

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

In the matter of the application of:

**BRADLEY JUSTIN & HALLEH ENTEKHABI TRS AND SCARDINA PETER
ANTHONY ET AL (PLN240112)**

RESOLUTION NO. 25-012

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a), and that none of the exceptions pursuant to section 15300.2 apply to the project; and
- 2) Approving a Lot Line Adjustment between two legal lots of record, Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres), resulting in two lots containing 97 acres (Adjusted Parcel 1) and 4.9 acres (Adjusted Parcel 2).

[PLN240112, Bradley Justin & Halleh Entekhabi Trs and Scardina Peter Anthony ET AL, 20665 Cachagua Road, Carmel Valley, Cachagua Area Plan (APN: 418-231-002-000), & 20775 Cachagua Road, Carmel Valley, Cachagua Area Plan (APN: 418-231-004-000)]

The BRADLEY JUSTIN & HALLEH ENTEKHABI TRS AND SCARDINA PETER ANTHONY ET AL application (PLN240112) came on for administrative decision before the Monterey County HCD Chief of Planning on February 19, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Cachagua Area Plan (CAP);
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Project Scope/Existing Site Context. The project consists of a lot line adjustment between two legal lots of record to accommodate a property line that is more aligned with existing land contours and follow the

existing driveway to Parcel 2. Existing Parcel 2 is developed with a single-family residence and a detached garage, while existing Parcel 1 is an undeveloped lot. Resulting Parcel 2 would contain the existing residential development while resulting Parcel 1 would remain vacant.

- c) Allowed Use. The properties are located at are located at 20775 and 20665 Cachagua Road, Carmel Valley, Cachagua Area Plan (APNs: 418-231-004-000 and 418-231-002-000). The parcels are zoned Resource Conservation with a maximum gross density of 40 acres per unit or “RC/40 The RC zoning district principally allows the first single-family dwelling per lot (Title 21 section 21.16.030.A), and therefore the existing residences are allowable uses. The RC zoning also allows Lot Line Adjustments subject to the granting of an Administrative Permit. The project involves a Lot Line Adjustment between two parcels, Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres), resulting in two lots containing 97 acres (Adjusted Parcel 1) and 4.9 acres (Adjusted Parcel 2). The lot line adjustment does not include any new development, intensify water use, or create new land uses at this time. Therefore, all uses on the sites are consistent with the property’s underlying zoning.
- d) Lot Legality. Parcel 1 (Assessor’s Parcel Number 418-231-002-000, 98.5 acres) is shown in its current configuration and under separate ownership in Volume 6, Book 418, Page 23 of the 1972 Assessors Parel Map. Parcel 2 (Assessor’s Parcel Number 418-231-004-000, 3.4 acres) is shown in its current configuration and under separate ownership in Volume 6, Book 418, Page 23 of the 1972 Assessors Parel Map. Therefore, the County recognizes the subject properties as legal lots of record.
- e) Review of Development Standards - Minimum Lot Size. The development standards for the RC zoning district are identified in Title 21 section 21.36.060, which identifies the minimum building site as 10 acres. Parcel 1 (98.5 acres) is currently conforming to minimum building site and the resulting lot (97 acres) will remain conforming. Pursuant to 2010 General Plan Policy LU-1.16, lot line adjustments between or among lots that do not conform to minimum parcel size standards may be allowed if the resultant lots are consistent with all other General Plan policies, zoning and building ordinances and the lot line adjustment would reduce the non-conformity of existing legal lots of record. The proposed Lot Line adjustment will result in Parcel 2 (3.4 acres) gaining 1.5 acres, resulting in an adjusted parcel containing 4.9 acres, and therefore reducing the non-conformity of the existing legal lot. No development is proposed at this time.
- f) Review of Development Standards- Density. Pursuant to Title 21 section 21.36.060.B, the maximum development density shall not exceed the acres/unit as shown for the specific “RC” district as shown on the zoning map. In this instance, the maximum development density is 40 acres/unit (“RC/40”). As illustrated in the attached plans, the adjustment will result in Parcel 2 reducing the non-conformity of the existing legal lot and Parcel 1 will remain confirming as to the density of 40 acres per unit. No development is proposed at this time. Therefore,

the maximum development potential and overall density would not change with implementation of the project.

- g) Review of Development Standards-Setbacks. Pursuant to Title 21 section 21.36.060.C, the required main structure setbacks in this RC district are 30 feet (front) and 20 feet (side and rear), with a maximum height of 30 feet. The existing residence on Adjusted Parcel 2 will continue to meet the required setbacks with implementation of the proposed lot line adjustment, with a front setback over 30 feet from the front and over 20 feet from the side and rear. Adjusted Parcel 1 will continue to be vacant with implementation of this project.
- h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.36.060.E, the maximum site coverage in this RC district is 25 percent. The existing residence on Adjusted Parcel 2 will continue to meet the required structural coverage, and adjusted Parcel 1 will continue to be vacant. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) 2010 General Plan Policy LU-1.15. indicates that lot line adjustments that compromise the location of wells or onsite wastewater treatment systems (OWTS) should not be approved. As demonstrated in Finding 3, Evidence “b”, the Environmental Health Bureau reviewed the project and determined that the resulting lots will not compromise the location of any wells, water utilities, or OWTS systems.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Cachagua Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance.
- k) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240112.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cachagua Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff did not identify any potential impacts on the environment and no technical reports were required.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240112.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Cachagua Fire Protection District, HCD-Engineering Services, 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) Necessary public facilities exist and presently serve Parcel 1 and Parcel 2. Both lots have, and will continue to have, road access to Cachagua Road. Parcel 1 will retain 97.0 acres, with sufficient area for future reserve area for an OWTS dispersal field replacement. The well on Parcel 1, indicated on the attached map, is inactive, and Environmental Health Bureau has applied Condition No. 6 to require that the Applicant/Owner demolish the inactive well or provide evidence that it is functional. Parcel 2 contains an onsite wastewater treatment system and a separate well used for domestic drinking water and has 1 connection at the existing residence on the parcel. Neither existing well will be impacted by the lot line adjustment and both will remain on their respective lots. No development is proposed with this application for a lot line adjustment.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240112.

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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240112.

5. FINDING: LOT LINE ADJUSTMENT – The adjustment of the parcels is consistent with Section 66412 of the California Government Code

(Subdivision Map Act) Title 19 (Subdivision ordinance - Inland) of the Monterey County Code.

- EVIDENCE:**
- a) Both parcels are zoned Resource Conservation with a density of 40 acres per unit “RC/40”. As demonstrated in Finding 1, Evidence “g”, the adjustment is consistent with General Plan Policy LU-1.16, allowing for Adjusted Parcel 2 to maintain non-conformity with the 40 acre minimum building site requirement.
 - b) The lot line adjustment is between two legal lots of record consisting of Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres) which have a total combined area of 101.9 acres. After the lot line adjustment, there will continue to be two legal lots of record containing 97 acres (Adjusted Parcel 1) and 4.9 (Adjusted Parcel 2), respectively.
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted, and two contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.
 - d) The lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property and that no violations exist on the property.
 - e) Neither property is under a Williamson Act contract or used for agricultural purposes.
 - f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for the resulting lot is required per a standard condition of approval. (Condition No. 5)
 - g) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240112.

6. FINDING: CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305(a) categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel. No new parcels will be created by the lot line adjustment and therefore the project is consistent with CEQA Guidelines section 15305.
 - b) The project involves a lot line adjustment between two legal lots of record, See finding 1, Evidence “b”.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The project does not involve

development located near or within view of a scenic highway. The project is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The project does not have the potential to affect any historical resources substantially adversely.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240112.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305(a), and that none of the exceptions pursuant to section 15300.2 apply to the project; and
2. Approve a Lot Line Adjustment between two legal lots of record, Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres), resulting in two lots containing 97 acres (Adjusted Parcel 1) and 4.9 acres (Adjusted Parcel 2).

PASSED AND ADOPTED this 19th day of February 2025.

Signed by:

 9A435825BB244EC

Craig W. Spencer
HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON FEBRUARY 20, 2025.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MARCH 3, 2025.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240112

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This administrative permit (PLN240112) allows a Lot Line Adjustment between two legal lots of record consisting of Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres), resulting in two lots containing 97 acres (Adjusted Parcel 1) and 4.9 acres (Adjusted Parcel 2). The property is located at 20665 Cachagua Road, Carmel Valley, Cachagua Area Plan (APN: 418-231-002-000), & 20775 Cachagua Road, Carmel Valley, Cachagua Area Plan (APN: 418-231-004-000). 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number 25-012) was approved by County of Monterey Chief of Planning for Assessor's Parcel Number 418-231-002-000 and 418-231-004-000 on February 19, 2025. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

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

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:
"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240112. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

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

6. EHSP01– UNDOCUMNETED INACTIVE WELL RETENTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Destroy the existing well that is not in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

OR

If the Owner/Applicant intends to maintain the well as an inactive well, provide proof to Environmental Health Bureau that the well is functional, can be used on a regular basis, and does not act as a conduit for contamination of groundwater.

Compliance or Monitoring Action to be Performed: Prior to filing a final map, a CA licensed well drilling contractor shall obtain a well destruction permit from the Environmental Health Bureau.

Complete well destruction according to the well destruction permit.

After destruction the CA licensed well drilling contractor shall submit the Well Drillers Report to the Environmental Health Bureau

OR

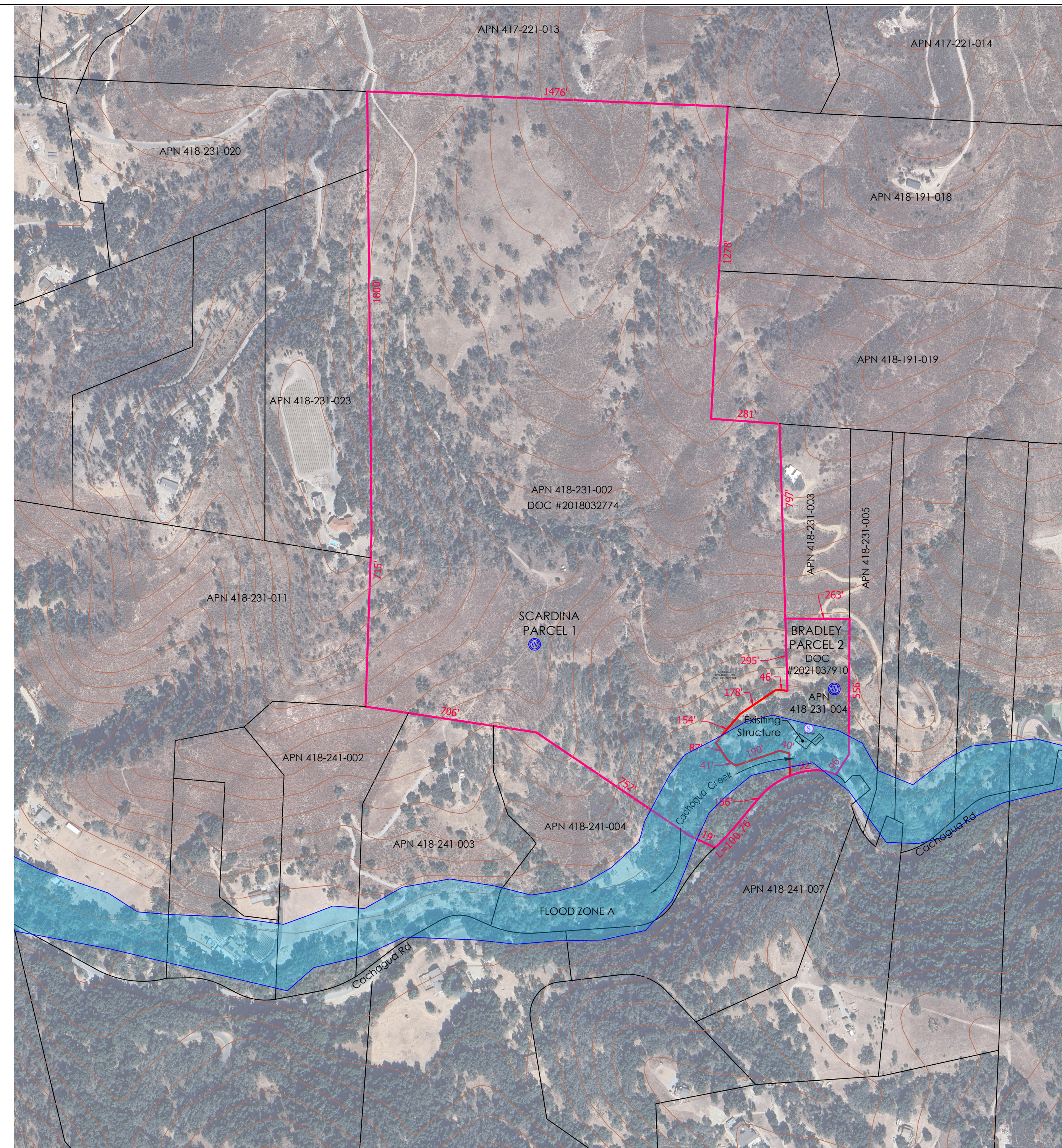
The Owner / Applicant must provide a video of the well casing to demonstrate the casing is in good condition.

If the well casing is in good condition, the Owner / Applicant shall install a pump to demonstrate the well can be used.

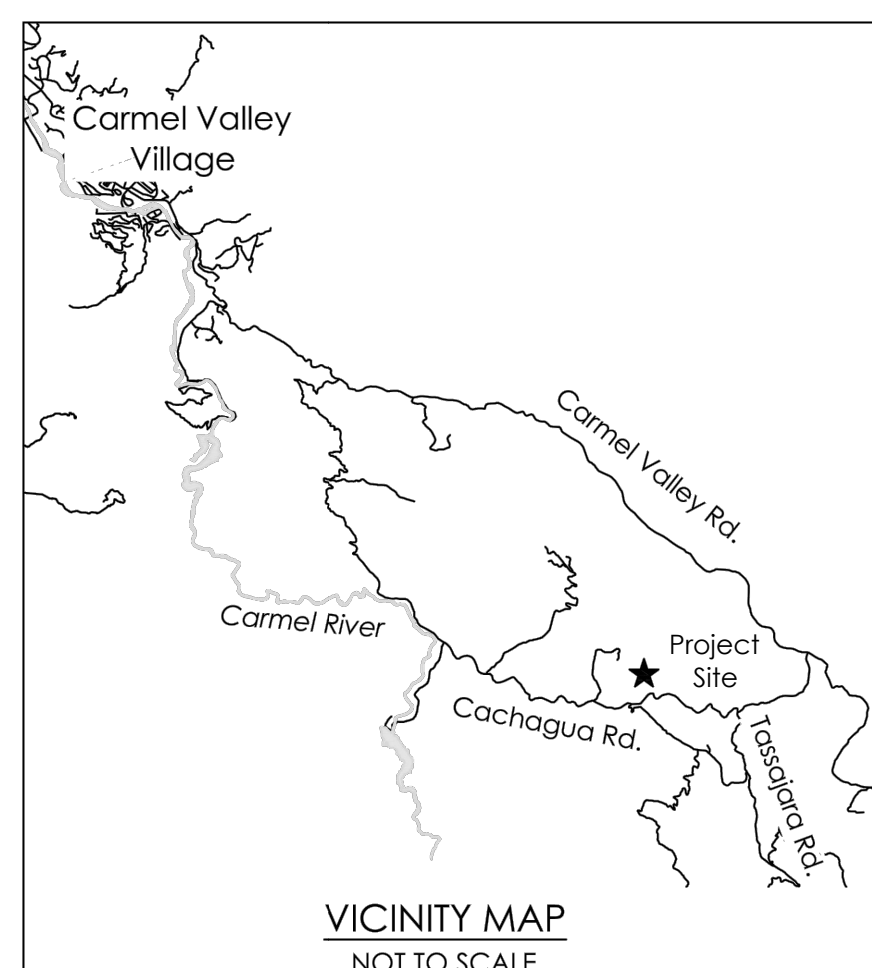
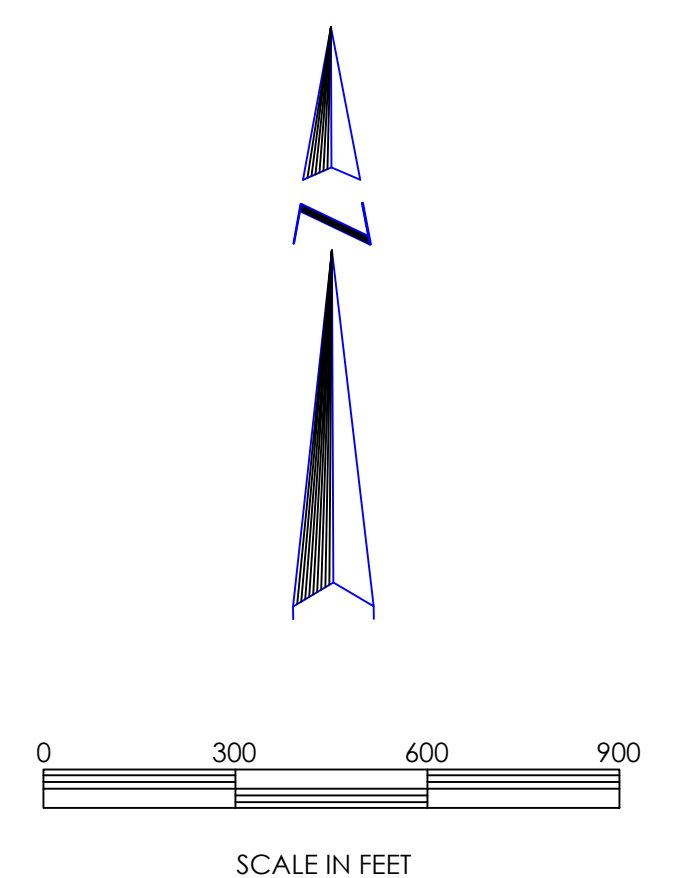
Provide documentation to the satisfaction of the Environmental Health Bureau that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater.



EXISTING LOT CONFIGURATION
Scale: 1" = 300'



PROPOSED LOT CONFIGURATION
Scale: 1" = 300'



VICINITY MAP
NOT TO SCALE

STATEMENT

THIS PROPERTY IS LOCATED WITHIN "TRAMPA TRACT" IN SECTION 2, TOWNSHIP 18 SOUTH, RANGE 3 EAST, AND INVOLVES THE LOT LINE ADJUSTMENT OF TWO PARCELS OF 98.5 ACRES AND 3.4 ACRES INTO TWO PARCELS OF 97.0 ACRES AND 4.9 ACRES IN SIZE.

THE EXISTING ZONING ON THE PROPERTIES IS "RC/40".

THE PARCEL A OF THE PROPERTY IS CURRENTLY USED FOR RESIDENTIAL PURPOSES. THE PROPOSED USE OF BOTH NEW PARCELS IS FOR RESIDENTIAL PURPOSES.

THERE ARE CURRENTLY STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP.

NO TREES ARE TO BE PLANTED OR REMOVED.

THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE.

A PORTION OF THESE PROPERTIES LIES WITHIN THE 100-YEAR FLOOD PLAIN OF CACHAGUA CREEK. SHOWN ON FEMA FIRM #06053C0565G.

NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION. SO NO EROSION CONTROL MEASURES ARE PROPOSED.

WATER IS PROVIDED BY PRIVATE WELLS.

PARCEL A OF THE PROPERTY HAS PRIVATE SEPTIC AS SHOWN ON MAP. PRIVATE SEPTIC IS PROPOSED FOR PARCEL 2. NOT SHOWN.

CONTOUR INTERVAL 40 FEET.

SUMMARY TABLE

Subject Property	Property Owner	Existing Acreage	Existing Zoning
Parcel A Doc. #2018032774	SCARDINA, ET AL	± 98.5 Acres	RC/40
Parcel B Doc. #2021037910	BRADLEY, ET AL	± 3.4 Acres	RC/40

Proposed Property Designation	Property Owner	Proposed Acreage	Proposed Zoning
Parcel 1	SCARDINA, ET AL	± 97.0 Acres	RC/40
Parcel 2	BRADLEY, ET AL	± 4.9 Acres	RC/40

OWNERS

PETER ANTHONY SCARDINA, ET AL
LINDSEY & MELINDA FRIDAY
APN 418-231-002
20665 CACHAGUA ROAD
CARMEL VALLEY, CA 93924

JUSTIN BRADLEY & HALLEH ENTEKHABI TRUST
APN 418-231-004
20775 CACHAGUA ROAD
CARMEL VALLEY, CA 93924

REPRESENTATIVE

LYNN KOVACH, PLS 5321
831-659-9864
P.O. BOX 1378
CARMEL VALLEY, CA 93924

TENTATIVE LOT LINE ADJUSTMENT MAP

OF
LANDS OF SCARDINA & BRADLEY
APNs 418-231-002 & 418-231-004
DESCRIBED IN DOCUMENT #2018032774
& DOCUMENT #2021037910

CARMEL VALLEY
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Anthony Scardina
SURVEYED BY: *POCARIS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = VARIES VIEW: LLA DATE: July 30, 2024
FILE NAME: Scardina LLA JOB #23-193 Sheet 1 of 1