

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**LESZCZYNSKI, ZYGMUNT (ESTATE OF), BUENA VISTA GRANGE NO. 564, AND
WILLIAM T. TARP AND RODNEY KARL NEUBERT TRUST (PLN210265)**

RESOLUTION NO.

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the Lot Line Adjustment is a minor alteration in land use limitations and therefore exempt from CEQA per section 15305(a) of the CEQA Guidelines; and
- 2) Approving an even exchange Lot Line Adjustment between three parcels consisting of Parcel 1 of 0.5 acres (APN 139-085-009-000), Parcel 2 of 0.5 acres (APN 139-085-008-000), and Parcel 3 of 30.04 acres (APN 139-085-027-000) resulting in three parcels of the same size (Parcels A, B and C; respectively) with relocated lot lines to correct for structures currently encroaching on to the property line.

[PLN210265 Leszczynski, Zygmunt (Estate of), Buena Vista Grange No. 564, and William T. Tarp and Rodney Karl Neubert Trust, 518, 520 & 524 River Road, Salinas, Toro Area Plan (APNs: 139-085-008-000, 139-085-009-000 and 139-085-027-000)]

The Leszczynski, Zygmunt (Estate of), Buena Vista Grange No. 564, and William T. Tarp and Rodney Karl Neubert Trust application (PLN210265) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on October 5, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County HCD 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;
 - Toro Area Plan;

- 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) The properties are located on 518, 520 and 524 River Road, Salinas, Toro Area Plan (APNs: 139-085-008-000, 139-085-009-000 and a portion of 139-085-027-000) and are zoned Farmland/40 acres per unit with a Design Control overlay and, on the Grange parcel at 524 River Road, an Historic Resource overlay (F/40-D and F/40-HR-D). As demonstrated in Findings 6 and 7, the Lot Line Adjustment (LLA) meets the requirements set forth in the 2010 General Plan, Title 19, and Title 21. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The lot identified as Parcel 1, APN 139-085-009-000, is a half-acre lot legally conveyed by Pedrazzi, Nielsen and Escobar to the Buena Vista Granges No. 564 on April 15, 1946 (Vol. 51, 887-OR-Pg. 368). The lot identified as Parcel 2, APN 139-085-008-000, was granted a Certificate of Compliance on December 6, 2010 (Doc. No. 2010071663). The lot identified as Parcel 3 was granted a Certificate of Compliance on April 9, 2012 (Doc. No. 2012021135). Therefore, the County recognizes the parcels as legal lots of record.
- d) Design/Neighborhood and Community Character. Although the LLA is occurring in a Design Control overlay district, there is no change to the existing structures, fences, or gates. Therefore, the existing design and neighborhood character are not affected by this permit.
- e) Lot Line Adjustment Consistency. Pursuant to Monterey County Code (MCC) section 19.02.150, a LLA which does not result in the relocation of the building area shall be considered minor. MCC section 19.05.005 includes the requirement for a non-controversial minor LLA to be heard by the Chief of Planning. Other applicable General Plan and Title 19 policies are discussed in Finding 5.
- f) Development Standards. The setbacks for the subject parcels are thirty feet minimum front and twenty feet minimum side and rear. In the current configuration, the existing house and fence on Parcel 2 (520 River Road, APN 139-085-008-000), does not conform to the required setbacks. By permitting this LLA, the subject parcels become consistent with the development standards of Title 21. Site coverage for the F zoning district is 5%, which would require 1,089 square feet in coverage on each of the developed parcels. The existing structures on Parcels 1 and 2 are legal non-conforming. However, as no construction is proposed as part of this action, the buildings do not need to be brought into conformance with site coverage as part of this entitlement. The zoning district's minimum building site area is 40 acres, also not met by Parcels 1 and 2. Since the lots were separately conveyed prior to the application of F-40 zoning, they are legal non-conforming. The density is not required to be conformed with by this entitlement because no additional units are proposed for construction. Further, the LLA is consistent with 2010 General Plan Policy LU-1.1 as it resolves the non-conformity with and setback standards.

- g) Staff presented the project to the Agricultural Advisory Committee for review on July 28, 2022, as the Committee’s review is required by Monterey County General Plan Policy AG-1.8 (development project on lands designated for agricultural use that requires a discretionary permit). At the duly noticed public meeting, the committee voted unanimously to recommend approval of the project as proposed. No members of the public commented on the project at the meeting.
- h) The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review. LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors do not require referral of minor LLA that do not involve conflicts to the LUAC. Additionally, in staff’s independent judgement the slight change in lot configuration was unlikely to be of any concern to Toro Area community members.
- i) The project planner conducted a site inspection July 20, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210265.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. County staff reviewed the application materials and plans 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. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts resulting from the LLA, and no technical reports were required to be prepared.
 - c) Staff conducted a virtual site inspection via Google Earth on July 20, 2022 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210265.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. The respective agencies have 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) Pursuant to Monterey County General Plan Land Use Policy LU-1.15, LLAs that may compromise the location of wells, Onsite Wastewater Treatment Systems (OWTSs), or envelopes should not be approved. Necessary private facilities are provided on the two parcels with habitable buildings, Parcel 1 and 2. These parcels are served by a single water well that is located on Parcel 2. Environmental Health Bureau staff recommended the owner register the well as a small or public water system as a condition of approval. Environmental Health Bureau staff note that Parcel 1's OWTS is on the opposite side of where the lot lines will be adjusted, and Parcel 2's OWTS will have a greater distance to the new property line after adjustment. Parcel 3 is not occupied by habitable buildings, just row crops and undeveloped areas. Therefore, the location of the well and OWTS are not compromised by the LLA.
- c) No health or safety issues have been identified in relation to this LLA.
- d) Staff conducted a virtual site inspection via Google Earth on July 20, 2022 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210265.

4. FINDING: **NO VIOLATIONS** – 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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a virtual site inspection via Google Earth on July 20, 2022 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210265.

5. FINDING: **LOT LINE ADJUSTMENT** - The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance) of the Monterey County Code.

- EVIDENCE:**
- a) The parcels have the same zoning designation of Farmland/40 acres per unit with a Design Control overlay and, on the Grange parcel at 524 River Road, there is an Historic Resource overlay (F/40-D and F/40-HR-D. See Finding 1, Evidence "b" and "f".
 - b) The LLA is on fewer than four existing adjoining parcels. The LLA is between three parcels (Parcel 1 of 0.5 acres, Parcel 2 of 0.5 acres and Parcel 3 of 30.04 acres) and results in three parcels of the same size. Therefore, the LLA conforms to the 2010 General Plan Policy LU-1.14.
 - c) The LLA will not create a greater number of parcels than originally existed. Three separate legal parcels of record will be adjusted at the lot

lines they share, resulting in three contiguous legal parcels of record. Therefore, no new parcels will be created and the LLA is consistent with Title 19.

- d) The LLA is consistent with the Title 21 although there are conditions of legal non-conformance in density and site coverage on the developed lots of 518 and 520 River Road, Parcels 1 and 2. County staff verified that the subject properties are in general compliance with all rules and regulations pertaining to the use of the property. The zoning district's minimum building site area is 40 acres, while 518 and 520 River Road (APNS 139-085-009-000 and 139-085-008-000, respectively) are both less than an acre. Since the lots were separately conveyed prior to the application of F-40 zoning, they are legal non-conforming. The density is not required to be conformed with by this entitlement because no additional units are proposed for construction. Similarly, site coverage for the F zoning district is 5%, which would require a maximum of 1,089 square feet in coverage on each of the developed parcels. The existing structures on Parcels 1 and 2 are legal non-conforming. However, as no construction is proposed as part of this action, the buildings do not need to be brought into conformance with site coverage as part of this entitlement. This LLA is a configuration that results in conformance with setback standards, so, in that respect, it conforms with 2010 General Plan Policy LU-1.15.
- e) This LLA is between lots that do not conform to minimum parcel size standards, as discussed in Evidence "d", however the configuration results in lot conformance with other policies and it resolves the non-conformity with and setback standards. Therefore, the LLA conforms with 2010 General Plan Policy LU-1.16.
- f) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require recordation of a map. To appropriately document the boundary changes, the owners shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3).
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210265.

6. FINDING: **CEQA (Exempt)** – The project 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 LLAs that do not result in the creation of any new parcel.
 - b) The project is minor in nature as side and rear lot lines are slightly adjusted to realign the parcels to correct historical misalignments that caused development in a setback and no new parcels will be created.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a

significant effect or development that would result in a cumulative significant impact.

- d) No adverse environmental effects were identified during staff review of the development application or during a site visit on July 20, 2022.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210265.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 19.16.020.A of the Monterey County Subdivision Ordinance.

DECISION

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

1. Find the Lot Line Adjustment is a minor alteration in land use limitations and therefore exempt from CEQA per section 15305(a) of the CEQA Guidelines; and
2. Approving an even exchange Lot Line Adjustment between three parcels consisting of Parcel 1 of 0.5 acres (APN 139-085-009-000), Parcel 2 of 0.5 acres (APN 139-085-008-000), and Parcel 3 of 30.04 acres (APN 139-085-027-000) resulting in three parcels of the same size (Parcels A, B and C; respectively) with relocated lot lines to correct for structures currently encroaching on to the property line.

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 5th day of October, 2022.

Craig Spencer
Monterey County HCD-Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 CLERK TO THE BOARD 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 HCD-Planning and HCD-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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN210265

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN210265) allows an even exchange Lot Line Adjustment between three parcels (0.5 acre, 0.5 acre, 30.4 acres) adjusting lot lines to correct for structures encroaching onto property lines and resulting in no change of parcel size. The properties are located at 518, 520 and 524 River Rd, Salinas(Assessor's Parcel Numbers 139-085-008-000, 139-085-009-000 and 139-085-027-000), Toro 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 Chief of 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 139-085-008-000, 139-085-009-000 and 139-085-027-000 on October 5, 2022. The permit was granted subject to five (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 HCD - Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance. (HCD - Planning)

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

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

Responsible Department: RMA-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. (PLN210265) 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. (PLN210265) 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, PLN210265. 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.

4. EHSP01 – NEW WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau. (Environmental Health)

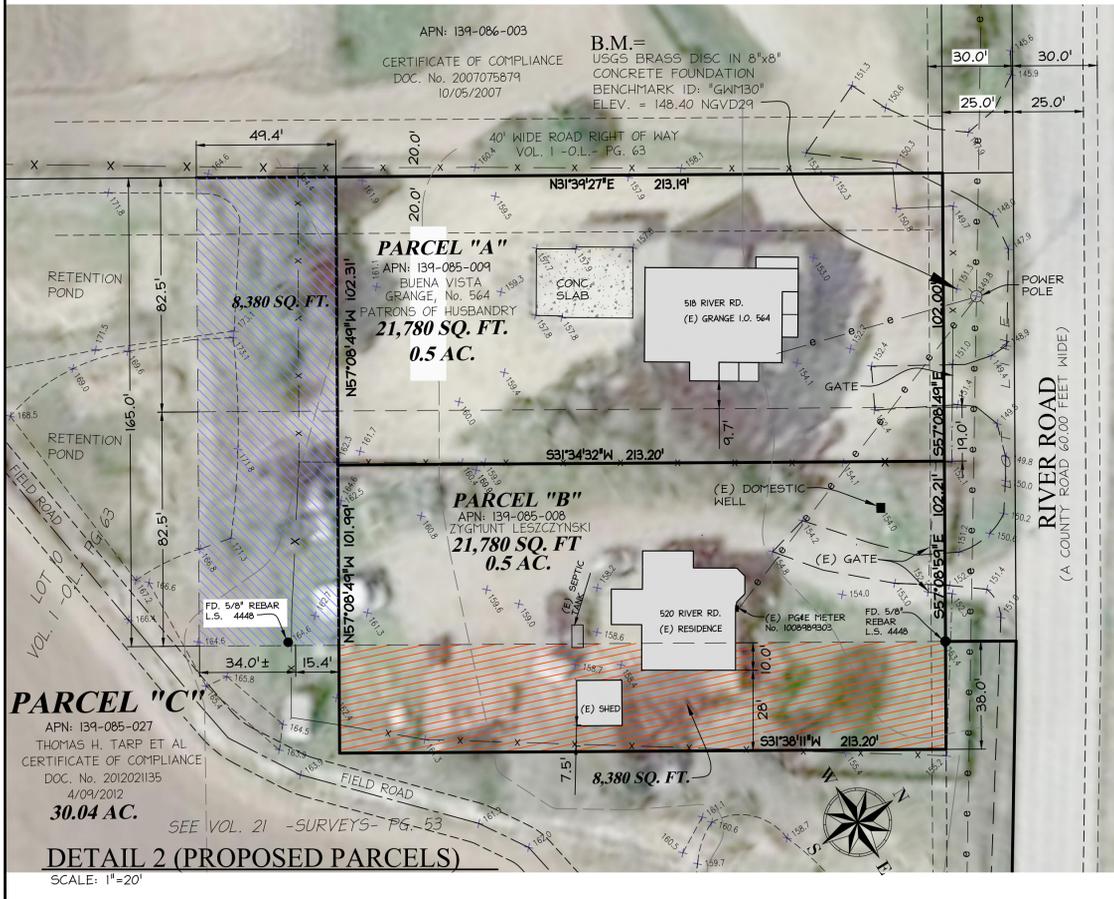
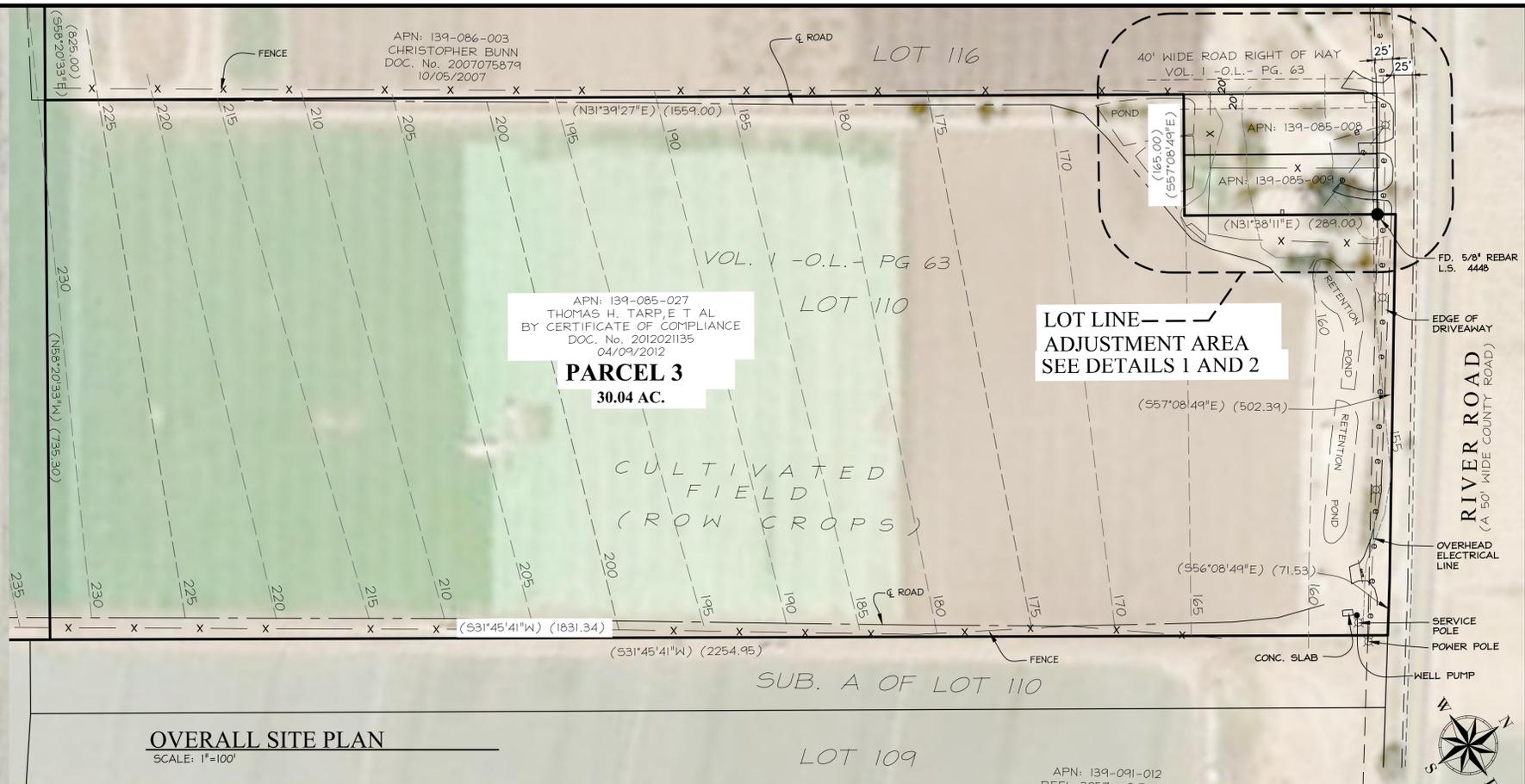
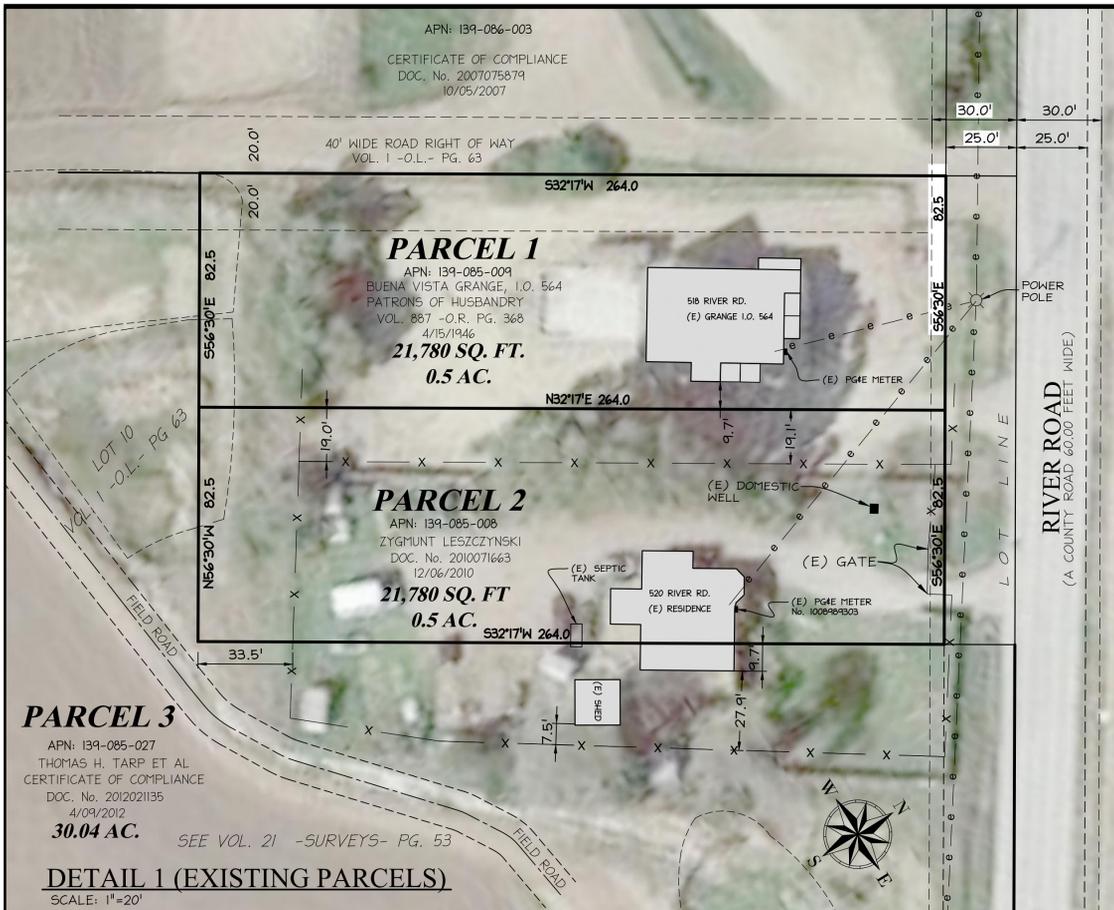
Compliance or Monitoring Action to be Performed: Prior to filing final map, submit necessary water system application, reports and testing results to Environmental Health Bureau for review and approval.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



RECAPITULATION OF AREAS			
EXISTING PARCELS:		PROPOSED PARCELS:	
PARCEL 1=	0.5 AC. ±	PARCEL "A" =	0.5 AC. ±
82.5 X 264 = 21,780 SQ. FT. VOL. 887 -O.R.- PG. 368 4/15/1946		101.5 X 214.6 = 21,780 SQ. FT. AREA BEING ADJUSTED = 4,190 SQ. FT.	
PARCEL 2=	0.5 AC. ±	PARCEL "B" =	0.5 AC. ±
82.5 X 264 = 21,780 SQ. FT. DOC. No. 2010071663 12/06/2010		101.5 X 214.6 = 21,780 SQ. FT. AREA BEING ADJUSTED = 4,190 SQ. FT.	
PARCEL 3=	30.04 AC.	PARCEL "C" =	30.04 AC.
PER CERTIFICATE OF COMPLIANCE DOC. No. 2012021135 4/09/2012		AREA BEING ADJUSTED = 8,380 SQ. FT.	

SERVICE	SERVICES ON SITE		
	PARCEL 1	PARCEL 2	PARCEL 3
WATER SUPPLY	EXISTING & PROPOSED (E) DOMESTIC WELL	EXISTING & PROPOSED (E) DOMESTIC WELL	EXISTING & PROPOSED (E) WELL
ELECTRIC	PG#E	PG#E	PG#E
GAS			
SEWER	SEPTIC TANK	SEPTIC TANK	SEPTIC TANK

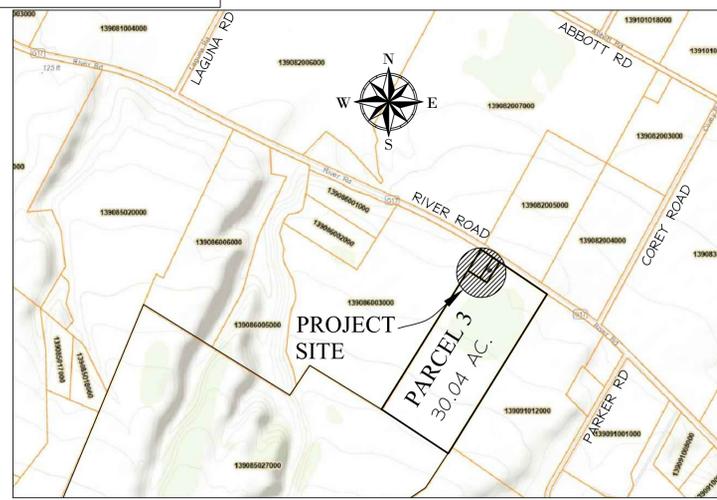
FLOOD PLAIN NOTE:
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, PER FEMA, ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) FOR MONTEREY COUNTY, CALIFORNIA MAP NUMBER 06053C0380G, EFFECTIVE DATE APRIL 2, 2009.

BENCH MARK:
 USGS BRASS DISC
 IN 8" X 8" CONCRETE FOUNDATION
 BENCHMARK ID: "GWM130"
 DATUM: NGVD29
 ELEVATION = 148.40

NOTES:
 ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

LEGEND:
 (---) INDICATES RECORD DATA
 -e- INDICATES ELECTRICAL LINE
 -TEL- INDICATES TELEPHONE LINE
 -x- INDICATES FENCE LINE

- PROJECT DESCRIPTION:**
 LOT LINE ADJUSTMENT BETWEEN THE LANDS OF:
- PARCEL 1
 BUENA VISTA GRANGE No. 564
 518 RIVER ROAD, SALINAS, CA 93908
 C/O KEITH MEANS (MASTER)
 APN: 139-085-009
 - PARCEL 2
 ESTATE OF ZYGMUNT LESZCZYNSKI
 C/O SANDRA RANDAZZO
 520 RIVER ROAD, SALINAS, CA 93908
 APN: 139-085-008
 - PARCEL 3
 NEUBERT & TARP
 C/O WILLIAM T. TARP, ET AL
 524 RIVER ROAD, SALINAS, CA 93908
 APN: 139-085-027
- ZONING:**
 ZONING: F/40-D, F/40-HR-D
 EXISTING LAND USE: FARMLANDS 40-160 AC. MIN.
 PROPOSED LAND USE: FARMLANDS 40-160 AC. MIN.
 TREE REMOVAL: N/A



PLN 210265
TENTATIVE I
LOT LINE ADJUSTMENT
 APN: 139-085-008, APN: 139-085-027
 APN: 139-085-009

SHOWING A PORTION OF LOT 110 OF THE SUBDIVISION OF THE RANCHO BUENA VISTA, AS SHOWN ON THE MAP MADE BY C.O. KING IN 1889 AND FILED MARCH 18, 1889 IN VOLUME 1 OF MAPS AND GRANTS, PAGE 63, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

SITUATE IN:
 RANCHO BUENA VISTA
 COUNTY OF MONTEREY,
 STATE OF CALIFORNIA.

PREPARED FOR:
ESTATE OF ZYGMUNT LESZCZYNSKI
 c/o SANDRA RANDAZZO ADMINISTRATOR
 731 JUNIPERO AVENUE
 PACIFIC GROVE CA, 93950
 (831) 601-3737

PREPARED BY:
SALINAS VALLEY SURVEYORS, INC.
 PHILIP PEARMAN L.S. 4448 EXPIRES 9/30/23
 210 CAPITOL ST., SUITE No.15 PH: (831) 753-2234
 SALINAS, CALIFORNIA 93901 E-MAIL: svsurveyor@att.net

SCALE: AS SHOWN
 JOB No. DATE: 04/04/2022
 SHEET ONE OF ONE