

Exhibit A

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DRAFT RESOLUTION

EXHIBIT A

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:

**MARTIN BILL AND JIMA AND NICHOLAS MANZI
(PLN220008)**

RESOLUTION NO. ----

Resolution by the Monterey County Housing and
Community Development Chief of Planning:

- 1) Finding the project Categorical exempt
from CEQA per Section 15305 of the CEQA
Guidelines 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
4, approximately 8.62 acres (Assessor's
Parcel Number 267-141-035-000) and Parcel
2, approximately 2.51 acres (Assessor's
Parcel Number 267-141-033-000). The
adjustment would result in two parcels of
9.63 acres (Adjusted Parcel 4) and 1.50 acres
(Adjusted Parcel 2), respectively.

[PLN220008, Martin Bill and Jima and Nicholas
Manzi, 18264 & 18274 Murphy Hill Road,
Aromas, (Assessor's Parcel Numbers 267-141-
033-000 and 267-141-035-000), North County
Area Plan]

The Martin and Manzi (PLN220008) Lot Line Adjustment came on for an administrative hearing before the Monterey County Housing and Community Development (HCD) Chief of Planning on March 1, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, 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) The proposed project is a Lot Line Adjustment between two legal lots of record consisting of:
 - A legal parcel, Parcel 4, owned by Martin, 8.65 acres (Assessor's Parcel Number 267-141-035-000).

**MARTIN BILL AND JIMA AND NICHOLAS MANZI
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- A legal parcel, Parcel 2, owned by Manzi, 2.51 acres (Assessor's Parcel Number 267-141-033-000).

The adjustment results in an exchange of 1.01 acres between the two parcels. The Martin parcel is mostly sloped and forested and the new parcel configuration would allow the Martins to own and utilize an existing horse corral on a flat area. The boundary adjustments conform to the Low Density Residential zoning standards except in regard to reducing the Manzi parcel to under 2.5 acres (see subsequent Evidence "e").

- b) 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;
 - North County Area Plan;
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).

No significant 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.

- c) The properties are located 18264 & 18274 Murphy Hill Road, Aromas, (Assessor's Parcel Numbers 267-141-033-000 and 267-141-035-000), in the North County Area Plan. Both parcels are zoned Low Density Residential, 2.5 unit per acre with a Design Control overlay (LDR/2.5-D). The Martin parcel (Parcel 4) contains a 1,730 square foot (sq. ft.) single-family dwelling. The Manzi parcel (Parcel 2) contains a 1,382 sq. ft. single-family dwelling and a 400 sq. ft. detached garage. The existing structures within the parcels will remain within their respective lots after the adjustment. No additional development is proposed with this Lot Line Adjustment (LLA). The reconfiguration of the parcels will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site.
- d) The minimum building site for the inland LDR zoning district is 1 acre and the maximum development density is 2.5 acres. The resulting acreage for Adjusted Parcel 4 exceeds this minimum. The building site coverage requirements inland LDR zoning district for the parcel will continue to be met, as the parcel will increase in size.
- e) Adjusted Parcel 2 results in a reduced size of 1.5 acres (approximately 65,340 sq. ft) and is within the LDR minimum building site limitation. The site coverage of Adjusted Parcel 2 (1,782 sq. ft.) meets the Building Site Coverage maximum for LDR zoning district in inland areas of 25 percent on lots of 20,000 sq. ft. or more. However, the maximum development density (ratio of units per acre) is reduced. As such, future second units pursuant to Title 21 section 21.14.040.E or subdividing of Adjusted Parcel 2 would not be allowed. There is no policy or regulation in the 2010 General Plan and the North County Area Plan which is conflicted by a LLA in this case. Each parcel has a residence and sufficient area to habituate indefinitely. The Martin parcel is sloped, narrow, and densely

forested; it is not feasible for them to build a horse corral on their parcel without development on slopes in excess of 25% and/or tree removal. The intent of the 2010 General Plan and the North County Area Plan with respect to:

- protection of sloped areas from excessive grading
- protection of native forests, and
- residential uses of LDR zoned parcels

are still met after this LLA.

- f) A conservation scenic easement deed was established by the owner of the subdivision in on April 25, 1978 (Monterey County Records Reel 1251, page 222) which protects steeply sloped areas of both subject parcels from further development. The conservation scenic easements are east of Murphy Hill Road, as shown on the LLA draft plan. The exchange of 1.01 acres involves the full transfer of the area held by this deed for conservation on the Manzi parcel (APN 267-141-033-000). No changes are requested or required for this transfer. No development is proposed on the conservation scenic easement area. The existing conservation scenic easement area in the Manzi parcel can transfer ownership through this LLA without conflicting with the conservation and scenic easement deed formed in conjunction with the formation of the subdivision.
- g) The project was not referred to the North County 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 require review by the Zoning Administrator or Planning Commission, and is exempt from environmental review (see Finding 5).
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD Planning Services for the proposed development found in Project File PLN220008.

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: HCD Planning Services, North Monterey County Fire Protection District, HCD Engineering Services, HCD Environmental Services and the Monterey County Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by HCD Planning have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD Planning Services for the proposed development found in Project File PLN220008.

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 HCD Planning Services, North Monterey County Fire Protection District, HCD Engineering Services, HCD Environmental Services and Monterey County Environmental Health Bureau (EHB). 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) EHB records confirmed presence of a well within the subdivision, Murphy Hill WS #03 (a small water system with four connections), that provides drinking water to both parcels. Murphy Hill WS #03 is not located on the subject parcels. Both subject parcels have onsite wastewater treatment systems, and as adjusted, will meet horizontal setback requirements outlined in Monterey County Code 15.20 and the Monterey County Local Agency Management Plan (LAMP). EHB found that there will be an adequate amount of future OWTS replacement area on both parcels post lot line adjustment. So, EHB found it acceptable for the LLA to proceed as proposed without additional requirements or conditions.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD Planning Services for the proposed development are found in Project File PLN220008.

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 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 HCD Planning Services for the proposed development are found in Project File PLN220008.

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 LLA is minor in nature and will not result in the creation of any new parcel.

- c) Although slopes greater than 20% exist on the two subject parcels, the average slope in the area is less than 20%. Staff utilized County GIS to confirm this is the case on February 8, 2023.
- d) No adverse environmental effects were identified during staff review of the development application during a virtual site visit via Google Earth on February 8, 2023.
- e) 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.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD Planning Services for the proposed development found in Project File PLN220008.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

1. The LLA 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 LLA; and
3. The parcels resulting from the LLA conform to the County’s 2010 General Plan, the North County Area Plan, and applicable building ordinances and do not conflict in a significant way with Title 21, the applicable Zoning Ordinance.

EVIDENCE:

- a) The subject parcels are zoned Low Density Residential, 2.5 unit per acre with a Design Control overlay (LDR/2.5-D). The LLA is consistent with the Title 21 except for Adjusted Parcel 2’s conflict with the 2.5 acre development density. As described in Finding 1, Evidence “e”, the intent of the policies and regulations of the 2010 General Plan and the North County Area Plan are met. (See Finding No. 1 for consistency review.)
- b) Two contiguous separate legal parcels of record will be adjusted, and two contiguous separate legal parcels of record will result from the adjustment. Therefore, the lot line adjustment will not create a greater number of parcels than originally existed.
- c) The project is a LLA between fewer than four existing adjoining parcels that the County recognizes as legal lots of record. The subject parcels were created as part of Parcel Map (Vol 12 PAR page 118) by the Kenneth W. Bott subdivision (Minor Subdivision File No. MS-77-222, approved December 14, 1977).
- d) No map is recorded for a LLA because it is a process excluded from the Subdivision Map Act. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.

- e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD Planning Services for the proposed development are found in Project File PLN220008.

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 Zoning Ordinance.

DECISION

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

- 1) Find the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approve a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel 4, approximately 8.62 acres (Assessor's Parcel Number 267-141-035-000) and Parcel 2, approximately 2.51 acres (Assessor's Parcel Number 267-141-033-000). The adjustment would result in two parcels of 9.63 acres (Adjusted Parcel 4) and 1.50 acres (Adjusted Parcel 2), respectively.

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

PASSED AND ADOPTED this 1st day of March, 2023.

Craig Spencer, 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 [DATE]

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 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 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.

MARTIN BILL AND JIMA AND NICHOLAS MANZI
(PLN220008)

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County of Monterey HCD Planning

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

PLN220008

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN220008) allows Lot Line Adjustment between two (2) legal lots of record consisting of Parcel 4, approximately 8.62 acres (Assessor's Parcel Number 267-141-035-000) and Parcel 2, approximately 2.51 acres (Assessor's Parcel Number 267-141-033-000). The adjustment would result in two parcels of 9.63 acres (Adjusted Parcel 4) and 1.50 acres (Adjusted Parcel 2), respectively. The properties are located at 18264 & 18274 Murphy Hill Road, Aromas, (Assessor's Parcel Numbers 267-141-033-000 and 267-141-035-000), North County 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice on each parcel. This notices shall state:

"A Administrative Permit (Resolution Number _____) was approved by the HCD-Chief of Planning for Assessor's Parcel Numbers 267-141-033-000 and 267-141-035-000 on March 1, 2023. The permit was granted subject to six 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 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

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

Responsible Department: HCD-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, PLN220008. 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.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: HCD-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.

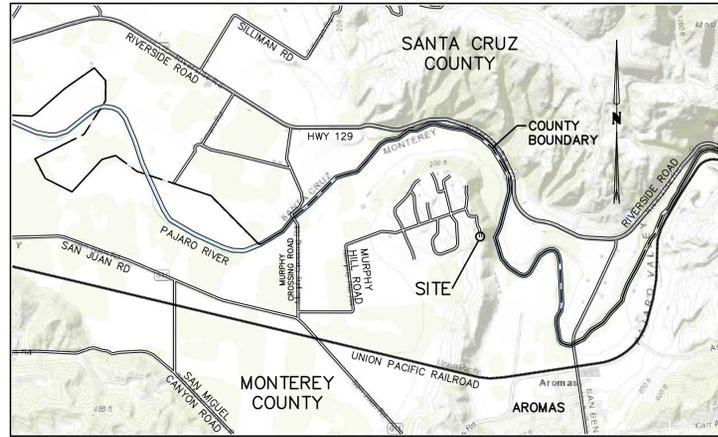
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

6. PD006(A) - CONDITION COMPLIANCE FEE

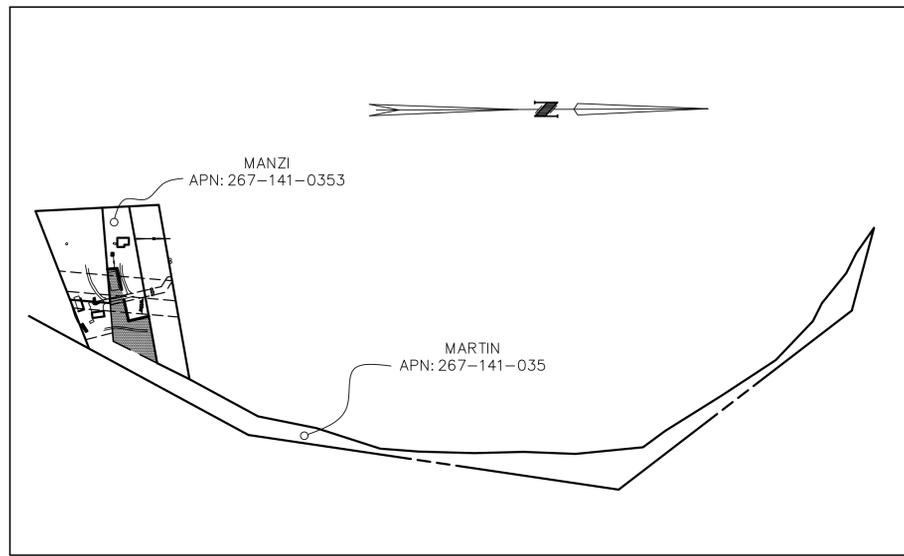
Responsible Department: HCD-Planning

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.

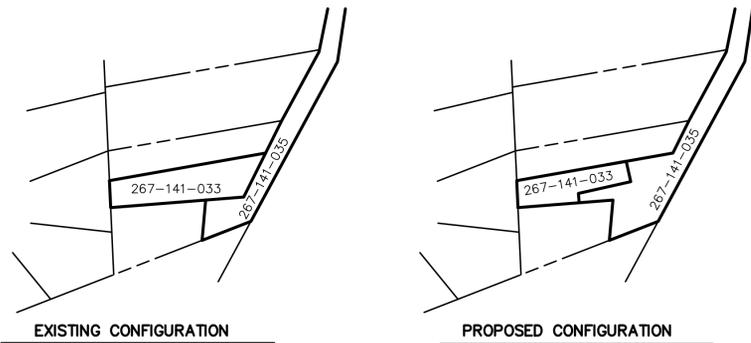
Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



VICINITY MAP
NOT TO SCALE

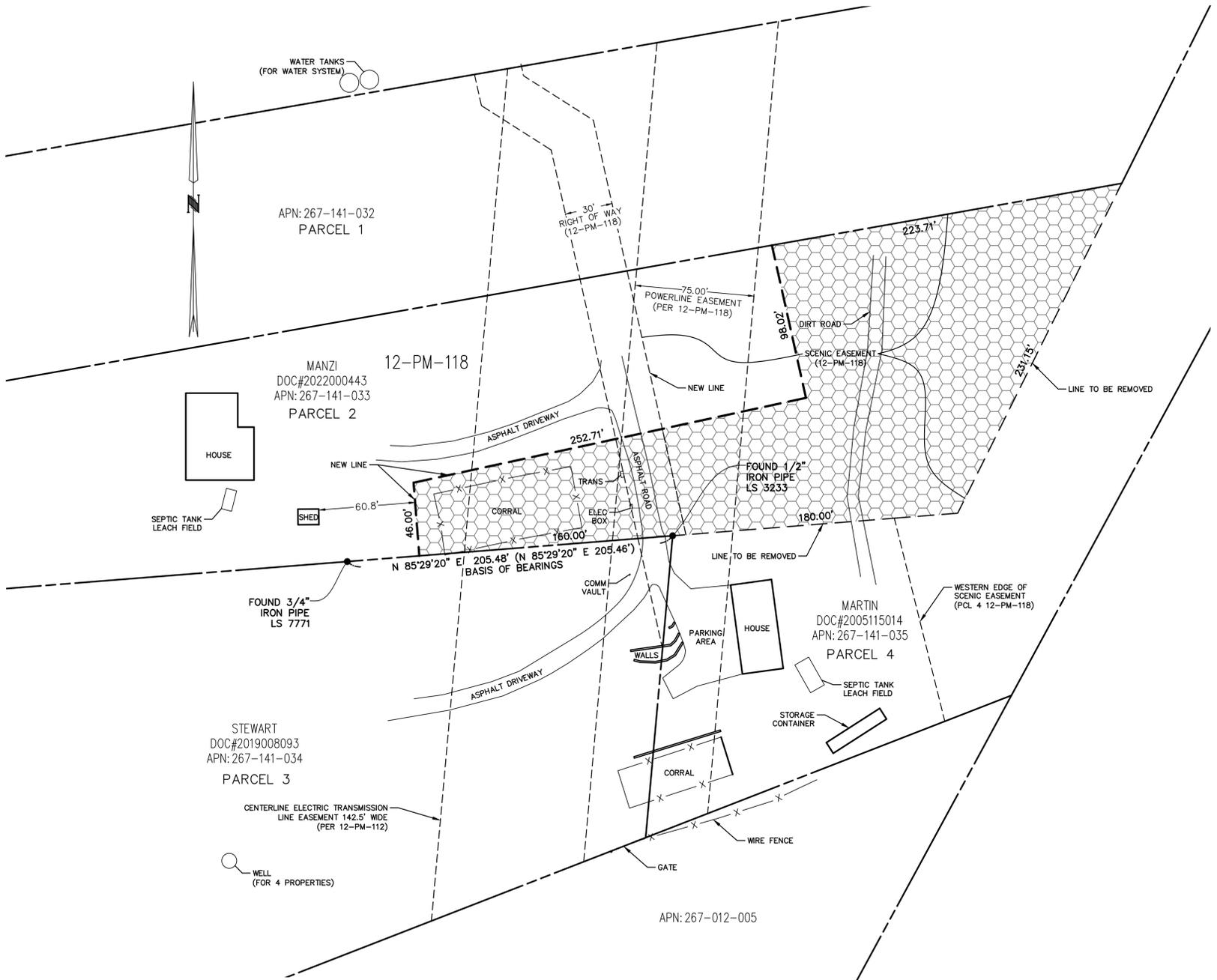


OVERALL PARCELS
SCALE: 1" = 400'



	EXISTING	PROPOSED	DIFFERENCE
APN: 267-141-035	376,692 SF (8.65ac)	420,547 SF (9.65ac)	+43,855 SF (1.01ac)
APN: 267-141-033	109,308 SF (2.51ac)	65,453 SF (1.50ac)	-43,855 SF (1.01ac)

NOTES: 1) THE NORTHERN EXTENT OF APN: 267-141-35 IS NOT SHOWN ON THIS EXHIBIT.
2) EXISTING AREAS ARE BASED ON COMPILED RECORD DATA. THE AREA OF 8.55 ACRES SHOWN ON 12-PM-118 IS INCORRECT. ACTUAL PARCEL AREA MAY CHANGE BASED ON A COMPLETE BOUNDARY SURVEY.



LEGEND

- — — — — EXISTING PROPERTY LINE
 - - - - - LINE TO BE ABANDONED
 - — — — — NEW PROPERTY LINE
 - - - - - EASEMENT LINE
 - x - x - x - FENCE LINE
 - - - - - TIE LINE
 - AREA TO BE TRANSFERRED FROM APN: 267-141-35 TO 267-141-35
 - DISTANCE MEASURED RECORD DATA
 - FOUND MONUMENT, AS NOTED
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- COMM COMMUNICATION
- DOC DOCUMENT
- ELEC ELECTRIC BOX
- JP UTILITY POLE
- LS LICENSED LAND SURVEYOR
- PM PARCEL MAP
- SD STORM DRAIN
- SS SANITARY SEWER
- TRANS TRANSFORMER
- WM WATER METER

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTHERN BOUNDARY OF PARCEL 2 AS SHOWN ON THAT MAP FILED IN VOLUME 12 OF PARCEL MAPS AT PAGE 118, MONTEREY COUNTY RECORDS AND WAS ESTABLISHED BETWEEN FOUND MONUMENT AS SHOWN HEREON

NORTH 85°29'20" EAST

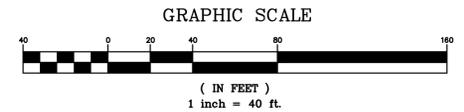
SURVEYORS NOTES

- NO STRUCTURES OR SIGNIFICANT IMPROVEMENTS OTHER THAN THOSE SHOWN HEREON LIE WITHIN 100' OF THE PROPOSED AREA OF ADJUSTMENT
- UTILITIES SHOWN ARE BASED ON SURFACE EVIDENCE

OWNER INFO

APN: 267-141-035
OWNER: BILL & JMA MARTIN
ADDRESS: 18274 MURPHY HILL ROAD, AROMAS

APN: 267-141-033
OWNER: NICHOLAS MANZI
ADDRESS: 18264 MURPHY HILL ROAD, AROMAS



Alan Brodie French

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7
SCOTTS VALLEY, CA 95066
(831) 438-4453

P.O. BOX 1146
MORGAN HILL, CA 95038
(831) 438-4453

TENTATIVE MAP
FOR PROPOSED LOT LINE ADJUSTMENT
BETWEEN 18264 & 18274 MURPHY HILL RD
APN: 267-141-033 & -035
COUNTY OF MONTEREY

1" = 40' DATE: 9/28/2022 JOB#: 2022-109

SHEET
1
OF ONE

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