

# Attachment G

This page intentionally left blank.

**Before the Director of RMA-Planning in and for the  
County of Monterey, State of California**

In the matter of the application of:

**PEDRAZZI (PLN130552-EXT1)**

**RESOLUTION NO. 16-081**

Resolution by the Monterey County Director of Planning approving a 3-year Permit Extension of PLN130552 (Resolution No. 15-002) consisting of a Minor Subdivision Tentative Map to allow the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres).

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

The Director of RMA-Planning, having considered the application and all the written and documentary evidence presented relating thereto, finds and decides as follows:

**FINDINGS AND EVIDENCE**

- 1. FINDING:** **PROJECT DESCRIPTION / CONSISTENCY** - The County has received and processed a 3-year Permit Extension to a Minor Subdivision Tentative Map (RMA-Planning File No. PLN130552). The Permit Extension includes no changed circumstances from the previously approved permit(s).
- EVIDENCE:** (a) An application for a Permit Extension was submitted on November 2, 2016. The current permit was set to expire on January 14, 2017. Pursuant to the Subdivision Map Act, Section 66452.6(e), and the Monterey County Subdivision Ordinance (Title 19 – Inland), Section 19.04.040, prior to the expiration of an approved or conditionally approved tentative map upon an application by the subdivider to extend that map, the map approval shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. Therefore, upon submittal of the application requesting the extension, the expiration date was automatically extended to March 15, 2017.
- (b) The property is located along River Road, south of Parker and Corey Roads, Salinas (Assessor’s Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000), Toro Area Plan. The property is zoned Farmland, 40 acre minimum lot size, with a Design Control Overlay (F/40-D), which establishes a minimum lot size of 40 acres per lot. As approved under PLN130552, the proposed lots would range in size from approximately 44 to 395 acres. The zoning has not changed since

the project was approved. Therefore, the subdivision is consistent with land use and zoning requirements.

- (c) On January 14, 2015, the Monterey County Planning Commission approved the minor subdivision (PLN130552) as reflected in Resolution 15-002.
- (d) This is the first extension request for this project.
- (e) Pursuant to the Subdivision Map Act, Section 66452.6(e), the time at which the map expires may be extended for a period or periods not exceeding a total of five years. This 3-year extension only applies to the expiration date of the minor subdivision tentative parcel map, and extends the expiration date from January 14, 2017, to January 14, 2020. All other applicable conditions of approval for PLN130552 apply and no new conditions have been added for this extension.
- (f) The findings and evidence from PLN130552 (Resolution No. 15-002) are carried forward to this permit extension (PLN130552-EXT1), and incorporated herein by reference.
- (g) There have been no changes to the applicable plans, policies, and regulations since the original approval of the subdivision that would be grounds for denial of the extension pursuant to Title 19 Section 19.04.040. There are also no changes to the project, and the project remains the same as approved by Resolution No. 15-002.
- (h) The extension has been requested because the minor subdivision is the result of a judicial partition action, and additional time is required to satisfy the requirements of the conditions applied to the original entitlement. The sole purpose of the approved subdivision is to separate the ownership of the lands.
- (i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed extension found in Project Files PLN130552 and PLN130552-EXT1.

**2. FINDING:** **CEQA** - The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was a Negative Declaration per CEQA Guidelines Section 15074.

**EVIDENCE:** (a) The project meets the criteria of CEQA Guidelines Section 15162 because no substantial changes are proposed requiring major revisions to the Negative Declaration, and there are no substantial changes in the circumstances under which the project was approved that would necessitate substantial revisions to the Negative Declaration.

**3. FINDING:** **PUBLIC NOTICE** - Consideration of the request for the extension has been carried out pursuant to Monterey County Code Section 19.04.040 (Extension of Tentative Parcel Map) of Monterey County Code Title 19, Subdivision Ordinance – Inland.

**EVIDENCE:** (a) On February 16, 2017, notices were mailed to residents within 300 feet of the project site.

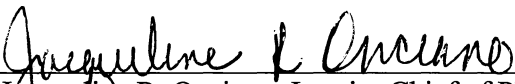
- (b) On February 16, 2017, a notice was published in the Monterey County Weekly.
- (c) On February 19, 2017, notices were posted in at least 3 different public places on and near the subject property.
- (d) No objections were received during the notification period from February 16 to February 28, 2017.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Director of RMA-Planning does hereby:

Approve a 3-year Permit Extension of PLN130552 (Resolution No. 15-002) consisting of a Minor Subdivision Tentative Map to allow the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres), in general conformance with the attached sketch and subject to all of the conditions applied to the original approval, all being attached hereto and/or incorporated herein by reference.

PASSED AND ADOPTED this 1<sup>st</sup> day of March, 2017.

  
\_\_\_\_\_  
Jacqueline R. Onciano, Interim Chief of Planning  
Resource Management Agency

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **MAR 03 2017**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

~~**MAR 13 2017**~~

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.

# Monterey County RMA Planning

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

PLN130552

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Minor Subdivision (PLN130552) allows the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres). The property is located at 581 River Road (Assessor's Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Minor Subdivision (Resolution Number 15-002) was approved by the Planning Commission for Assessor's Parcel Numbers 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000 on January 14, 2015. The permit was granted subject to fourteen (14) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

**4. PD006(A) - CONDITION COMPLIANCE FEE**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

**5. PD037 - WILLIAMSON ACT**

**Responsible Department:** RMA-Planning

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

**Responsible Department:** RMA-Planning

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

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

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



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

**Responsible Department:** Health Department

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

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

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

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

**Responsible Department:** Health Department

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

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

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

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

**Responsible Department:** Parks Enforcement

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

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

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

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

**11. PW0035 - RECORD OF SURVEY**

**Responsible Department:** RMA-Public Works

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

**Responsible Department:** RMA-Planning

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

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

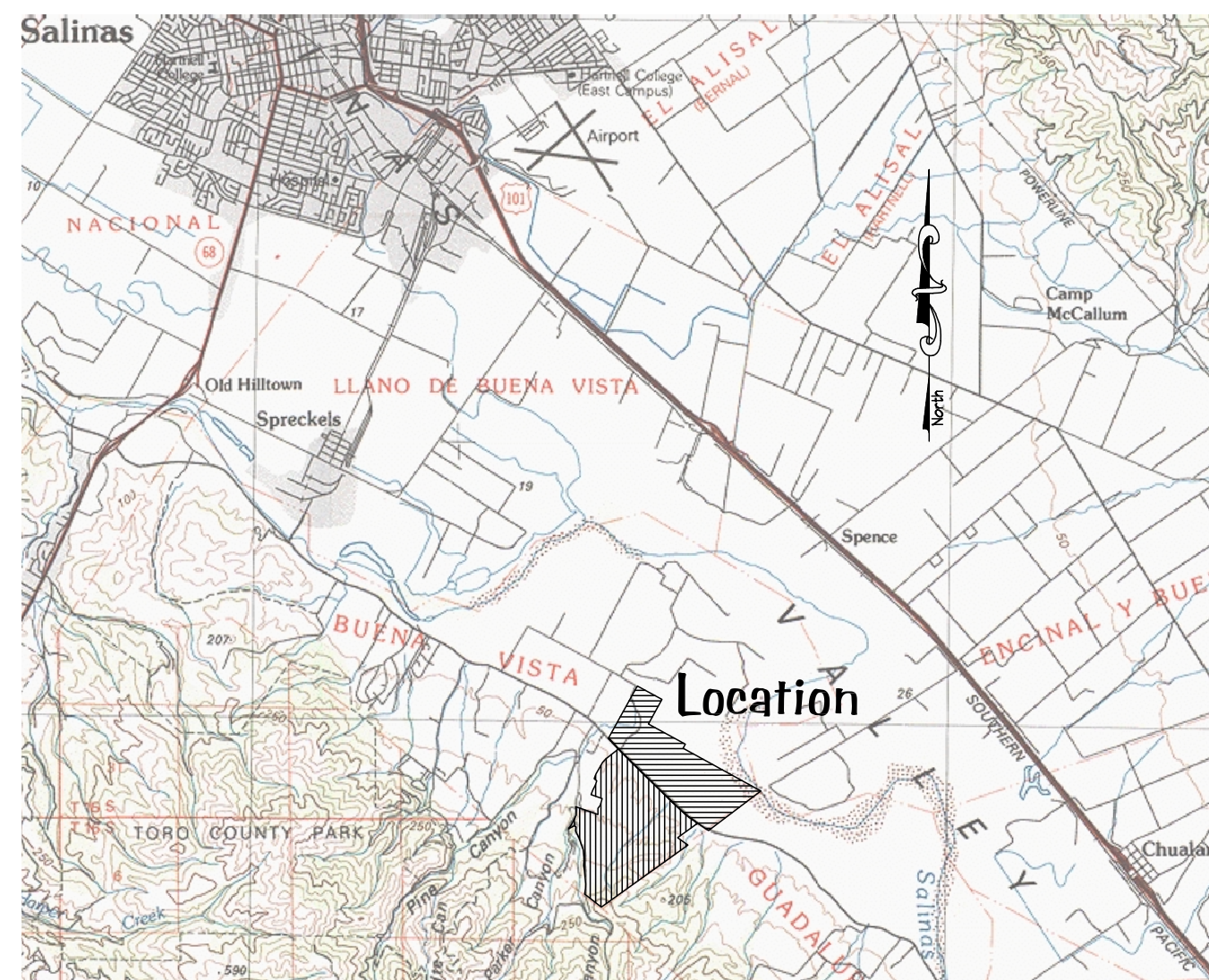
**14. PD004 - INDEMNIFICATION AGREEMENT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

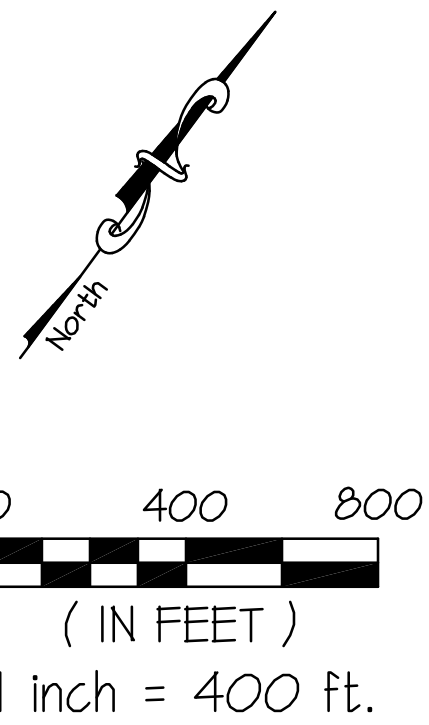
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .



VICINITY MAP  
No Scale

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

PORTIONS OF PARCEL 3 & 4, ALL OF PARCEL 5 & MAJOR PORTION OF PARCEL 6 ARE LOCATED IN ZONE A OF FIRM MAP No. 0653C0380 (MAP No. 060195 - PANEL 0380G) DATED APRIL 2, 2009.



**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR JAMES J. COOK IN APRIL 2013.

PHILIP L. PEARMAN, LS 4448  
LICENSE EXPIRES 9/30/2015

INSUFFICIENT INFORMATION TO ESTABLISH LOCATION IN EXISTING PARCEL 1:

20 FOOT WIDE ROADWAY EASEMENT PER LIBER 31, DEEDS PAGE 510 MONTEREY COUNTY RECORDS.

ELECTRICAL FACILITIES EASEMENT PER BOOK 4, PAGE 42 OF OFFICIAL RECORDS OF MONTEREY COUNTY

**TENTATIVE PARCEL MAP**

SHOWING THE AGRICULTURAL SUBDIVISION OF THE "COREY HILLS" - "COREY FARMLANDS" AND "COREY BENCHLANDS"

CONSISTING OF LOTS 65,66,71,72,73,74,75,76,99,100,101,102,103 & PORTIONS OF LOTS 104,105,106,107 AND 108 AS SAID LOTS ARE SHOWN AND SO DELINEATED ON THE MAP ENTITLED "MAP OF SUBDIVISION OF THE RANCHO BUENA VISTA, MONTEREY COUNTY, CALIFORNIA", ETC. FILED MARCH 18, 1889 IN THE OFFICE OF THE COUNTY RECORDER IN MAP BOOK ONE, MAPS AND GRANTS, (OUTSIDE LANDS), AT PAGE 63 THEREIN.

SITUATE IN RANCHO BUENA VISTA, COUNTY OF MONTEREY, STATE OF CALIFORNIA

APPLICANT & REPRESENTATIVE: JAMES J. COOK  
HORAN & LLOYD, ATTORNEYS AT LAW  
26385 CARMEL RANCHO BLVD., SUITE 200  
CARMEL, CA 93923  
TELEPHONE No. (831) 373-4131

OWNERS: EXISTING PARCEL 1: DEBRA SHORT, ELLA L. MORAN, MILTON E. PEDRAZZI, ROBERT P. PEDRAZZI, SANDRA L. DAY, PETER N. PEDRAZZI, JAMES N. PEDRAZZI, DAVID M. PEDRAZZI AS THEIR REPECTIVE INTERESTS APPEAR OF RECORD.

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

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

APN'S: 139-083-002, 139-083-004, 139-084-003 & 139-084-004  
ZONING: F/40 & F/40-D

WATER: EXISTING AGRICULTURAL WELLS

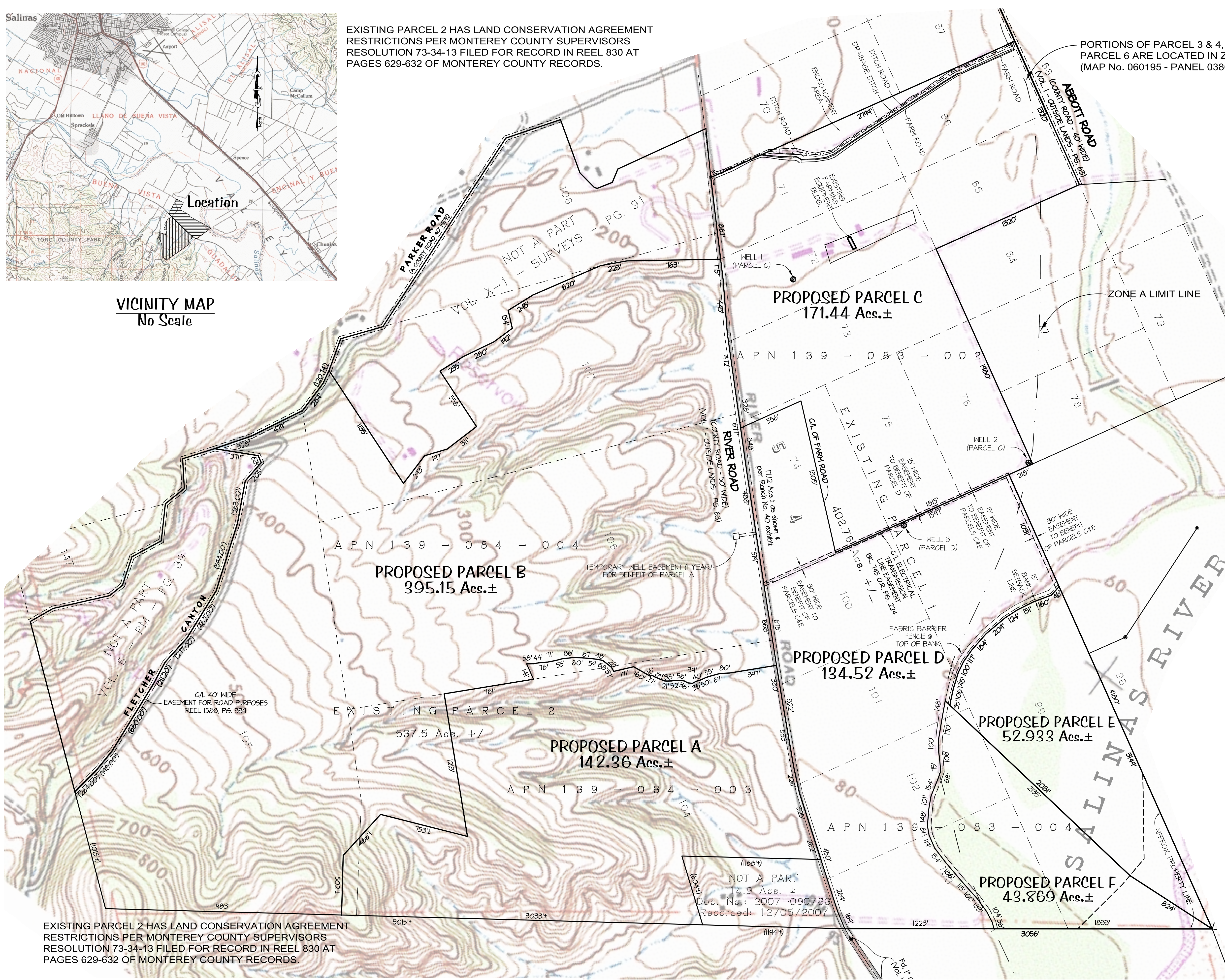
ELECTRICAL: EXISTING PG&E

TELEPHONE: EXISTING AT&T

STREET IMPROVEMENTS:

WASTEWATER/SEWAGE DISPOSAL:

DRAINAGE: } NONE PROPOSED - AGRICULTURAL SUBDIVISION



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

NOT A PART  
74.9 Acs. ±  
Doc. No.: 2007-090783  
Recorded: 12/05/2007

**SALINAS VALLEY SURVEYORS**  
BOUNDARY & TOPOGRAPHIC SURVEYING  
CONSTRUCTION STAKING & SUBDIVISION DESIGN

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

**TENTATIVE PARCEL MAP**  
SHOWING THE AGRICULTURAL SUBDIVISION OF THE "COREY HILLS", "COREY FARMLANDS" AND "COREY BENCHLANDS" CONSISTING OF LOTS 65,66,71,72,73,74,75,76,99,100,101,102,103 & PORTIONS OF LOTS 104,105,106,107 & 108 AS SAID LOTS ARE SHOWN & SO DELINEATED ON THE MAP ENTITLED "MAP OF SUBDIVISION OF THE RANCHO BUENA VISTA, MONTEREY COUNTY, CALIFORNIA", ETC. FILED MARCH 18, 1889 IN THE OFFICE OF THE COUNTY RECORDER IN MAP BOOK ONE, MAPS & GRANTS, (OUTSIDE LANDS), AT PAGE 63 THEREIN.  
SITUATE IN RANCHO BUENA VISTA, COUNTY OF MONTEREY, STATE OF CALIFORNIA

SCALE 1"=400' DRAWN RSG JOB NO.  
DATE October 23, 2013 DESIGNED PLP FILE NO.

SHEET  
**1**  
OF x

This page intentionally left blank