Attachment E

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

In the matter of the application of:
DOUD JOHN P TR ET AL (PLN050722-AMD1)

RESOLUTION NO. 21-028
Resolution by the Monterey County Planning Commission:

1) Find the project categorically exempt per Section 15305 of the CEQA Guidelines as a minor lot line adjustment that does not result in new parcels and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2) Approve an amendment to a Lot Line Adjustment between four lots containing a total of 1,375 acres including Assessor's Parcel Number 243-211-023-000 (containing 555 acres before the adjustment), Assessor's Parcel Number 243-211-022-000 (containing 530 acres before the adjustment), Assessor's Parcel Number 417-011-016-000 (containing 144 acres before the adjustment), and Assessor's Parcel Number 417-021-002-000 (containing 146 acres before the adjustment). The proposed amendment would result in four parcels of 497 acres 72 acres, 573 acres and 233 acres and include placement of much of the adjusted area in a conservation and scenic easement to protect the critical viewshed and resolve a Coastal Commission appeal.

(PLN050722-AMD1), east of Highway 1 between Soberanes Point and Kasler Point, Big Sur, CA, Big Sur Coast Land Use Plan (APNs: 243-211-022-000, 243-211-023-000, 417-011-016-000 and 417-021-002-000).

Corrected on September 17, 2021
(This resolution supersedes the previous resolution mailed on August 26, 2021)

The Doud application (PLN050722-AMD1) for an Amendment to a previously approved Lot Line Adjustment (PLN050722) came on for hearing before the Monterey County Planning Commission on August 25, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission 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) The Project is a Lot Line Adjustment between four legal lots of record: Assessor's Parcel Number 243-211-023-000 of 555 acres before adjustment, Assessor's Parcel Number 243-211-022-000 of 530 acres before adjustment, Assessor's Parcel Number 417-011-016-000 of 144 acres before adjustment, and Assessor's Parcel Number 417-021-002-000 of 146 acres before adjustment, resulting in:

- Parcel JD1 of 497 acres,
- Parcel JD2 of 72 acres,
- Parcel JD3 of 573 acres, and
- Parcel JD4 of 233 acres.

b) During the course of review of this application, the project was reviewed for consistency with the text, policies, and regulations in:

- 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan (LUP);
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19).

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.

c) The four adjacent properties proposed for adjustment are zoned Watershed and Scenic Conservation with a minimum building site of 40 acres (WSC/40). All four parcels would retain conformance to the requirement for minimum lot size. The project is consistent with the WSC zone because no construction or site improvements are proposed with this application. Development proposals in the future are subject to requirements for issuance of a coastal development permit, in each case.

d) A lot line adjustment involving these four properties (PLN050722) was approved by the Monterey County Minor Subdivision Committee on February 22, 2007 (Resolution No. 07002) but that approval was subsequently appealed by the California Coastal Commission (CCC) due to concerns with the potential for development to occur within the critical viewshed on the adjusted parcels. This amended LLA proposal will dedicate future building areas on each of the newly formed parcels and the remainder of the properties will be placed in a conservation easement. With this change the CCC staff agreed to withdraw the appeal. As a result, Condition No. 5 has been added that requires a Conservation and Scenic Easement Deed (CSED) be recorded over each of the four parcels excluding those areas identified for potential residential development. The CSED will include grazing as a use allowed after conveyance.

e) Amendment to the previously approved lot line adjustment (PLN050722, Resolution No. 07002) has considered at by the Planning Commission pursuant to Chapter 20.94.030 of MCC Title 20.

f) As demonstrated in Finding No. 4, the lot line adjustment is consistent with the requirements set forth in Title 19 Section 19.09.

g) The parcels are designated with Design Control (D) overlay and are subject to regulations in the Big Sur LUP for Scenic Resources.

Portions of each adjusted parcel are in the Big Sur critical viewshed as defined in the Big Sur LUP due to visibility along scenic Highway 1. All portions within the critical viewshed will be covered in the CSED. Future development on each adjusted parcel is subject to separate permitting and review for consistency with plans and policies governing development in place at the time such development is considered.

h) Staff site inspection on July 16, 2021 to confirm that the proposed building areas will not be located within the critical viewshed.

i) The amendment proposal was reviewed by the Big Sur Coast Land Use Advisory Committee (LUAC) on May 25, 2021. The LUAC voted unanimously to recommend approval of the project as proposed.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

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, CalFire Coastal, HCD-Development Services, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the sites are not suitable for the proposed development. Conditions recommended have been incorporated.

b) No technical reports were required to review this application because no construction or site improvements are proposed. Assessment of future development will be required at the time development is proposed on each adjusted parcel.

c) Access to the potential residential development areas on two adjusted parcels (JD1 and JD2) is available from Highway 1 along an existing unimproved dirt road. Access to potential residential development areas on the other two adjusted parcels (JD3 and JD4) on Highway 1 will be available with a improvements to an existing driveway and subject to issuance of an encroachment permit.

d) Assessment of site suitability on each adjusted parcel and issuance of appropriate permits shall be required for any future development project proposal.

e) Staff site inspection on July 16, 2021 confirms the site is suitable for the proposed lot line adjustment.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

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, CalFire Coastal, HCD-Development Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies found 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) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

4. FINDING: **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Coastal Subdivision Ordinance) of the Monterey County Code states 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;
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.

EVIDENCE: a) The four subject properties are in the WSC zone which allows Lot Line Adjustments subject to issuance of a Coastal Development Permit in each case.

b) The lot line adjustment between the four existing adjoining parcels will not create a greater number of parcels than originally existed. Four contiguous separate legal parcels of record will be adjusted and four contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.

c) 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 No. 8.

d) The adjustment will not affect any existing access and/or farm roads, domestic water wells, septic facilities, or other utilities.

e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.

f) Staff site inspection on July 16, 2021 confirms the site is consistent with the requirements for approval of the proposed lot line adjustment.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

5. FINDING: **NO VIOLATIONS** - The subject properties are 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 properties.

EVIDENCE:
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject properties. There are no known violations on the subject parcels.
b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

6. FINDING: **PUBLIC ACCESS** - The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.150 of Monterey County Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.

EVIDENCE:
a) *Section 20.145.150.B.1.a.2* – None of the subject parcels have existing public access or prescriptive rights of public access.
b) *Section 20.145.150.B.1.b* – Provision of lateral access, vertical access, upland trail, or scenic overlook is not needed on any of the subject parcels. The adjacent Garrapata State Park provides public access to two miles of beach front along with many miles of trails through peaks and valleys north of the subject properties.
c) *Section 20.145.150.B.1.c* – None of the trails on the Trails Plan (Figures 2 and 3) of the Big Sur Coast Land Use Plan are proposed on the subject parcels.
d) The primary form of access in the Big Sur area is visual access to the coast and mountains visible from Highway 1. This project will protect visual access by a conservation and scenic easement over all portions of land within the critical viewshed.

7. FINDING: **ENVIRONMENTAL REVIEW (Categorically 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 (Category 5) categorically exempts minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes to land use or density.
b) The project proposal would adjust lot lines in areas with an average slope of less than 20% resulting in no change to land use or density. Therefore, the project qualifies for the Category 5 exemption.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Changing the parcel boundaries on a map would have no direct physical impact on the environments and potential indirect impacts from possible future development on the adjusted lots has been considered. The foreseeable development on these four lots would be for single family use. Future residential development will be subject to separate review and approval. A conservation easement is proposed to avoid potential impacts on scenic resources. This Lot Line Adjustment would not alter any sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage

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scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN050722-AMD1.

8. FINDING: **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors. The decision on the appeal made by the Board of Supervisors may be appealed to the California Coastal Commission (CCC).

EVIDENCE:

a) Pursuant to Section 20.86.030.A of the Monterey County Zoning Ordinance Title 20, the Board of Supervisors is the appropriate authority to whom the decision may be appealed.

b) The project includes a Coastal Development Permit for a Lot Line Adjustment which is listed as a conditional use allowed in the WSC zone (20.17.050.JJ). Pursuant to Section 20.86.080 of Title 20, projects that are listed as a conditional use allowed may appealed to the CCC.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

A. Find the project categorically exempt per Section 15305 of the CEQA Guidelines as a minor lot line adjustment that does not result in new parcels and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and

B. Approve an amendment to a Lot Line Adjustment between four lots containing a total of 1,375 acres including Assessor's Parcel Number 243-211-023-000 (containing 555 acres before the adjustment), Assessor's Parcel Number 243-211-022-000 (containing 530 acres before the adjustment), Assessor's Parcel Number 417-011-016-000 (containing 144 acres before the adjustment), and Assessor's Parcel Number 417-021-002-000 (containing 146 acres before the adjustment). The proposed amendment would result in four parcels of 497 acres 72 acres, 573 acres and 233 acres and include placement of much of the adjusted area in a conservation and scenic easement to protect the critical viewshed and resolve a Coastal Commission appeal, in general conformance with the attached map and subject to conditions, being both attached hereto, and incorporated herein, by reference.

PASSED AND ADOPTED this 25th day of August 2021 upon motion of Commissioner Daniels, seconded by Commissioner Diehl, by the following vote:

AYES:	Ambriz, Coffelt, Monsalve, Mendoza, Getzelman, Gonzalez, Roberts, Daniels
NOES:	None
ABSENT:	None
ABSTAIN:	None

DocuSigned by:
Erik Lundquist, AICP
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Erik Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 08/26/21

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 COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 09/07/21

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

Monterey County RMA Planning

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

PLN050722-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN050722-AMD1) for amendment to a previously approved lot line adjustment (PLN050722) allows lot line adjustment between four lots (1,375 acres total): Parcel A (Assessor's Parcel Number 243-211-023-000) of 555 acres, Lot 10 (Assessor's Parcel Number 243-211-022-000) of 530 acres, Lot 2 (Assessor's Parcel Number 417-011-016-000) of 144 acres, and Lot 3 (Assessor's Parcel Number 417-021-002-000) of 146 acres resulting in Parcel JD1 (497 acres), Parcel JD2 (72 acres), Parcel JD3 (573 acres), and Parcel JD4 (233 acres). The property is located East of Highway 1 between Soberanes Point and Kasler Point, Big Sur [NO ADDRESSES ASSIGNED TO PARCELS](Assessor's Parcel Numbers 243-211-023-000, 243-211-022-000, 417-011-016-000, & 417-021-002-000), Big Sur Coast Land Use 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An amendment to a previously approved lot line adjustment (PLN050722) (Resolution Number 21-028) was approved by the Planning Commission for Assessor's Parcel Numbers 243-211-023-000, 243-211-022-000, 417-011-016-000, & 417-021-002-000 on August 25, 2021. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

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

Compliance or 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-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.

5. PD-SP002 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall convey a Scenic & Conservation Easement to the County over all areas within each adjusted lot except for potential areas of development on each parcel. A metes and bounds survey shall be prepared by a professional surveyor for each easement area and each potential area for development. All potential areas for development shall not be visible in the Big Sur Critical Viewshed (as defined by Section 20.146.020.V of the Big Sur Land Use Plan) and shall be in substantial conformance with those areas provided on the lot line adjustment map. Grazing shall be an allowed use within the easement after conveyance.
(HCD - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to recordation of deeds for each newly adjusted parcel and application of certificates of compliance, applicant/owner shall submit to the County Surveyor and HCD-Planning for review and approval the survey and legal descriptions of the areas for conveyance in the Scenic and Conservation Easement.

Prior to issuance of certificates of compliance, applicant/owner shall record the Conservation and Scenic Easement Deed (CSED).

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

Responsible Department: RMA-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, PLN050277-AMD1. 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:

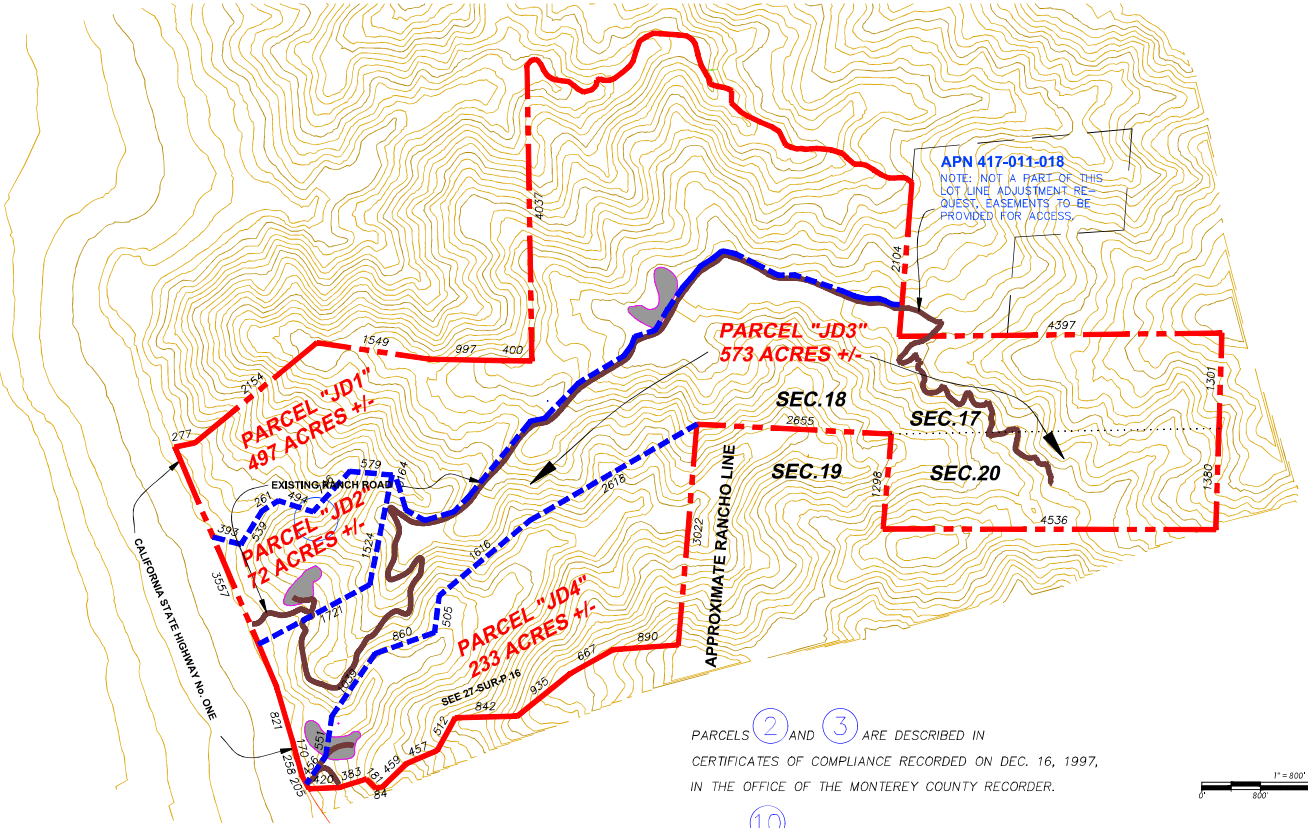
a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor

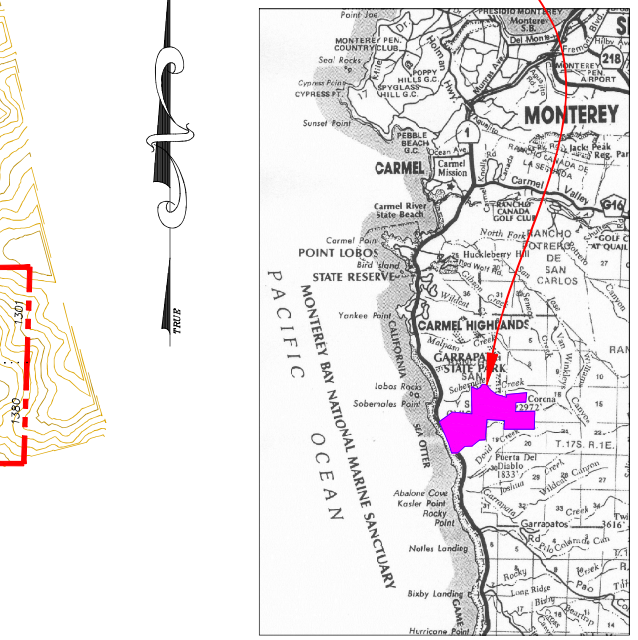
b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

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.

PROPOSED CONFIGURATION





VICINITY MAP

NOT TO SCALE

PARCELS (2) AND (3) ARE DESCRIBED IN CERTIFICATES OF COMPLIANCE RECORDED ON DEC. 16, 1997, IN THE OFFICE OF THE MONTEREY COUNTY RECORDER.

PARCEL (10) IS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED ON JAN. 21, 1998, IN THE OFFICE OF THE MONTEREY COUNTY RECORDER.

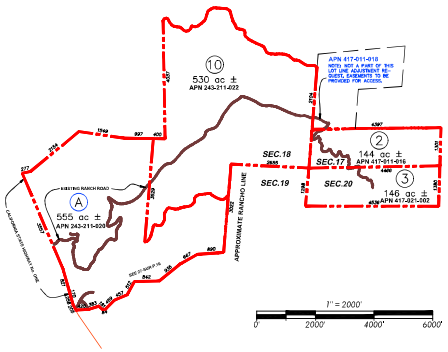
(A) = 555 ACRE PARCEL SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP FILED FOR RECORD, OCTOBER 28, 2003, IN VOLUME 27 OF SURVEYS AT PAGE 16, MONTEREY COUNTY RECORDER'S OFFICE.

1" = 800'

= APPROXIMATE LOCATION OF EXISTING RANCH ROADS.

= POTENTIAL BUILDING SITE, OTHERS MAY EXIST.

EXISTING CONFIGURATION



NOTES:

CONTOURS ARE FROM GOOGLE EARTH AND ARE APPROXIMATE ONLY.

ACREAGE SHOWN IS APPROXIMATE ONLY.

PARCELS ARE SITUATE IN FLOOD PLAIN 'ZONE C' ("AREA OF MINIMAL FLOODING")

SEE F.E.M.A. RATE MAP, PANEL #060195 0450 D, MONTEREY COUNTY, CA. EFFECTIVE DATE JANUARY 30, 1984.

A BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

DIMENSIONS SHOWN ARE APPROXIMATE ONLY.

Approval of this Lot Line Adjustment does not entitle each parcel to be permitted for future residential development. All future development will have to be separately permitted consistent with the laws, regulations, and land use policies then in effect including the establishment of compliant wastewater utilities and a long term sustainable supply potable water and Critical Viewshed compliance.

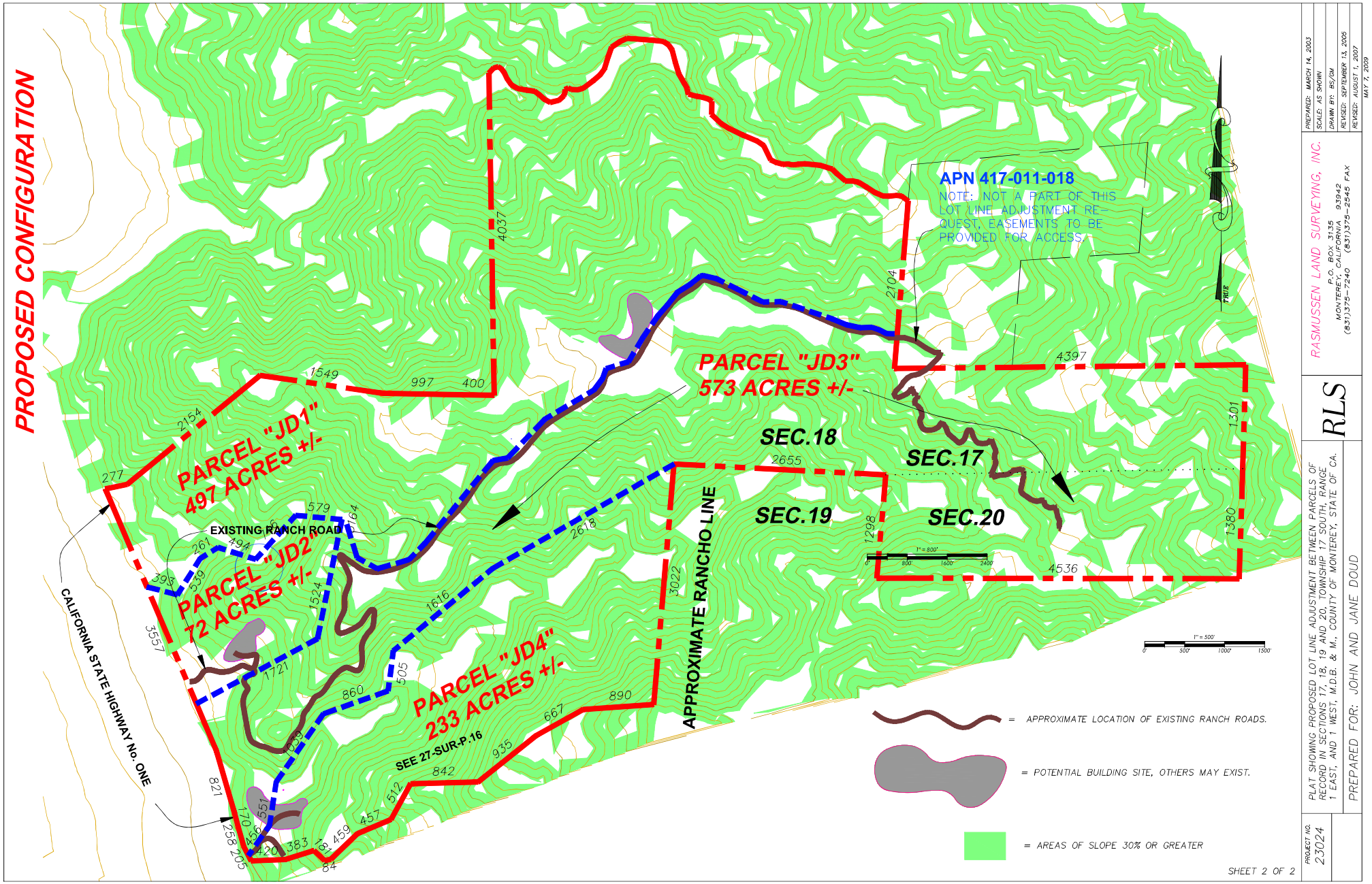
PLAT SHOWING PROPOSED LOT LINE ADJUSTMENT BETWEEN PARCELS OF RECORD IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, AND 1 WEST, M.D.B. & M., COUNTY OF MONTEREY, STATE OF CA.

PREPARED FOR: JOHN AND JANE DOUD

PROJECT NO. 23024

RASMUSSEN LAND SURVEYING, INC.
P.O. BOX 3135
MONTEREY, CALIFORNIA 93942
(831)375-7240 (831)375-2545 FAX
RLS

PREPARED: MARCH 14, 2003
SCALE: AS SHOWN
DRAWN BY: BS/GM
REVISED: SEPTEMBER 13, 2005
REVISED: AUGUST 1, 2007
MAY 7, 2009



RASMUSSEN LAND SURVEYING, INC.
P.O. BOX 3135
MONTEREY, CALIFORNIA 93942
(831)375-7240 (831)375-2545 FAX

RLS

PREPARED: MARCH 14, 2003
SCALE: AS SHOWN
DRAWN BY: BS/GM
REVISED: SEPTEMBER 13, 2005
REVISED: AUGUST 1, 2007
MAY 7, 2009

PLAT SHOWING PROPOSED LOT LINE ADJUSTMENT BETWEEN PARCELS OF RECORD IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, AND 1 WEST, M.D.B. & M., COUNTY OF MONTEREY, STATE OF CA.

PREPARED FOR: JOHN AND JANE DOUD

PROJECT NO. 23024

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