

Exhibit A

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EXHIBIT A DRAFT RESOLUTION

Before the Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

CLARK COLONY WATER CO AND KIRK ANGELA J & KIRK CAMERON TRS ET AL (PLN250193)

RESOLUTION NO. 25-046

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the project Categorical Exempt pursuant to CEQA Guidelines section 15305, and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A containing 320.46 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B containing 53.25 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31-acre parcel (Adjusted Parcel 1), and a 47.40-acre parcel (Adjusted Parcel 2).

[(PLN250193), Kirk Angela J & Cameron TRS Clark Colony Water Co, Arroyo Seco Road, Greenfield, Central Salinas Valley Area Plan (APNs: 109-481-009-000, and 109-492-003-000)]

The Kirk Angela J & Cameron TRS Clark Colony Water Co (PLN250193) Lot Line Adjustment came on for an administrative decision before the County of Monterey Chief of Planning on September 17th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Central Salinas Valley Area Plan (CSVAP);
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project involves a Lot Line Adjustment (LLA) of two legal lots of record: Parcel A (320.46 acres) and Parcel B (53.25 acres), resulting in two parcels of 326.31 acres (Adjusted Parcel A) and 47.40 acres (Adjusted Parcel B). The adjustment is proposed to better accommodate a habitat restoration grant project on Parcel A. See also Finding No 1, Evidence “F”.
- c) Allowed Use. The properties are located off Arroyo Seco Road with no assigned address in Greenfield, Central Salinas Valley Area Plan (APNs: 109-481-009-000, and 109-492-003-000). Parcels A and B are split zoned Permanent Grazing, 40 unit per acre (PG/40) (40-160 Ac Min) and Farmlands with a density of 40 acres per unit (F/40) (40-160 Ac Min). Parcel A has two single-family dwellings and a barn, and Parcel B is vacant, with the Land Use designation of grazing terrain, as well as rivers and water bodies. The lot line adjustment proposes to exchange 5.85 acres between Parcel A, owned by the Clark Colony Water Company, and Parcel B, owned by Angela Kirk in her capacity as the trustee of the Riva Family Trust. The newly configured parcels (Parcel A becomes Adjusted Parcel 1, and Parcel B becomes Adjusted Parcel 2) will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property’s underlying zoning. See Finding No. 6 and supporting evidence.
- d) Lot Legality. The subject properties, comprised of two lots, are Parcel A and Parcel B. Parcel A – 320.46 acres (Assessor’s Parcel Number 109-481-009-000) is shown in its current size and configuration as the Book 106 of Deeds, Page 125 of Patents, recorded on February 8th, 1909. Parcel B – 53.25 acres (Assessor’s Parcel Number 109-492-003-000) is shown in its current size and configuration in a portion of the Rancho Arroyo Seco by Grant Deed recorded on November 27, 1941, in Volume 750 at Page 53, pinpointed in Grant Deed Document No. 2010009604 dated January 21st, 2010. Therefore, the subject properties are legal lots of record.
- e) On-site Utilities. The 2010 General Plan Policy LU-1.15 indicates that lot line adjustments that compromise the location of wells or OWTS should not be approved. The Environmental Health Bureau (EHB) reviewed the project and determined that the resulting lots would not compromise the location of any wells, water utilities, or OWTS systems. The minimum building site size for both Farmland and

Permanent Grazing zoning is 40 acres unless otherwise shown. Therefore, the adjusted configuration complies with Policy LU-1.15.

- f) Development Standards. There is a minimum site requirement of 40 acres for the PG zoning district pursuant to Title 21 section 21.34.060.A, as well as for the F zoning district pursuant to Title 21 section 21.30.060.A. Parcel A contains 320.46 acres with two existing single-family dwellings and a barn in conformance with zoning requirements. Adjusted Parcel 1 will be 326.31 acres and continue to contain two single family dwellings. Parcel B, 53.25 acres, contains a high-water dam, diversion and head gates, and associated concrete diversion structures along the river, but is otherwise undeveloped. Adjusted Parcel 2 will be 47.40 acres and will be vacant. The project is proposed to better accommodate the habitat restoration grant project that Clark Colony Water Company (CCWC) is working on with the California Department of Fish and Wildlife (CDFW). This project includes improvements to the CCWC water system's dam headgate and fish screens, which are currently located on a portion of the property owned by the Riva Family Trust. With implementation, Adjusted Parcels A and B will exceed the 40-acre minimum lot size and continue to comply with other site development standards, including setbacks and site coverage.
- g) LUAC. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review (see Finding 5 and supporting evidence).
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN250193.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. There has been no indication from these

departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN250193.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the Housing and Community Development Planning Services, Mission Soledad Rural Fire Protection District, Greenfield Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau (EHB). EHB has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) EHB determined that as long as none of the dwellings on the property that are served by the onsite well are leased, rented, or offered for remuneration, CCWC's water distribution system is exempt from Chapter 15.04 of the Monterey County Code, and is not required to obtain a water system permit. In the event that any of the dwellings on the property are leased, rented, or offered for remuneration, a water system permit shall be required from EHB. This condition is to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN250193.

4. FINDING: NO VIOLATIONS – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County Housing and Community Development Planning Services and Building Services records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcels.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN250193.

5. FINDING: CEQA (Exempt) – The project is a lot line adjustment, which is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor lot line adjustments that do not result in the creation of any new parcel.
 - b) The subject application for a lot line adjustment is between two parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for a Class 5 Categorical Exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. No development is proposed, and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment is an equal exchange, does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots, and would not result in a cumulative impact or impact on the viewshed. It will not impact environmentally sensitive habitats or resources and therefore wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create a reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development found in Project File PLN250193.

6. FINDING: LOT LINE ADJUSTMENT – The adjustment of the parcels is consistent with Section 66412 of the California Government Code

(Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The subject parcels are zoned Permanent Grazing 40 units per acre (PG/40), and Farmlands 40 acres a unit (F/40).
 - b) The Lot Line Adjustment is between two legal lots of record, consisting of Parcel A containing 320.46 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B and containing 53.25 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31-acre parcel (Adjusted Parcel 1), and a 47.40-acre parcel (Adjusted Parcel 2).
 - c) The Lot Line Adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, resulting in two contiguous legal parcels of record.
 - d) The lot line adjustment is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. County staff has verified that the subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding Nos. 1, 2, and 4, and supporting evidence).
 - e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require the recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 5), and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
 - f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the Monterey County Recorder's Office (Condition No. 4).
 - g) The application, plans and supporting materials submitted by the project applicant to Monterey County Housing and Community Development Planning Services for the proposed development are found in Project File PLN250193.

- 7. FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Housing and Community Development Chief of Planning does hereby:

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and that none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A containing 320.46 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B containing 53.25 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31-acre parcel (Adjusted Parcel 1), and a 47.40-acre parcel (Adjusted Parcel 2).

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of September 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County Housing and Community Development Planning Services Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250193

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN250193) allows a Lot Line Adjustment between two (2) legal lots of record consisting of: Parcel A containing 320 acres (Assessor's Parcel Number 109-481-009-000), and Parcel B and containing 53 acres (Assessor's Parcel Number 109-492-003-000), resulting in a 326.31 acre parcel (Adjusted Parcel A), and an 47.40 acre parcel (Adjusted Parcel B). The property is located near Arroyo Seco Road, Greenfield (Assessor's Parcel Number 109-481-009-000, and 109-492-003-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number _____) was approved by [Name of Hearing Body] for Assessor's Parcel Numbers 109-481-009-000 and 109-492-003-000 on September 17th, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.

3. EHSP01 - DEED RESTRICTION: DECLARATION FOR AN UNREGULATED DOMESTIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation The Environmental Health Bureau (EHB) has determined that as long as none of the
Monitoring Measure: dwellings on the property that are served by the onsite well are leased, rented, or offered for remuneration, the water distribution system is exempt from Chapter 15.04 of the Monterey County Code, and is not required to obtain a water system permit. In the event that any of the dwellings on the property are leased, rented, or offered for remuneration a water system permit shall be required from EHB. The applicant shall submit evidence that the approved deed restriction has been recorded with the County of Monterey Recorder's Office.

Compliance or Monitoring Prior to recordation of Certificates of Compliance, the applicant shall provide a legal
Action to be description for the parcel and a copy of the Grant Deed to the Environmental Health
Performed: Bureau ("EHB"). The EHB will prepare the deed restriction form.

The property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

5. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN230138. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

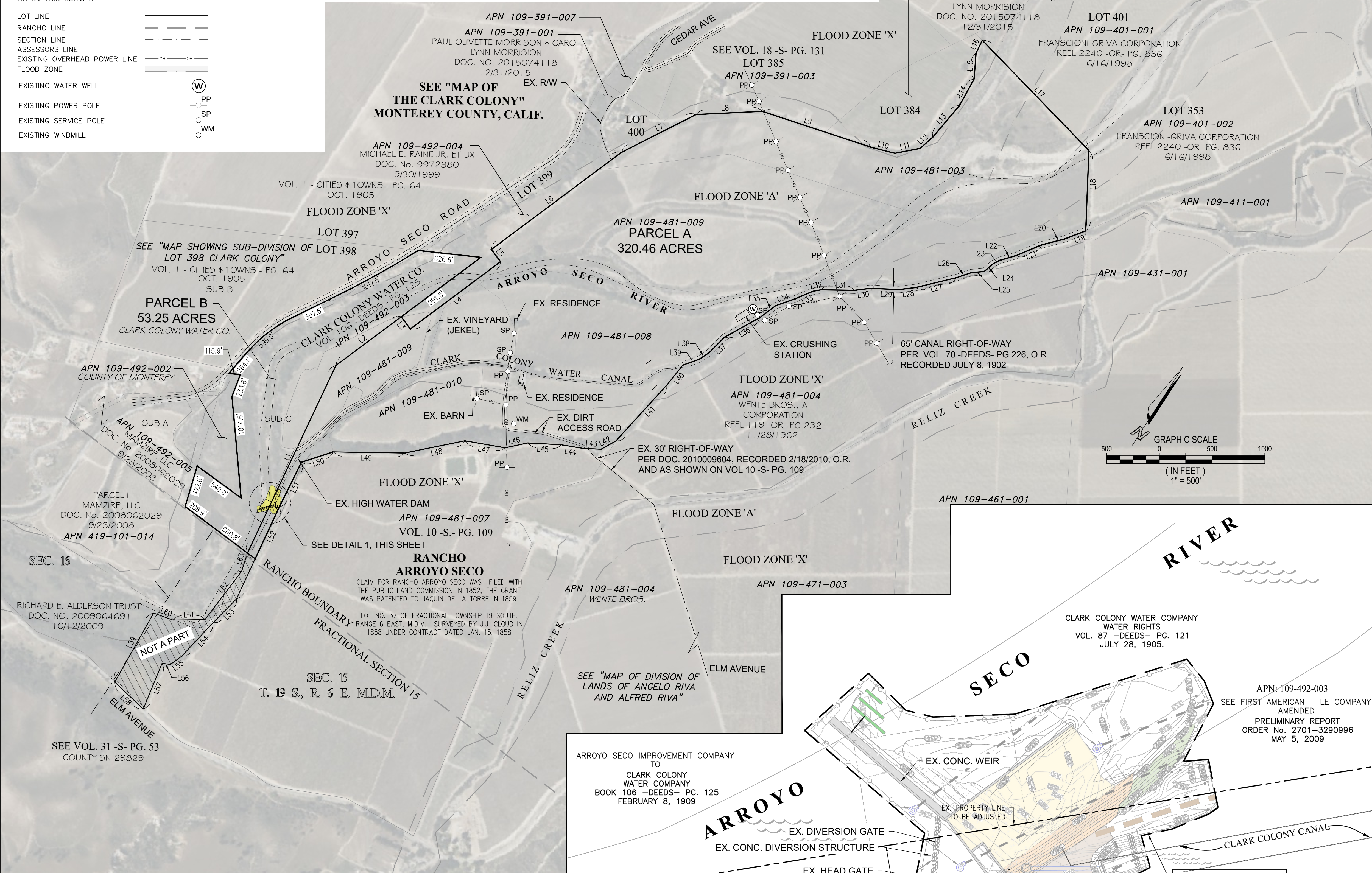
PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

LEGEND:
THE BORDER LINE SHOWN THUS,
INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED
WITHIN THIS SURVEY.

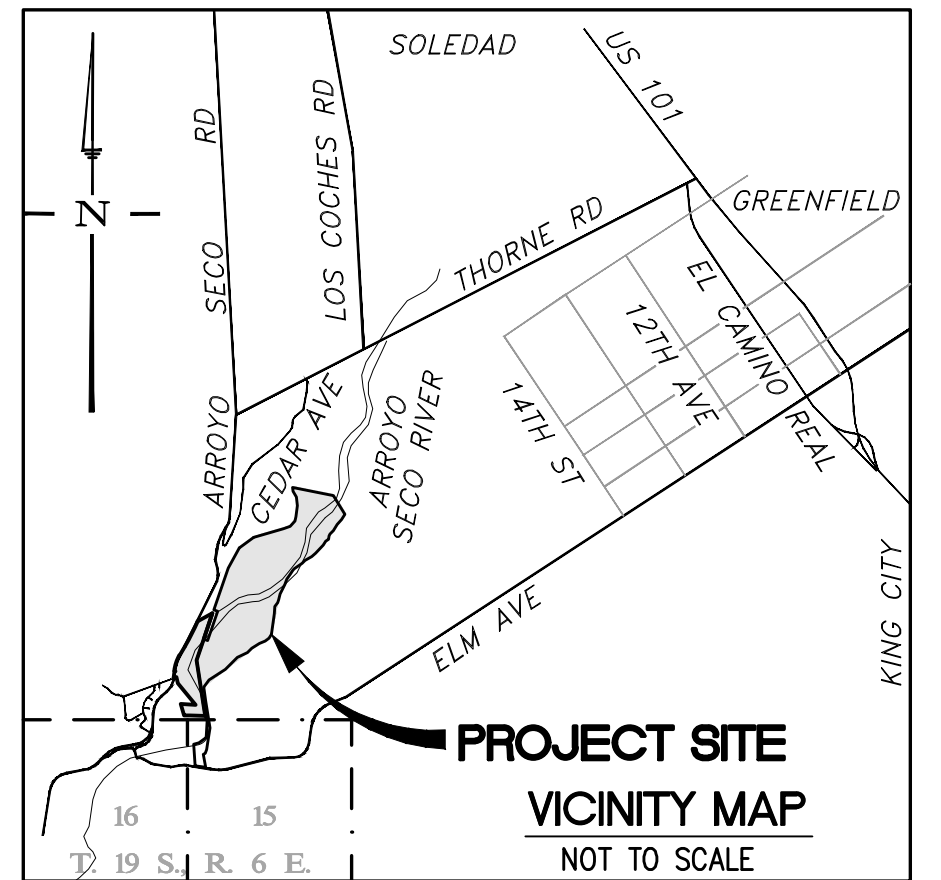
LOT LINE
RANCHO LINE
SECTION LINE
ASSESSORS LINE
EXISTING OVERHEAD POWER LINE
FLOOD ZONE
EXISTING WATER WELL
EXISTING POWER POLE
EXISTING SERVICE POLE
EXISTING WINDMILL

PROPOSED LOT LINE ADJUSTMENT EXISTING CONDITIONS



PER TITLE REPORT
FWMN-TO24000235
DATED FEB. 20, 2024

LINE DATA		
LINE	BEARING	DISTANCE
L1	N09°01'22"W	2064.07'
L2	N18°58'38"E	810.34'
L3	S71°01'22"E	151.53'
L4	N18°58'38"E	1119.99'
L5	N71°01'22"W	151.53'
L6	N18°58'38"E	1617.39'
L7	N28°51'56"E	831.60'
L8	N52°57'58"E	660.00'
L9	N73°57'53"E	1134.65'
L10	N69°59'58"E	249.38'
L11	N44°49'58"E	255.94'
L12	N14°14'58"E	166.03'
L13	N05°59'58"E	414.76'
L14	N05°30'02"W	301.88'
L15	N30°00'02"W	259.22'
L16	N08°00'02"W	141.10'
L17	S78°17'54"E	1525.71'
L18	S32°01'29"E	800.31'
L19	S34°39'33"W	227.79'
L20	S41°23'33"W	232.83'
L21	S32°59'33"W	278.34'
L22	S39°45'33"W	166.58'
L23	S28°11'33"W	75.13'
L24	S14°27'33"W	117.54'
L25	S50°47'33"W	129.24'
L26	S37°05'33"W	159.11'
L27	S42°09'33"W	415.04'
L28	S48°43'33"W	165.16'
L29	S58°02'33"W	289.17'
L30	S48°50'33"W	158.19'
L31	S56°27'33"W	331.96'
L32	S45°38'33"W	80.79'
L33	S32°50'33"W	191.75'
L34	S36°07'33"W	206.54'
L35	S19°01'33"W	200.14'
L36	S26°39'33"W	398.90'
L37	S10°40'33"W	221.31'
L38	S22°30'33"W	116.04'
L39	S35°55'33"W	173.09'
L40	S04°25'33"W	254.43'
L41	S08°06'34"W	754.01'
L42	S26°40'49"W	166.79'
L43	S58°18'19"W	177.60'
L44	S65°08'34"W	219.40'
L45	S58°54'30"W	334.33'
L46	S43°35'50"W	232.80'
L47	S65°42'50"W	405.21'
L48	S44°17'55"W	614.49'
L49	S56°37'30"W	708.07'
L50	S37°46'25"W	333.97'
L51	S07°58'04"E	497.43'
L52	S09°20'30"E	1008.98'
L53	S10°19'05"W	333.42'
L54	S08°57'00"W	457.58'
L55	S19°07'00"W	137.78'
L56	S64°18'30"W	84.26'
L57	S11°55'41"E	492.67'
L58	N80°54'21"W	390.16'
L59	N04°54'22"W	788.58'
L60	N75°42'38"E	205.63'
L61	N54°45'38"E	318.43'
L62	N02°53'38"E	604.91'
L63	N16°40'22"W	189.66'



COUNTY OF MONTEREY

BENCHMARK:

U.S. ENGINEERING DEPARTMENT / 2 INCH BRASS DISK SET IN THE
SOUTHWEST CORNER BRIDGE (#320) ABUTMENT (GREEN BRIDGE ON
ELM AVE. OVER ARROYO SECO RIVER).
ELEVATION = 378.02 FEET NGVD 1929

FLOOD PLAIN:

THIS PROPERTY LIES IN FEMA FLOOD ZONE "A" (SPECIAL FLOOD
HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE
FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN). ACCORDING TO THE NFIP,
FLOOD INSURANCE RATE MAP NUMBER 06053C0825G EFFECTIVE
APRIL 2, 2009.

PROPERTY INFO

COMMUNITY: SOLEDAD UNINCORPORATED
PLANNING AREA: CENTRAL SALINAS VALLEY
LAND USE DESIGNATION:
RIVERS AND WATER BODIES, FARMLANDS 40-160 AC MIN.
PERMANENT GRAZING 10-160 AC MIN.
WILLIAMSON ACT CONTRACT: NONE
AG CONSERVATION EASEMENT: NONE
IMPORTANT FARMLANDS:
GRAZING LAND, FARMLAND OF STATEWIDE IMPORTANCE,
UNIQUE FARMLAND, OTHER LAND
SLOPES > 25%: YES
ARCHEOLOGY SENSITIVITY: HIGH
ZONING: F/40 | PG/40
ZONING NOTES: NONE
WATER MANAGEMENT AGENCY: NONE

NOTE:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND
DECIMALS THEREOF.

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY
DIRECTION AND IS BASED UPON RECORD DATA IN CONFORMANCE WITH THE
REQUIREMENTS OF THE STATE OF CALIFORNIA, PROFESSIONAL LAND SURVEYORS
ACT, AT THE REQUEST OF CLARK COLONY WATER COMPANY IN JUNE, 2025.

PHILIP L. PEARMAN, L.S. 4448
LICENSE EXPIRES 09/30/25

PLN APPLICATION MAP

PROPOSED LOT LINE ADJUSTMENT

SITUATE IN:
PORTION OF LOT NO. 37 OF
FRACTIONAL TOWNSHIP 19 SOUTH, RANGE 6 EAST, M.D.M.
AND PORTION OF RANCHO ARROYO SECO
COUNTY OF MONTEREY
STATE OF CALIFORNIA

SITE ADDRESS:
38115 ELM AVENUE
GREENFIELD, CA 93927
OWNER: APN 109-492-003
CLARK COLONY WATER COMPANY
MICHAEL GRIVA, PRESIDENT
33 EL CAMINO REAL
GREENFIELD, CA 93927

OWNER: APN 109-481-009
ANGELA J. KIRK GST EXEMPT CHILDS TRUST
THE RIVA FAMILY TRUST UTA DTD. 03-13-80
ANGELA J. KIRK TRUSTEE
3764 RUSTON LN.
NAPA, CA 94558

AGENT:
NANCY ISAKSON
(831) 224-2879
NISAKSON@BAY.NET AND/OR
GRANDMANI@GMAIL.COM

SCALE:
AS SHOWN
DATE:
2025-07-07
FILE:
25-005 EX-ROTATED

SHEET
1
OF TWO

RECAPITULATION OF AREAS:

EXISTING LEGAL PARCELS		
PARCEL PER TITLE REPORT	DOCUMENT	AREA
PARCEL A	PARCEL 1 PER TITLE REPORT GUARANTEE NUMBER FWMN-TO24000235 BY CHICAGO TITLE INSURANCE COMPANY DATED FEB. 20, 2024	320.46 AC ±
PARCEL B	SUBDIVISION A AND C OF LOT 398 OF CLARK COLONY PER MAP SHOWING SUB-DIVISION OF LOT 398 CLARK COLONY, FILED FOR RECORD JUNE 1908, O.R. MONTEREY CO.	53.25 AC ±
TOTAL ACREAGE:		373.71 AC ±

RECAPITULATION OF AREAS:

PROPOSED PARCELS	
PARCEL PER THIS MAP	AREA
PARCEL I	326.31 AC ±
PARCEL II	47.40 AC ±
TOTAL ACREAGE: 373.71 AC ±	

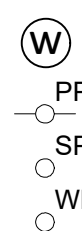
DETAIL 1 - PROPOSED IMPROVEMENT LIMITS DETAIL

ARROYO SECO CLARK COLONY FISH SCREENING AND
PASSAGE ASSESSMENT PROJECT
PREPARED BY

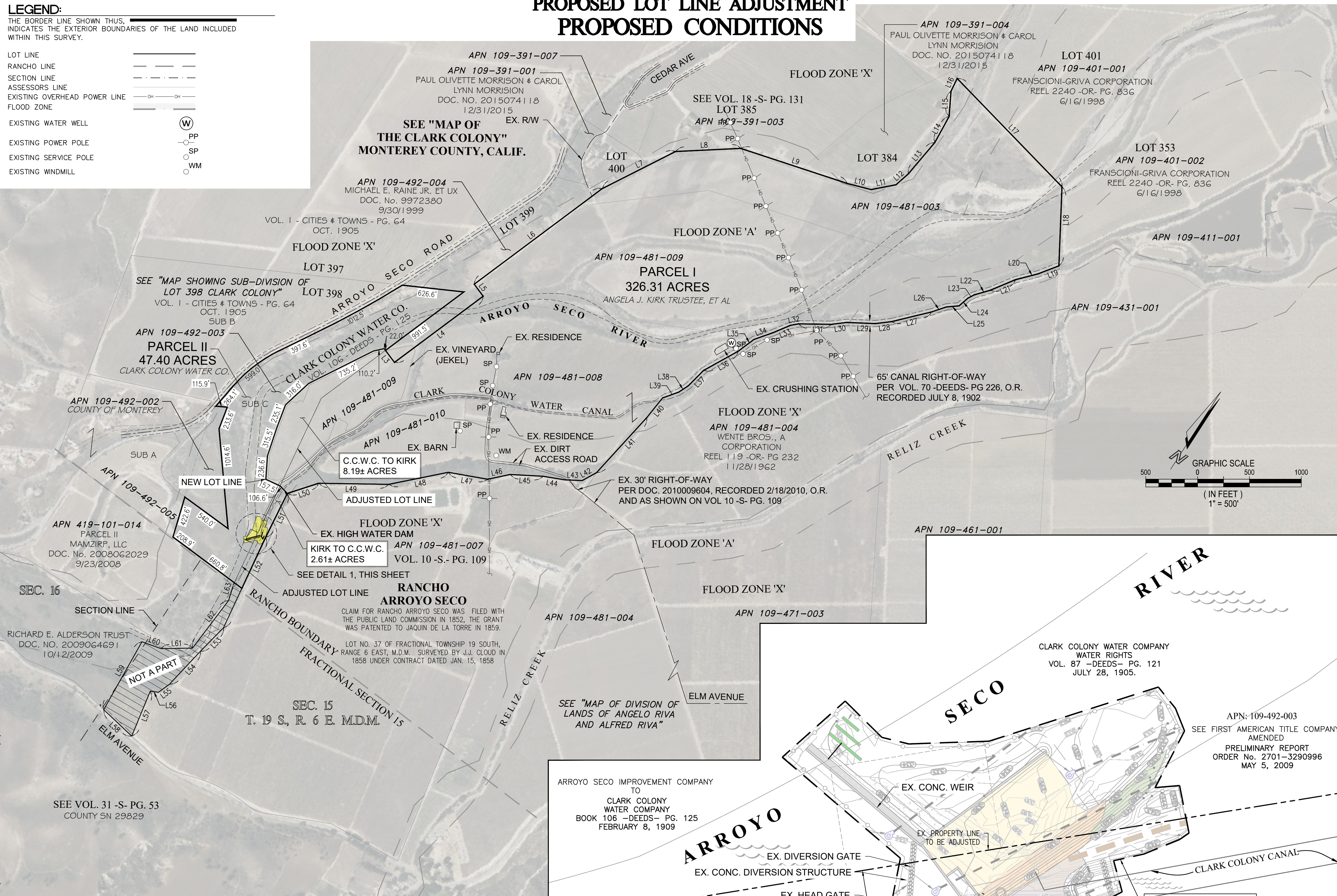
WATERWAYS CONSULTING INC. SANTA CRUZ, CALIF.
100% DESIGN SUBMITTAL DATED 3/15/2023

THE BORDER LINE SHOWN THUS, _____
INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED
WITHIN THIS SURVEY.

EXISTING WATER WELL
EXISTING POWER POLE
EXISTING SERVICE POL
EXISTING WINDMILL

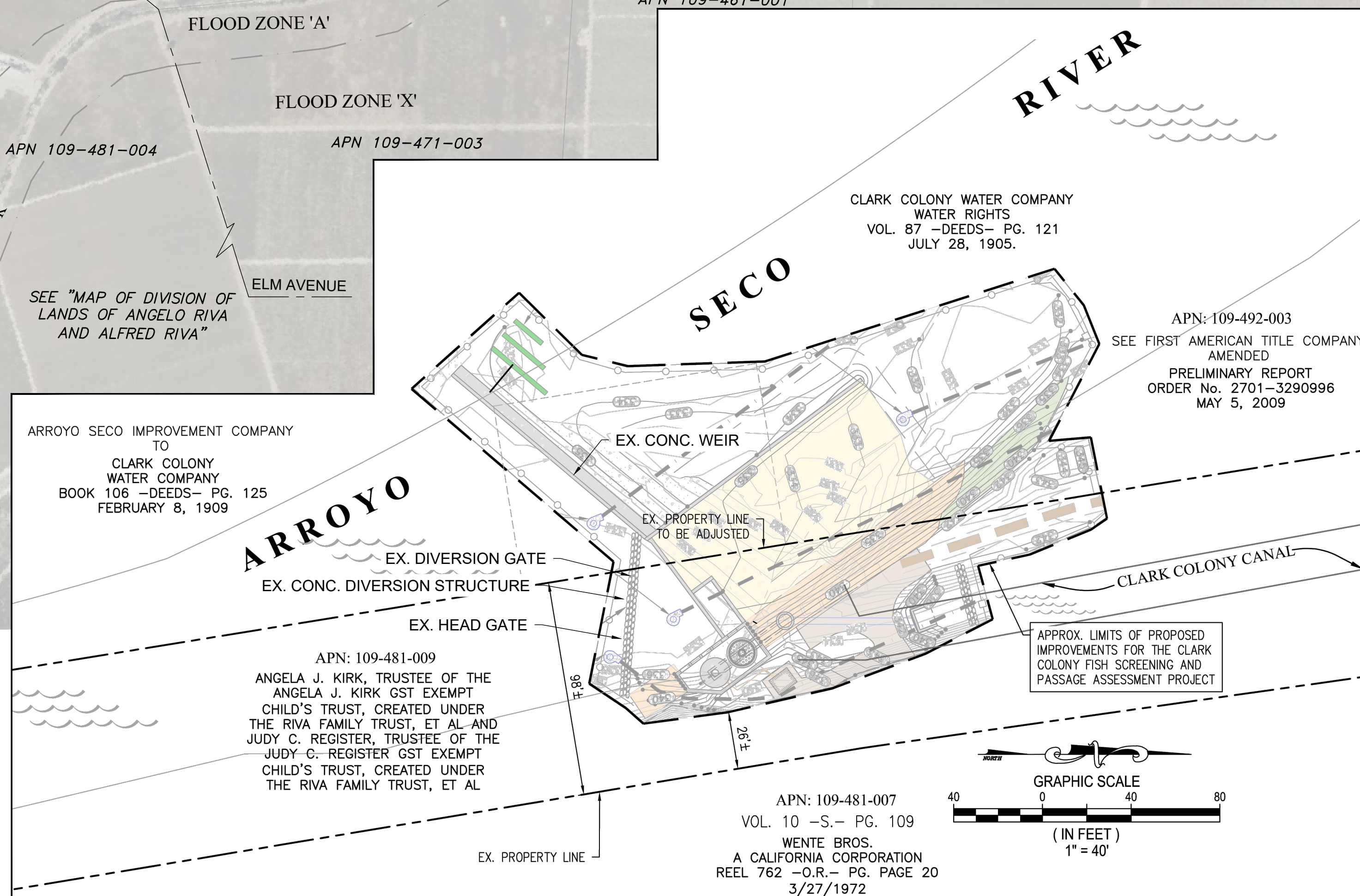


SEE "MAP OF
THE CLARK COLONY"
MONTEREY COUNTY, CALIF.



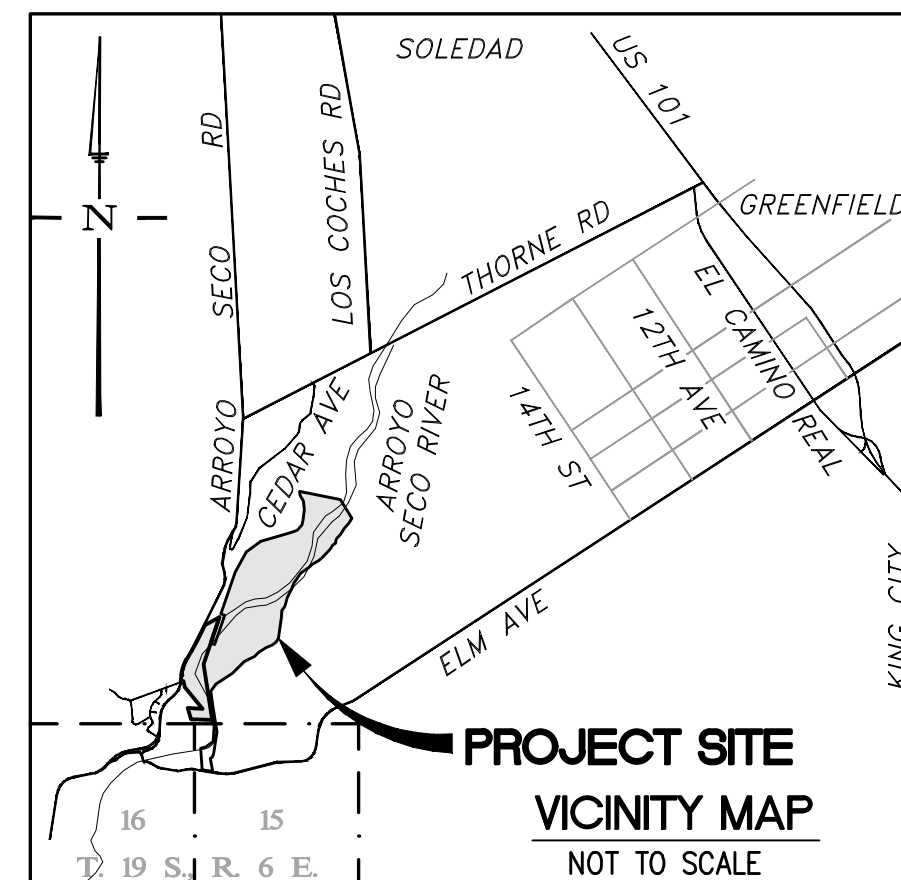
RECAPITULATION OF AREAS:		
EXISTING LEGAL PARCELS		
PARCEL PER TITLE REPORT	DOCUMENT	AREA
PARCEL A	PARCEL 1 PER TITLE REPORT GUARANTEE NUMBER FWMN-TQ24000235 BY CHICAGO TITLE INSURANCE COMPANY DATED FEB. 20, 2024	320.46 AC ±
PARCEL B	SUBDIVISION A AND C OF LOT 398 OF CLARK COLONY PER MAP SHOWING SUB-DIVISION OF LOT 398 CLARK COLONY, FILED FOR RECORD JUNE 1908, O.R. MONTEREY CO.	53.25 AC ±
TOTAL ACREAGE:		373.71 AC ±

RECAPITULATION OF AREAS:	
PROPOSED PARCELS	
PARCEL PER THIS MAP	AREA
PARCEL I	326.31 AC ±
PARCEL II	47.40 AC ±
TOTAL ACREAGE: 373.71 AC ±	



DETAIL 1 - PROPOSED IMPROVEMENT LIMITS DETAIL
ARROYO SECO CLARK COLONY FISH SCREENING AND
PASSAGE ASSESSMENT PROJECT
PREPARED BY
WATERWAYS CONSULTING INC. SANTA CRUZ, CALIF.
100% DESIGN SUBMITTAL DATED 3/15/2023

LINE DATA		
LINE	BEARING	DISTANCE
L3	S71°01'22"E	151.53'
L4	N18°58'38"E	1119.99'
L5	N71°01'22"W	151.53'
L6	N18°58'38"E	1617.39'
L7	N28°51'56"E	831.60'
L8	N52°57'58"E	660.00'
L9	N73°57'53"E	1134.65'
L10	N69°59'58"E	249.38'
L11	N44°49'58"E	255.94'
L12	N14°44'58"E	166.03'
L13	N05°59'58"E	414.76'
L14	N05°30'02"W	301.88'
L15	N30°00'02"W	259.22'
L16	N08°00'02"W	141.10'
L17	S78°17'54"E	1525.71'
L18	S32°01'29"E	800.31'
L19	S34°39'33"W	227.79'
L20	S41°23'33"W	232.83'
L21	S32°59'33"W	278.34'
L22	S39°45'33"W	166.58'
L23	S28°11'33"W	75.13'
L24	S14°27'33"W	112.54'
L25	S50°47'33"W	129.24'
L26	S37°05'33"W	159.11'
L27	S42°09'33"W	415.04'
L28	S48°43'33"W	165.16'
L29	S58°02'33"W	289.17'
L30	S48°50'33"W	158.19'
L31	S56°27'33"W	331.96'
L32	S45°38'33"W	80.79'
L33	S32°50'33"W	191.75'
L34	S36°07'33"W	206.54'
L35	S19°01'33"W	200.14'
L36	S26°39'33"W	398.90'
L37	S10°40'33"W	221.31'
L38	S22°30'33"W	116.04'
L39	S35°55'33"W	173.09'
L40	S04°25'33"W	254.43'
L41	S08°06'34"W	754.01'
L42	S26°40'49"W	166.79'
L43	S58°18°19"W	177.60'
L44	S65°08'34"W	219.40'
L45	S58°54'30"W	334.33'
L46	S43°35'50"W	232.80'
L47	S65°42'50"W	405.21'
L48	S44°17°55"W	614.49'
L49	S56°37'30"W	708.07'
L50	S37°46'25"W	333.97'
L51	S07°58°04"E	497.43'
L52	S09°20'30"E	1008.98'
L53	S10°19'05"W	333.42'
L54	S08°57'00"W	457.58'
L55	S19°07'00"W	137.78'
L56	S64°18'30"W	84.26'
L57	S11°55°41"E	492.67'
L58	N80°54°21"W	390.16'
L59	N04°54°22"W	788.58'
L60	N75°42°38"E	205.63'
L61	N5°44°53"E	318.43'
L62	N02°53°38"E	604.91'
L63	N16°40°22"W	189.66'



U.S. ENGINEERING DEPARTMENT / 2 INCH BRASS DISK SET IN THE
SOUTHWEST CORNER BRIDGE (#320) ABUTMENT (GREEN BRIDGE ON
ELM AVE. OVER ARROYO SECO RIVER).

ELEVATION = 378.02 FEET NGVD 1929

THIS PROPERTY LIES IN FEMA FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE NFIP, FLOOD INSURANCE RATE MAP NUMBER 06053C0825G EFFECTIVE APRIL 2, 2009.

COMMUNITY:	SOLEDAD UNINCORPORATED
PLANNING AREA:	CENTRAL SALINAS VALLEY
LAND USE DESIGNATION:	RIVERS AND WATER BODIES, FARMLANDS 40-160 AC MIN. PERMANENT GRAZING 10-160 AC MIN.

WILLIAMSON ACT CONTRACT: NONE
 G CONSERVATION EASEMENT: NONE
 IMPORTANT FARMLANDS:
 GRAZING LAND, FARMLAND OF STATEWIDE IMPORTANCE,
 UNIQUE FARMLAND, OTHER LAND

SLOPES > 25%: YES
 ARCHEOLOGY SENSITIVITY: HIGH
 ZONING: F/40 | PG/40
 ZONING NOTES: NONE
 WATER MANAGEMENT AGENCY: NONE

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY
DIRECTION AND IS BASED UPON RECORD DATA IN CONFORMANCE WITH THE
REQUIREMENTS OF THE STATE OF CALIFORNIA, PROFESSIONAL LAND SURVEYOR
No. 12345, AT THE REQUEST OF CLARK COLONY WATER COMPANY IN JUNE, 2021.

PHILIP L. PEARMAN, L.S. 4448
LICENSE EXPIRES 09/30/25

PROPOSED LOT LINE ADJUSTMENT

SITUATE IN:
PORTION OF LOT NO. 37 OF
FRACTIONAL TOWNSHIP 19 SOUTH, RANGE 6 EAST, M.D.M.
AND PORTION OF RANCHO ARROYO SECO
COUNTY OF MONTEREY
STATE OF CALIFORNIA

SITE ADDRESS
38115 ELM AVENUE
GREENFIELD, CA 93927

OWNER: APN 109-492-003
CLARK COLONY WATER COMPANY
MICHAEL GRIVA, PRESIDENT
33 EL CAMINO REAL
GREENFIELD, CA 93927

OWNER: APN 109-481-009
ANGELA J. KIRK GST EXEMPT CHILDS TRUST
THE RIVA FAMILY TRUST - LITA DTD. 03-13-80
ANGELA J. KIRK TRUSTEE
3764 RUSTON LN.
NAPA, CA 94558

AGENT:
NANCY ISAKSON
(831) 224-2879
NISAKSON@MBAY.NET AND/OR
GRANDMANI@GMAIL.COM



SALINAS
VALLEY
SURVEYORS

AS SHOWN

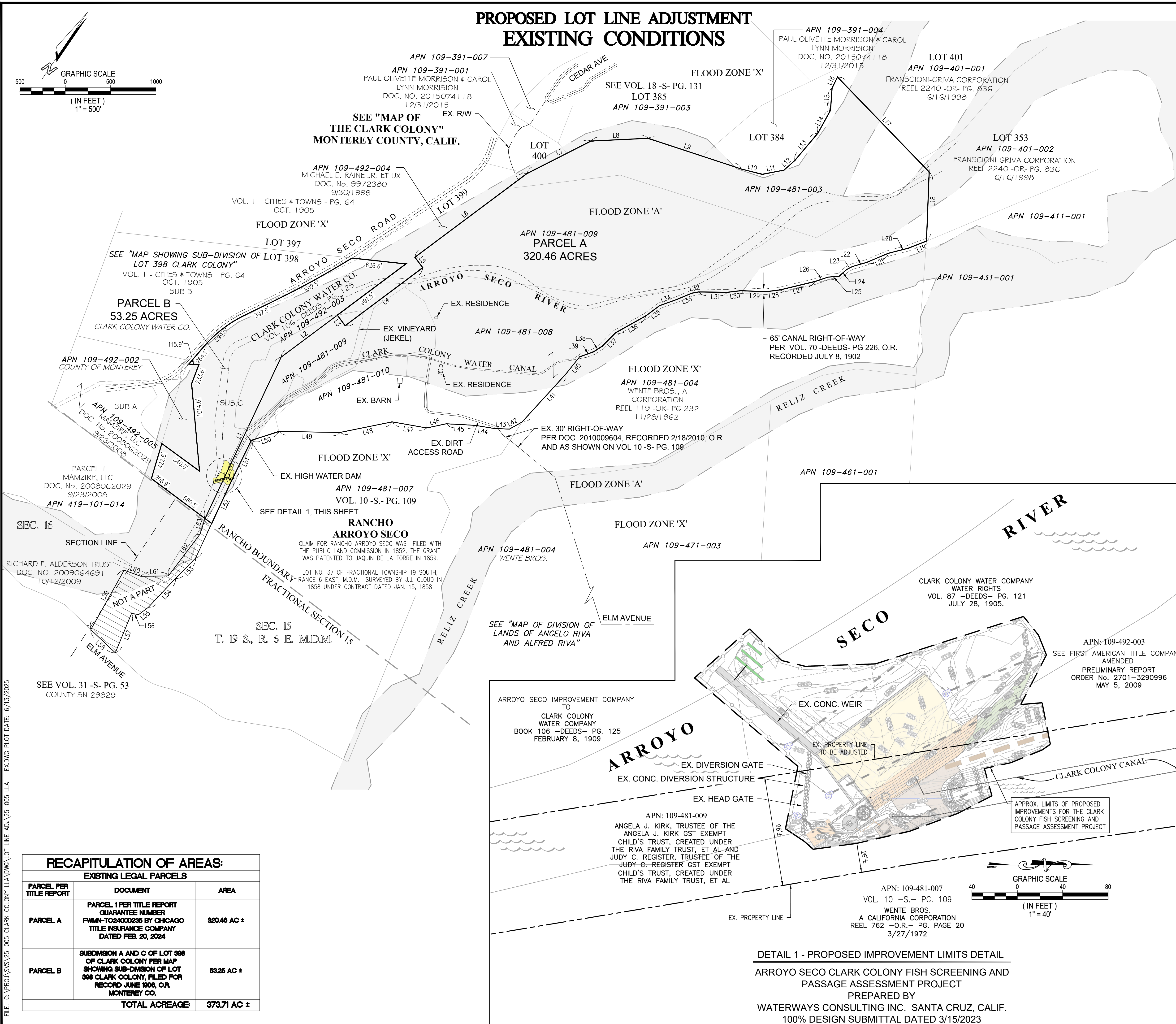
DATE:
2025-07-07

FILE:
25-005 PRO-ROTATED

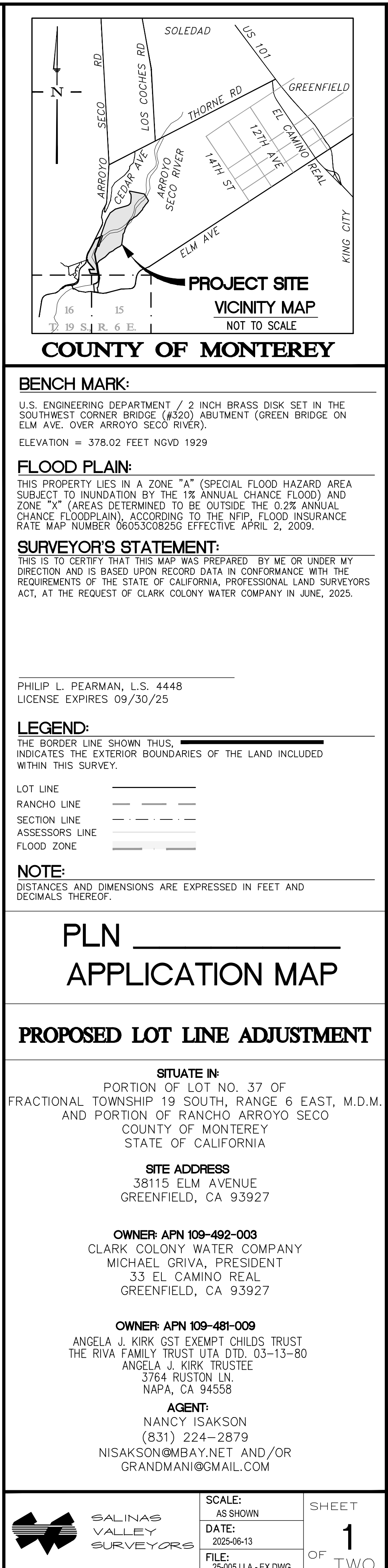
SHEET

2

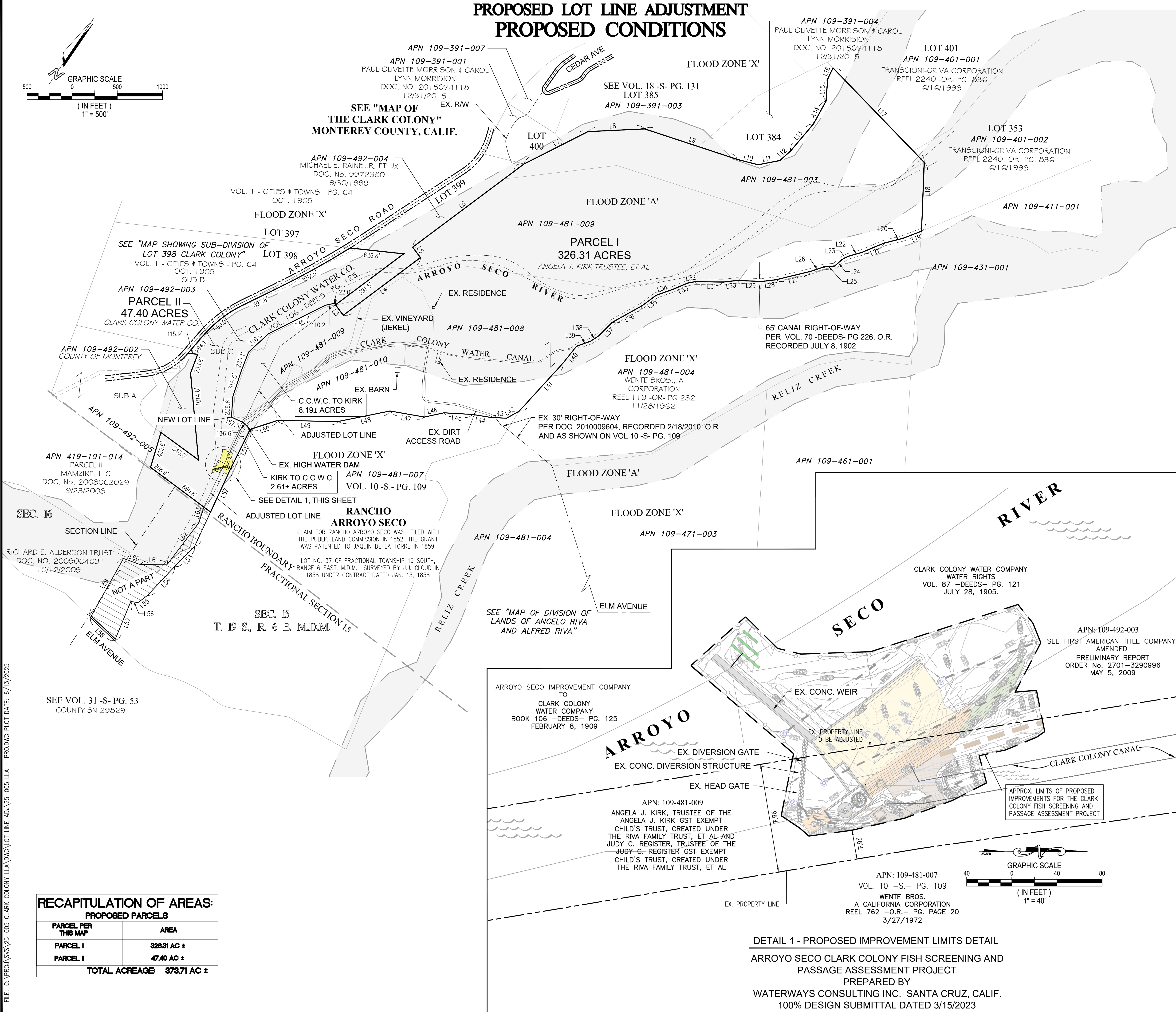
OF TWO



PER TITLE REPORT FWMN-T024000235 DATED FEB. 20, 2024		
LINE DATA		
LINE	BEARING	DISTANCE
L1	N09°01'22"W	2064.07'
L2	N18°58'38"E	810.34'
L3	S71°01'22"E	151.53'
L4	N18°58'38"E	1119.99'
L5	N71°01'22"W	151.53'
L6	N18°58'38"E	1617.39'
L7	N28°51'56"E	831.60'
L8	N53°57'58"E	660.00'
L9	N73°57'53"E	1134.65'
L10	N69°59'58"E	249.38'
L11	N44°49'58"E	255.94'
L12	N14°44'58"E	166.03'
L13	N05°59'58"E	414.76'
L14	N05°30'02"W	301.88'
L15	N30°00'02"W	259.22'
L16	N08°00'02"W	141.10'
L17	S78°17'54"E	1525.71'
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L19	S34°39'33"W	227.79'
L20	S41°23'33"W	232.83'
L21	S32°59'33"W	278.34'
L22	S39°45'33"W	166.58'
L23	S28°11'33"W	75.13'
L24	S14°27'33"W	117.54'
L25	S50°47'33"W	129.24'
L26	S37°05'33"W	159.11'
L27	S42°09'33"W	415.04'
L28	S48°43'33"W	165.16'
L29	S58°02'33"W	289.17'
L30	S48°50'33"W	158.19'
L31	S56°27'33"W	331.96'
L32	S45°38'33"W	80.79'
L33	S32°50'33"W	191.75'
L34	S36°07'33"W	206.54'
L35	S19°01'33"W	200.14'
L36	S26°39'33"W	398.90'
L37	S10°40'33"W	221.31'
L38	S22°30'33"W	116.04'
L39	S35°55'33"W	173.09'
L40	S04°25'33"W	254.43'
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L51	S07°58'04"E	497.43'
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L58	N80°54'21"W	390.16'
L59	N04°54'22"W	788.58'
L60	N75°42'38"E	205.63'
L61	N54°45'38"E	318.43'
L62	N02°53'38"E	604.91'
L63	N16°40'22"W	189.66'

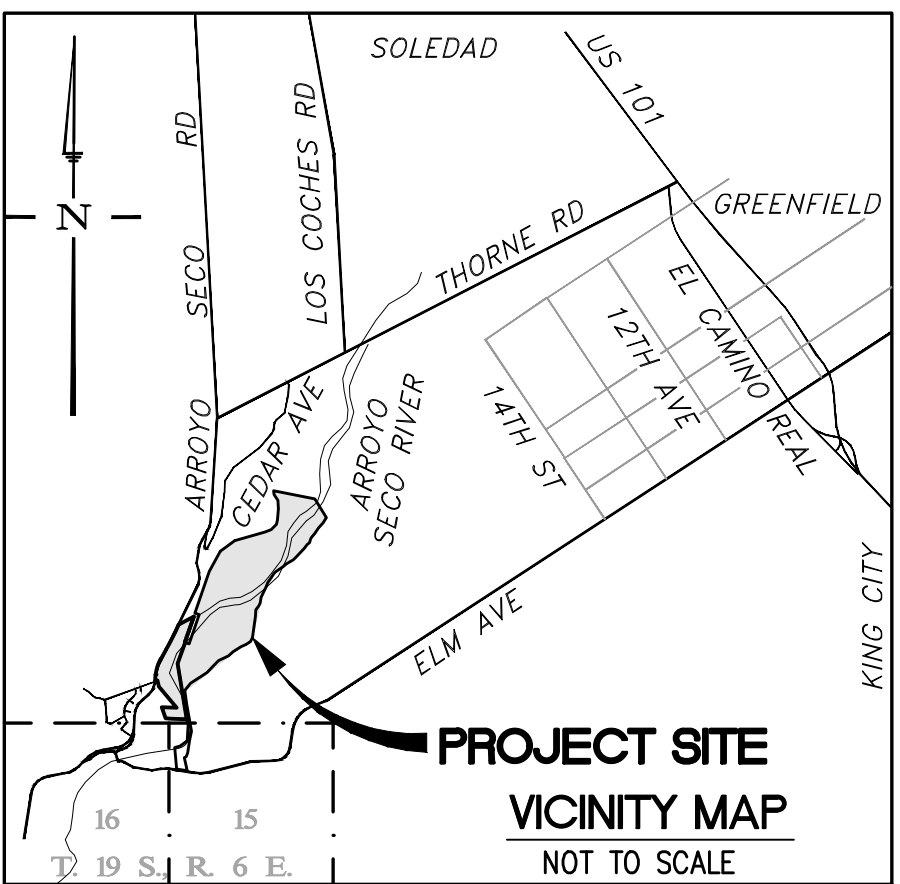


FILE: C:\PROJ\SVS\25-005 CLARK COLONY LLA\DWG\LOT LINE ADJ\25-005 LLA - PRO.DWG PLOT DATE: 6/13/2025



PER TITLE REPORT
FWMN-TO24000235
DATED FEB. 20, 2024

LINE DATA		
LINE	BEARING	DISTANCE
L3	S71°01'22"E	151.53'
L4	N18°58'38"E	1119.99'
L5	N71°01'22"W	151.53'
L6	N18°58'38"E	1617.39'
L7	N28°51'56"E	831.60'
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L38	S22°30'33"W	116.04'
L39	S35°55'33"W	173.09'
L40	S04°25'33"W	254.43'
L41	S08°06'34"W	754.01'
L42	S26°40'49"W	166.79'
L43	S58°18'19"W	177.60'
L44	S65°08'34"W	219.40'
L45	S58°54'30"W	334.33'
L46	S43°35'50"W	232.80'
L47	S65°42'50"W	405.21'
L48	S44°17'55"W	614.49'
L49	S56°37'30"W	708.07'
L50	S37°46'25"W	333.97'
L51	S07°58'04"E	497.43'
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L54	S08°57'00"W	457.58'
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L59	N04°54'22"W	788.58'
L60	N75°42'38"E	205.63'
L61	N54°45'38"E	318.43'
L62	N02°53'38"E	604.91'
L63	N16°40'22"W	189.66'



COUNTY OF MONTEREY

BENCH MARK:

U.S. ENGINEERING DEPARTMENT / 2 INCH BRASS DISK SET IN THE
SOUTHWEST CORNER BRIDGE (#520) ABUTMENT (GREEN BRIDGE ON
ELM AVE. OVER ARROYO SECO RIVER).
ELEVATION = 378.02 FEET NGVD 1929

FLOOD PLAIN:

THIS PROPERTY LIES IN A ZONE "A" (SPECIAL FLOOD HAZARD AREA
SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN), ACCORDING TO THE NFIP, FLOOD INSURANCE
RATE MAP NUMBER 06053C0825G EFFECTIVE APRIL 2, 2009.

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED, BY ME OR UNDER MY
DIRECTION AND IS BASED UPON RECORD DATA IN CONFORMANCE WITH THE
REQUIREMENTS OF THE STATE OF CALIFORNIA, PROFESSIONAL LAND SURVEYORS
ACT, AT THE REQUEST OF CLARK COLONY WATER COMPANY IN JUNE, 2025.

PHILIP L. PEARMAN, L.S. 4448
LICENSE EXPIRES 09/30/25

LEGEND:

THE BORDER LINE SHOWN THUS,
INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED
WITHIN THIS SURVEY.

LOT LINE
RANCHO LINE
SECTION LINE
ASSESSORS LINE
FLOOD ZONE

NOTE:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND
DECIMALS THEREOF.

PLN
APPLICATION MAP

PROPOSED LOT LINE ADJUSTMENT

SITUATE IN:

PORTION OF LOT NO. 37 OF
FRACTIONAL TOWNSHIP 19 SOUTH, RANGE 6 EAST, M.D.M.
AND PORTION OF RANCHO ARROYO SECO
COUNTY OF MONTEREY
STATE OF CALIFORNIA

SITE ADDRESS

38115 ELM AVENUE
GREENFIELD, CA 93927

OWNER: APN 109-492-003
CLARK COLONY WATER COMPANY
MICHAEL GRIVA, PRESIDENT
33 EL CAMINO REAL
GREENFIELD, CA 93927

OWNER: APN 109-481-009
ANGELA J. KIRK GST EXEMPT CHILDS TRUST
THE RIVA FAMILY TRUST UTA DTD. 03-13-80
ANGELA J. KIRK TRUSTEE
3764 RUSTON LN.
NAPA, CA 94558

AGENT:

NANCY ISAKSON
(831) 224-2879
NISAKSON@MAY.NET AND/OR
GRANDMANI@GMAIL.COM



SALINAS
VALLEY
SURVEYORS

SCALE:
AS SHOWN

DATE:
2025-06-13

FILE:
25-005 LLA - PRO.DWG

SHEET

2

OF TWO