

**BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1  
AGENDA DATE: June 26, 2018

**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2018-0343**

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

Ayes: Supervisors: Olsen, Chiesa, Monteith, and Vice-Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: Chairman DeMartini

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

**MOTION:**

ATTEST: Elizabeth A. King  
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:5.D.1  
AGENDA DATE: June 26, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

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**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**STAFF RECOMMENDATION:**

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restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract, or contracts, but for not less than ten years, except as authorized under the County's implementation of Assembly Bill (AB) 1265.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 In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.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.
2. Rescind all of Williamson Act Contract No. 1976-2369 and 1975-1927, located at 16813 Crows Landing Road, between Crows Landing and Moran Road, east of the Community of Crows Landing. Assessor's Parcel Numbers (APNs) 049-005-005 and 049-005-001.
3. Approve new contracts, pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar-Chavez.
4. Authorize the Director of Planning and Community Development to execute new contracts, pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar-Chavez.

## **DISCUSSION:**

The lot line adjustment request includes the adjustment of two parcels (124.46 total acres) to correct for parcel lines not matching existing fence lines and irrigation patterns and to allow the placement of a private well onto the correct parcel. An overview of the Lot Line Adjustment application, including property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use are provided in Attachment 1. Before and after maps of the proposed lot line adjustment are provided in Attachments 2 and 3.

Parcel 1 (APN: 049-005-005) is currently enrolled in Williamson Act Contract No. 1976-2369 (11.15 acres total). Parcel 2 (APN: 049-005-001) is currently enrolled in Williamson Act Contract No. 1975-1927 (113.31 acres total). The Williamson Act requires Board of Supervisor action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. If this lot line is approved, both newly configured parcels (124.46 total acres) will encompass all of the existing contracted acreage by being enrolled in new 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.

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: Government Code Section 51222 states the following: "...it is in the public interest for local officials and landowners to 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 reviewed the Lot Line Adjustment application for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and has determined that the application meets the requirements for approval. 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 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.

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this action supports the Board's priority of *Developing A Healthy Economy* 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:**

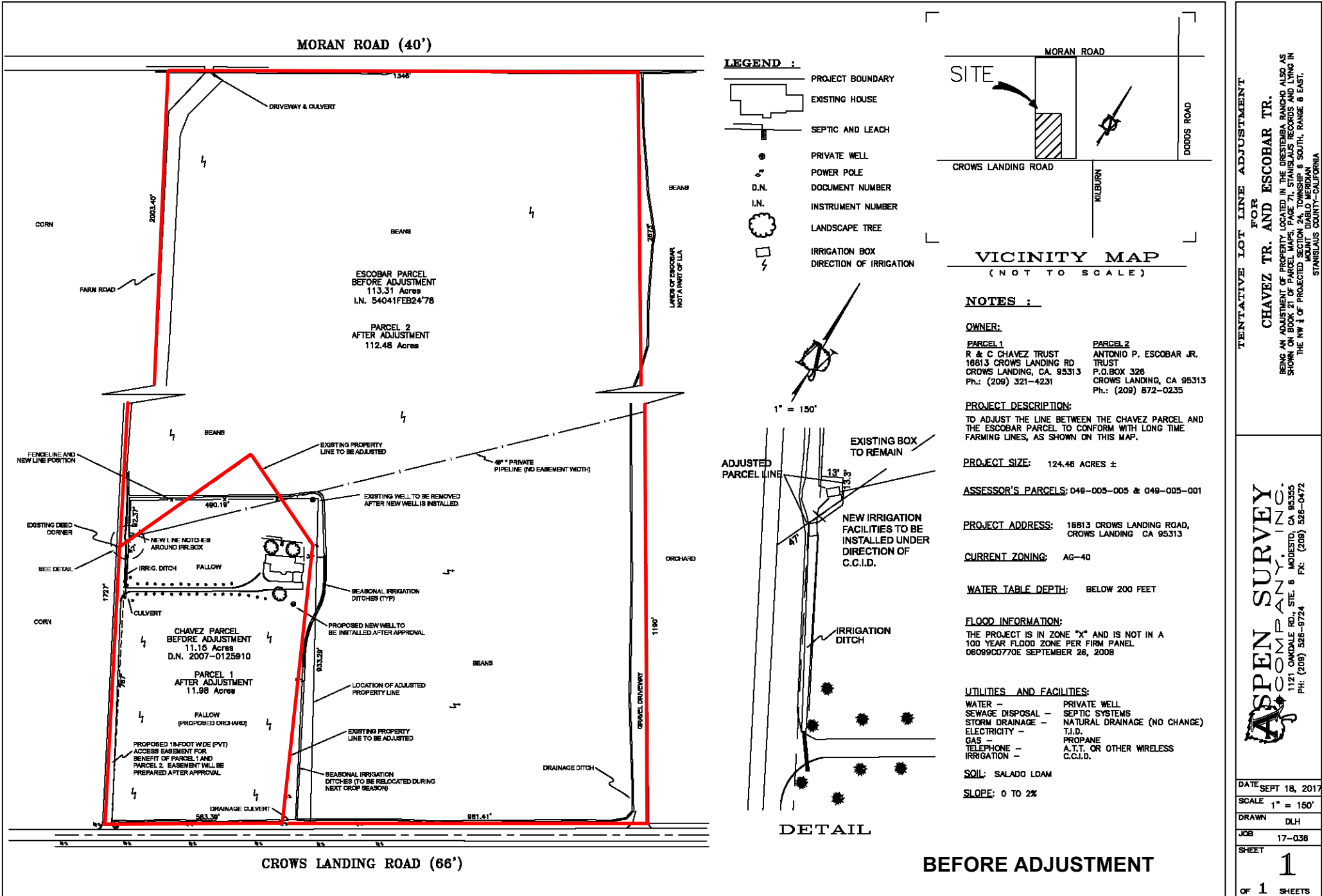
Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENT(S):**

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

**Williamson Act and 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			
<b>LLA Application No. PLN 2017-0114 - Escobar - Chavez</b>										
1	049-005-005	N	Ramiro & Candelaria Chavez TRS	1976-2369	N	11.15	11.98	11.15	11.98	Single-Family Dwelling, Orchard, Row Crops
2	049-005-001	N	Antonia De Escobar JR TR	1975-1927	N	113.31	112.48	113.31	112.48	Row Crops
<b>Total Acreage:</b>						<b>124.46</b>	<b>124.46</b>	<b>124.46</b>	<b>124.46</b>	

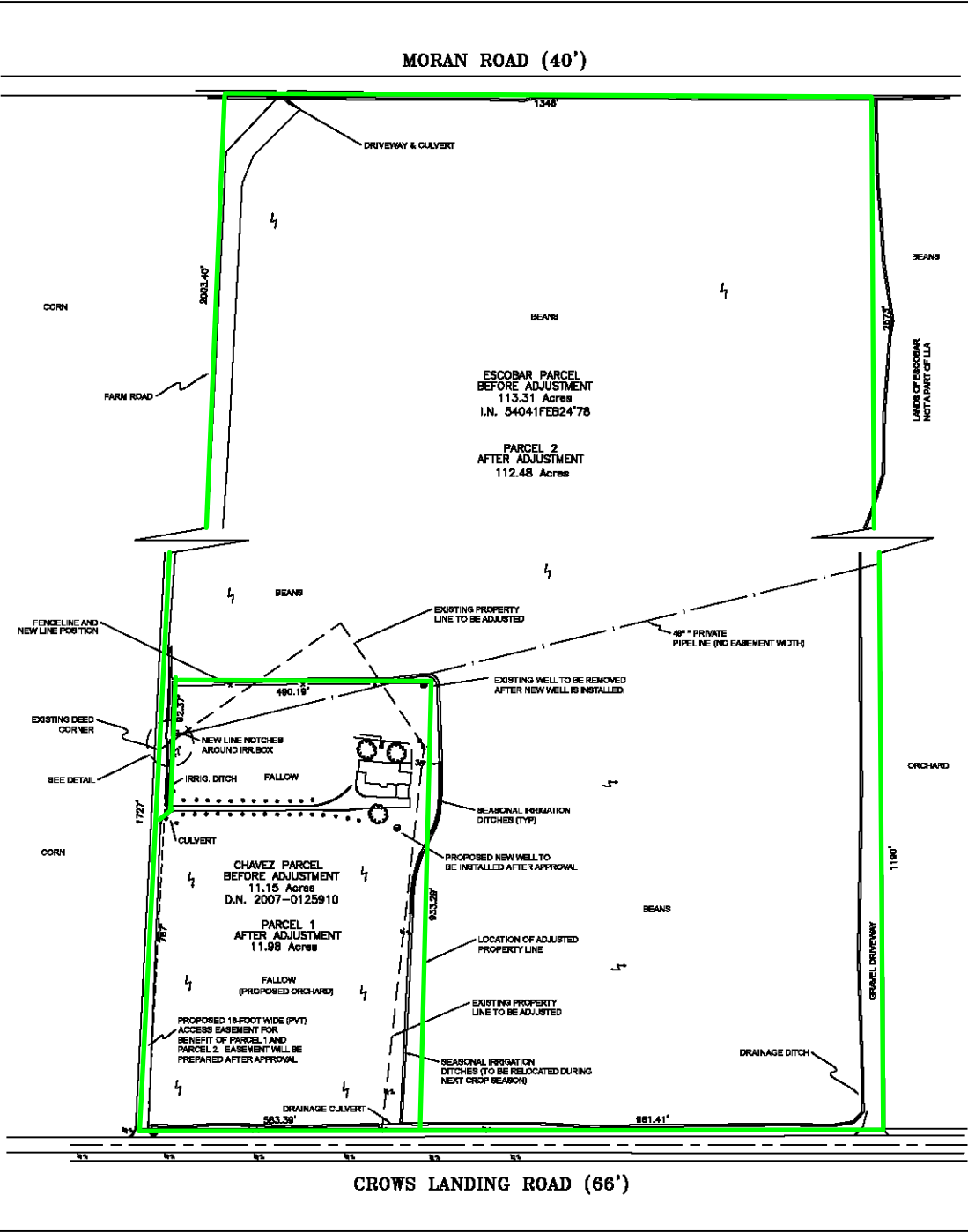


TENTATIVE LOT LINE ADJUSTMENT FOR CHAVEZ TR. AND ESCOBAR TR.

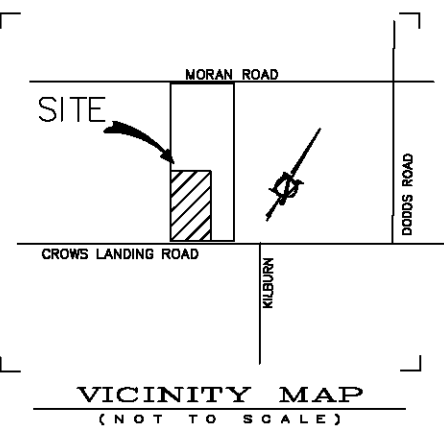
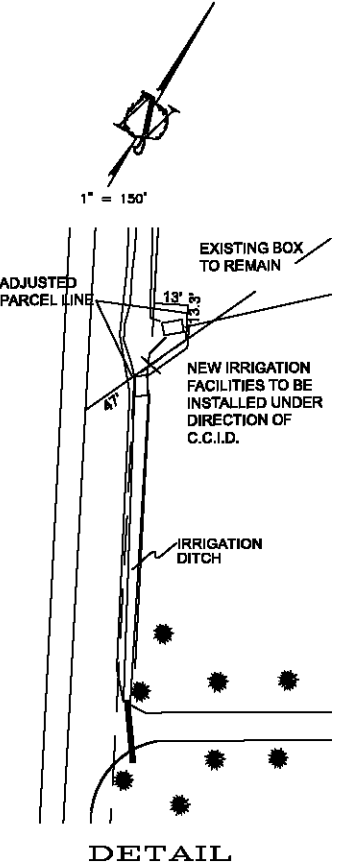
BEING AN ADJUSTMENT OF PROPERTY LOCATED IN THE DRESTEMA RANCHO ALSO AS SHOWN ON BOOK 21 OF PARCEL MAPS, PAGE 71, STANISLAUS RECORDS AND LYING IN THE NW 1/4 OF PROCEDED SECTION 16, TOWNSHIP 30 SOUTH, RANGE 6 EAST, MERIDIAN 12 WEST, STANISLAUS COUNTY, CALIFORNIA

**ASPEN SURVEY COMPANY, INC.**  
1121 OAKDALE RD., STE. B MODESTO, CA 95355  
PH: (209) 528-8724 FX: (209) 528-0472

DATE: SEPT 18, 2017  
SCALE: 1" = 150'  
DRAWN: DLH  
JOB: 17-036  
SHEET: 1  
OF 1 SHEETS



- LEGEND :**
- PROJECT BOUNDARY
  - EXISTING HOUSE
  - SEPTIC AND LEACH
  - PRIVATE WELL
  - POWER POLE
  - D.N.
  - I.N.
  - LANDSCAPE TREE
  - IRRIGATION BOX
  - DIRECTION OF IRRIGATION



**NOTES :**

**OWNER:**

<b>PARCEL 1</b> R & C CHAVEZ TRUST 18813 CROWS LANDING RD CROWS LANDING, CA. 95313 Ph.: (209) 321-4231	<b>PARCEL 2</b> ANTONIO P. ESCOBAR JR. TRUST P.O. BOX 326 CROWS LANDING, CA 95313 Ph.: (209) 872-0235
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**PROJECT DESCRIPTION:**  
TO ADJUST THE LINE BETWEEN THE CHAVEZ PARCEL AND THE ESCOBAR PARCEL TO CONFORM WITH LONG TIME FARMING LINES, AS SHOWN ON THIS MAP.

**PROJECT SIZE:** 124.48 ACRES ±

**ASSESSOR'S PARCELS:** 048-005-005 & 048-005-001

**PROJECT ADDRESS:** 18813 CROWS LANDING ROAD, CROWS LANDING CA 95313

**CURRENT ZONING:** AG-40

**WATER TABLE DEPTH:** BELOW 200 FEET

**FLOOD INFORMATION:**  
THE PROJECT IS IN ZONE "X" AND IS NOT IN A 100 YEAR FLOOD ZONE PER FIRM PANEL 06099C0770E SEPTEMBER 26, 2008

**UTILITIES AND FACILITIES:**

WATER -	PRIVATE WELL
SEWAGE DISPOSAL -	SEPTIC SYSTEMS
STORM DRAINAGE -	NATURAL DRAINAGE (NO CHANGE)
ELECTRICITY -	T.I.D.
GAS -	PROPANE
TELEPHONE -	A.T.T. OR OTHER WIRELESS
IRRIGATION -	C.C.I.D.

**SOIL:** SALADO LOAM

**SLOPE:** 0 TO 2%

**AFTER ADJUSTMENT**

TENTATIVE LOT LINE ADJUSTMENT FOR CHAVEZ TR. AND ESCOBAR TR.

BEING AN ADJUSTMENT OF PROPERTY LOCATED IN THE DRESTEMA RANCHO ALSO AS SHOWN ON BOOK 21 OF PARCEL MAPS, PAGE 71, STANISLAUS RECORDS AND LYING IN THE NW 1/4 OF PROJECTED SALADO MERIDIAN SOUTH, RANGE 6 EAST, STANISLAUS COUNTY-CALIFORNIA

**ASPEN SURVEY COMPANY, INC.**  
1121 OKDALE RD., STE. B MODESTO, CA 95355  
PH: (209) 528-8724 FX: (209) 528-0472

DATE	SEPT 18, 2017
SCALE	1" = 150'
DRAWN	DLH
JOB	17-036
SHEET	1
OF 1 SHEETS	



**Applicant Statement  
Project Description and Landowner Justification**

This project is a lot line adjustment. The adjustment involves Assessor's Parcel No. 049-005-001, totaling 113.31 acres owned by Antonio P. deEscobar Jr., Revocable Trust and Assessor's Parcel No. 049-005-005, totaling 11.15 acres owned by 2007 Ramiro Chavez and Candelaria Chavez Revocable Trust.

Both Parcels under Williamson Act Contract D. N. 2010-0111935 (the same contract)

**Proposal:**

The Owners wish to adjust the border of the 11.15 acre parcel to match occupation and farming lines. These lines have been in use PRIOR to 1070. The current fee title line of the 11.15 acre Parcel "juts" into the neighbors bean crop and also crosses irrigation ditches. Conversely, the border of the 113.31 acre Parcel line separates the domestic well which has been used by the 11.15 acre Parcel prior to 1970. This line would also be adjusted.

- 1) Following approval of the lot line adjustment, existing Williamson Act contracts will continue to in conformance with **Government code § 51257**.
- 2) There will be **NO CHANGE** to lands bordered by the same Williamson act contract.
- 3) 100% of land under the contract will remain.
- 4) Consistent with **Government code § 51222**, the resulting contract parcel will be over 10 acres after the lot line adjustment. Salado Loam is the soil that is found on the parcels. This soil has proven to be good for orchards and row crops. The current site crop is beans. See *Soils of Eastern Stanislaus County California* January 1959. Arkley
- 5) This lot line adjustment does not compromise the long-term agricultural productivity of the farm parcel. All farm lands within this adjustment are currently irrigated and can be planted in productive crops and shall remain as such.
- 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 purposes.
- 7) This lot line adjustment does not does not result in a greater number of parcels than previously existed. There were **two** existing parcels prior to this lot line adjustment. And there will be **two** parcels following this adjustment. The parcels are consistent with the general plan.

Conclusion:

This Lot line adjustment is being requested to "fix" occupation errors as agreed with by both land owners.

The observed scenery of the land and its layout will not be affected by this adjustment. The enjoyment of each parcel by their respective owners' will not be affected. Both Land Owners will continue to enjoy farming their individual lands in conformance with the California Land Conservation Act.

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

WHEN RECORDED RETURN TO  
STANISLAUS COUNTY PLANNING  
DEPARTMENT 1010 10<sup>TH</sup> Street, Suite 3400  
Modesto, CA 95354

NOTICE OF RESCISSION AND  
SIMULTANEOUS RE-ENTRY INTO  
CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-025



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2018-0051291-00**  
Thursday, JUL 26, 2018 09:57:04  
Ttl Pd \$0.00 Rcpt # 0004155358  
JMB/R2/2-11

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 26, 2018, 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: ANTONIO P. de ESCOBAR JR. REVOCABLE TRUST  
PO BOX 326  
CROWS LANDING CA 95313

- (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)
049-005-001	112.48	Crows Landing Rd, Crows Landing, 95313

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2018-0343, relating to Lot Line Adjustment No. PLN2017-0114 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1975-1927 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.

*llm*

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)
Antonio Escobar	<i>Antonio Escobar</i>	12/27/17	Tuelock, California

**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

7.25.2018  
Dated

  
Chairman, Board of Supervisors  
Angela Freitas for Jim DeMartini

**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 December 27, 2017 before me, Stella Romero Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Antonio Escobar  
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.



Place Notary Seal and/or Stamp Above

Signature Stella Romero  
Signature of Notary Public

**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: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: Antonio Escobar

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: SELF

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

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of 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 July 25, 2018 before me, Kimera L. Hall, Notary Public

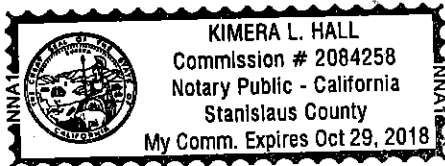
*Date Here Insert Name and Title of the Officer*

personally appeared Angela Freitas  
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

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

**Description of Attached Document**

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

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

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

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

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

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

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

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

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

EXHIBIT "A"  
Escobar Before Adjustment

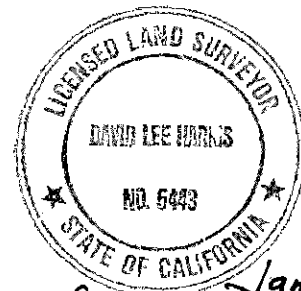
All of a certain lot of land situate in Sections 13, 14, 23 and 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.4 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road and running thence North 39°30' East 1544.40 feet along said Northwest line of road; thence North 50°59' West 1190.00 feet; thence North 50°50' West 2573.00 feet; thence South 39°30' West 1346.00 feet along the Southeast line of a county road; thence South 48°01' East 2003.40 feet; thence South 58° 18' East 34.00 feet; thence South 47° 26' East 1727.60 feet to the point of beginning.

EXCEPTING THEREFROM the following parcel of land:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence leaving said Northwest road line and running North 47°26' West 787.00 feet along the Westerly boundary of said Tosta land and running North 4°30'30" East 458.63 feet; thence South 84°33' 30" East 307.74 feet; thence South 44°15' East 798.61 feet to a point on the Northwesterly line of Crows Landing Bridge Road; thence South 39°30' West 503.39 feet along the Northwesterly line of said road to the point of beginning.

Commonly known as Tosta Ranch, Crows Landing  
APN: 049 05 01



*DLH* Jan 9, 2018

EXHIBIT "B"  
Escobar After Adjustment

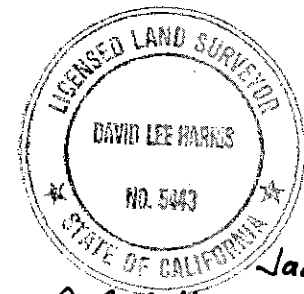
All of a certain lot of land situate in the Orestimba Rancho and being a portion of projected Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.4 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road and running thence North 39°30' East 1544.40 feet along said Northwest line of road; thence North 50°59' West 1190.00 feet; thence North 50°50' West 2573.00 feet; thence South 39°30' West 1346.00 feet along the Southeast line of a county road; thence South 48°01' East 2003.40 feet; thence South 58° 18' East 34.00 feet; thence South 47° 26' East 1727.60 feet to the point of beginning.

EXCEPTING THEREFROM the following parcel of land:

Beginning at a point on the Northwest boundary of Crows Landing Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence along said Northwest road line North 39°30'00" East, 583.39 feet; thence North 49°08'17" West, 924.87 feet; thence South 38°53'49" West, 532.17 feet; thence South 47°26'00" East, 92.37 feet; thence North 42°34'00" East, 13.04 feet; thence South 47°26' 00" East, 13.28 feet; thence South 04°30'30" West, 46.99 feet to the westerly line of said Tosta land; thence along said westerly line South 47°26'00" East, 787.00 feet to the Point of Beginning.

Containing 112.48 acres more or less



*DL Harris*

Jan 9, 2018



**BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1  
AGENDA DATE: June 26, 2018

**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2018-0343**

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

Ayes: Supervisors: Olsen, Chiesa, Monteith, and Vice-Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: Chairman DeMartini

Abstaining: Supervisor: None

1)  Approved as recommended

2)  Denied

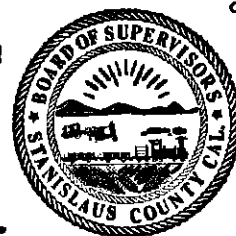
3)  Approved as amended

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

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

DEPT: Planning and Community Development

BOARD AGENDA: 5.D.1  
AGENDA DATE: June 26, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

---

**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**STAFF RECOMMENDATION:**

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.
2. Rescind all of Williamson Act Contract No. 1976-2369 and 1975-1927, located at 16813 Crows Landing Road, between Crows Landing and Moran Road, east of the Community of Crows Landing. Assessor's Parcel Numbers (APNs) 049-005-005 and 049-005-001.
3. Approve new contracts, pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar-Chavez.
4. Authorize the Director of Planning and Community Development to execute new contracts, pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar-Chavez.

**DISCUSSION:**

The lot line adjustment request includes the adjustment of two parcels (124.46 total acres) to correct for parcel lines not matching existing fence lines and irrigation patterns and to allow the placement of a private well onto the correct parcel. An overview of the Lot Line Adjustment application, including property owners, parcel sizes (existing and proposed), Williamson Act Contract information, and current development/use are provided in Attachment 1. Before and after maps of the proposed lot line adjustment are provided in Attachments 2 and 3.

Parcel 1 (APN: 049-005-005) is currently enrolled in Williamson Act Contract No. 1976-2369 (11.15 acres total). Parcel 2 (APN: 049-005-001) is currently enrolled in Williamson Act Contract No. 1975-1927 (113.31 acres total). The Williamson Act requires Board of Supervisor action to rescind and simultaneously enter into a new contract, or contracts, reflecting adjusted parcel configurations. If this lot line is approved, both newly configured parcels (124.46 total acres) will encompass all of the existing contracted acreage by being enrolled in new 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.

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: Government Code Section 51222 states the following: "...it is in the public interest for local officials and landowners to 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 reviewed the Lot Line Adjustment application for compliance with the County's General Plan and all applicable zoning and Williamson Act criteria and has determined that the application meets the requirements for approval. 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 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.

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this action supports the Board's priority of *Developing A Healthy Economy* 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 Overview
2. Map of Parcels Before Lot Line Adjustment
3. Map of Parcels After Lot Line Adjustment
4. Applicant's Statement of Findings

THIS SPACE FOR RECORDER ONLY

RECORDING REQUESTED BY  
STANISLAUS COUNTY BOARD OF  
SUPERVISORS

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



Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2018-0051290-00**  
Thursday, JUL 26, 2018 09:56:54  
Ttl Pd \$0.00 Rcpt # 0004155357  
JMB/R2/2-11

**NOTICE OF RESCISSION AND  
SIMULTANEOUS RE-ENTRY INTO  
CALIFORNIA LAND CONSERVATION  
CONTRACT NO. 2018-024**

THIS NOTICE OF RESCISSION AND CALIFORNIA LAND CONSERVATION CONTRACT is made and entered into June 26, 2018, 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: RAMIRO & CANDELARIA CHAVEZ REVOCABLE 2007 TRUST  
16813 CROWS LANDING ROAD  
CROWS LANDING, CA 95313

- (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)
049-005-005	11.98	16813 CROWS LANDING RD, CROWS LANDING, 95313

Pursuant to Stanislaus County Board of Supervisors Resolution No. 2018-0343 relating to Lot Line Adjustment No. PLN2017-0114 as authorized by Govt. Code § 51257, California Land Conservation Contract No. 1976-2369 which encumbered the parcel described in Exhibit A are rescinded and this contract which encumbers the newly configured parcel described in Exhibit B is entered into.

11/18/18

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)
RAMIRO CHAVEZ	<i>Ramiro Chavez</i>	2/9/2018	Modesto
CANDELARIA CHAVEZ	<i>Candelaria Chavez</i>	02/09/2018	Modesto
<i>/</i>	<i>/</i>	<i>/</i>	<i>/</i>

SECURITY HOLDERS:

OWNERS:

NAME (Print or type)	SIGNATURE (All to be notarized)	DATE	SIGNED AT (City)
<i>/</i>	<i>/</i>	<i>/</i>	<i>/</i>

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

7-25-2018  
Dated

*[Signature]*  
Chairman, Board of Supervisors  
Angela Freitas for  
Jim DeMartini

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

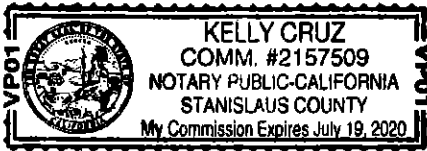
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Stanislaus )  
On 2/9/2018 before me, Kelly Cruz, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Ramiro Chavez and  
Name(s) of Signer(s)  
Candelaria Chavez

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 Kelly Cruz  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

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

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

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

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

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

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

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

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

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



**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 July 25, 2018 before me, Kimera L. Hall, Notary Public

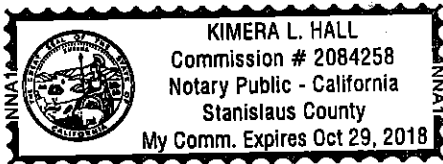
Date Here Insert Name and Title of the Officer

personally appeared Angela Freitas  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Document Date:

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

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

Signer's Name:

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

Signer Is Representing:

Signer's Name:

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

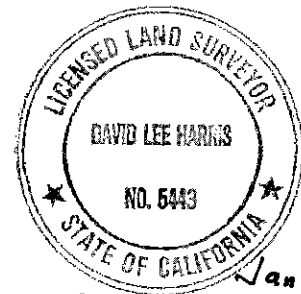
Signer Is Representing:

EXHIBIT "A"  
Chavez Before Adjustment

All of a certain tract of land situate in the Orestimbo Rancho and being a portion of Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence leaving said Northwest road line and running North 47°26' West 787.00 feet along the Westerly boundary of said Tosta; leaving the Westerly boundary of said Tosta land and running North 4°30'30" East 458.63 feet; thence South 84°33' 30" East 307.74 feet; thence South 44°15' East 798.61 feet to a point on the Northwesterly line of Crows Landing Bridge Road; thence South 39°30' West 503.39 feet along the Northwesterly line of said road to the point of beginning.

APN: 049 05 05



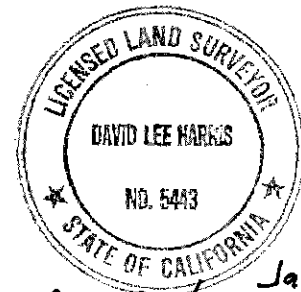
*DLH*  
Jan 9, 2018

EXHIBIT "B"  
Chavez After Adjustment

All of a certain tract of land situate in the Orestimba Rancho and being a portion of projected Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the Northwest boundary of Crows Landing Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence along said Northwest road line North 39°30'00" East, 583.39 feet; thence North 49°08'17" West, 924.87 feet; thence South 38°53'49" West, 532.17 feet; thence South 47°26'00" East, 92.37 feet; thence North 42°34'00" East, 13.04 feet; thence South 47°26' 00" East, 13.28 feet; thence South 04°30'30" West, 46.99 feet to the westerly line of said Tosta land; thence along said westerly line South 47°26'00" East, 787.00 feet to the Point of Beginning.

Containing 11.98 acres more or less



*David Lee Harris*

Jan 9, 2018

**BOARD ACTION SUMMARY**

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1  
AGENDA DATE: June 26, 2018

**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2018-0343**

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

Ayes: Supervisors: Olsen, Chiesa, Monteith, and Vice-Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: Chairman DeMartini

Abstaining: Supervisor: None

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

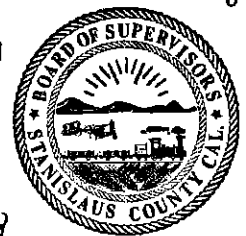
**MOTION:**

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

Elizabeth A. King

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



JUN 28 2018

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

DEPT: Planning and Community Development

BOARD AGENDA:5.D.1  
AGENDA DATE: June 26, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

---

**SUBJECT:**

Approval to Rescind All of Williamson Act Contract No. 1976-2369 and 1975-1927, Located at 16813 Crows Landing Road, Between Crows Landing Road and Moran Road, East of the Community of Crows Landing; and Approval of New Contracts, Pursuant to Lot Line Adjustment Application No. PLN2017-0114, Escobar - Chavez

**STAFF RECOMMENDATION:**

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.
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Note: Government Code Section 51222 states the following: "...it is in the public interest for local officials and landowners to 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."

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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.

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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.

**BOARD OF SUPERVISORS' PRIORITY:**

Approval of this action supports the Board's priority of *Developing A Healthy Economy* 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 Overview
2. Map of Parcels Before Lot Line Adjustment
3. Map of Parcels After Lot Line Adjustment
4. Applicant's Statement of Findings





Stanislaus, County Recorder  
Lee Lundrigan Co Recorder Office  
**DOC- 2018-0051289-00**

Acct 121-Planning.  
Thursday, JUL 26, 2018 09:56:45  
Ttl Pd \$44.00 Rcpt # 0004155356  
JMB/R2/1-10

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

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

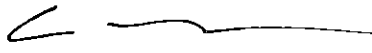
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Space Above This Line for Recorder's Use

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 June 26, 2018, approved Lot Line Adjustment No. PLN2017-0114 herein described and submitted under the name of ESCOBAR - CHAVEZ. The lot line adjustment 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.

By:   
\_\_\_\_\_  
Angela Freitas, Director  
Stanislaus County Department of Planning  
and Community Development

7-25-2018  
\_\_\_\_\_  
Date

10Am



**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 December 27, 2017 before me, Stella Romero Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Antonio Escobar  
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/hers/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 Stella Romero  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: Antonio Escobar

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

Signer is Representing: SELF

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

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

Signer is Representing: \_\_\_\_\_

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.

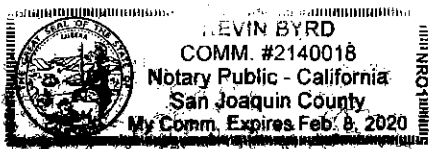
State of California )
County of San Joaquin )

On 12-28-17 before me, Kevin Byrd Notary Public, personally appeared

Ramiro Chavez

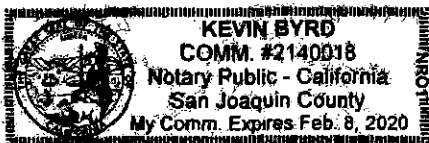
Candelaria Chavez

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 [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Document Date:

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

Capacity(ies) Claimed by Signer(s)

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

**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 July 25, 2018 before me, Kimera L. Hall, Notary Public

Date Here Insert Name and Title of the Officer

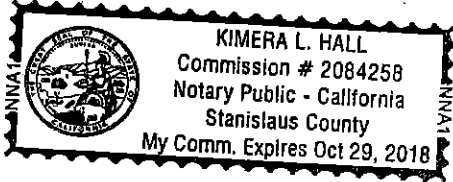
personally appeared Angela Freitas

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Kimera L. Hall  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Document Date:

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

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

Signer's Name:

Corporate Officer — Title(s):

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other:

Signer Is Representing:

Signer's Name:

Corporate Officer — Title(s):

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other:

Signer Is Representing:

EXHIBIT "A"  
Escobar Before Adjustment

All of a certain lot of land situate in Sections 13, 14, 23 and 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.4 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road and running thence North 39°30' East 1544.40 feet along said Northwest line of road; thence North 50°59' West 1190.00 feet; thence North 50°50' West 2573.00 feet; thence South 39°30' West 1346.00 feet along the Southeast line of a county road; thence South 48°01' East 2003.40 feet; thence South 58° 18' East 34.00 feet; thence South 47° 26' East 1727.60 feet to the point of beginning.

EXCEPTING THEREFROM the following parcel of land:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence leaving said Northwest road line and running North 47°26' West 787.00 feet along the Westerly boundary of said Tosta land and running North 4°30'30" East 458.63 feet; thence South 84°33' 30" East 307.74 feet; thence South 44°15' East 798.61 feet to a point on the Northwesterly line of Crows Landing Bridge Road; thence South 39°30' West 503.39 feet along the Northwesterly line of said road to the point of beginning.

Commonly known as Tosta Ranch, Crows Landing  
APN: 049 05 01



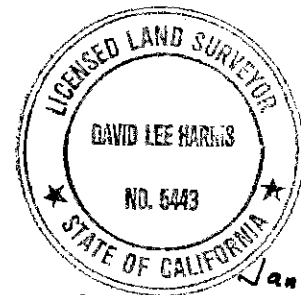
*DL Marks* Jan 9, 2018

EXHIBIT "A"  
Chavez Before Adjustment

All of a certain tract of land situate in the Orestimbo Rancho and being a portion of Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence leaving said Northwest road line and running North 47°26' West 787.00 feet along the Westerly boundary of said Tosta; leaving the Westerly boundary of said Tosta land and running North 4°30'30" East 458.63 feet; thence South 84°33' 30" East 307.74 feet; thence South 44°15' East 798.61 feet to a point on the Northwesterly line of Crows Landing Bridge Road; thence South 39°30' West 503.39 feet along the Northwesterly line of said road to the point of beginning.

APN: 049 05 05



*Jan 9, 2018*  
*DLH*

EXHIBIT "B"  
Escobar After Adjustment

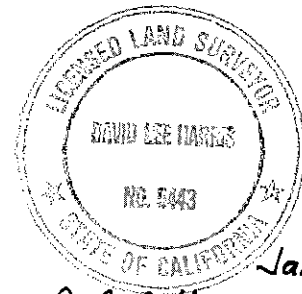
All of a certain lot of land situate in the Orestimba Rancho and being a portion of projected Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the Northwest boundary of the Crows Landing Bridge Road which point bears South 39°30' West 2002.4 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road and running thence North 39°30' East 1544.40 feet along said Northwest line of road; thence North 50°59' West 1190.00 feet; thence North 50°50' West 2573.00 feet; thence South 39°30' West 1346.00 feet along the Southeast line of a county road; thence South 48°01' East 2003.40 feet; thence South 58° 18' East 34.00 feet; thence South 47° 26' East 1727.60 feet to the point of beginning.

EXCEPTING THEREFROM the following parcel of land:

Beginning at a point on the Northwest boundary of Crows Landing Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence along said Northwest road line North 39°30'00" East, 583.39 feet; thence North 49°08'17" West, 924.87 feet; thence South 38°53'49" West, 532.17 feet; thence South 47°26'00" East, 92.37 feet; thence North 42°34'00" East, 13.04 feet; thence South 47°26' 00" East, 13.28 feet; thence South 04°30'30" West, 46.99 feet to the westerly line of said Tosta land; thence along said westerly line South 47°26'00" East, 787.00 feet to the Point of Beginning.

Containing 112.48 acres more or less



*David Lee Hargis*

Jan 9, 2018

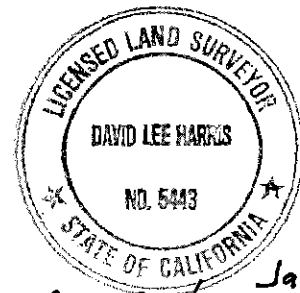


EXHIBIT "B"  
Chavez After Adjustment

All of a certain tract of land situate in the Orestimba Rancho and being a portion of projected Section 24, Township 6 South, Range 8 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a point on the Northwest boundary of Crows Landing Road which point bears South 39°30' West 2002.40 feet from the point of intersection of said Northwest line of road with the Northeast boundary of Kilburn Road, said point of beginning also being the Southwesterly corner of land now or formerly owned by John C. Tosta; thence along said Northwest road line North 39°30'00" East, 583.39 feet; thence North 49°08'17" West, 924.87 feet; thence South 38°53'49" West, 532.17 feet; thence South 47°26'00" East, 92.37 feet; thence North 42°34'00" East, 13.04 feet; thence South 47°26' 00" East, 13.28 feet; thence South 04°30'30" West, 46.99 feet to the westerly line of said Tosta land; thence along said westerly line South 47°26'00" East, 787.00 feet to the Point of Beginning.

Containing 11.98 acres more or less



*David Lee Harris* Jan 9, 2018

MORAN ROAD (40')

S 39°30'00" W 1346.00'

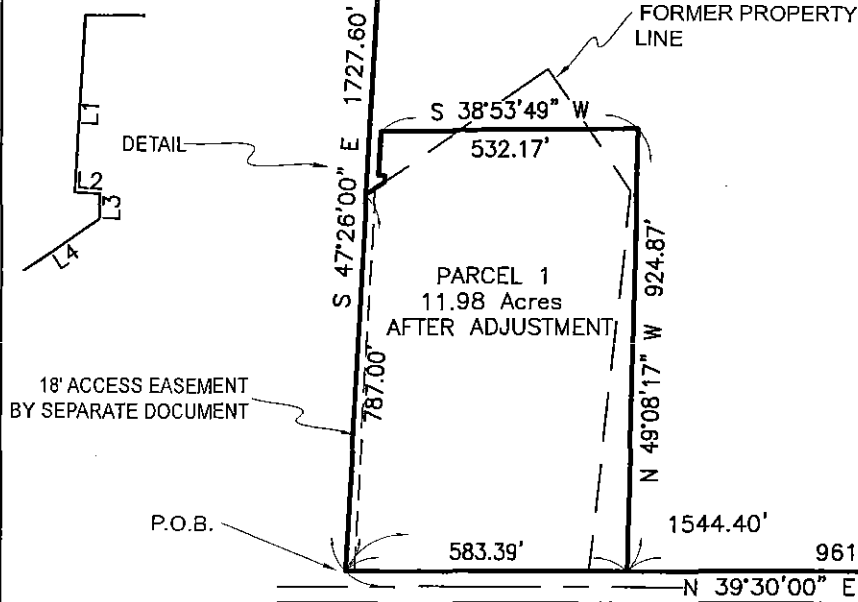
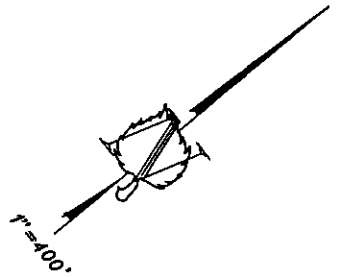
S 48°01'00" E 2003.40'

N 50°50'00" W 2573.0'

PARCEL 2  
112.48 Acres  
AFTER ADJUSTMENT

S 58°18'00" E  
34.00'

LINE	BEARING	DISTANCE
L4	S 04°30'30" W	46.99'
L3	S 47°26'00" E	13.28'
L2	N 42°34'00" E	13.04'
L1	S 47°26'00" E	92.37'



CROWS LANDING ROAD (66')

KILBURN

ROAD

EXHIBIT "C"

PLN 2017-0114

BEING AN ADJUSTMENT OF PROPERTY LOCATED IN THE ORESTIMBA RANCHO ALSO AS SHOWN ON BOOK 21 OF PARCEL MAPS, PAGE 71, STANISLAUS RECORDS AND LYING IN THE NW ¼ OF PROJECTED SECTION 24, TOWNSHIP 6 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY-CALIFORNIA

**ASPEN SURVEY**  
+ COMPANY INC.

1121 OAKDALE RD., STE. 6 MODESTO, CA 95355  
PH: (209) 526 9724 FX: (209) 526 0472

DECEMBER 11, 2017

**AFTER ADJUSTMENT**

EXHIBIT C

FOR ILLUSTRATIVE PURPOSES ONLY