

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

**SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE TRS
AND BRITTON AMY RAY TR (PLN240218)**

RESOLUTION NO. 26-062

Resolution by the County of Monterey Chief of
Planning:

- 1) Finding that the project qualifies as a Class 5
Categorical Exemption pursuant to CEQA
Guidelines Section 15305(a), and none of the
exceptions contained in Section 15300.2 apply,
and
- 2) Approve a Lot Line Adjustment between three
legal lots consisting of Parcel A (0.29 acres),
Parcel B (0.49 acres), and Parcel C (0.57 acres),
resulting in three parcels containing 0.29 acres
(Adjusted Parcel A), 0.51 acres (Adjusted Parcel
B), and 0.55 acres (Adjusted Parcel C).

[PLN240218, Scherer Timothy R TR, 64, 66 & 70
Paso Hondo, Carmel Valley (Assessor's Parcel
Numbers: 189-251-021-000, 189-251-003-000, 189-
251-022-000 and 189-251-002-000) Carmel Valley
Master Plan]

**The SCHERER TIMOTHY R TR AND JENSEN WILLIAM CARL & LINDA MARIE
TRS AND BRITTON AMY RAY TR application (PLN240218) came on for an
administrative decision before the County of Monterey Chief of Planning on August 5,
2026. Having considered all the written and documentary evidence, the administrative
record, the staff report, and other evidence presented, the Chief of Planning finds and
decides as follows:**

FINDINGS

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned,
is consistent with the policies of the Monterey County 2010 General
Plan, Carmel Area Master Plan; the requirements of the applicable
subdivision and zoning ordinances (Titles 19 and 21); and other
County health, safety, and welfare ordinances related to land use
development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies,
and regulations in the:
 - 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 19); and

- Monterey County Zoning Ordinance - (Title 21)

No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) Project. The proposed project involves a lot line adjustment (LLA) between three legal lots of record, Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres). The LLA involves an equal exchange of lands. After the adjustment, there will continue to be three lots of record, containing 0.29 acres [Adjusted Parcel A], 0.51 acres [Adjusted Parcel B], and 0.55 acres [Adjusted Parcel C]. The Applicant/Owners have proposed the LLA as a way to remedy structures that are sited over adjoining property lines on Adjusted Parcel B and C.
- c) Allowed Use. The properties are located at 64, 66 and 70 Paso Hondo, Carmel Valley (Parcel A: Assessor's Parcel Number 189-251-021-000, Parcel B: 189-251-003-000 and 189-251-022-000 and Parcel C: 189-251-002-000), within the Carmel Valley Master Plan. The parcels are zoned Low Density Residential, 1 acre per unit, Design Control Overlay, and Site Plan Review Overlay, Residential Allocation Zoning or LDR/1-D-S-RAZ. The Low-Density Residential zoning district allows lot line adjustments with the granting of an Administrative Permit. Therefore, the proposed project involves an allowed use.
- d) Lot Legality. Per Certificate of Compliance Document No. 2002087789, Parcel A (0.29 acres, APN: 189-251-021-000), is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2011051911, Parcel B (0.49 acres, APN: 189-251-003-000 and 189-251-022-000) is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2010007573, Parcel C (0.57 acres, APN: 189-251-002-000), is recognized by the County of Monterey as a legal lot of record.
- e) Review of Development Standards - Minimum Lot Size. The development standards for the LDR zoning district are identified in Title 21 section 21.14.060, which identifies the minimum building site as 1 acre. The three developed lots do not meet the required minimum acreage, and as proposed, the lots will continue to not be greater than 1 acre. There is no alternative that would allow all three parcels to be at least 1 acre.
- f) Review of Development Standards- Density. Pursuant to Title 21 section 21.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "LDR" district as shown on the zoning map. Pursuant to Title 21 section 21.14.060.A, the subject parcels are zoned LDR/1, which requires that the first single family dwelling per lot occupy a property that contains at least 1 acre of land. No reconfiguration alternative would allow the parcels to contain at least 1 acre. Existing Parcel A is 0.29 acres and is developed with a single-family dwelling and two detached sheds.

With the implementation of the LLA, adjusted Parcel A will continue to be 0.29 acres and developed with one unit. Although existing and adjusted Parcel A's size is less than 1 acre (0.29 acres), the existing residence does not conflict with the zoning district's density standards as the first single-family dwelling is a principally allowed use. Existing Parcel B is (0.49 acres) and is developed with a single-family dwelling and detached garage. Although the implementation of this LLA will result in Parcel B continuing to be less than 1 acre (0.51 acres), the existing residence does not conflict with the zoning district's density standards, as the first single-family dwelling is a principally allowed use. Existing Parcel C is 0.57 acres and contains a single-family dwelling. Although the implementation of this LLA will result in Parcel C continuing to be less than 1 acre (0.55 acres), the existing residence does not conflict with the zoning district's density standards, as the first single-family dwelling is a principally allowed use. However, Parcels A, B, and C's existing and proposed sizes could not support a second unit. 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 21.14.060.C, the required main structure setbacks in this LDR district are 30 feet (front) and 10 percent of the average lot width, to a maximum required of 20 feet (side) with a maximum height of 30 feet. The required accessory structure (non-habitable) is 50 feet (front), 6 feet on the front one-half of the property, one foot on the rear one-half of the property, with a maximum height of 15 feet.

The existing residence on Adjusted Parcel C (Jensen) will continue to meet the required setbacks with the implementation of the proposed lot line adjustment, with a front setback of over 30 feet from the front and over 20 feet from the side and rear.

Parcel B's accessory structure is currently built over the side property line (encroaching into Parcel A by 3.2 feet). Through implementation of this project, adjusted Parcel B's (Scherer) accessory structure will no longer straddle Parcels B and C's property line and will instead be set back 2.4 feet from the side property line. This resulting setback does not conform to the required 6-foot setback. Parcel C's (Britton) main residence currently also encroaches into the 10 percent side setback (6.4 feet) by 4.7 feet. With the implementation of this project, the residence will encroach by only 1.7 feet, but will still not conform to the required side setback.

General Plan Policy LU-1.15 requires that "where a lot line adjustment may be configured to result in lots conforming to the policies and standards of this General Plan, that configuration is required." Here, although the proposed Lot Line Adjustment does not result in a configuration that eliminates all non-conforming setbacks, the proposed configuration is the most appropriate given the circumstances. The purpose of the lot line adjustment is to correct longstanding discrepancies between the recorded property lines and

existing improvements, including fences and structures, which were constructed substantially offset from the current parcel boundaries. The proposed adjustment aligns the property lines with the established fence lines and existing patterns of use while maintaining the existing area of each of the three affected parcels. The proposed configuration substantially reduces existing nonconforming conditions across all three properties. At Parcel B, the adjustment significantly reduces the existing setback encroachment affecting the garage, although a small portion would remain within the required setback. At Parcel A, the adjustment brings the residence into near complete compliance, leaving only a minor corner encroachment where a portion of the structure currently crosses onto Parcel B. Further adjustment to improve compliance at Parcel B would require moving the boundary beyond the existing fence line and into the area occupied by Parcel C. The owner of Parcel C has indicated they are unwilling to pursue further adjustment, making additional movement infeasible. As proposed, the lot line adjustment represents the maximum practical correction achievable with the participation and consent of the affected property owners and results in a substantial net reduction in existing nonconformities while aligning legal boundaries with longstanding physical improvements on the ground.

Further, pursuant to Monterey County General Plan Policy LU-1.16.a, 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 if the lot line adjustment would accommodate legally constructed improvements which extend over a property line. As described above, the proposed LLA would accommodate legally constructed improvements that extend over property lines and reduce existing legal non-conforming setbacks. Additionally, in accordance with Monterey County General Plan Policy LU-1.16.c, the proposed LLA will resolve a boundary issue between or among affected owners as the garage on Parcel B will be fully contained within Adjusted Parcel B within implementation of this project.

- h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.14.060.E, the maximum site coverage in this LDR district is 35 percent on lots less than twenty thousand square feet and 25 percent on lots of twenty thousand square feet or more. The development on Parcels A, B, and C is below the allowable coverage. With implementation of the project, development on Adjusted Parcel A will have site coverage under the 35 percent allowable coverage. Adjusted Parcel B and C will have site coverage under the 25 percent allowable coverage. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) Design. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. No

development is proposed, and therefore no Design Approval is required. Additionally, there will be no change in the character of the neighborhood or impact on the public viewshed.

- j) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in are File No. PLN240218.

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, HCD-Environmental Services, Monterey County Regional Fire Protection District, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, and conducted a site visit via Google Earth, to verify that the project conforms to the applicable lot line adjustment plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed and no technical reports were prepared as no environmental concerns were raised by HCD-Planning.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

3. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
 - b) There are no known violations on the subject parcels.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning are found in File No. PLN240218.

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 HCD-Planning, Monterey County Regional FPD (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau,

and conditions have been recommended, 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) All necessary facilities are available at the project site. On Parcel A, sanitary disposal is accomplished by an Onsite Wastewater Treatment System (OWTS), Record ID: ON0105080. Parcel B has no wastewater treatment Record ID available, but the location of OWTS is shown on the site plan. Parcel C has an OWTS Record ID: ON0105074. Setback distances of all referenced existing OWTS to the proposed property lines are an improvement in setback distance. All existing OWTS will remain on the parcels they were installed on and no OWTS components are proposed to cross lot lines. All referenced parcels maintain existing connections to Cal-Am public drinking water utilities. No existing drinking water wells on any of the referenced parcels.
- c) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

5. FINDING:

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines section 15305(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment reconfigures the meets and bounds for three parcels, and will not create any new parcels after adjustment. Therefore, the project is consistent with the parameters of the Class 5 categorical exemptions.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. 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. The project does not involve a designated historical resource or a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development are found in File No. PLN240218.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code (MCC) allow a lot line adjustment that meets the following standards:

- a) The lot line adjustment is between four or fewer existing adjoining parcels;
- b) A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
- c) The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

- EVIDENCE:**
- a) The parcels are zoned Low Density Residential, 1 acre per unit density, Design Control overlay, and Site Plan Review Overlay, Residential Allocation Zoning (Inland Zone) [LDR/1-D-S-RAZ].
 - b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 1.35 acres. After the adjustment, there will continue to be three lots of record, containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B) and 0.55 acres (Adjusted Parcel C).
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in three contiguous separate legal parcels of record. Therefore, no new parcels will be created.
 - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21) and Subdivision Ordinance (Title 19). County 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 (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
 - e) The subject properties are zoned for residential purposes. Parcel A is currently developed with a single-family dwelling and two detached sheds. Adjusted Parcel B is 0.51 acres and is developed with a single-family dwelling and detached garage. Adjusted Parcel C is 0.55 acres and is developed with a single-family dwelling. With the implementation of the proposed LLA, Parcels A, B and C will remedy the encroaching structures on Parcels B and C. None of the property area is under Williamson Act contract or used for agricultural purposes.
 - f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment, as well as a Certificate of Compliance for each adjusted lot, is required per incorporated standard conditions of approval (Condition Nos. 4 and 5).
 - g) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.
 - h) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in File No. PLN240218.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County 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 County of Monterey Chief of Planning does hereby:

1. Find that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
2. Approve a Lot Line Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C).

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of August 2026.

Melanie Beretti, AICP,
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This 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 offices in Salinas.

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

County of Monterey HCD Planning

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

PLN240218

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative permit (PLN240218) allows a Lot Line Adjustment between three legal lots consisting of Parcel A (0.29 acres), Parcel B (0.49 acres), and Parcel C (0.57 acres), resulting in three parcels containing 0.29 acres (Adjusted Parcel A), 0.51 acres (Adjusted Parcel B), and 0.55 acres (Adjusted Parcel C). The property is located at 64, 66 and 70 Paso Hondo (Assessor's Parcel Numbers 189-251-021-000, 189-251-003-000, 189-251-022-000 and 189-251-002-000), Carmel Valley Master 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Numbers 189-251-002-000, 189-251-003-000, 189-251-022-000, and 189-251-021-000 on August 5, 2026. The permit was granted subject to 4 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. PD045(A) LOT LINE ADJUSTMENT DEED(S)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record separate deeds that reflect all areas being conveyed and the newly adjusted lot line configuration as illustrated in the attached plans and required by California Government Code 66412(d). (HCD – Planning).

Steps

1. Obtain an updated title report (current within 30 days) for each subject parcel of the lot line adjustment.

2. Prepare separate legal descriptions, plats, and closure calculations for the following: (Should the parcels be under the same ownership, Step 2(i) can be excluded)

- i. All adjustment parcels, all areas being conveyed by Owners in conformance to the approved lot line adjustment; and
- ii. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

All legal descriptions, plats, 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. Prepare separate deeds for the following: (Should the parcels be under the same ownership, Step 3(i) can be excluded)

- i. All of the adjustment parcels, being the areas conveyed by one party to another to conform to the approved lot line adjustment; and
- ii. The entirety of each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

NOTE: These deeds will use the respective legal description and plat prepared in Step No. 2 above.

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 each 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, PLN240218. 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 shall submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels and the entire parcels to the project planner for review & approval by County Surveyor.

b. Have the deeds recorded in the following sequence: (Should the parcels be under the same ownership, Step 4(c)(i) can be excluded)_

- i. Deeds for all the adjustment parcels for all owners; and
- ii. Deeds for all the reconfigured parcels in their entirety. This will require owners to deed to themselves the entire reconfigured or adjusted parcel. (Note: In single-party LLAs, only these deeds will need to be recorded since conveyance of adjustment

parcels is unnecessary.)

c. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

**Compliance or
Monitoring
Action to be
Performed:**

With 60 days of project approval, the Applicant/Owner shall submit to HCD-Planning for review and approval draft grant deeds describing the land being transferred (all adjustment parcels) and the entirety of the resulting parcels (each newly adjusted parcel), as applicable.

Prior to issuance of Certificates of Compliance, the Applicant/Owner shall submit all recorded grant deed to HCD-Planning.

4. PD045 - COC (LOT LINE ADJUSTMENTS)
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Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall request unconditional Certificates of Compliance for the newly configured parcels as illustrated in the attached plans (HCD - Planning).

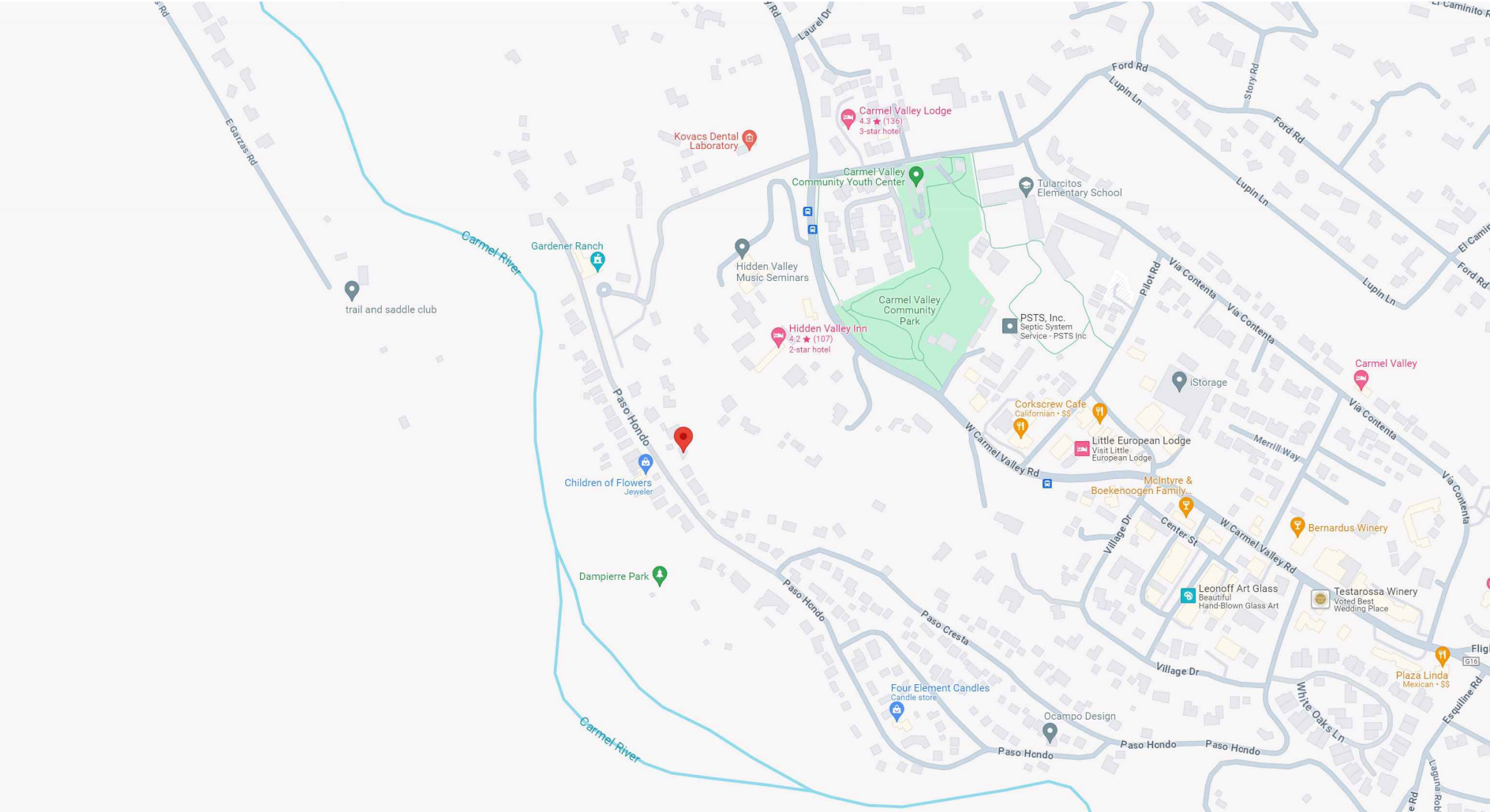
**Compliance or
Monitoring
Action to be
Performed:**

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.

Basis of Bearings:
The bearing N37° 15' 30"W for the southwesterly line of Paso Hondo per the map of Los Laureles Tract No. 2 (3 C&T 44) and as found monumented is taken as the basis of bearings for this survey.

Vicinity Map (Not to Scale)



Boundary Legend

A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station/control point
TBM - temporary benchmark

Topography Legend

AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC. - concrete

D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak

ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrie wall
WALL-STC - stucco wall
WLK - sidewalk

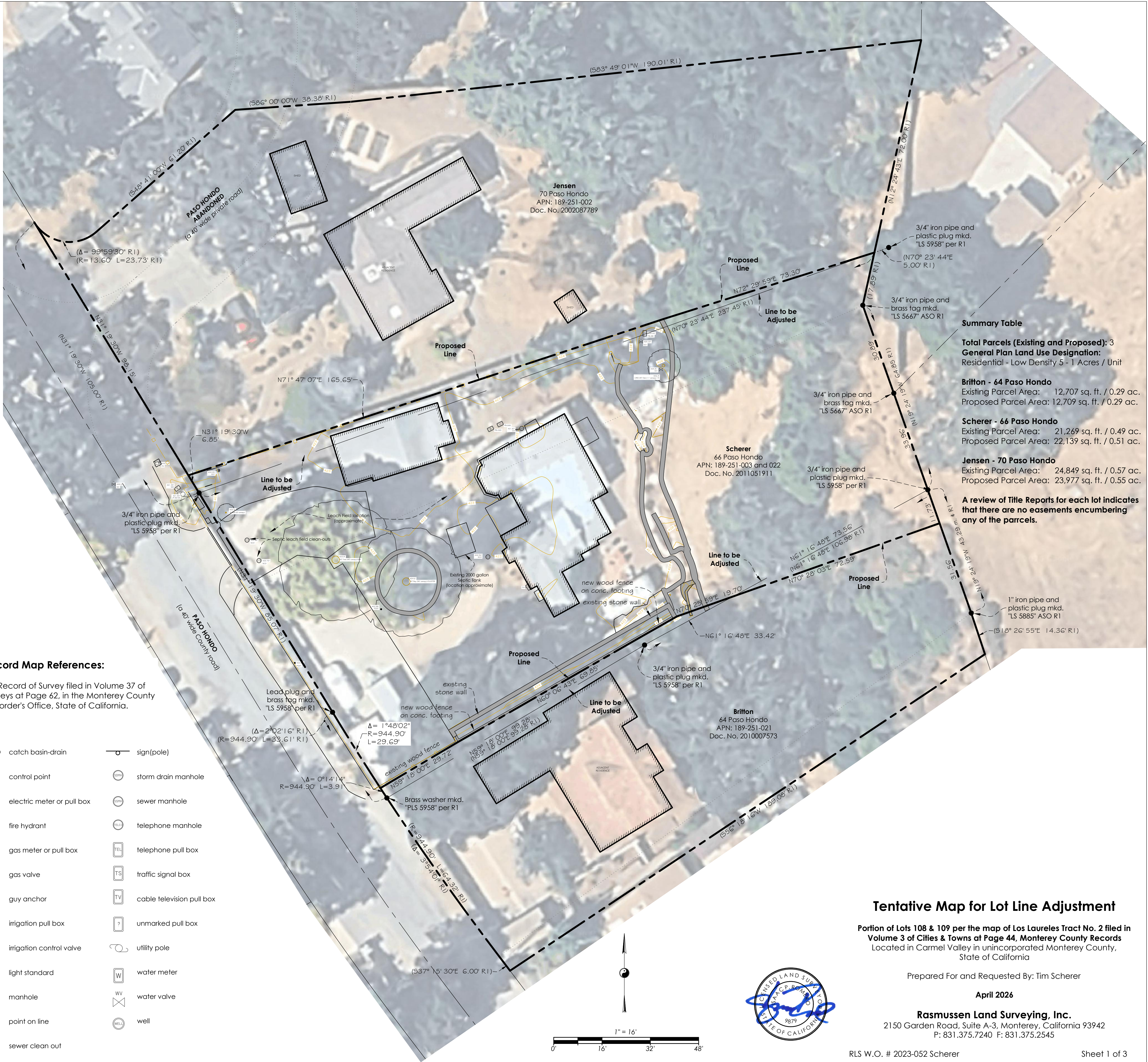
Utility Legend

CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: Record of Survey filed in Volume 37 of Surveys at Page 62, in the Monterey County Recorder's Office, State of California.

- | | | | |
|--|----------------------------|--|---------------------------|
| | catch basin-drain | | sign/pole |
| | control point | | storm drain manhole |
| | electric meter or pull box | | sewer manhole |
| | fire hydrant | | telephone manhole |
| | gas meter or pull box | | telephone pull box |
| | gas valve | | traffic signal box |
| | guy anchor | | cable television pull box |
| | irrigation pull box | | unmarked pull box |
| | irrigation control valve | | utility pole |
| | light standard | | water meter |
| | manhole | | water valve |
| | point on line | | well |
| | sewer clean out | | |



Summary Table

Total Parcels (Existing and Proposed): 3
General Plan Land Use Designation:
Residential - Low Density 5 - 1 Acres / Unit

Britton - 64 Paso Hondo
Existing Parcel Area: 12,707 sq. ft. / 0.29 ac.
Proposed Parcel Area: 12,709 sq. ft. / 0.29 ac.

Scherer - 66 Paso Hondo
Existing Parcel Area: 21,269 sq. ft. / 0.49 ac.
Proposed Parcel Area: 22,139 sq. ft. / 0.51 ac.

Jensen - 70 Paso Hondo
Existing Parcel Area: 24,849 sq. ft. / 0.57 ac.
Proposed Parcel Area: 23,977 sq. ft. / 0.55 ac.

A review of Title Reports for each lot indicates that there are no easements encumbering any of the parcels.

Tentative Map for Lot Line Adjustment

Portion of Lots 108 & 109 per the map of Los Laureles Tract No. 2 filed in Volume 3 of Cities & Towns at Page 44, Monterey County Records
Located in Carmel Valley in unincorporated Monterey County, State of California

Prepared For and Requested By: Tim Scherer

April 2026

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-052 Scherer

Sheet 1 of 3





Tentative Map for Lot Line Adjustment

Portion of Lots 108 & 109 per the map of Los Laureles Tract No. 2 filed in
Volume 3 of Cities & Towns at Page 44, Monterey County Records
Located in Carmel Valley in unincorporated Monterey County,
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