

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

BOUTONNET FARMS INC (PLN250039)

RESOLUTION NO. 26-

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) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A, Lot 1) and 5.78 acres (Adjusted Parcel B, Lot 2).

[PLN250039, Boutonnet Farms Inc, 717 River Road, Salinas, Toro Area Plan (APN: 167-081-009-000 & 167-011-013-000)]

The Boutonnet Farms application (PLN250039) came on for public hearing before the County of Monterey Chief of Planning on January 07, 2026. 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 proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Toro Area 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan*;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);
 - Agricultural Wine Corridor (AWCP);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. The proposed project involves a lot line adjustment (LLA) between two legal lots of record, Parcel A (14.22 acres) and Parcel B (6.28 acres). The LLA involves an equal exchange of land. After the adjustment, there will continue to be two lots of record, containing 14.72 acres [Adjusted Parcel A] and 5.78 acres [Adjusted Parcel B]. Per the Applicant/Owner, the project is being proposed as a way to for an addition to the existing workshop facility that conforms to the required setbacks outlined in Title 21 section 21.30.060.
- c) Allowed Use. The properties are located at 717 River Road, and No address, Salinas (Parcel A: Assessor's Parcel Number 167-081-009-000 and Parcel B: 167-011-013-000), within the Toro Area Plan. The parcels are zoned Farmland, 40 acres per unit, with a Design Control Overlay, or "F/40-D". Title 19 allows lot line adjustments between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, subject to the granting of an Administrative Permit. Therefore, the proposed project involves an allowed use.
- d) Lot Legality. Both lots A and B were included in a previously approved Lot Line Adjustment (PLN120746) and were both issued separate Certificate of Compliance numbers as part of their condition compliance. Per Certificate of Compliance Document No. 2013065816, Parcel A (14.22 acres, APN: 167-081-009-000), is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2013065817, Parcel B (6.28 acres, APN: 167-011-013-000) is recognized by the County of Monterey as a legal lot of record.
- e) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed above.
- f) Review of Development Standards - Minimum Lot Size. The development standards for the Farmland zoning district are identified in MCC section 21.30.060, which identifies the minimum building site as 40 acres. The two legal lots of record do not meet the required minimum acreage, and as proposed, the lots will continue to not be greater than 40 acres. There is no alternative that would allow both parcels to be at least 40 acres. Additionally, although there is no development proposed with this application, the Applicant/Owner's intent of the lot line adjustment is to allow an addition to take place on an existing workshop located on Parcel A, while ensuring it conforms to the required setbacks. The LLA will continue to allow adjusted Parcel B to be developed in the future, subject to separate permits. Accordingly, implementation of this LLA will encourage future development to better meet the goals and policies of the 2010 General Plan, per section LU-1.16.
- g) Design. 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 pursuant to Title 21 Chapter 21.44. No development is proposed and therefore no Design Approval is required and there will be

no change in the character of the neighborhood or impact on the public viewshed.

- h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.30.060 the maximum site coverage in this Farmland district is 5 percent. The development on Parcels A and B is below the allowable coverage. With implementation of the project, development on Adjusted Parcel A and Adjusted Parcel B will both continue to have a site coverage under the 5 percent allowable coverage. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) Review of Development Standards-Setbacks. Pursuant to Title 21 section 21.30.060., the required main structure setbacks in this Farmland district are 30 feet (front) and 20 feet (side and rear), with a maximum height of 35 feet. The existing workshop on Adjusted Parcel A 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. The existing barn on Adjusted Parcel B will continue to meet the required setbacks with implementation of this project, with a front setback over 30 feet from the front and over 20 feet from the side and rear.
- j) Land Use Advisory Committee (LUAC). The project was not referred to the Toro 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) 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 PLN250039.

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. PLN250039.

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, 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. Both Parcel A and Parcel B have no wastewater treatment. An existing offsite well currently serves Parcel B, located at 717 River Road. Parcel A currently does not have an active connection to a well, on-site or off-site.
 - c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250039.

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) 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 Monterey County HCD-Planning are found in File No. PLN250039.

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 two 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 County of Monterey HCD-Planning for the proposed development are found in File No. PLN250039.

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:
- 1. The lot line adjustment is between four or fewer existing adjoining parcels;
 - 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
 - 3. The parcels resulting from the lot line adjustment 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 Farmland, 40 acres per unit density, and Design Control overlay (Inland Zone) [F/40-D)].
 - b) The lot line adjustment is between four or fewer existing adjoining parcels. The two existing legal lots of record have a total combined area of 20.5 acres, Parcel A (x acres).. Parcel B... After the adjustment, there will continue to be two lots of record, containing 14.72 acres [Adjusted Parcel A] and 5.78 acres [Adjusted Parcel B].
 - 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, resulting in two contiguous separate legal parcels of record. Therefore, no new parcels will be created.
 - d) The subject properties are zoned for farm and agricultural purposes. Parcel A is currently developed with a workshop facility and storage tanks, which will remain on Adjusted Parcel A. Parcel B is currently developed with an existing barn and fuel storage tank, and will remain on Adjusted Parcel B. None of the property area proposed through this Lot Line Adjustment is under Williamson Act contract or used for agricultural purposes. The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.
 - e) 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).
 - f) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.

- g) 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 File No. PLN250039.

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 HCD Chief of Planning does hereby:

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 two legal lots of record consisting of Parcel A (14.22 acres) and Parcel B (6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A, Lot 1) and 5.78 acres (Adjusted Parcel B, Lot 2).

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 21st day of January 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.

8. 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

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

PLN250039

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN250039) allows Lot Line Adjustment between two legal lots of record containing 20.5 acres, resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B). The property is located at 717 River Road, Salinas (Assessor's Parcel Number 167-011-009-000 & 167-081-013-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Lot Line Adjustment (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Numbers 167-011-009-000 & 167-081013-000 on January 21, 2026. 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or 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 Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the 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, PLN250039. 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.

PROJECT DATA

ASSESSOR PARCEL NUMBER (APN): 167-081-009-000
PROJECT ADDRESS: TBD
PARCEL SIZE: 6.78 ACRES (251,776.8 SF)
LOT COVERAGE: ALLOWED: 5% MAXIMUM
BUILDING SF (INCLUDES FUTURE EXPANSION): ±11,000 SF
PROPOSED: 4.4%
F40 | F40-D
FARMLANDS 40-160 ACRES MIN. | RIVERS AND WATER BODIES
1 STORY
LAND USE: NONE
STORIES: NONE
LANDSCAPE: EXISTING: NONE
PARKING: PROPOSED: NONE
CUT/FILL: NONE
WELL: NONE
SEPTIC: NONE

LEGEND

- PROPERTY LINE
--- FENCE TO REMAIN
[Pattern] BUILDING TO REMAIN
[Pattern] FUTURE BUILDING EXPANSION (UNDER SEPARATE PERMIT)
[Pattern] ROW CROPS TO REMAIN
[Pattern] RIVER
[Pattern] DIRT ROAD



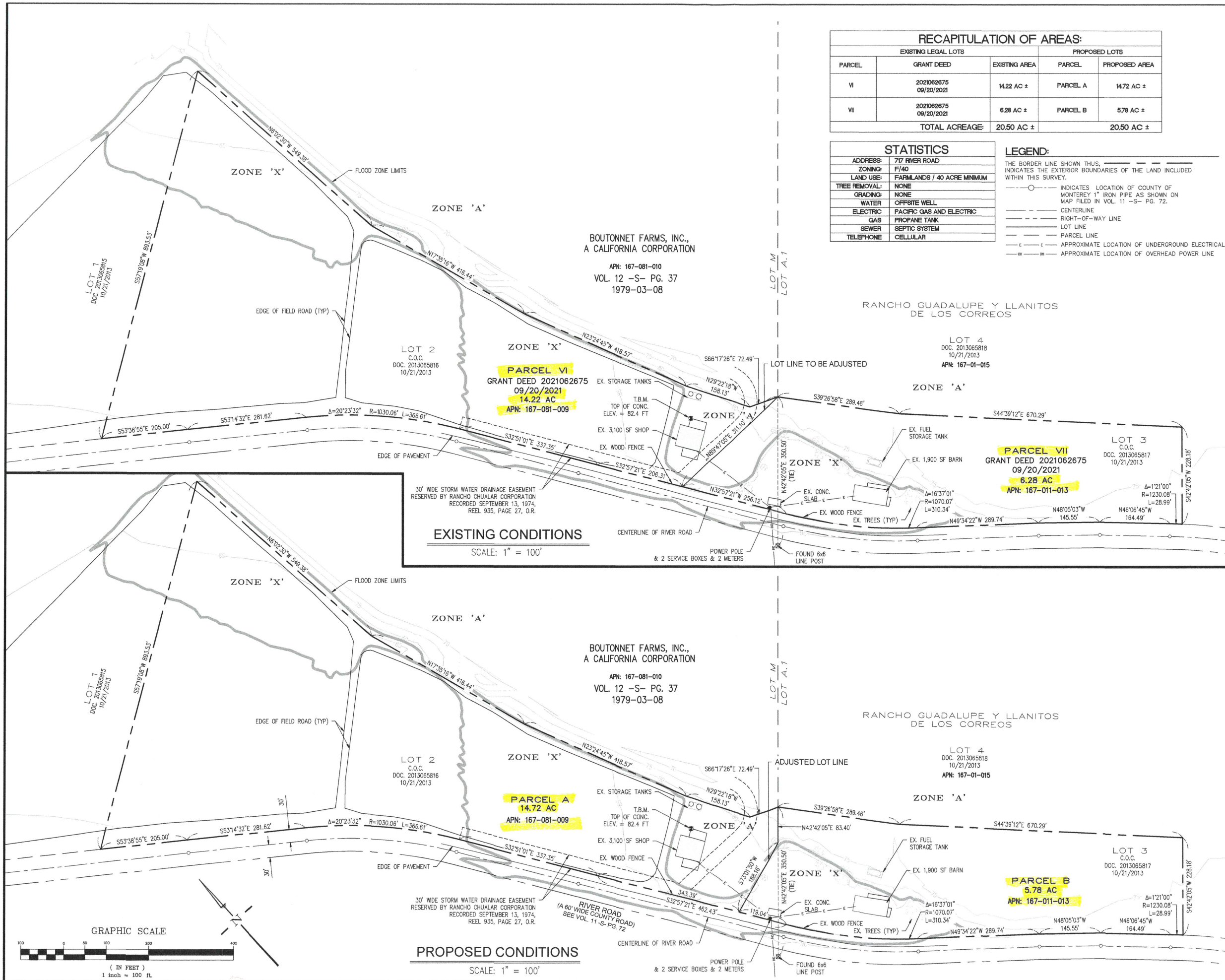
OVERALL SITE PLAN
LOT LINE ADJUSTMENT FOR:
BOUTONNET FARMS
RIVER ROAD
SALINAS, CA 93908

REV.	DATE	DESCRIPTION

DATE: 05/26/2025
SCALE: AS NOTED
DRAWN:
JOB: 24069
SHEET:

A1.1

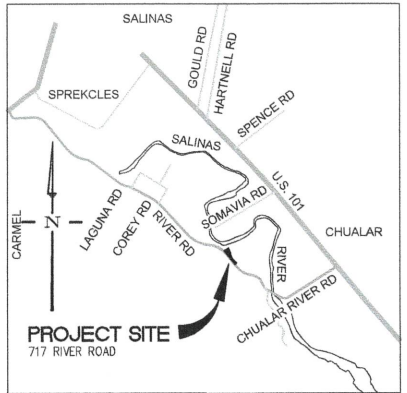
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. A SEPARATE CONTRACT WITH THE ARCHITECT IS REQUIRED FOR ANY OTHER USE OF THESE PLANS AND SPECIFICATIONS.



RECAPITULATION OF AREAS:				
EXISTING LEGAL LOTS			PROPOSED LOTS	
PARCEL	GRANT DEED	EXISTING AREA	PARCEL	PROPOSED AREA
VI	2021062675 09/20/2021	14.22 AC ±	PARCEL A	14.72 AC ±
VII	2021062675 09/20/2021	6.28 AC ±	PARCEL B	5.78 AC ±
TOTAL ACREAGE:		20.50 AC ±	20.50 AC ±	

STATISTICS	
ADDRESS:	717 RIVER ROAD
ZONING:	F/40
LAND USE:	FARMLANDS / 40 ACRE MINIMUM
TREE REMOVAL:	NONE
GRADING:	NONE
WATER:	OFFSITE WELL
ELECTRIC:	PACIFIC GAS AND ELECTRIC
GAS:	PROPANE TANK
SEWER:	SEPTIC SYSTEM
TELEPHONE:	CELLULAR

LEGEND:
THE BORDER LINE SHOWN THUS, ———— INDICATES THE EXTERIOR BOUNDARIES OF THE LAND INCLUDED WITHIN THIS SURVEY.
—○— INDICATES LOCATION OF COUNTY OF MONTEREY 1" IRON PIPE AS SHOWN ON MAP FILED IN VOL. 11 -S- PG. 72.
—+—+—+ CENTERLINE
—+—+—+ RIGHT-OF-WAY LINE
—+—+—+ LOT LINE
—+—+—+ PARCEL LINE
—E—E—E APPROXIMATE LOCATION OF UNDERGROUND ELECTRICAL
—OH—OH—OH APPROXIMATE LOCATION OF OVERHEAD POWER LINE



VICINITY MAP
NOT TO SCALE
COUNTY OF MONTEREY

BASIS OF BEARINGS:
THE BEARINGS USED HEREON ARE BASED ON THE MERIDIAN SHOWN UPON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 8, 1979 IN VOLUME 12 OF SURVEYS AT PAGE 37, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

TEMPORARY BENCH MARK:
TOP CORNER OF CONCRETE AS SHOWN UPON THIS MAP.
ELEVATION = 82.4 FT / DATUM = NAVD 88

FLOOD PLAIN:
THIS PROPERTY LIES IN ZONE "A", (SPECIAL FLOOD HAZARD AREA), WITHOUT BASE FLOOD ELEVATION, AND ZONE "X", AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE ACCORDING TO THE NFIP, FLOOD INSURANCE RATE MAP NUMBER 06053C0380H (EFFECTIVE DATE: NOVEMBER 30, 2023)

SURVEYOR'S STATEMENT:
THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA, PROFESSIONAL LAND SURVEYORS ACT, AT THE REQUEST OF TROY BOUTONNET.

PHILIP L. PEARMAN, L.S. 4448
LICENSE EXPIRES 09/30/25

NOTES:
1. DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. THIS PROPERTY IS SUBJECT TO A COUNTY OF MONTEREY FARMLAND SECURITY ZONE CONTRACT (NO. 2012-010) RECORDED IN DOCUMENT NO. 2011070071 ON DECEMBER 9, 2011, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
3. THE PURPOSE OF THE LOT LINE ADJUSTMENT IS TO ALLOW ROOM FOR AN EXPANSION (ADDITION) TO THE 3,100 SF SHOP FACILITY ON THE SOUTHEAST SIDE, IN THE FUTURE. ALSO, NO EXPANSION OF THE EXISTING FARMING AREAS IS BEING PROPOSED. THE PROPERTY IS CURRENTLY USED FOR THE CULTIVATION OF AGRICULTURAL PRODUCTS. AS SUCH, THE FARMING AREAS HAVE BEEN HIGHLY DISTURBED BY PRIOR AGRICULTURAL ACTIVITIES SUCH AS, RIPPING, PLOWING AND GROUND LEVELING. THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO 14 CCR SECTION 15305 (CLASS 5).

APN: 167-011-013 AND 167-081-009
PLN 250039
TENTATIVE LLA

PROPOSED LOT LINE ADJUSTMENT
ADJUSTING THE BOUNDARY BETWEEN THAT CERTAIN TRACT OF LAND DESCRIBED UNDER PARCEL VI (LOT 2) AND THAT CERTAIN TRACT OF LAND DESCRIBED UNDER PARCEL VII (LOT 3) IN THE GRANT DEED FROM SEA MIST FARMS LLC TO BOUTONNET FARMS, INC. DATED SEPTEMBER 7, 2021 AND RECORDED IN DOCUMENT NO. 2021062675 ON 09/20/2021, OFFICIAL RECORDS OF MONTEREY COUNTY, CA.

SITUATE IN:
RANCHO GUADALUPE Y LLANITOS DE LOS CORREIOS
COUNTY OF MONTEREY
STATE OF CALIFORNIA

APPLICANT:
TROY E. BOUTONNET, PRESIDENT OF
BOUTONNET FARMS, INC.
51 HUNTER LANE
SALINAS, CA 93908

AGENT:
SALINAS VALLEY SURVEYORS
PHILIP L. PEARMAN, L.S.
210 CAPITOL ST., SUITE 15
SALINAS, CA 93901
831.753.2234
SVSURVEYOR@ATT.NET

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