

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

42 YPD LLC AND 44 YPD LLC (PLN230285)

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and there are no exceptions to these exemptions set forth in CEQA Guidelines section 15305; and
- 2) Approving a Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two (2) legal lots of record, consisting of: Lot 23 containing 0.97 acre and Lot 22 containing 1.09 acres.

[PLN230285 42 YPD LLC and 44 YPD LLC, 42 and 44 Yankee Point Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Numbers 243-141-013-000 and 243-141-014-000)]

The 42 YPD LLC and 44 YPD LLC application (PLN230285) came on for a public hearing before the Planning Commission on May 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission 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 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Carmel Area Coastal Implementation Plan (CIP), Part 4;
 - Monterey County Zoning Ordinance (Title 20); and
 - Monterey County Subdivision Ordinance – Coastal Zone (Title 19).

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 project involves a Lot Line Adjustment (LLA) of two legal lots of record: Lot 22 (1.09 acres) and Lot 23 (0.97 acres), resulting in a new

configuration of the adjusted lots while maintaining the existing lot sizes. The adjustment will facilitate future development of an attached garage on Lot 23, and as a result both Lot 22 and Lot 23 will be in conformance with required site development standards. See also Finding No 1, Evidence “F”.

- c) Allowed Use. The properties are located at 42 and 44 Yankee Point Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor’s Parcel Numbers [APN]: 243-141-013-000 and 243-141-014-000). The parcels are zoned as Low Density Residential, 1 acre per unit, with a Design Control Overlay and height restriction of 20 feet (Coastal Zone) [LDR/1-D(20)(CZ)], which allows lot line adjustments with the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. Lot 22 (APN: 243-141-013-000; 1.09 acres) and Lot 23 (APN: 243-141-014-000; 0.97 acres) are shown in their current configurations in the map filed in Volume 5 of Cities & Towns, page 37, showing tract 22 of the Yankee Point Acres, a portion of the Rancho San Jose Y Sur Chiquito. This map was recorded with the County of Monterey’s Recorder’s Office on July 11, 1949. Therefore, the County recognizes the properties as legal lots of record.
- e) Subdivision Map Act Consistency. Pursuant to the Subdivision Map Act (SMA) section 66412(d), the SMA is inapplicable to the lot line adjustment due to the fact that the adjustment is not between more than four adjoining parcels and a greater number of parcels than previously existed is not being created. See also Finding No. 5 and supporting evidence.
- f) Development Standards The development standards for Low Density Residential zoning district can be found in Title 20 section 20.14.060. Following the lot line adjustment, a new attached garage will be constructed on Lot 23. There is a minimum lot size requirement of 1 acre for the LDR zoning district pursuant to Title 20 section 20.14.060.A. Lot 22 contains 1.09 acres and Lot 23 contains 0.97 acres. The proposed LLA will result in no change in the parcels sizes, therefore, Lot 23 will not meet the minimum building site and will maintain its legal non-conformity pursuant to the Carmel Area Land Use Plan Policy 4.4.3.11, which allows for the existing parcel to remain as less than the minimum parcel size and shall be considered a legal parcel. Lot 23 is consistent with the Coastal Implementation Plan sections 20.146.120.B.4.d & f due to the status of the current septic system disposal of waste without contamination or creating hazards to public health, as is demonstrated through meeting the requirements of the resource protection policies and consistency with the land use plan designation.

Pursuant to Title 20 section 20.14.060.C, the maximum development density shall not exceed the units/acre as shown for the specific “LDR” district as shown on the zoning map. The subject parcels are zoned LDR/1, which has a maximum gross density of 1 acre per unit. Lots 22 and 23 each contain one dwelling unit. The development potential of either lot would remain the same with the LLA for habitable dwellings.

However, the parcels prior to and as a result of the adjustment, allow for establishment of unhabitable accessory structures provided all applicable resource policies and site development standards are met.

Pursuant to Title 20 section 20.14.060.E, the maximum site coverage in this LDR district is 15%. Lot 22 currently has a site coverage of 12%. Lot 23 currently has a site coverage of 8%. There will be no changes to the site coverage due to the equal exchange resulting from the LLA.

Pursuant to Title 20 section 20.14.060.C, the required main structure setbacks in this LDR zoning district are 30 feet (front), 20 feet (rear), and 20 feet (sides). The existing single-family dwelling, garage and guest house all meet the setbacks on Lot 22 as a result in the adjustment. In addition, the existing single-family dwelling on Lot 23 meets all setbacks as a result in the adjustment. The LLA will facilitate future development of an attached garage on resulting Lot 23 in order to meet a 20-foot side setback. There is a height restriction of 20 feet, to which both existing single-family dwellings conform.

- g) Design. Pursuant to Title 20 chapter 20.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. No development is proposed and therefore there will be no visual resource impact through the implementation of the proposed LLA and no Design Approval is required.
- h) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. The project was referred to the Carmel Highlands LUAC for review on March 18, 2024. The LUAC voted 5-0 to support the project as proposed.
- i) The project planner conducted a site inspection on March 18, 2024 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 PLN230285.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed 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 Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable lot line adjustment plans, and that the subject property is suitable for the proposed development. Recommended conditions have been incorporated.
 - b) No potential impacts to resources were identified.

- c) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed. See also Finding Nos. 3, 6 and supporting evidence.
- d) Staff conducted a site inspection on March 18, 2024 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 PLN230285.

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 Carmel Highlands Fire Protection 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) Necessary public facilities are currently existing and will not be affected by this project. Potable water for the existing development on Lots 22 and 23 is managed through the Monterey Peninsula Water Management District and provided by California American Water. Both Lots 22 and 23 have a private onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the project application, found no issues with the proposal, and did not require any conditions of approval.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230285.

4. FINDING: NO VIOLATIONS – The subject properties are 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 properties.
 - b) Staff conducted a site inspection on March 18, 2024 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 PLN230285.

5. FINDING: LOT LINE ADJUSTMENT – The project is consistent with Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19-Coastal, which allows a lot line adjustment that meets the following standards:

1. The lot line adjustment is between 4 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; and
3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, and applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The subject parcels are zoned Low Density Residential, 1 acre per unit, with a Design Control Overlay and height restriction of 20 feet (Coastal Zone) or "LDR/1-D(20)(CZ)".
 - b) The lot line adjustment is between 4 or fewer existing adjoining parcels. The equal exchange LLA is between two legal lots of record, Lot 22 (1.09 acres) and Lot 23 (0.97 acres), and will result in a new configuration while maintain the existing lot sizes.
 - c) The LLA 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. Therefore, no new parcels will be created.
 - d) The LLA is consistent with Title 20 and County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (see Findings No. 1, 2, 3, 4 and supporting evidence).
 - e) As an exclusion to the Subdivision Map Act, the LLA does not require 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. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
 - f) 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 PLN230285.

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 lot line adjustment of two legal lots of record. The project meets this exemption as it consists of an adjustment between Lot 22 (1.09 acres) and Lot 23 (0.97 acres), resulting in a new configuration while maintaining the existing lot sizes.
 - b) No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement.
 - c) The lot line adjustment will not intensify the level of development allowed on the parcels. After the implementation of the proposed lot line adjustment, the resulting parcels will continue to conform or will better conform with regards to setbacks. Therefore, the proposed development is consistent with CEQA Guidelines section 15305(a) and Title 19 section 19.09.05.C.

- d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in cumulative impact. Although the project would allow development (Title 20 section 20.06.310.4b defines a lot line adjustment as development), the lot line adjustment will not intensify the level of development allowed on the parcels. The lot line adjustment is an equal exchange and 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. The lot line adjustment does not impact environmentally sensitive habitats or sensitive resources therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).
- e) No adverse environmental effects were identified during staff review of the development application during a site visit on March 18, 2024.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230285.

7. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in CIP section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Major Public Access and Map A, General Viewshed, in the Carmel Area Land Use Plan). The project location has been identified as inappropriate for beach access.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230285.

8. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Title 19 section 19.01.050.A and Title 20 section 20.86.030 allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A.3, the project is subject to appeal by/to the California

Coastal Commission because the project is located between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the minor lot line adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and find that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Coastal Development Permit to allow an equal exchange Lot Line Adjustment between two (2) legal lots of record consisting of: Lot 23 containing 0.97 acres (Assessor's Parcel Number 243-141-014-000 and Lot 22 1.09 acres (Assessor's Parcel Number 243-141-013-000), resulting in a new configuration with no change in parcel sizes.

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 29th day of May 2024 upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

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

PLN230285

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN230285) allows a Lot Line Adjustment of two legal lots of record: Parcel A (1.09 acres) and Parcel B (0.97 acres). The adjustment will result in a new configuration but the lot sizes will remain the same. The property is located at 42 and 44 Yankee Point Drive, Carmel (Assessor's Parcel Number 234-141-013-000 and 234-141-014-000), Carmel Area Land Use Plan, Coastal Zone. 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 234-141-013-000 and 234-141-013-000 on May 29, 2024]. The permit was granted subject to 6 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. 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, PLN230285. 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. 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers and employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but the participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever comes first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized indemnification Agreement to HCD-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD-Planning.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

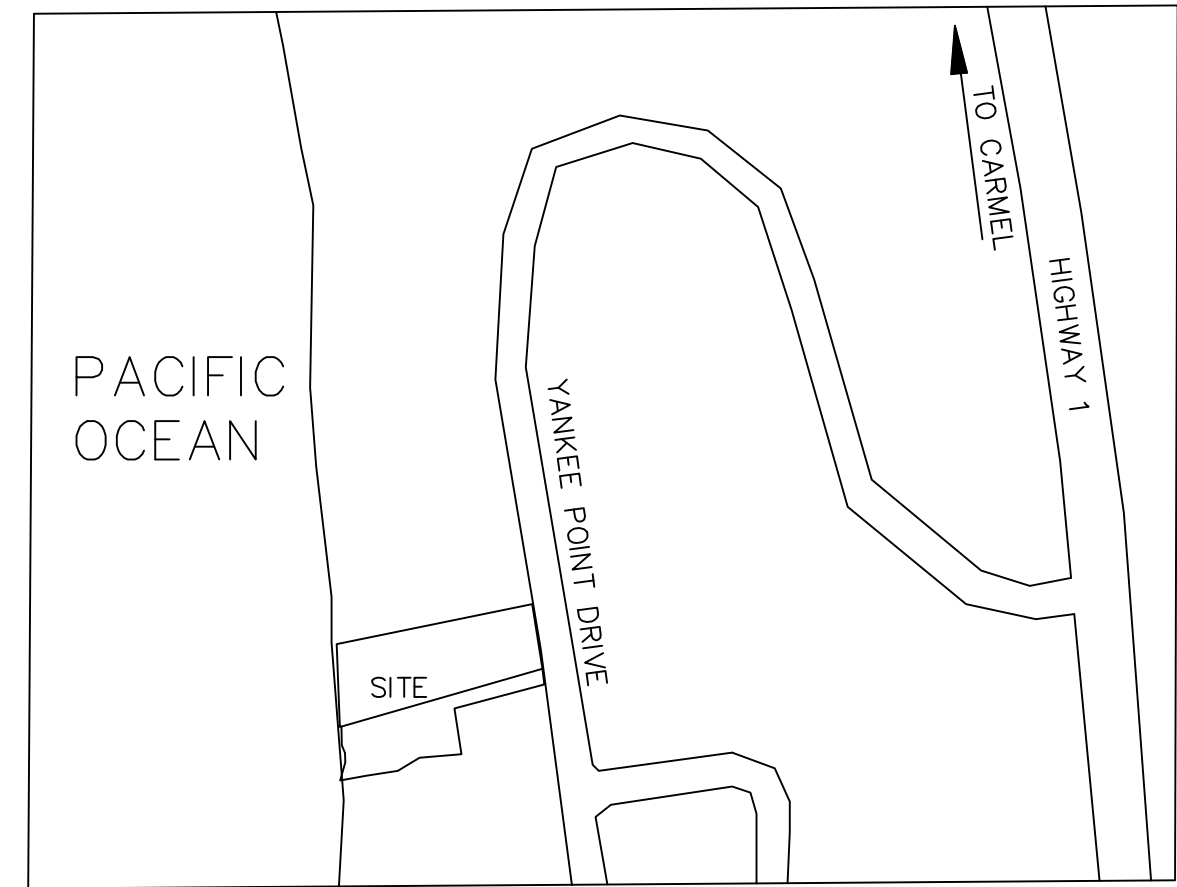
Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior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

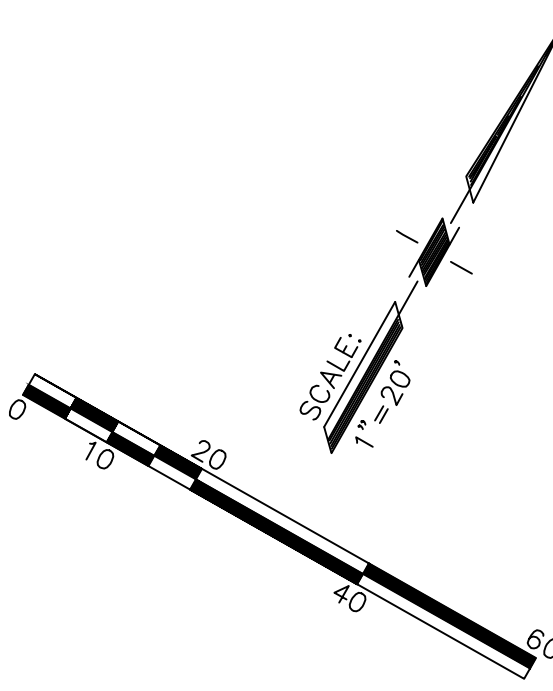


PACIFIC OCEAN

PACIFIC OCEAN



VICINITY MAP
N. T. S.



LEGEND:

- BOUNDARIES
- PP POWER POLE
- FH FIRE HYDRANT
- WM WATER METER

GENERAL NOTES

ELEVATIONS BASED ON A POINT IN ROADWAY FROM PREVIOUS TOPOGRAPHIC SURVEY ELEV=91.7'

(2) RESIDENTIAL PARCELS
 APN 243-141-013 42 YANKEE POINT DRIVE
 47,383 SQUARE FEET CURRENT, 47,383 SQUARE FEET PROPOSED
 APN 243-141-014 44 YANKEE POINT DRIVE
 40,249 SQUARE FEET CURRENT, 40,249 SQUARE FEET PROPOSED
 RESIDENTIAL USE CURRENT AND PROPOSED
 WASTEWATER/SEPTIC TO REMAIN SAME
 WATER SUPPLY TO REMAIN SAME

ADDRESS:
 ATTN: SEAN MORIARTY
 42 YPD LLC
 42 YANKEE POINT DRIVE
 CARMEL, CA 93923



APPROVED BY:
 Neal Dickey
 NEAL DICKEY
 P.L.S. No. 8296

NEAL DICKEY
 LAND SURVEYING
 LAND SURVEYING - ELEVATION CERTIFICATES
 AERIAL PHOTOGRAPHY - ALTA - SUBDIVISIONS
 9670 POLLOCK LANE, SALINAS, CA 93907
 nealdsurvey@gmail.com 831-320-1864

LOT LINE ADJUSTMENT PROPOSAL
 OF
 42 AND 44 YANKEE POINT, CARMEL HIGHLANDS, CA
 APNS 243-141-014 AND 243-141-013 FILE #PLN230285
 FOR
 42 YPD LLC AND 44 YPD LLC

SCALE: 1" = 20'
 DATE: OCT. 16, 2023
 PREPARED: NCD

No.	DATE	BY	REVISION

SHEET **1**
 OF 1 SHEETS

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