

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

In the matter of the application of:

TEJEDA RAFAEL AND ANGELICA (PLN220337)

RESOLUTION NO. 24-033

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding the project qualifies as categorically exempt from CEQA pursuant to section 15315, Minor Divisions of Land, with no exceptions to section 15300.2; and
- 2) Approving a Minor Subdivision Vesting Tentative Map to allow the division of an existing legal lot of record (Assessor's Parcel Numbers 261-091-035-000 and 261-091-036-000) to create four parcels (Parcel 1 of 0.169 acres, Parcel 2 of 0.169 acres, Parcel 3 of 0.169 acres and Parcel 4 of 0.493).

[PLN220337, Tejada Rafael and Angelica, 16905 El Rancho Way, Salinas, Greater Salinas Area Plan (APN: 261-091-035-000, 261-091-036-000)]

The TEJEDA RAFAEL AND ANGELICA application (PLN220337) came on for hearing before the County of Monterey Chief of Planning on July 17, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Salinas Area Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Subdivision Map Ordinance (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) Project Scope. The project is a minor subdivision of legal lot (1 acre) into four lots (Parcel 1 of 0.169 acres, Parcel 2 of 0.169 acres, Parcel 3 of 0.169 acres and Parcel 4 of 0.493).
 - c) Allowed Use. The property is located at 16905 El Rancho Way, Salinas, (APN: 261-091-035-000 and 261-091-036-000), in the Greater Salinas

Area Plan. The parcel is zoned Medium Density Residential with a density of 4 units per acre, with Limited Agricultural and Urban Reserve overlay zoning districts or “MDR/4-A-UR”. The lot has the density to allow three additional units, for a total of four. Therefore, the project is an allowed use for this site.

- d) Site Inspection. The project planner reviewed google earth aerial and street view imagery to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The subject property is shown on the 1964 Assessor’s Map as Parcel 6D, containing 1 acre in size, with a previous APN of 261-091-018-000. The size and configuration of APNs 261-091-035-000 and 261-091-036-000 match with what is illustrated on the 1964 Assessor’s map. Therefore, the County recognizes the parcel as one legal lot of record.
- f) Development Standards. Development standards for the Medium Density Residential zoning district can be found in Title 21 section 21.12.060. The proposed development is consistent with applicable development standards. The allowed density is 4 units per acre, consistent with this requirement, the applicant is proposing a four lot subdivision of a one acre lot. Each proposed lot is consistent with the minimum building site requirement of 6,000 square feet. The smallest lot will have an area of 7,361 square feet. There is an existing single family dwelling, two sheds and a shade structure on the 1 acre parcel, the subdivision has been designed to not impact the required setbacks for the structures. Although the intention is to development the new lots in the future, there is no development proposed at this time.
- g) Boronda Community Plan. The project is located within an area designated as the Boronda Community Plan (see 2010 General Plan Policy LU-2.21 and Figure 4), which has not yet been adopted. Policy LU-2.25 allows minor subdivisions prior to adoption of a plan provided the resulting project does not impede the overall development of the area according to the design goals listed in Policy LU-2.23, which refers to Policy LU-2.22.
- h) Land Use Advisory Committee. The project was not referred to a Land Use Advisory Committee (LUAC) for review. The project is located in the Greater Salinas Area Plan for which there is no LUAC.
- i) Urban Reserve Zoning District. This property has an Urban Reserve zoning overlay as it is located approximately a quarter of a mile from the City of Salinas jurisdiction and exemplifies an urban area. Due to its proximity to the City of Salinas, the project application as sent to the City’s planning department for review. No comments were received from the city.
- j) The application, project plans and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220337.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services,

Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. 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) Staff identified potential impacts to soil/slope stability, biological resources and archaeology. The following reports have been prepared:
 - “Geotechnical Investigation” (LIB240006) prepared by Greg Bloom, Watsonville, California, July 19, 2023.
 - “Biological Survey” (LIB240005) prepared by Ed Mercurio, Salinas, California, June 7, 2023.
 - “Archaeological Assessment” (LIB240004) prepared by Susan Morely, Marina, California, August, 2023.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff reviewed aerial imagery of the site to verify that the site is suitable for this use.
- d) The application, project plans and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220337.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Monterey County Regional Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. 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) Domestic water for the four parcels will be provided by California Water Service (CWS). The applicant submitted a “Can and Will Serve” letter provided by CWS, dated March 27, 2023, confirming their ability to serve all proposed properties and future development.
 - c) The proposed parcels are located within the Monterey One Water (M1W) boundaries and will receive sewer service from this public utility. The applicant submitted a “Can and Will Serve” letter provided by M1W, dated June 20, 2023, confirming their ability to provide wastewater services for the proposed project.
 - d) The application, project plans and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220337.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff reviewed aerial imagery of the site 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 for the proposed development are found in Project File PLN220337.
5. **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, Greater Salinas Area Plan (see Finding 1 and supporting evidence).
 - b) Design. The lot design is consistent with the Lot Design Standards of MCC section 19.10.030. The four lots have an average width of 74 feet and each lot has a depth of more than 85 feet but less than three times the width of the lots. All proposed lots are rectangular, and the side lines of the lots run at right angles to the street the lots face. There will be a private internal roadway to access the rear three lots. There are no topographic constraints onsite, double frontage lots, or natural streams or waterways; therefore, the requirements within 19.10.030.D and E are not applicable.
 - c) Site Suitability. The site is suitable for the proposed project including the type and density of the development (see Finding 2 and supporting evidence).

- d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat (see Finding 6 and supporting evidence).
- 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 3 and supporting evidence).
- f) Water Supply. MCC section 19.10.070 requires provision shall 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. The proposed subdivision will be provided potable water by CWS who provided a “Can and Will Serve” letter for the project (See Finding 3, evidence “b”).
- g) Sewage Disposal. MCC sections 19.03.015.K and 19.07.020.J require documentation from the public or private entity serving the project that they can and will provide sewer services to the proposed subdivision. This letter was submitted by M1W on June 20, 2023. (See Finding 3, evidence “c”).
- h) Easements. The subdivision will not conflict with existing easements. There is one easement currently on the 1 acre parcel for road and utility purposes. The easement is 40 feet in width and extends 20 feet in each direction (north and south) of the center line of El Rancho Way. The easement will remain in place following the subdivision and future development on the three vacant lots would not impact this easement as the easement only extends into Parcel 4 which is already built out. There are two proposed easements with the subdivision. One is a 10 foot addition to the existing right of way to allow for future enlargement of El Rancho Way. The other is an easement on the eastern most side of the 1 acre lot to allow vehicle access the three rear lots that do not front El Rancho Way. All future development will be able to meet setbacks from the proposed easements.
- i) Traffic. HCD-Engineering Services reviewed the proposed project did not anticipate any potential traffic impacts resulting from the minor subdivision. Pursuant to the Subdivision Map Act section 66411.1, the applicants have prepared a vesting tentative map illustrating the right-of way easements; all other onsite and offsite improvements, including curbs, will be established on the map prior to the issuance of construction permits.
- j) Affordable Housing. The proposed subdivision will result in three new units, one unit is given to the applicant to account for the existing developed lot. Pursuant to section 18.40.090.A.1 of MCC, this project is subject to the County’s Inclusionary Housing Ordinance, Number 5175, and General Plan Land Use Policy LU-2.13, which require the project contribute an In-Lieu fee equal to 0.75 Affordable/Inclusionary Housing Unit. Prior to the recordation of the Final Map the project applicants shall pay, or secure to the satisfaction of the Housing and Community Development Director, an in-lieu fee of \$120,458, based on the Fee Schedule dated December 8, 2000. (Condition No. 5)

- k) Parks and Recreation. Consistent with section 19.12.010 of Title 19/Quimby Act, a condition of approval (Condition No. 4) has been applied to ensure the applicant will pay a fee in lieu of a lands dedication to the County's Parks and Recreation department.
- l) The application, project plans and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220337.

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 Article 19 Section 15315 “Minor Land Divisions” categorically exempts the division of property in urbanized area zoned for residential into four or fewer parcels when the division is in conformance with the General Plan and zoning.
 - b) This project qualifies for a Class 15 exemption because the property is located in an urban area. The subject parcel is located just outside of, and contiguous to, the City of Salinas and designated as an Urban Reserve per the County's Zoning. Although the project site is located within County jurisdiction, Boronda and the City of Salinas have similar urban environment settings and could be considered one urbanized area.
 - c) Archaeological (LIB240004), Biological (LIB240005) and Geotechnical (LIB240006) reports were completed to address and potential environmental impacts of the proposed land division and none are anticipated.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not within any Environmentally Sensitive Habitat Areas (see Evidence “c” above);
 - Successive projects of the same type and in the same place (minor division of land) would not contribute to a significant cumulative impact. The proposed subdivision will fully utilize the properties current density. Unless the applicant's applied for, and were granted, a rezone in the future to increase the allowed density, or if they utilized Senate Bill 9 to complete a one time lot split, the properties could not be subdivided further. In addition, no physical development of the resulting lots is proposed at this time;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2, 3 and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - e) There is no development proposed with the subdivision. Any future development of the new lots would be processed and reviewed separately.

- f) Staff reviewed google earth aerial and street view imagery to verify that the site and proposed project meet the criteria for an exemption.
- g) The application, project plans and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220337.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Pursuant to Title 19 Section 19.16.020.A, an aggrieved party may appeal a decision of the Chief of Planning to the Board of Supervisors.

DECISION

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

- 1) Find the project qualifies as categorically exempt from CEQA pursuant to section 15315, Minor Division of Land; and
- 2) Approve a Minor Subdivision Vesting Tentative Map to allow the division of an existing legal lot of record (Assessor's Parcel Numbers 261-091-035-000 and 261-091-036-000) to create four parcels (Parcel 1 of 0.169 acres, Parcel 2 of 0.169 acres, Parcel 3 of 0.169 acres and Parcel 4 of 0.493).

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions where are incorporated herein by reference.

PASSED AND ADOPTED this 17th of July, 2024:

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Acting, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **JULY 19, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JULY 29, 2024**.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN220337

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Vesting Tentative Map (PLN220337) allows the division of an existing legal lot of record (Assessor's Parcel Numbers 261-091-035-000 and 261-091-036-000) to create four parcels (Parcel 1 of 0.169 acres, Parcel 2 of 0.169 acres, Parcel 3 of 0.169 acres and Parcel 4 of 0.493 respectively). The property is located at 16905 El Rancho Way (Assessor's Parcel Number (261-091-035-000, 261-091-036-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Vesting Tentative Map (Resolution Number 24-033) was approved by the Chief of Planning for Assessor's Parcel Number 261-091-035-000 & 261-091-036-000 on July 17, 2024. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring 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. EHSP01 –WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design and install the water system improvements to meet the specification of California Water Service Company. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior recordation of parcel map, submit evidence to the Environmental Health Bureau that the water system improvements have been installed and are acceptable to California Water Service Company.

4. PKS001 - RECREATION REQUIREMENTS / FEES

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. 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: Prior to the recordation of the parcel or final map, the Owner/Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.

5. Affordable/Inclusionary Housing Requirement

Responsible Department: Economic Development

Condition/Mitigation Monitoring Measure: Prior to the recordation of the Final Map, the applicant shall comply with the County's Inclusionary Housing Ordinance #05175 LU-2.13 of the 2010 General Plan by paying a 0.75 fractional in-lieu fee of \$120,458 consistent with the adopted Inclusionary Housing Administrative Manual.

Compliance or Monitoring Action to be Performed: Applicant must pay fee or enter into an Inclusionary Housing Agreement - Developer prior to recordation of the Final Map.



Subdivider's Statement

THE APPLICANT WISHES TO SUBDIVIDE HIS LOT TO PROVIDE THE OPPORTUNITY TO PASS THESE SUBDIVIDED LOTS TO HIS CHILDREN FOR THEIR FUTURE DEVELOPMENT. THE LOTS WILL NOT BE DEVELOPED UNTIL AFTER THEY ARE UNDER SEPARATE OWNERSHIP. NO DEVELOPMENT PLANS HAVE BEEN PREPARED.

THE EXISTING LAND IS ZONED MDR/4-A-UR AND IS CURRENTLY BEING USED AS RESIDENTIAL WITH A SINGLE FAMILY DWELLING ON THE PROPERTY. THE ZONING WILL REMAIN UNCHANGED AND THE PROPERTY USE WILL REMAIN AS RESIDENTIAL WITH THE FUTURE CONSTRUCTION OF THREE ADDITIONAL SINGLE FAMILY RESIDENCES AND ASSOCIATED IMPROVEMENTS. THE EXISTING RESIDENCE IS TO REMAIN.

THE EXISTING LOT IS PREDOMINATELY FLAT WITH CONTOURING INDICATING THAT NATURAL DRAINAGE GENERALLY FLOWS TO THE NORTH/NORTHWEST. FUTURE SITE GRADING AND DRAINAGE WILL BE PER THE BUTANO GEOTECHNICAL ENGINEERING INC. GEOTECHNICAL REPORT, PREPARED JULY 2023. NO EROSION CONTROL WAS SPECIFIED IN SAID REPORT.

THE EXISTING LAND IS SERVED BY CALIFORNIA WATER SERVICE COMPANY (WATER SUPPLY) AND MONTEREY ONE WATER (SEWAGE DISPOSAL). THE SUBDIVIDED LOTS WILL BE SERVED BY THE SAME PROVIDER.

SINCE NO IMMEDIATE DEVELOPMENT IS PLANNED, MEASURES REGARDING EROSION CONTROL HAVE NOT BEEN SPECIFIED. ANY TREE PLANTING/REMOVAL, COMMON AREAS AND BUILDING HEIGHTS SHOULD BE DETERMINED ONCE DEVELOPMENT PLANS HAVE BEEN PREPARED.

Notes

1. THIS APPLICATION WILL PROVIDE FOR A SUBDIVISION OF THE LANDS OF TEJEDA DESCRIBED IN GRANT DEED RECORDED IN REEL 2741 AT PAGE 279, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING ASSESSOR'S PARCEL NUMBERS 261-091-035 AND 261-091-036, AND CONTAINING A TOTAL OF 43,360 SF (1 ACRE) OF LAND.
2. SAID LOT SHALL BE DIVIDED TO CREATE FOUR PARCELS, PARCEL 1 OF 7,366 SF (0.169 ACRES), PARCEL 2 OF 7,360 SF (0.169 ACRES), PARCEL 3 OF 7,360 SF (0.169 ACRES) AND PARCEL 4 OF 21,474 SF (0.493 ACRES).
3. ALL AREAS ARE APPROXIMATE ONLY AND WILL BE REVISED UPON COMPLETION OF A BOUNDARY SURVEY.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. BOUNDARY LOCATION IS BASED UPON RECORD DATA, NO BOUNDARY SURVEY HAS BEEN COMPLETED.
6. DATUM IS NGVD 29, SOURCED FROM TOPOGRAPHIC SURVEY PREPARED BY MONTEREY COUNTY SURVEYORS, INC., DATED JULY 20, 2022. CONTOUR INTERVAL IS 1 FOOT.
7. SUBSURFACE UTILITIES ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON SURFACE INDICATIONS. FIELD VERIFY WITH USA NORTH 811 PRIOR TO EXCAVATION OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD NOT DISCLOSED BY CHICAGO TITLE COMPANY PRELIMINARY REPORT NO.FWMN-5212301152-RS, DATED SEPTEMBER 28, 2023. MONTEREY COUNTY SURVEYORS, INC. SHALL BEAR NO RESPONSIBILITY FOR SAID EASEMENT(S), THEIR EXISTENCE OR LOCATION.
9. NO PORTION OF THIS PROPERTY LIES WITHIN A MAPPED FLOODWAY OR FLOOD PLAIN AND WILL NOT BE SUBJECT TO FLOODING DURING A 1% ANNUAL CHANCE EVENT.
10. EXISTING ELECTRICAL SERVICE IS BY PG&E, VIA EXISTING POWER POLES ALIGNED ON NORTH SIDE OF EL RANCHO WAY. EXISTING NATURAL GAS SERVICE BY PG&E. NO CHANGE IS PROPOSED.
11. NO LANDFILLS LIE WITHIN 2,000 FEET OF SUBJECT PROPERTY.



Vicinity Map 1"=500'

PLN220337

MCS inc MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1484
Serving Monterey County since 1937

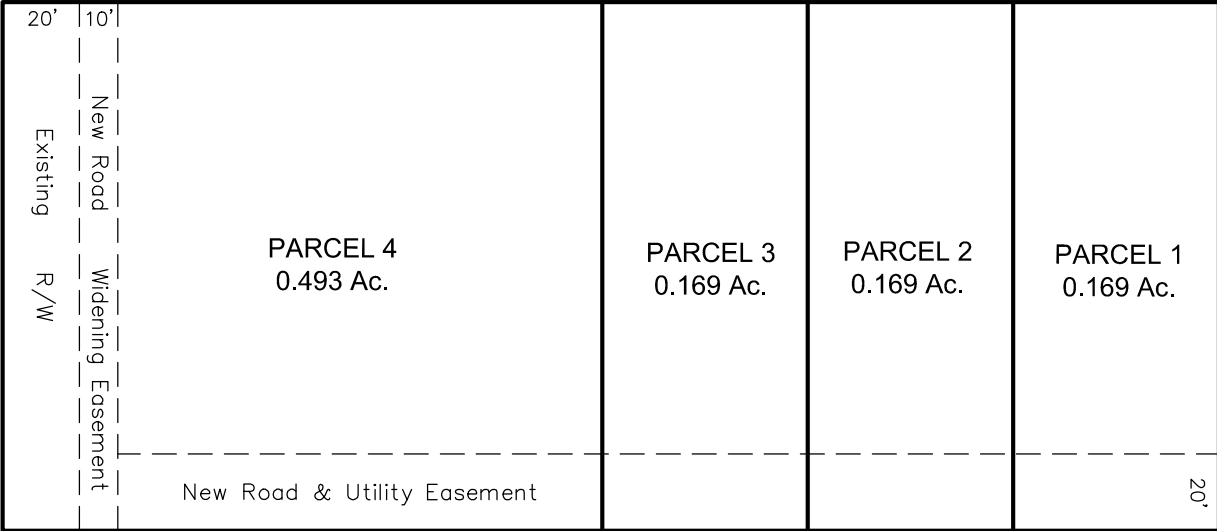
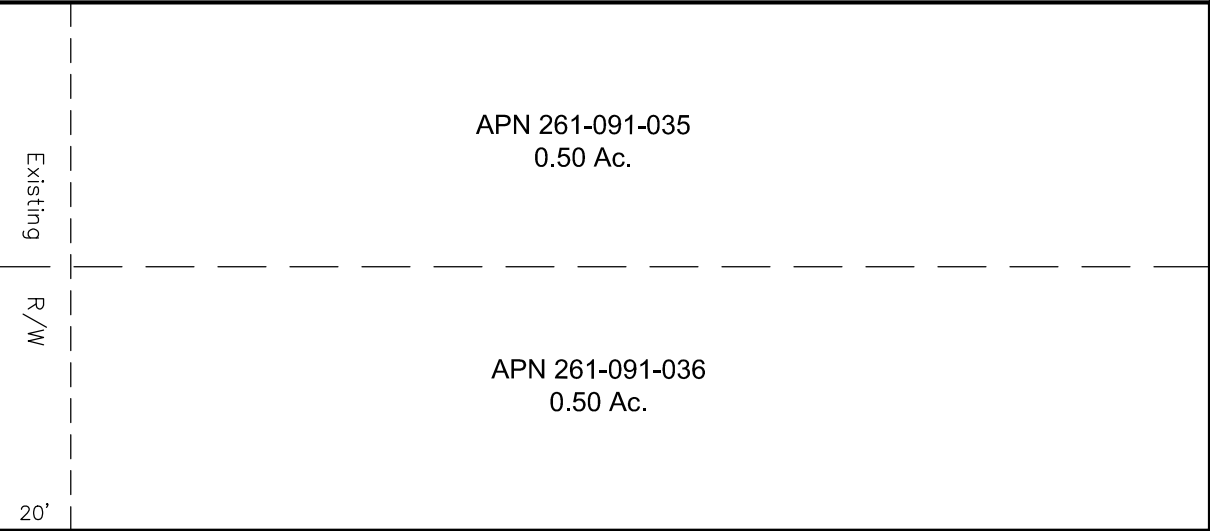
Tentative Parcel Map

A SUBDIVISION OF THE LANDS OF TEJEDA, AS DESCRIBED IN GRANT DEED RECORDED IN REEL 2741, PAGE 279, OFFICIAL RECORDS, BEING APN 261-091-035 & -036, SITUATE AT 16905 EL RANCHO WAY, IN THE RANCHO EL SAUSAL, MONTEREY COUNTY, CA

MADE FOR: **Rafael & Angelica Tejeda**

SCALE: 1"=20' JOB NO. 2022.013 DATE: OCTOBER 2023

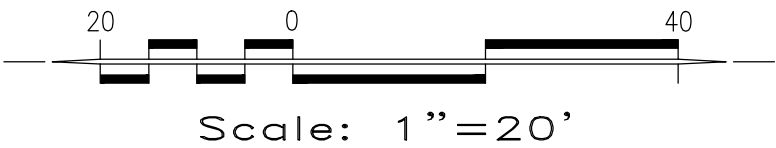
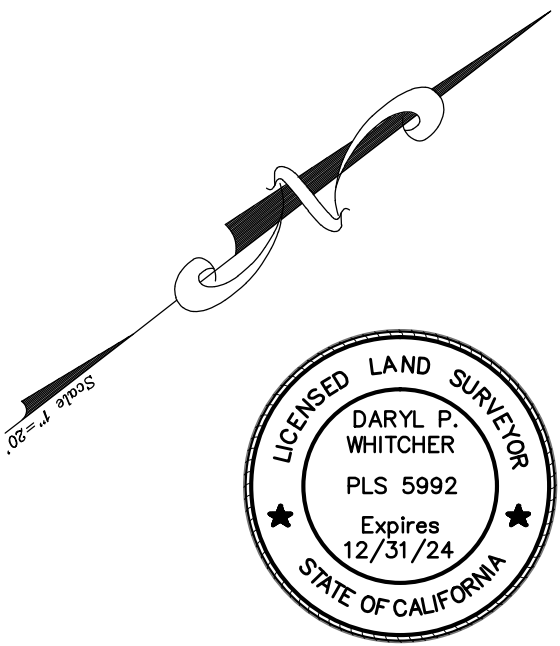
REVISION: JUNE 25,2024 SHEET 1 OF 1



Owner's Data			
APN 261-091-035 & -036			
RAFAEL & ANGELICA TEJEDA 16905 EL RANCHO WAY, SALINAS, CA. 93907-1700 R.2741-OR-279			

SUMMARY TABLE			
	SIZE	DENSITY	LAND USE
PARCEL 1	7,366 sq.ft. 0.169 ac.	0% (max.35%)	RESIDENTIAL
PARCEL 2	7,360 sq.ft. 0.169 ac.	0% (max.35%)	RESIDENTIAL
PARCEL 3	7,360 sq.ft. 0.169 ac.	0% (max.35%)	RESIDENTIAL
PARCEL 4	21,474 sq.ft. 0.493 ac.	7%	RESIDENTIAL
TOTAL LAND AREA TO BE DIVIDED INTO 4 PARCELS			43,560 sq.ft. 1.0 ac.

Record Data Index	
No.	Document
R1	Grant Deed R.2741-OR-279



Existing Lot of Record

Proposed Lots