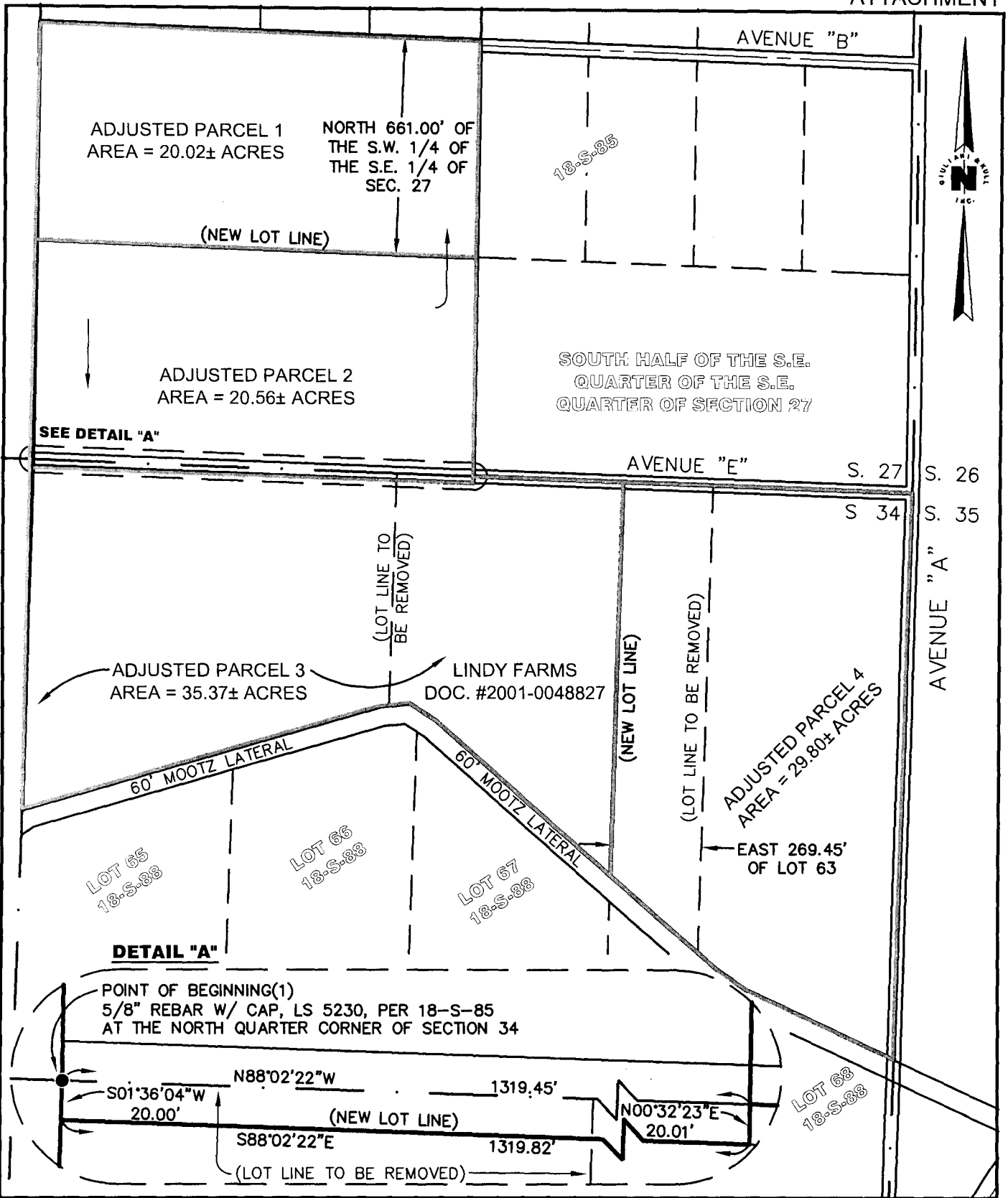
LLA Parcel No.	Assessors Parcel No. (APN)		Parcel Owners/Applicants	Williamson Contract				Parcel Size (Acres)		Existing Use/Development
	No.	Portion Y/N		Contract No.	Portion Y/N	Acreage		Existing	Proposed	
						Existing	Proposed			
LLA Application No. PLN 2015-0100 -Lindy Farms										
1	063-029-039	N	Lindy Farms	N/A	N/A	-	20.02	39.97	20.02	Irrigated Pasture
2	063-029-008	Y	Lindy Farms	2003-4520	Y	21.79	20.56	21.79	20.56	Irrigated Pasture
3	063-029-008	Y	Lindy Farms	2003-4520	Y	22.23	35.37	22.23	35.37	Irrigated Pasture
4	063-029-008	Y	Lindy Farms	2003-4520	Y	21.76	29.8	21.76	29.8	Irrigated Pasture
Total Acreage:						65.8	105.8	105.8	105.8	



GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • Oakdale • San Jose

SCALE: 1" = 400'
 DRAWN: J. STARK
 CHECKED: K. COLE
 JOB NO.: 14126
 SHEET: 1 OF 2

BEFORE LOT LINE ADJUSTMENT
PLN2015-0100
 STANISLAUS CO., CALIFORNIA



GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • Oakdale • San Jose

SCALE: 1" = 400'
DRAWN: J. STARK
CHECKED: K. COLE
JOB NO.: 14126
SHEET: 2 OF 2

AFTER LOT LINE ADJUSTMENT
PLN2015-0100
STANISLAUS CO., CALIFORNIA

APPLICANT STATEMENT

This project is a lot line adjustment between Assessor's Parcel No. 063-029-039 (1 parcel, 39.97 acres), owned by Lindy Farms I, A California Limited Partnership and Assessor's Parcel No. 063-029-008 (3 parcels, 65.78 acres) owned by Lindy Farms I, a California Limited Partnership.

This lot line adjustment is being performed to re-organize the parcels for farming purposes. Adjusted Parcels 1 & 2 are being reorganized into two 20 acre parcels to be distributed to family members as part of an agricultural co-op with Lindy Farms. Adjusted Parcels 3 and 4 are being adjusted so that their common line intersects the Mootz Lateral at the location of a future OID crossing which will provide access to each across the Lateral.

At the completion of this lot line adjustment, Parcel 1 will have an adjusted area of 20.02 acres, Parcel 2 will have adjusted area of 20.56 acres, Parcel 3 will have an adjusted area of 35.37 acres, and Parcel 4 will have an adjusted area of 29.80 acres. Unadjusted Parcels 2-4 (65.78 acres) are currently enrolled in the Williamson Act under contract number 2003-4520 & Unadjusted Parcel 1 is not enrolled in the Williamson Act. At completion of the lot line adjustment, all parcels will be enrolled in the Williamson Act.

Pursuant to Government Code 51257, the following seven findings have been made as related to this lot line adjustment:

1. None of the Williamson Act contracts are subject to a Notice of Non-Renewal. At the conclusion of the lot line adjustment, all contracts will continue to be in force and effect for a period of at least 10 years.
2. The land currently under contract is 65.78 acres. After lot line adjustment, 105.75 acres will be under contract.
3. More than 90% of the land under the former contract will remain under contract.
4. Consistent with Section 51222, the Parcels are presumed to be large enough to sustain their agricultural use if they are greater than 10 acres in size if prime farmland, or greater than 40 acres in the case of non-prime farmland. The subject properties are identified as Prime Farmland and Unique Farmland by the "Stanislaus County Important Farmland 2012" map produced by the Department of Conservation.
5. All parcels have been used for agricultural productivity for an extended length of time and all acreage previously used for agriculture will continue to be used for agriculture. Thus, this lot line adjustment will not compromise the long-term agricultural productivity of the parcels.
6. Adjusted Parcel 1-4 will continue to remain restricted by contract and used for agricultural productivity. As such, the lot line adjustment will have no impact on adjacent lands currently utilized for agricultural purposes.

7. This lot line adjustment will not result in a greater number of developable parcels than currently exist. Also, none of the parcels are currently inconsistent with the Stanislaus County General Plan, nor will the resulting parcels be inconsistent with the Stanislaus County General Plan.

RECORDING REQUESTED BY
STANISLAUS COUNTY BOARD OF
SUPERVISORS

WHEN RECORDED RETURN TO
STANISLAUS COUNTY PLANNING
DEPARTMENT, 1010 10th Street, Suite 3400
Modesto, CA 95354

**NOTICE OF RESCISSION AND
SIMULTANEOUS RE-ENTRY INTO
CALIFORNIA LAND CONSERVATION
CONTRACT NO. 2017-0027**

THIS IS



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2017-0091068-00

Acct 121-Planning.

Friday, DEC 08, 2017 10:54:14

Ttl Pd \$0.00

Rcpt # 0004058108

OJC/R2/2-20

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into October 17, 2017, 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: LINDY FARMS 1, A CA LTD PARTNERSHIP
7549 CLAIRIBEL ROAD
OAKDALE, CA 95361

- (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)
063-029-008 (Portions of)	35.37	7549 Claribel Rd, Oakdale, CA 95361
063-029-008 (Portions of)	29.8	7549 Claribel Rd, Oakdale, CA 95361
063-029-039 (Portions of)	20.02	7549 Claribel Rd, Oakdale, CA 95361
063-029-039 (Portions of)	20.56	7549 Claribel Rd, Oakdale, CA 95361

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2017-574, relating to Lot Line Adjustment No. PLN2015-0100 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 2003-4520 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.

2017

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)
<u>Lindy Farms I</u>	<u>Karen J. Paboojian</u>	<u>2/9/2016</u>	<u>Cohasset</u>
<u>by *Karen J.</u>	_____	_____	_____
<u>Paboojian its</u>	_____	_____	_____
<u>General Partner</u>	_____	_____	_____
<u>AKA Karen Paboojian</u>	_____	_____	_____

SEE ATTACHED
CALIFORNIA NOTARY
ACKNOWLEDGEMENT

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

12.7.2017
Dated _____


Chairman, Board of Supervisors
* Angela Freitas for Vito Chiesa
* AKA Angela Maria Freitas

ACKNOWLEDGMENT

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

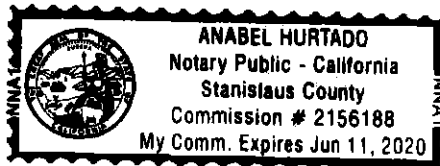
On 12/7/17 before me, Anabel Hurtado, Notary Public,
(insert name and title of the officer)

personally appeared Angela maria Freitas
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 *A. Hurtado* (Seal)



CERTIFICATE OF ACKNOWLEDGMENT

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.

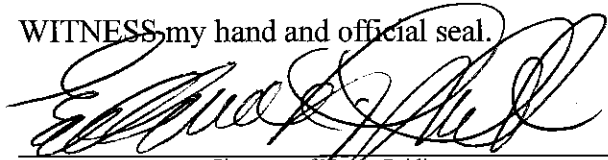
State of California
County of Stanislaus)

On 02/09/2016, before me, Ellanore L. Largent
Notary Public
NOTARY PUBLIC
personally appeared Karen Paboojian

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

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

WITNESS my hand and official seal.



Signature of Notary Public



(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT "A"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION BEFORE LOT LINE ADJUSTMENT

UNADJUSTED PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA.

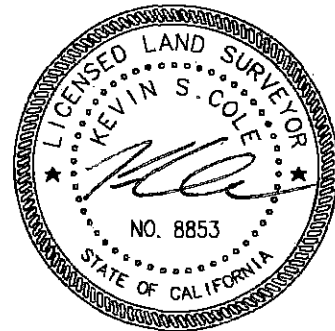


EXHIBIT "A"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION BEFORE LOT LINE ADJUSTMENT

UNADJUSTED PARCEL 2:

LOT 64 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THAT MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS, SITUATE IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA.

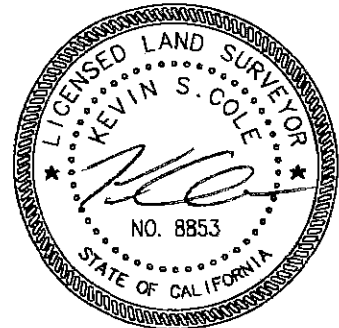


EXHIBIT "A"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION BEFORE LOT LINE ADJUSTMENT

UNADJUSTED PARCEL 3:

LOT 63 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THAT MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS, SITUATE IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MÉRIDIAN, STANISLAUS COUNTY, CALIFORNIA.

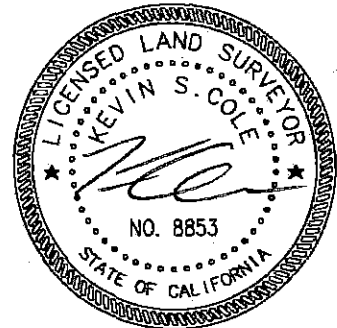


EXHIBIT "A"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION BEFORE LOT LINE ADJUSTMENT

UNADJUSTED PARCEL 4:

LOT 62 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THAT MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS, SITUATE IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA.



EXHIBIT "B"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT

ADJUSTED PARCEL 1:

ALL THAT REAL PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY,
CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 661.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 27.

ALL AS SHOWN ON ATTACHED EXHIBIT "C" AND MADE A PART HEREOF AND CONTAINING 20.02
ACRES, MORE OR LESS.

END DESCRIPTION



EXHIBIT "B"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT

ADJUSTED PARCEL 2:

ALL THAT REAL PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27.

EXCEPTING THEREFROM THE NORTH 661.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27.

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR TAGGED LS 5230 AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD IN BOOK 18 OF SURVEYS AT PAGE 85, STANISLAUS COUNTY RECORDS, SAID POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SECTION 34 SOUTH 01°36'04" WEST 20.00 FEET TO THE SOUTH LINE OF THE 40.00 FOOT WIDE AVENUE "E" AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD IN BOOK 18 OF SURVEYS AT PAGE 88, STANISLAUS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 88°02'22" EAST 1319.82 FEET TO THE SOUTHERN PROLONGATION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE ALONG SAID EAST LINE NORTH 00°32'23" EAST 20.01 FEET TO THE NORTH LINE OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE NORTH 88°02'22" WEST 1319.45 FEET TO THE **POINT OF BEGINNING.**

ALL AS SHOWN ON ATTACHED EXHIBIT "C" AND MADE A PART HEREOF AND CONTAINING 20.56 ACRES, MORE OR LESS.

END DESCRIPTION

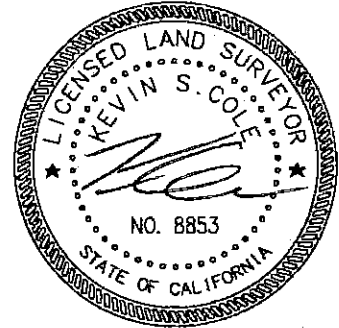


EXHIBIT "B"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT

ADJUSTED PARCEL 3:

ALL THAT REAL PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 63 AND 64 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THE MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS.

EXCEPTING THEREFROM A PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR TAGGED LS 5230 AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD IN BOOK 18 OF SURVEYS AT PAGE 85, STANISLAUS COUNTY RECORDS, SAID POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SECTION 34 SOUTH 01°36'04" WEST 20.00 FEET TO THE SOUTH LINE OF THE 40.00 FOOT WIDE AVENUE "E" AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD IN BOOK 18 OF SURVEYS AT PAGE 88, STANISLAUS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 88°02'22" EAST 1319.82 FEET TO THE SOUTHERN PROLONGATION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE ALONG SAID EAST LINE NORTH 00°32'23" EAST 20.01 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE NORTH 88°02'22" WEST 1319.45 FEET TO THE **POINT OF BEGINNING.**

ALSO EXCEPTING THEREFROM THE EAST 269.45 FEET OF SAID LOT 63.

ALL AS SHOWN ON ATTACHED EXHIBIT "C" AND MADE A PART HEREOF AND CONTAINING 35.37 ACRES, MORE OR LESS.

END DESCRIPTION



EXHIBIT "B"

LOT LINE ADJUSTMENT

PLN2015-0100

LEGAL DESCRIPTION AFTER LOT LINE ADJUSTMENT

ADJUSTED PARCEL 4:

ALL THAT REAL PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, STANISLAUS COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 62 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THE MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS.

TOGETHER WITH THE EAST 269.45 FEET OF LOT 63 OF THE PACIFIC PEA PACKING COMPANY COLONY AS SHOWN ON THE MAP THEREOF FILED FOR RECORD IN BOOK 8 OF MAPS AT PAGE 41, STANISLAUS COUNTY RECORDS.

ALL AS SHOWN ON ATTACHED EXHIBIT "C" AND MADE A PART HEREOF AND CONTAINING 29.80 ACRES, MORE OR LESS.

END DESCRIPTION



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

DEPT: Planning and Community Development BOARD AGENDA #: *D-1

AGENDA DATE: October 17, 2017

SUBJECT:

Approval to Rescind a Portion of Williamson Act Contract No. 2003-4520, Located West of Kaufman Road, South of Patterson Road, South of the City of Oakdale; and Approval of a New Contract, or Contracts, Pursuant to Lot Line Adjustment Application No. PLN2015-0100, Lindy Farms

BOARD ACTION AS FOLLOWS:

No. 2017-574

On motion of Supervisor Olsen, Seconded by Supervisor Withrow
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

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.
ELIZABETH A. KING
Clerk of the Board of Supervisors of the County of Stanislaus, State of California

By Kelly Rodriguez

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.



EXHIBIT C