

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR &  
WINFIELD LARAMIE SKYLAR TR (PLN250007)**

**RESOLUTION NO. ----**

Resolution by the County of Monterey Chief of  
Planning:

- 1) Finding that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305; and
- 2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

[PLN250007 SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR, 54 and 58 Unit A Calera Canyon Road, Salinas, Toro Area Plan (APN: 416-361-012-000 and 416-361-051-000)].

**The SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR application (PLN250007) came on for an administrative decision hearing before the County of Monterey Chief of Planning on January 7<sup>th</sup>, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Toro Area Plan;
  - Monterey County Subdivision Ordinance (Title 19); and
  - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project involves a Lot Line Adjustment (LLA) between two legal lots of record: Parcel A (2.23 acres) and Parcel B (13.70 acres), resulting in two parcels of 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2). The adjustment is proposed to increase unsloped acreage of Parcel A.
- c) Allowed Use. The property is located at 54, APN 416-361-012-000, (Parcel A) and 58 Unit A, APN 416-361-051-000, (Parcel B) Calera Canyon Road, Salinas in the Toro Area Plan. Parcel A is zoned Rural Density Residential, with Building Site 8 and Design overlays, or “RDR/B-8-D”, while Parcel B is zoned Rural Density Residential, with Building Site 8 and Visual Sensitivity Overlays, or “RDR/B-8-VS”. Parcel A has an existing single-family dwelling and garage, and Parcel B has an existing single-family dwelling, garage, and accessory dwelling unit, with the land use designation of Rural Density Residential of 5 acres per unit. The lot line adjustment proposes to exchange 0.5 acres between Parcel A, owned by John and Sarita Johnson, and Parcel B, owned by the Carlson and Winfield Revocable Trust. The newly configured parcels (Parcel A becomes Adjusted Parcel 1, and Parcel B becomes Adjusted Parcel 2) will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property’s underlying zoning. See Finding No. 6 and supporting evidence.
- d) Lot Legality. The subject properties, comprised of two lots, are Parcel A and Parcel B. Parcel A – 2.23 acres (Assessor's Parcel Number 416-361-012-000) Parcel B – 13.70 acres (Assessor's Parcel Number 416-361-051-000), are shown in their current size and configurations in Volume 14 Page 77 in the Parcels Map of Corral de Tierra, recorded September 24<sup>th</sup>, 1980. Therefore, the subject properties are legal lots of record.
- e) On-site Utilities. The 2010 General Plan Policy LU-1.15 indicates that lot line adjustments that compromise the location of wells or OWTS should not be approved. The Environmental Health Bureau (EHB) reviewed the project and determined that the resulting lots would not compromise the location of any wells, water utilities, or OWTS systems. The minimum building site size for Rural Density Residential zoning is 5 acres unless otherwise shown. Therefore, the adjusted configuration complies with Policy LU-1.15.
- f) Development Standards. There is a minimum building site requirement of 5 acres per unit for the Land Use Designation and zoning district pursuant to Title 21 section 21.16.060.A. Parcel A contains 2.23 acres with an existing single-family dwelling and garage in conformance with zoning requirements. Adjusted Parcel 1 will be 2.73 acres, resulting in a more conforming minimum building, and will continue to contain the single-family dwelling and garage. Parcel B contains 13.70 acres with

an existing single-family dwelling, garage, and accessory dwelling unit, also in conformance with zoning requirements. Adjusted Parcel 2 will be 13.20 acres, still meeting the minimum building site requirement, and will continue to contain existing single-family dwelling, garage, and accessory dwelling unit. The project is proposed to produce a ‘superior’ parcel configuration for Parcel A to increase usable land of an unsloped topography. With implementation, Adjusted Parcels 1 and 2 will continue to comply with site development standards.

- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review (see Finding 5 and supporting evidence).
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

**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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities exist and presently serve Parcel A and Parcel B. Both Parcel A and Parcel B contain separate domestic wells and onsite wastewater treatment systems on their relative parcels. Neither of the existing wells will be impacted by the Lot Line Adjustment and both will remain on their respective lots. No development is proposed with this application for a Lot Line Adjustment.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

**4. FINDING:** **NO VIOLATIONS** – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) There are no known violations on the subject parcels.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

**5. FINDING:** **LOT LINE ADJUSTMENT** - The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

- 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, as two contiguous separate legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels have slightly different zoning designations that include: Parcel A, currently zoned Rural Density Residential, with Building Site 8 and Design overlays, or “RDR/B-8-D”, while Parcel B is currently zoned Rural Density Residential, with Building Site 8 and Visual Sensitivity Overlays, or “RDR/B-8-VS”. See Finding 1, Evidence “b” and “f”.
  - b) The Lot Line Adjustment (LLA) is between two legal lots of record consisting of Parcel A, Assessor’s Parcel Number 416-361-012-000 (2.23 acres), and Parcel B, Assessor’s Parcel Number 416-361-051-000 (13.70 acres). The LLA results in Adjusted Parcel 1 (2.73 acres) and Adjusted Parcel 2 (13.20 acres), respectively.

- c) The LLA 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 legal parcels of record. Therefore, no new parcels will be created.
- d) The LLA is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. The subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding Nos. 1, 2, and 4, and supporting evidence).
- e) As an exclusion to the Subdivision Map Act, the LLA does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No.3) and a Certificate of Compliance for each new lot shall be filed per standard condition of approval (Condition No. 4).
- f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the County of Monterey Recorder's Office (Condition No. 4).
- g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250007.

- 6. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The subject application for a lot line adjustment is between two parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. No development is proposed, and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on any scenic highways or corridors. Additionally, Arroyo Seco Road is not listed as a scenic highway or corridor according to County of Monterey records. Further, it will not impact environmentally sensitive habitats or resources and therefore wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create a reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Explain how/why.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250007.

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

**EVIDENCE:** a) Board of Supervisors. In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

## **DECISION**

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305;
2. Approve the Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of January 2026.

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Melanie Beretti, AICP  
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING 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 Department office in Salinas.

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

# County of Monterey HCD Planning

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

PLN250007

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Lot Line Adjustment (PLN250007) consists of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2). The property is located at 54 and 58 Unit A Calera Canyon Road, Salinas (Assessor's Parcel Number 416-361-012-000 and 416-361-051-000), 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 the Chief of Planning for Assessor's Parcel Numbers 416-361-012-000 and 416-361-051-000 on January 7th, 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. 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, PLN250193. 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.

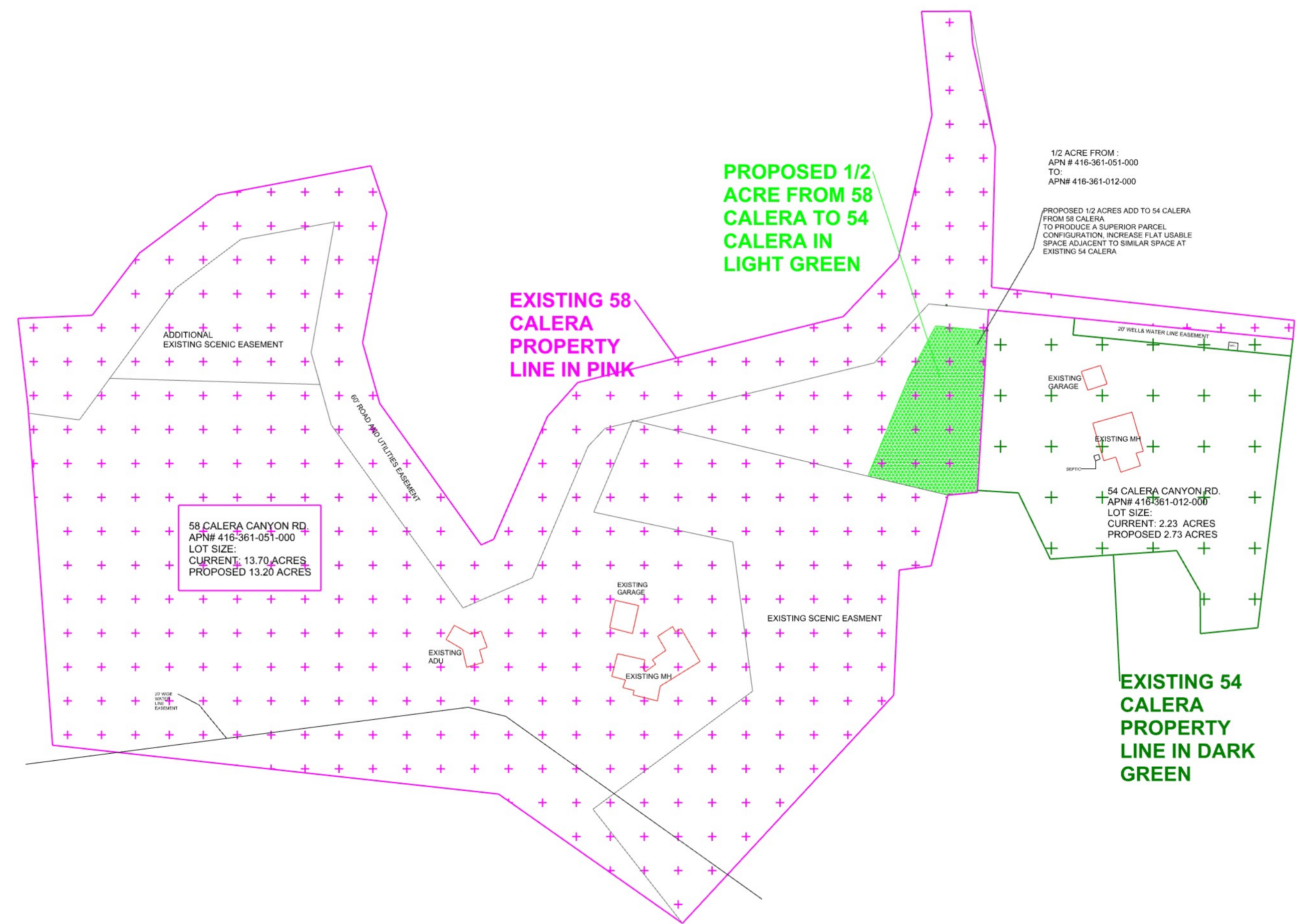
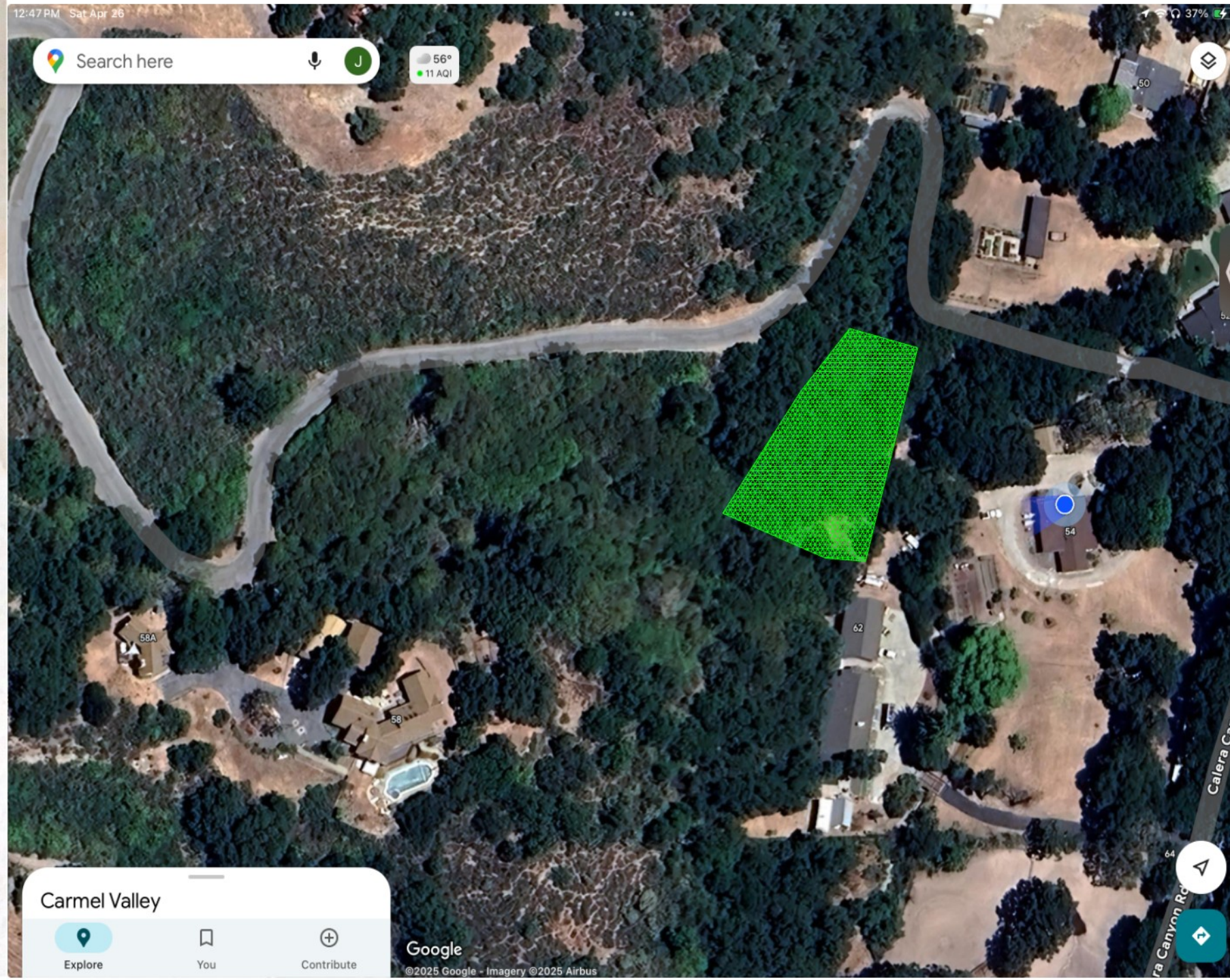
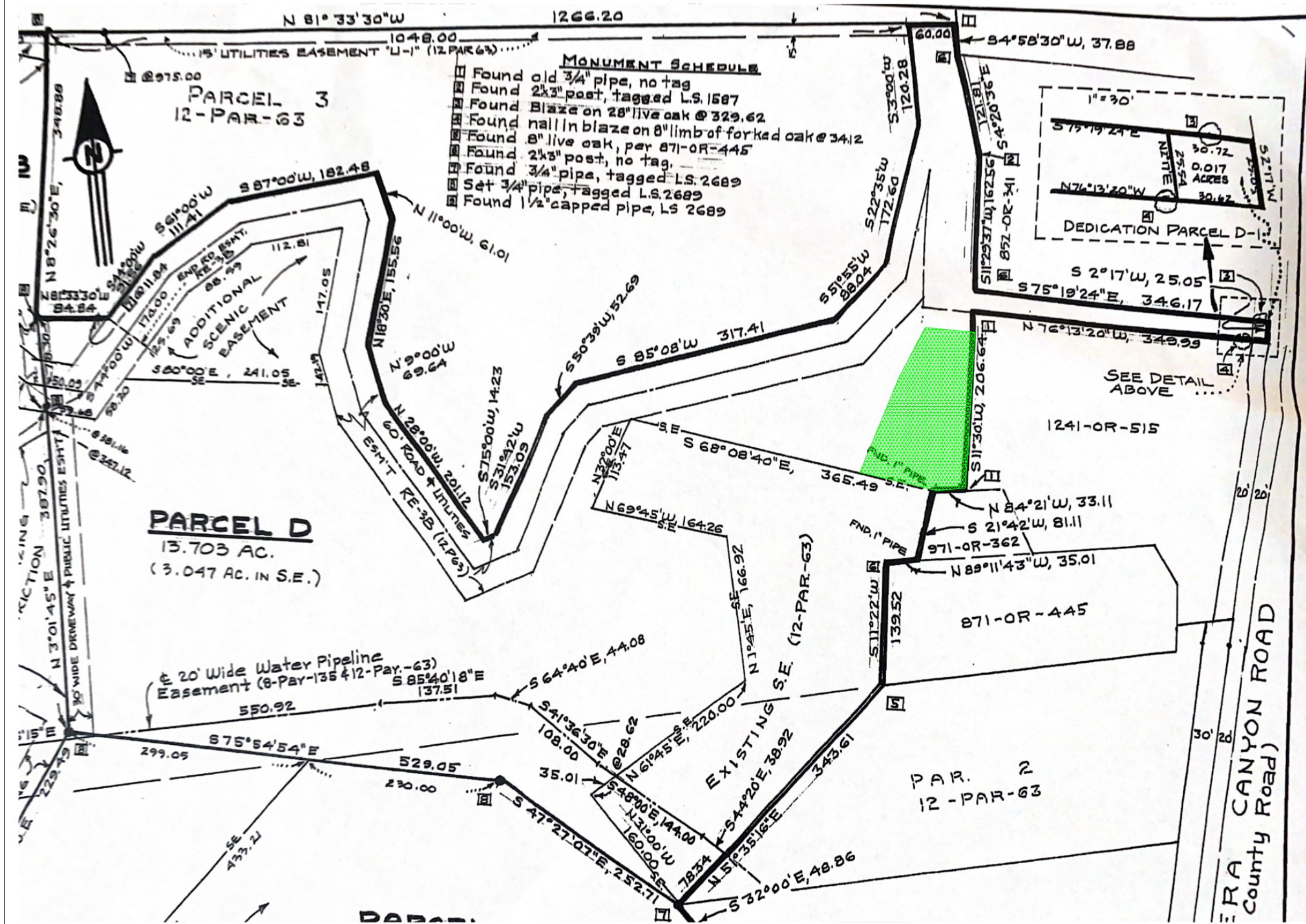
#### 4. PD045 - COC (LOT LINE ADJUSTMENTS)

**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.



SUMMARY TABLE 2 PARCELS
54 CALERA CANYON RD. APN# 416-361-012-000 LOT SIZE: CURRENT: 2.23 ACRES 97,138.8 SQFT PROPOSED: 2.73 ACRES 118,918.8 SQFT ZONE RDR/B-8-D
58 CALERA CANYON RD. APN# 416-361-051-000 LOT SIZE: CURRENT: 13.70 ACRES 596,772 SQFT PROPOSED: 13.20 ACRES 574,992 SQFT ZONE RDR/B-8-D

LOT LINE ADJUSTMENT MAP  
DATE 26 APRIL 2025

JOHN AND SARITA SHANNON  
54 CALERA CANYON RD.  
SALINAS, CA. 93908  
PH 831 521 3908

CARLSON NICHOLAS TODD TR ETAL  
58 CALERA CANYON RD.  
SALINAS, CA. 93908  
PH 619 920 1211

PREPARED BY JOHN SHANNON  
54 CALERA CANYON RD.  
SALINAS, CA. 93908  
PH 831 521 3908