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

In the matter of the application of:

PEDRAZZI JAMES N TR ET AL (PLN130552)

RESOLUTION NO. 15-002

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Negative Declaration;
- 2) Approving a Minor Subdivision Tentative Map to allow the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres); and
- 3) Waiving the requirement to file a parcel map, pursuant to MCC 19.04.005.B.

[PLN130552, Pedrazzi, located at 581 River Road, south of Parker and Corey Roads, Salinas, Toro Area Plan (APNs: 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000)]

The Pedrazzi application (PLN130552) came on for public hearing before the Monterey County Planning Commission on January 14, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is a Minor Subdivision of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres).
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130552.

2. **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;
 - Agricultural and Winery Corridor Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Subdivision Ordinance (Title 19 - Inland).No conflicts were found to exist. The County received communications during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents; however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents above.

- b) The property is located at 581 River Road, south of Parker and Corey Roads, Salinas (Assessor's Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000), Toro Area Plan. The property is zoned Farmland, 40 acre minimum lot size, with a Design Control Overlay (F/40-D), which allows for a subdivision with a minimum lot size of 40 acres. The proposed lots would range in size from approximately 44 to 395 acres. Therefore, the subdivision is consistent with land use and zoning requirements.
- c) The project planner conducted a site inspection on August 9, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Subdivision: See Finding No. 7.
- e) Long-Term Sustainable Water Supply and Adequate Water Supply System: See Finding No. 8.
- f) Williamson Act: See Finding No. 9.
- g) Approximately 843 acres of the existing 940 acre property are in active agricultural production. The Farmlands Zoning District allows for single family dwellings accessory to the agricultural use of the property, not exceeding three in total for an owner, operator and employees employed on site (Title 21, Section 21.30.030.B). The subject application does not include the construction of infrastructure, accessory structures, or single-family dwellings, and it is not anticipated that new accessory structures or single-family dwellings would be proposed in the foreseeable future. However, the project has the potential of accommodating a total of 12 residential units (3 units on 4 of the 6 proposed lots). Single-family dwellings would be required to be consistent with the development regulations of Title 21 and the requirement of Section 21.30.030.B (Condition No. 7), which requires any residential use to be accessory to the ongoing agricultural use of the property. Furthermore, residential use accessory to the agricultural use of the properties is consistent with 2010 Monterey County General Plan policies that promote agriculturally-related housing (Policies AG-1.6 and AG-1.7).
- h) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involved development requiring CEQA review. The Toro LUAC, at a public meeting on February 10, 2014, voted unanimously (5 – 0) to support the project as proposed.
- i) The project was referred to the Monterey County Agricultural Advisory Committee (AAC) for review. Based on the 2010 Monterey County General Plan Policy AG-1.8, projects on lands designated for agricultural use that require a discretionary permit shall be referred to the County's AAC for review and recommendation to the decision-making body. The AAC, at a public meeting on March 27, 2014, voted unanimously (7 – 0) to support the project as proposed.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130552.

3. **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: RMA- Planning, Monterey County Regional Fire Protection District, Parks Department, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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) No site disturbance, grading, protected tree removal, or structural development is proposed as part of the subject application. Therefore, no biological or other natural resource impacts are anticipated, and the project site is suitable for the proposed minor subdivision. See also Finding No. 6 and supporting evidence.
 - c) Approximately 537 acres of oak woodland and grassland (the Corey Ranch Hills area located west of River Road) is under Williamson Act contract (Land Conservation Contract No. 73-13). The contract and the land use designation for the site requires that each subdivided parcel be capable of remaining a viable agricultural unit. The area under contract is identified in the County’s Geographic Information System as “Grazing” and “Other” land, and is proposed to be subdivided into two lots of 395.15 acres and 142.36 acres. Non-prime agricultural land is presumed to be in parcels large enough to sustain their agricultural use if the land is at least 40 acres (California Government Code § 66474.4). Therefore, the two proposed parcels would be capable of remaining viable agricultural units.
 - d) Proposed Parcels E and F (totaling approximately 97 acres) are located almost entirely in Zone A, 100-year floodplain, of the Salinas River. This 97 acre area includes approximately 36 acres of non-native grassland that appears to have been previously farmed and another 27 acres (for a total of 63 of the 97 acres) that could potentially be cultivated under allowed agricultural uses. Therefore, the parcels would retain economically viable uses for agriculture. To ensure that existing allowed uses under the Farmland zoning do not result in potential resource impacts, and consistency with General Plan Policy OS-5.22, the County has applied conditions of approval to restrict structural development and protect riparian forest habitat on proposed Parcels E and F (Condition Nos. 7 and 12).
 - e) Staff conducted a site inspection on August 9, 2013, to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN130552.
4. **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 RMA - Planning, Monterey County Regional Fire Protection District, Parks Department, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. 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) Refer to Finding No. 7, Subdivision, and supporting evidence.
 - c) Staff conducted a site inspection on August 9, 2013, 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN130552.

5. **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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 9, 2013, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130552.

6. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15063 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN130552).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) The Draft Negative Declaration ("ND") for PLN130552 was prepared in accordance with CEQA and circulated for public review from September 23 through October 24, 2014 (SCH#: 2014091062).
 - e) Issues that were analyzed in the Negative Declaration include:

- aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- f) Evidence that has been received and considered includes: the application, technical studies/reports (Biological Assessment – LIB090484), staff reports that reflect the County’s independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in RMA-Planning (PLN130552) and are hereby incorporated herein by reference.
- g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. The site supports or has the potential to support riparian forest habitat, the two-striped garter snake, nesting raptors, and the dusky-footed woodrat (the only sensitive wildlife species observed in the area). For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 3).
- h) The County considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Negative Declaration. The County received comments from LandWatch Monterey County regarding a lack of environmental review of foreseeable uses allowed by right and inconsistency with General Plan Policy LU-1.19. The County reviewed the development that the proposed subdivision would allow as ministerial actions in the Initial Study prepared for the project, and determined the potential impacts associated with this type of accessory residential development would be less than significant or none. An agricultural subdivision, with no other development proposed, does not constitute a de facto intensification of use because the lots are economically viable as farmland. Conditions of approval have been applied to require that any future residential development ensure the long-term agricultural viability of each parcel (Condition No. 7), and that wastewater feasibility and water quality/quantity be demonstrated prior to any structural development beyond that required for the existing agricultural operations (Condition Nos. 8 and 9). Also, the County does not view the application of the conditions regarding wastewater feasibility and demonstration of water quality/quantity as deferred mitigation because the subdivision does not propose any structural development and residential development is not a

de facto foreseeable use on the property. The County has also applied Condition No. 12 to protect riparian forest habitat on proposed Parcels E and F. The County also finds that this subdivision of agricultural lands is consistent with Policies AG-1.3 and LU-3.2, and consistent with Policy LU-1.19 (see also Finding No. 2, Evidence g, and Finding No. 10).

- i) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. FINDING:

SUBDIVISION – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

EVIDENCE:

- a) Consistency. The project as designed and conditioned is consistent with the 2010 Monterey County General Plan and Toro Area Plan (see Finding No. 2).
- b) Design. The lot design is consistent with the Lot Design Standards of MCC Section 19.10.030. All proposed lots will meet the minimum lot width and depth requirement. Section 19.10.030.B establishes minimum and maximum lot dimensions for newly created parcels unless they are created as part of a planned unit development. The minimum lot width required is 60 feet and the minimum depth required is 85 feet, but not more than three times the width. All proposed lots will meet the minimum lot width and depth requirement. There are no hardships or unusual circumstances imposed by allowing a parcel of the sizes and dimensions requested. Also, all lots will exceed the minimum size requirement of 40 acres.
- c) Site Suitability. The site is suitable for the proposed project including the type and density of the development (see Finding No. 3).
- d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat (see Finding No. 6).
- e) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be

detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 4).

- f) Water Supply. MCC Section 19.10.070 requires provision be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. MCC Sections 19.03.015.L and 19.07.020.K require Water Supply and Nitrate Loading Information in order to assess these conditions and proof that there is a long term water supply. The Monterey County Environmental Health Bureau (EHB) reviewed the proposed subdivision and determined that water quality and quantity testing would not be required for subdivision of agricultural lands; however, conditions have been applied requiring a deed restriction to inform any potential buyers (or future owners) that water quality/quantity must be demonstrated prior to any structural development beyond that required for the existing agricultural operations (Condition No. 8) (see also Finding Nos. 4 and 8, and supporting evidence).
- g) Sewage Disposal. MCC Sections 19.03.015.K and 19.07.020.J require that provision be made for adequate sewage disposal. The proposed agricultural subdivision would not add any new structures or uses that would require increases to service from existing utility systems. Utilities required for the agricultural use of the site are already in place, and the proposed project would not generate additional demand nor warrant the expansion of the current infrastructure. The proposed subdivision would not contribute to any existing wastewater treatment facilities and would not generate any increase in solid waste. The Monterey County Environmental Health Bureau (EHB) reviewed the proposed project and determined that wastewater feasibility studies would not be required; however, EHB applied a requirement for deed restrictions to inform any potential buyers (or future owners) that wastewater feasibility and water quality/quantity must be demonstrated prior to any structural development beyond that required for the existing agricultural operations (Condition No. 9). See also Finding No. 4 and supporting evidence.
- h) Easements. The subdivision will not conflict with easements. The County has reviewed the existing and proposed easements shown on the tentative map, and no conflicts were found.
- i) Traffic. The subject property has existing access from River Road, and the proposed subdivision of agricultural lands involves the creation of five new parcels located on this relatively low-traffic county road. No new structural development or uses are proposed that would generate new traffic or increase the number of vehicle trips above the existing baseline; therefore, no change in roadway level of service is anticipated. The roadways in the immediate area are not at degraded levels of service, and the proposed subdivision would not cause any roadway or intersection level of service to be degraded. Access to the proposed parcels would remain unchanged, so the subdivision would not increase hazards due to a design feature, nor exacerbate any conflicts due to incompatible uses (i.e., the site is zoned for farming uses and the continued use of existing farm equipment/vehicles). Monterey County

RMA-Public Works reviewed the proposed project and did not apply any conditions of approval related to traffic. Also, Regional and/or County traffic fees are not required for this project application.

- j) Access. The subject property has existing access from River Road, and four of the resulting parcels (Parcels A, B, C, and D as shown on the Tentative Parcel Map) will continue to have direct access from County roads (i.e., River Road, Parker Road, and/or Abbott Road). Due to the waiver of the requirement to file a Parcel Map, the County will require the owner of Parcel D to convey an access easement to Parcels E and F (Condition No. 13).
- k) Affordable Housing. Subdivisions in Monterey County are subject to review by the Housing Office of the Economic Development Department (EDD) for conformance to the Inclusionary Housing Ordinance as codified in Chapter 18.40 of the Monterey County Code. EDD reviewed the project application and determined the project is exempt under the Inclusionary Housing Ordinance, per Chapter 18.40.060.B. RMA-Planning received a memorandum from the Housing Office, dated November 24, 2014, confirming this exemption. A copy of this memorandum is in the project file for PLN130552.
- l) Parks and Recreation. The Monterey County Parks Department reviewed the project application and determined that the applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by recording a deed restriction stating: "The subdivision is subject to recreation fees based on Section 19.12.010 E. (2.) Recreation Requirements of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication if a property owner requests building permits for the construction of a residential structure or structures on one or more of the parcels created by the subdivision within four (4) years after the approval of the subdivision" (Condition No. 10).
- m) Waiver of Requirement to File a Parcel Map. Pursuant to MCC 19.04.005.B, the Applicant requested a waiver of the requirement to file a parcel map. The County may waive this requirement upon making the finding that all applicable requirements of Title 19 and the Subdivision Map Act have been met. The County has found that the proposed subdivision meets all applicable requirements, and in lieu of a parcel map will require the Applicant to file a record of survey (Condition No. 11). In addition, the County will issue Certificates of Compliance (Condition No. 6).
- n) Subdivision of Important Farmland. The approximately 403 acre project area located east of River Road is identified in the County's Geographic Information System as "Prime Farmland" and "Other" land, and is proposed to be subdivided into four lots of 171.44 acres, 134.52 acres, 52.933 acres, and 43.869 acres. Prime agricultural land is presumed to be in parcels large enough to sustain agricultural use if the land is at least 10 acres (California Government Code Section 66474.4). Therefore, the four proposed parcels east of River Road would be capable of remaining viable agricultural units (see also Finding No. 3, Evidence c). The 2010 Monterey County General Plan Policy AG-1.3 allows subdivision of Important Farmland, as mapped by the California

Department of Conservation Farmland Mapping and Monitoring Program, and designated by the County as “Farmland,” only for exclusive agricultural purposes. The parcels under this agricultural subdivision would remain in active agricultural production, and the subdivided parcels would be capable of remaining as viable agricultural units. In addition, the project does not involve any structural or infrastructure improvements. Therefore, the County finds the proposed agricultural subdivision consistent with Policy AG-1.3. Furthermore, the County acknowledges that supporting these types of projects is integral to the preservation and enhancement of all viable agricultural lands, consistent with the 2010 General Plan.

- o) The project planner conducted a site inspection on August 9, 2013.
- p) The application, tentative map and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130552.

8. **FINDING:**

LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:

The project has an adequate water supply system to serve the development. The project is not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1.

EVIDENCE:

- a) The proposed project consists of the subdivision of an approximately 940 acre parcel into six parcels ranging in size from approximately 44 to 395 acres. The proposed subdivision of agricultural lands does not include any changes to the existing agricultural uses, nor any infrastructure or structural development.
- b) The proposed project is not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1, as amended March 11, 2013 (by Board Resolution No. 13-028), because the proposed project is within Zone 2C of the Salinas Valley groundwater basin, and there is no evidence to rebut the presumption of a long-term sustainable water supply.
- c) The proposed project will not result in intensification of the existing agricultural use of the property, and will not result in intensification of use of water.
- d) The water source for the proposed development is four on-site wells that support the existing agricultural operations. The current use of water for agricultural irrigation would continue without any anticipated increase in withdrawal.
- e) The Monterey County Environmental Health Bureau (EHB) reviewed the proposed project and determined that water quality and quantity testing would not be required; however, EHB has applied a requirement for deed a restriction to inform any potential buyers (or future owners) that water quality/quantity must be demonstrated prior to any structural development beyond that required for the existing agricultural operations (Condition No. 8).
- g) The proposed project is in Zone 2C and is otherwise consistent with the policies applicable thereto. The proposed project is consistent with all applicable General Plan Policies. See Evidence a in Finding No. 2 (Consistency).

- h) The application, tentative map and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130552.

9. **FINDING:**

SUBDIVISION ON LAND UNDER WILLIAMSON ACT

CONTRACT – The approximately 537 acre portion of the project area located west of River Road is under Williamson Act contract (Land Conservation Contract No. 73-13) and therefore subject to Section 66474.4 of the California Government Code (Subdivision Map Act) and County-adopted Rules and Regulations for the Administration of Agricultural Preserves. The project is required to meet the following findings:

- a. That the proposed map is consistent with the applicable general plan policies and objectives.
- b. That the subdivision is consistent with the land use/zoning designation and minimum parcel size requirements of the zoning district.
- c. That the subdivision complies with County-adopted Rules and Regulations for the Administration of Agricultural Preserves because it has been demonstrated that:
 - i. Each parcel will be devoted to a qualifying agricultural use;
 - ii. Each parcel will meet the minimum parcel size of 10 to 40 acres or the minimum lot size, whichever is more restrictive for the type of contract;
 - iii. Each parcel will individually meet the minimum income requirement for a (Type I/Type II) Williamson Act contract, which is \$200 per acre for a Type I; or \$1.99 per acre or \$1,999.99 per farm operation for a Type II Williamson Act contract, whichever total is larger;
 - iv. Each parcel will remain under a Williamson Act contract and complies with the restrictions to agricultural and compatible uses; and
 - v. No land would be removed from the Williamson Act Program.
- d. That the subdivision complies with Section 66474.4 of the Subdivision Map Act pertaining to land under an existing California Land Conservation contract, referred to as Williamson Act contract, because the subdivision would not result in residential development that is not incidental to the agricultural operation.

EVIDENCE:

- a) Consistency with General Plan. The project, as designed and conditioned, is consistent with the applicable policies and objectives of the 2010 Monterey County General Plan and Toro Area Plan. See Finding No. 2 (Consistency).
- b) Consistency with Zoning. The property is zoned Farmland, 40 acre minimum lot size, with a Design Control Overlay (F/40-D), which allows agricultural uses/development, and subdivision with a minimum lot size of 40 acres. The area under contract is proposed to be subdivided into two lots of 395.15 acres and 142.36 acres. Therefore, the project is consistent with the minimum parcel size requirement of the zoning district and an allowed land use for this site.
- c) Compliance with County-adopted Rules and Regulations for the

Administration of Agricultural Preserves:

- i. Agricultural Use: The Applicant proposes to continue the existing agricultural (i.e., cattle grazing) use of the property, and no structural development is proposed under the subject application. Therefore, each proposed parcel would be devoted to a qualifying agricultural use. In addition, the Monterey County Agricultural Advisory Committee reviewed the project at a public meeting on March 27, 2014, and voted unanimously (7 – 0) to support the project and recommend approval as proposed.
 - ii. Minimum Lot Size per Contract. The proposed parcels of 395.15 acres and 142.36 acres exceed the minimum lot size requirement for this soil (“Grazing” and “Other” land) and contract type (Type I). Refer also to Finding No. 3, Evidence c.
 - iii. Income Requirement. Each proposed parcel is large enough to meet the income requirement for the type of soil and contract. Non-prime agricultural land is presumed to be in parcels large enough to sustain their agricultural use if the land is at least 40 acres (California Government Code § 66474.4). Therefore, the two proposed parcels would be capable of remaining economically viable agricultural units.
 - iv. Remain under Williamson Act Contract with Compatible Uses. The project does not involve cancellation of the existing contract (Land Conservation Contract No. 73-13). Condition No. 5 has been applied to require the Applicant to amend the current Williamson Act contract.
 - v. Removal of Land from Contract. No land currently under contract is proposed for removal from the Williamson Act Program.
- d) Compliance with Section 66474.4 of the Subdivision Map Act. The subdivision would not result in residential development that is not incidental to the agricultural operation. The project area under contract is in active agricultural production (i.e., cattle grazing). The Farmlands Zoning District allows for single family dwellings accessory to the agricultural use of the property, not exceeding three in total for an owner, operator and employees employed on site (Title 21, Section 21.30.030.B). The subject application does not include the construction of infrastructure, accessory structures, or single-family dwellings, and it is not anticipated that new accessory structures or single-family dwellings would be proposed in the foreseeable future. However, the project has the potential of accommodating a total of 6 residential units on the 2 proposed parcels under contract (3 units on 2 of the 6 proposed lots). Single-family dwellings would be required to be consistent with the development regulations of Title 21 and the requirement of Section 21.30.030.B. To avoid agricultural resource impacts and to ensure the long-term agricultural viability of each parcel, the County will issue Certificates of Compliance directing that future placement of dwellings or structures on the parcel not obstruct agricultural operations (Condition Nos. 6 and 7).

10. **FINDING:** **CONSISTENCY (2010 MONTEREY COUNTY GENERAL PLAN POLICY LU-1.19)** – The Project, as conditioned, is consistent with the

applicable 2010 General Plan policies. The proposed subdivision would be considered under Policy LU-1.19 and is being considered in advance of adoption of the Development Evaluation System (DES), but based on the specific facts associated with this application it is determined that the proposed subdivision would pass the DES.

EVIDENCE:

In this specific case, the proposed subdivision of agricultural lands is consistent with General Plan Policy LU-1.19. Policy LU-1.19 directs that *“Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. The system shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development. Evaluation criteria shall include but are not limited to:*

- a. Site Suitability*
- b. Infrastructure*
- c. Resource Management*
- d. Proximity to a City, Community Area, or Rural Center*
- e. Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element*
- f. Environmental Impacts and Potential Mitigation*
- g. Proximity to multiple modes of transportation*
- h. Jobs-Housing balance within the community and between the community and surrounding areas*
- i. Minimum passing score*

Residential development shall incorporate the following minimum requirements for developments in Rural Centers prior to the preparation of an Infrastructure and Financing Study, or outside of a Community Area or Rural Center:

- 1) 35% affordable/Workforce housing (25% inclusionary; 10% Workforce) for projects of five or more units to be considered.*
- 2) If the project is designed with at least 15% farmworker inclusionary housing, the minimum requirement may be reduced to 30% total.*

This Development Evaluation System shall be established within 12 months of adopting this General Plan.”

The site is suitable because it proposes to continue an existing agricultural use. No new infrastructure is proposed or required per the proposed subdivision. As proposed, the site would continue to be managed as an agricultural property. Proximity to a city, Community Area, or Rural Center, and proximity to multiple modes of transportation is not applicable because it is the subdivision of agricultural lands for continued agricultural uses. No affordable

housing is proposed because the project does not propose new market-rate housing. Potential environmental impacts have been considered and analyzed, and conditions of approval applied as required.

The County finds this subdivision consistent with this policy based on the following factors: 1) the proposed subdivision is consistent with the underlying zoning which regulates parcel size and allowed use of the property; 2) there are existing agricultural uses and the proposed project does not change the existing agricultural production or uses, and the subdivided parcels would be capable of remaining as viable agricultural units; 3) the approximately 403 acre project area located east of River Road is identified in the County's Geographic Information System as "Prime Farmland" and "Other" land; 4) the approximately 537 acre portion of the project area located west of River Road is utilized as grazing land and under Williamson Act contract (Land Conservation Contract No. 73-13); 5) the project was initiated by court order to divide the property between family members; and 6) it is consistent with the minimum lot size specified in both the General Plan and zoning ordinance, and exceeds the 40 acre minimum lot size.

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Board of Supervisors: Section 19.16.020.B of the Monterey County Subdivision Ordinance (Title 19) designates the Board of Supervisors as the Appeal Authority to consider appeals from the discretionary decisions of the Planning Commission, and Section 19.16.025.A allows an appeal to be made to the Appeal Authority by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

1. Adopt a Negative Declaration;
2. Approve a Minor Subdivision, per MCC 19.03.005.4, of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres), in general conformance with the attached tentative map and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Waive the requirement to file a parcel map, pursuant to MCC 19.04.005.B.

PASSED AND ADOPTED this 14th day of January, 2015, upon motion of Commissioner Brown, seconded by Commissioner Rochester, by the following vote:

AYES: Brown, Vandever, Getzelman, Rochester, Salazar, Hert, Roberts, Diehl, Mendez
NOES: None
ABSENT: Padilla
ABSTAIN: None



Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 27 2015

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 FEB 06 2015

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.

NOTE

This permit expires 2 years after the above date of granting thereof unless the Record of Survey is recorded within this period.

Monterey County RMA Planning

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

PLN130552

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor Subdivision (PLN130552) allows the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres). The property is located at 581 River Road (Assessor's Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000), 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 Director of RMA - 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. (RMA - 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 Minor Subdivision (Resolution Number 15-002) was approved by the Planning Commission for Assessor's Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000 on January 14, 2015. The permit was granted subject to fourteen (14) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to recordation of the Record of Survey. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the Record of Survey, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the Record of Survey.

4. 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. (RMA-Planning)

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.

5. PD037 - WILLIAMSON ACT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall enter into a new or amended Land Conservation contract or contracts with the Board of Supervisors of the County of Monterey for the subdivision of Williamson Act lands deemed necessary by the Office of the County Counsel. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel, the property owners of record shall execute a new or amended contract or contracts to be prepared by the Office of the County Counsel, which shall be recorded concurrent with the recordation of the Certificate of Compliance.

6. PDSP001 - CERTIFICATES OF COMPLIANCE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request certificates of compliance for the newly configured parcels. The lots are not formally created until new grant deeds or judgment of partition are recorded. The following conditions shall be met prior to issuance of the certificates of compliance: 1) The property owner shall enter into a new or amended Land Conservation contract or contracts with the Board of Supervisors of the County of Monterey for the subdivision of Williamson Act lands; 2) The property owner shall record a deed restriction regarding water quality and quantity as directed by the Monterey County Environmental Health Bureau; 3) The property owner shall record a deed restriction regarding an onsite wastewater disposal system as directed by the Monterey County Environmental Health Bureau; 4) The property owner shall record a deed restriction regarding payment of recreation fees as directed by the Monterey County Parks Department; 5) The property owner shall record a deed restriction regarding single-family dwellings and structural development as directed by Monterey County RMA-Planning; 6) The property owner shall submit a conservation and scenic easement for that area of Parcel E and Parcel F that contain riparian forest habitat; and 7) The property owner shall record a Record of Survey as directed by Monterey County RMA-Public Works. (RMA - 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 RMA-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.

7. PDSP002 - SINGLE-FAMILY DWELLINGS ACCESSORY TO AGRICULTURAL USE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall record a deed restriction that states: "All future single-family dwelling(s) proposed for each lot of record shall be located in areas that minimize the removal of agriculturally-productive land to maintain the agricultural viability of each lot of record. The location of each proposed single-family dwelling(s) shall be approved by the Director of Planning prior to issuance of any construction permit. No residences will be permitted on either Parcel E or Parcel F." (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit a signed and notarized deed restriction document to the Director of RMA-Planning for review and signature by the County.

Concurrent with filing the record of survey, record the County approved Deed Restriction on each parcel/lot created by the subdivision and provide proof of recordation to RMA-Planning.

8. EHSP01 - DEED RESTRICTION / MAP RECORDATION - AGRICULTURAL SUBDIVISIONS: WATER (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A Deed Restriction shall be recorded on all proposed parcels/lots created by this subdivision which includes the provision stated below. The property owners of record shall also include such provision in any grant deed or other instrument conveying any right, title, or interest in each parcel/lot created by this subdivision. The provision is as follows:

“The current property owners of record and all future buyers of any parcel/lot created by this subdivision are hereby notified that the parcels/lots created by this subdivision are not guaranteed to have water of sufficient quality or quantity to meet state standards and local drinking water standards set forth in the Monterey County Code (MCC) Title 15, Chapters 15.04 and 15.08, and MCC Title 19. At the time of the subdivision, the subject property was utilized for agricultural production, and no development of the parcels/lots for other purposes was projected. Therefore, the County has not verified that each parcel/lot has water quality and quantity meeting state and local drinking water standards. The current property owners of record and all future buyers of any parcel/lot created by this subdivision are hereby further notified that no development will be permitted and no building permit will be issued for development on any parcel/lot in this subdivision until the owner of that parcel/lot proposed for development demonstrates to the satisfaction of the County that the parcel/lot has a water source meeting all state and local drinking water quality and quantity standards, without treatment, as set forth in MCC Title 15, Chapters 15.04 and 15.08, and Title 19. For the purpose of this restriction, the term development includes any land improvement or entitlement that would utilize water for non-irrigation purposes and require onsite wastewater disposal.” (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a certificate of compliance, the Applicant shall submit a County form Deed Restriction for review and approval by the Environmental Health Bureau and the Office of the County Counsel, and the approved Deed Restriction shall be recorded.

9. EHSP02 - DEED RESTRICTION / MAP RECORDATION - AGRICULTURAL SUBDIVISIONS: ONSITE WASTEWATER DISPOS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A Deed Restriction shall be recorded on all proposed parcels/lots created by this subdivision which includes the provision stated below. The property owners of record shall also include such provision in any grant deed or other instrument conveying any right, title, or interest in each parcel/lot created by this subdivision. The provision is as follows:

"The current property owners of record and all future buyers of any of the parcels/lots created by this subdivision are hereby notified that, at the time of the subdivision creating these parcels/lots, the subject property was not guaranteed to have a viable site for an onsite wastewater disposal system. No Soils or Percolation Report by a qualified Soils Engineer has been completed which demonstrates that the subject property meets state standards and local standards set forth in the Monterey County Code (MCC), Title 15, Chapter 15.20. At the time of the subdivision creating the subject parcels/lots, the subject property was utilized for agricultural production, and no development of the parcels/lots for other purposes was projected. Therefore, the County has not verified that the subject parcels/lots created by this subdivision have an onsite wastewater site meeting all state standards and local standards set forth in MCC Chapter 15.20. The current property owners of record and all future buyers of the subject property are hereby further notified that no development will be permitted and no building permit will be issued for development on these parcels/lots until the owner(s) of a parcel/lot proposed for development demonstrates to the satisfaction of the County that the subject parcel/lot proposed for development has a suitable onsite wastewater site meeting all state standards and all local standards set forth in MCC Chapter 15.20. For the purpose of this restriction, the term development includes any land improvement or entitlement that would utilize water for non-irrigation purposes and require onsite wastewater disposal." (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a certificate of compliance, the Applicant shall submit a County form Deed Restriction for review and approval by the Environmental Health Bureau and the Office of the County Counsel, and the approved Deed Restriction shall be recorded.

10. PKS002 - RECREATION IN-LIEU FEE (NON-STANDARD)

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction as a condition of project approval stating: "The subdivision is subject to recreation fees based on Section 19.12.010 E. (2.) Recreation Requirements of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication if the property owner requests building permits for the construction of a residential structure or structures on one or more of the parcels created by the subdivision within four (4) years after the approval of the subdivision".

Proof of the recordation of a deed restriction shall be furnished to the Director of Parks and RMA-Planning.

The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D). (Parks Department)

Compliance or Monitoring Action to be Performed: Proof of the recordation of a deed restriction shall be furnished to the Directors of Parks and RMA-Planning.

11. PW0035 - RECORD OF SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: File a Record of Survey showing the new line and it's monumentation. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Owner's Surveyor to prepare record of survey and submit to DPW for review and approval prior to recordation of survey.

12. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of Parcels E and F that contain riparian forest habitat. The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the record of survey. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the record of survey, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to or concurrent with recording the record of survey, the County shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

13. PDSP003 - EASEMENT - ACCESS (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner of Parcel D shall convey an access easement to the Owners of Parcels E and F. The access easement shall be developed in consultation with certified professionals, and a recorded copy submitted to RMA-Planning prior to recordation of the record of survey. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the record of survey, the Owner/Applicant/Certified Professional shall submit a copy of the recorded access easement to RMA-Planning.

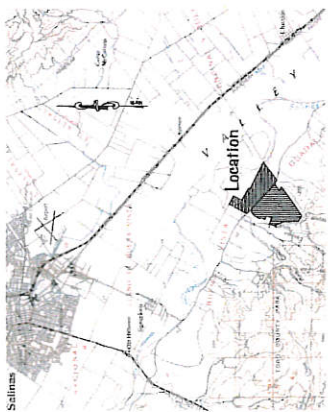
14. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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 or 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - 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, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

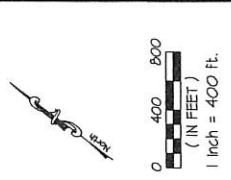
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .



VICINITY MAP
No Scale

EXISTING PARCEL 2 HAS LAND CONSERVATION AGREEMENT RESOLUTION 73-34-13 FILED FOR RECORD IN REEL 830 AT PAGES 629-632 OF MONTEREY COUNTY RECORDS.

PORTIONS OF PARCEL 3 & 4, ALL OF PARCEL 5 & MAJOR PORTION OF PARCEL 6 ARE SUBJECT TO LAND CONSERVATION AGREEMENT RESOLUTION 73-34-13 FILED FOR RECORD IN REEL 830 AT PAGES 629-632 OF MONTEREY COUNTY RECORDS.



SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN MONTEREY COUNTY, CALIFORNIA.
JAMES L. COOK IN APRIL 2003.

PHILIP L. PEARMAN LS 444B
LICENSE EXPIRES 4/20/2005

INSUFFICIENT INFORMATION TO ESTABLISH LOCATION IN EXISTING PARCEL 1;
20 FOOT WIDE ROADWAY EASEMENT PER LIBERTY DEEDS PAGE 510 MONTEREY COUNTY RECORDS;
ELECTRICAL FACILITIES EASEMENT PER BOOK 4, PAGE 42 OF OFFICIAL RECORDS OF MONTEREY COUNTY

TENTATIVE PARCEL MAP

SHOWING THE AGRICULTURAL SUBDIVISION OF THE "COREY HILLS", "COREY FARMLANDS" AND "COREY BENCHMARKS".
CONSISTS OF LOTS 68, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108 AND 109 SAID LOTS ARE SHOWN AND SO DELINEATED ON THE MAP ENTITLED "MAP OF SUBDIVISION OF THE PARCEL BEING SUBMITTED TO THE COUNTY RECORDS" ETC. FILED MARCH 18, 1889 IN THE OFFICE OF THE COUNTY RECORDER IN MAP BOOK ONE, MAPS AND GRANTS, (OUTSIDE LANDS) STATE OF CALIFORNIA, PLATE NO. 63 THEREIN.

RANCHO BUENA VISTA, COUNTY OF MONTEREY, STATE OF CALIFORNIA
APPLICANT & REPRESENTATIVE: JAMES J. COOK
HORAN & LLOYD, ATTORNEYS AT LAW
26385 CARMEL RANCHO BLVD., SUITE 200
CARMEL, CA 95008
TELEPHONE NO. (831) 373-4131

OWNERS: EXISTING PARCEL 1: DEBRA SHORT, ELLA L. MORAN, MILTON E. PEDRAZZI, ROBERT P. PEDRAZZI, SANDRA L. DAY, PETER N. PEDRAZZI, JAMES N. PEDRAZZI, DAVID M. PEDRAZZI AS THEIR RESPECTIVE INTERESTS APPEAR OF RECORD.
EXISTING PARCEL 2: DEBRA SHORT, LOREN CLONINGER, ELLA L. MORAN, MILTON E. PEDRAZZI, ROBERT P. PEDRAZZI, JAMES N. PEDRAZZI, DONNA C. PEDRAZZI, DAVID M. PEDRAZZI & DEBRA J. PEDRAZZI, PETER N. PEDRAZZI, AS THEIR RESPECTIVE INTERESTS APPEAR OF RECORD.

SURVEYOR, SALINAS VALLEY SURVEYORS
210 CAPITOL ST., SUITE 15
SALINAS, CA 93901

APNS: 139.083.002, 139.083.004, 139.084.003 & 139.084.004
ZONING: R10 & R100 AGRICULTURAL WELLS
ELECTRICAL: EXISTING PG&E
STREET IMPROVEMENTS: EXISTING AT&T
WASTEWATERSEWAGE DISPOSAL: NONE PROPOSED.
DRAINAGE: AGRICULTURAL SUBDIVISION

DATE: APRIL 2, 2003



TENTATIVE PARCEL MAP
SHOWING THE AGRICULTURAL SUBDIVISION OF THE "COREY HILLS", "COREY FARMLANDS" AND "COREY BENCHMARKS".
CONSISTS OF LOTS 68, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108 AND 109 SAID LOTS ARE SHOWN AND SO DELINEATED ON THE MAP ENTITLED "MAP OF SUBDIVISION OF THE PARCEL BEING SUBMITTED TO THE COUNTY RECORDS" ETC. FILED MARCH 18, 1889 IN THE OFFICE OF THE COUNTY RECORDER IN MAP BOOK ONE, MAPS AND GRANTS, (OUTSIDE LANDS) STATE OF CALIFORNIA, PLATE NO. 63 THEREIN.

APPLICANT & REPRESENTATIVE:
Mr. James J. Cook
Horan / Lloyd, Attorneys at Law
26385 Carmel Rancho Blvd., Suite 200
Carmel, CA 93923 Phone: 831-373-4131

PREPARED FOR:
CONSTRUCTION STAKING & SUBDIVISION DESIGN

SALINAS VALLEY SURVEYORS
BOUNDARY & TOPOGRAPHIC SURVEYING

| | | | | | |
|-------|-----------|----------|-----|------|----|
| SCALE | 1" = 400' | DRAWN | RSB | JOB | NO |
| DATE | 04/02/03 | DESIGNED | RP | FILE | NO |

| | |
|-------|---|
| SHEET | 1 |
| OF | X |