Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:
TUT BROTHER ESTATES LLC (PLN250024)
RESOLUTION NO. 26-073
Resolution by the County of Monterey Chief of Planning:

1) Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
2) Approve a Lot Line Adjustment between four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres), resulting in Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres).

[PLN250024, Tut Brothers Estates LLC, 14012, 14022, 14032, and 14042 Vista Verde Drive, Royal Oaks (Assessor's Parcel Numbers: 117-531-002-000, 117-531-003-000, 117-531-004-000 and 117-531-005-000), North County Area Plan]

The TUT BROTHERS ESTATES LLC application (PLN250024) came on for an administrative decision before the County of Monterey Chief of Planning on September 16, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, 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, North County 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) The project has been reviewed for consistency with the text, policies, and regulations in the:
- 2010 Monterey County General Plan (General Plan);
- North County Area Plan;
- Monterey County Zoning Ordinance (Title 19); and
- Monterey County Zoning Ordinance - (Title 21)

No conflicts were found to exist. The County received communications from an interested member of the public during the course of project review indicating inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC), which is addressed within Finding No. 4 and Finding No.6, The County finds that the project, as conditioned, is consistent with the text, policies, and regulations in the applicable documents.

b) Project. The proposed project involves a lot line adjustment between four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres). The Lot Line Adjustment (LLA) involves an equal exchange of land. After the adjustment, there will continue to be four (4) lots of record, containing Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres). Per the Applicant/Owner, the project is being proposed as a way to minimize the construction of access roads/driveways, grading, and better design and configuration for future proposed development on the adjusted lots.

c) Allowed Use. The properties are located at 14012, 14022, 14032, and 14042 Vista Verde Drive, Royal Oaks (Assessor's Parcel Numbers Lot 2: 117-531-002-000, Lot 3: 117-531-003-000, Lot 4: 117-531-004-000 and Lot 5: 117-531-005-000, respectively), within the North County Area Plan. The parcels are zoned Low Density Residential with a density of 2.5 acres per unit and a Visual Sensitivity overlay, or "LDR/2.5-VS". The reconfiguration of the parcels will not intensify water use, create new building areas, or decrease 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. All four lots (APNs: [Lot 2] 117-531-002-000, [Lot 3] 117-531-003-000, [Lot 4] 117-531-004-000 and [Lot 5] 117-531-005-000) are shown in their current configuration in "Vista Verde Estates, Tract #1193", filed July 22, 1993 in Volume 18, Maps of "Cities and Towns", at Page 17, in the Office of the County Recorder of the County of Monterey. Therefore, the County recognizes the subject properties as legal lots of record.

e) Review of Development Standards - Minimum Lot Size. The development standards for the LDR zoning district are identified in MCC section 21.14.060, which identifies the minimum building site as 1 acre. The four (4) legal lots of record meet the required minimum acreage [Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres)], and as proposed, the lots will continue to meet the minimum acreage [Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre), and Adjusted Lot 5 (1.12 acres)]. The LLA will continue to allow the adjusted lots to be developed in the future, subject to separate permits, with minimal grading due to slopes in the rear of each lot. Accordingly, implementation of this LLA will promote resource conservation and encourage future development to better meet the goals and policies of the 2010 General Plan, per Policy LU-1.16. The LLA maintains 1 acre or more for each

lot, which conforms to the minimum building site required and upholds Policy LU-1.16.

f) Review of Development Standards- Density. Pursuant to MCC Section 21.14.060, the maximum development density shall not exceed the units/acre as shown for the specific "LDR" district as shown on the zoning map. The subject parcels are zoned LDR/2.5, which allows 1 unit per 2.5 acres. The minimum building site of each of the four (4) lots is 1 acre, which requires that a residential unit occupy a property that contains at least 1 acre of land. The existing four (4) lots are vacant and are as follows: Lot 2 is increasing by 0.30 acres, Lot 3 is increasing by 0.03 acres, Lot 4 is decreasing by 0.14 acres, and Lot 5 is decreasing by 0.27 acres. With the implementation of the LLA, adjusted Lot 2 will be 1.61 acres, Lot 3 will be 1.29 acres, Lot 4 will be 1 acre, and Lot 5 will be 1.12 acres. The adjusted lots will stay in conformance with the zoning's density requirements. Although the maximum density is 2.5 acres per unit, the zoning district density restriction does not preclude the lots from being developed with the first single-family dwelling. However, the existing and adjusted size of the lots will restrict the development of second single-family dwellings on each lot. Therefore, the maximum development potential and overall density would not change with implementation of the project.

g) Review of Development Standards-Setbacks. Pursuant to MCC Section 21.14.060.C, the required main structure setbacks in this LDR district are 30 feet (front) and 20 feet (side and rear), with a maximum height of 30 feet. There are no existing residences or structures of any kind on the four (4) lots. Therefore, the resulting parcels have sufficient room for a main dwelling to be constructed on each lot to the maximum allowed setback requirements.

h) Review of Development Standards- Structural Coverage. Pursuant to MCC Section 21.14.060.E, the maximum site coverage in this LDR district is 25 percent, as each lot is over 20,000 square feet. There are no existing structures on the four (4) lots and no proposed development as part of this application. The adjusted lots leave adequate space for potential development and adequate site coverage. Therefore, there will be no changes to the existing coverage, and the resulting parcels conform to the maximum allowed site coverage.

i) Visual Sensitivity. The subject property zoning district has a Visual Sensitivity (VS) Overlay, which includes regulations outlined in MCC 21.44 and 21.46. According to Monterey County Geographic Information System (GIS) records and Figure 15 in the North County Area Plan (Scenic Highway Corridors and Visual Sensitivity Map), the subject property is identified as Sensitive. Policy NC-3.1 of the North County Area Plan allows new development when it is located and designed in a manner that ensures public views remain unobstructed. No development is proposed as part of this application, therefore, no Design Approval is required. There will be no change in the character of the neighborhood or impact on the public viewshed. Therefore, the proposed LLA is consistent with the neighborhood and community character.

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the North County 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) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence.

l) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in File No. PLN250024.

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, North County 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 County of Monterey HCD-Planning for the proposed development are found in File No. PLN250024.

3. 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 properties.

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 properties.

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 are found in File No. PLN250024.

4. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace,

morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, North County 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) The subject parcels contain established Onsite Wastewater Treatment Systems (OWTS). The LLA will not pose adverse effects on health, life, and safety nor change the location and use of the OTWS envelopes. See "Finding 6, evidence h" for supporting evidence.

c) The subject properties contain scenic easements due to slopes in excess of 30% and drainage easements. The LLA will not alter these easements or pose adverse effects on health, life, and safety. See "Finding 6, evidence i" for supporting evidence.

d) All necessary facilities are available at the project site, as the four (4) lots are vacant and undeveloped. The LLA will alter lot lines, but access to each lot is maintained directly off of Vista Verde Drive.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in File No. PLN250024.

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 four (4) 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 cumulatively considerable 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. PLN250024.

6. FINDING: **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the 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 Low Density Residential, 2.5 acres per unit density, and Visual Sensitivity Overlay [LDR/2.5-VS]. The zoning district density restriction does not preclude the lots from being developed with the first single-family dwelling and conforms to the County's general plan.

b) The LLA is between four or fewer existing adjoining parcels. The four existing legal lots of record have a total combined area of 5.1 acres, containing 1.31 acres [Lot 2], 1.26 acres [Lot 3], 1.14 acres [Lot 4], and 1.39 acres [Lot 5]. After the adjustment, there will continue to be four lots of record, containing 1.61 acres [Adjusted Lot 2], 1.29 acres [Adjusted Lot 3], 1 acre [Adjusted Lot 4], and 1.12 acres [Adjusted Lot 5].

c) The LLA will not create a greater number of parcels than originally existed. Four contiguous separate legal parcels of record will be adjusted, resulting in four contiguous separate legal parcels of record (see attached map). Therefore, no new parcels will be created.

d) The proposed LLA is consistent with the Monterey County Zoning Ordinance (Title 21. County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).

e) The proposed LLA is consistent with the Subdivision Ordinance (Title 19). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).

f) The proposed LLA is consistent with the General Plan. The LLA conforms to LU-1.14 as it is consistent with the provisions of the State Subdivision Map Act and contains no more than four parcels. The LLA maintains configurations that uphold policies and standards of the General Plan, and no location of wells, on-site wastewater systems, or envelopes are compromised by the LLA, which is consistent with LU-1.15. The LLA maintains 1 acre or more for each lot, which conforms to the minimum building site required and upholds LU-1.16. Therefore, the LLA is consistent with the General Plan.

g) The subject properties are zoned for residential purposes. None of the property areas are 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.

h) The subject parcels contain septic system envelopes established by PC-7644, Condition #38, and approved through recordation of a Cities and Towns Map entitled "Vista Verde Estates, Tract #1193" (Finding 1, evidence d).

i) The subject properties contain scenic easements on the southern part of the properties due to slopes in excess of 30%, drainage easements, and septic system envelopes that were established through the creation of the subdivision (Vista Verde Estates). These easements and envelopes will remain unchanged.

j) 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 (Condition No.3) as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition No. 4).

k) The project planner conducted a site inspection via Google Earth to verify that the project would not conflict with zoning or building ordinances.

l) 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. PLN250024.

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 Chief 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 four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres), resulting in Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres).

All of which are in general conformance with the attached sketch and subject to the attached 6 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of September 2026.

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless there is a moratorium imposed and Gov. Code Section 66452.6 governs or there is a stay of the 2-year period following litigation.

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County of Monterey HCD Planning

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

PLN250024

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN250024) allows Lot Line Adjustment between four legal lots of record. The property is located at 14012, 14022, 14032 and 14042 Vista Verde Drive, Royal Oaks (Assessor's Parcel Numbers 117-531-002-000, 117-531-003-000, 117-531-004-000 and 117-531-005-000), North County 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 117-531-002-000, 117-531-003-000, 117-531-004-000 and 117-531-005-000 on September 16, 2026. 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. 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. (PLN250024) 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. (PLN250024) 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, PLN240013. 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

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.

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40 0 40 80
SCALE IN FEET : 1" = 40'

BASIS OF BEARINGS

FOR THIS SURVEY IS NAD83 (2023) CCS ZONE 4 ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND ACCESSED VIA THE SMARTNET NORTH AMERICA NETWORK.

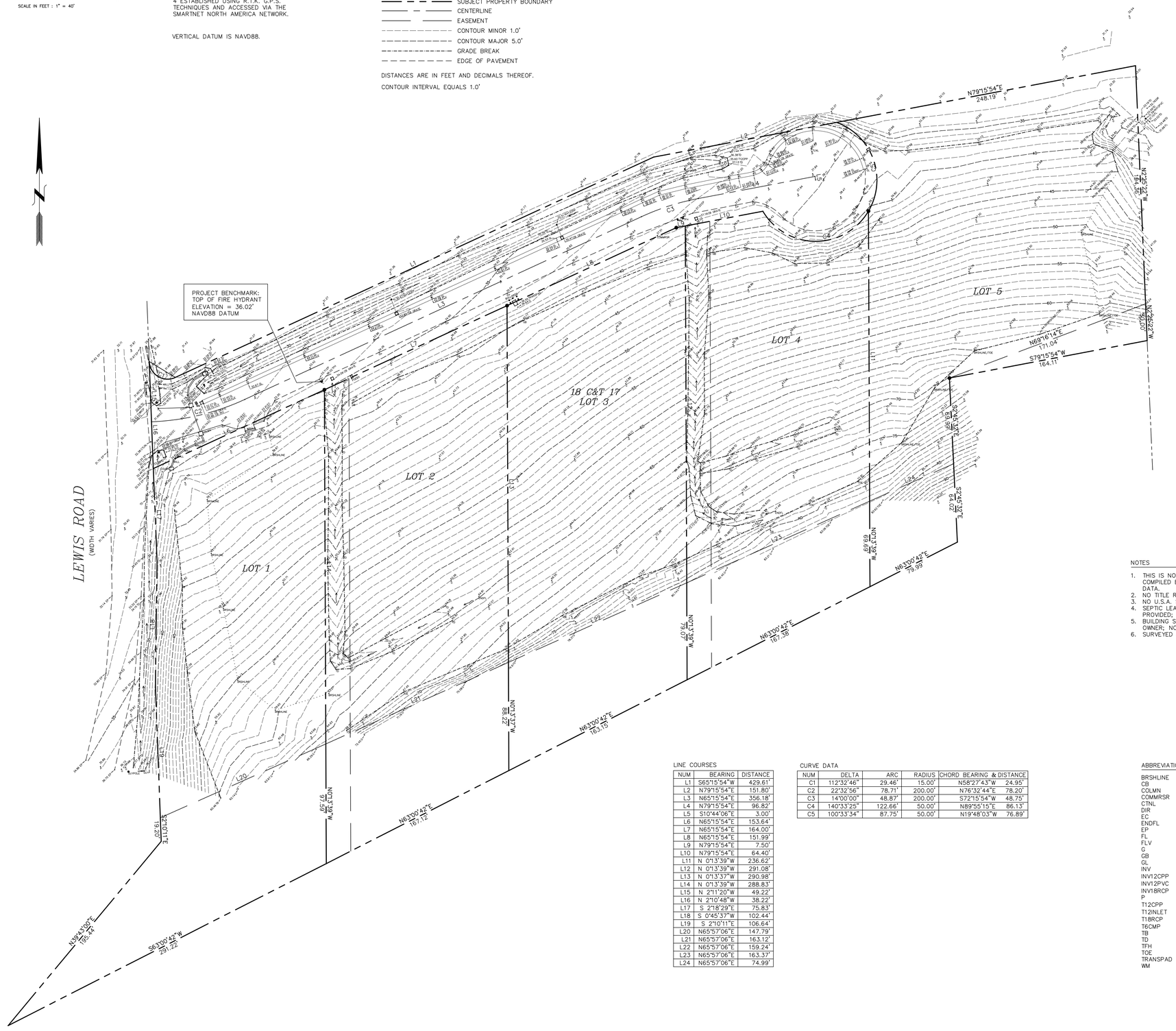
VERTICAL DATUM IS NAVD88.

LEGEND

- ● FOUND 3/4" IRON PIPE, TAGGED L.S. 7367, PER00 M 00.
- SUBJECT PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT
- CONTOUR MINOR 1.0'
- CONTOUR MAJOR 5.0'
- GRADE BREAK
- EDGE OF PAVEMENT

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL EQUALS 1.0'



NOTES

1. THIS IS NOT A COMPLETE BOUNDARY SURVEY. BOUNDARY LINES ARE COMPILED BASED ON FOUND MONUMENTS SHOWN HEREON AND RECORD DATA.
2. NO TITLE REPORT PROVIDED.
3. NO U.S.A. SURVEY PERFORMED.
4. SEPTIC LEACHFIELD AREAS ARE DESIGNATED ON TRACT MAP WITH NO TIES PROVIDED; NOT SHOWN HEREON.
5. BUILDING SETBACKS ARE SHOWN ON IMPROVEMENT PLANS PROVIDED BY OWNER; NOT SHOWN HEREON.
6. SURVEYED AT THE REQUEST OF JUGGY TUT ON SEPTEMEBER 11, 2023.

LINE COURSES

NUM	BEARING	DISTANCE
L1	S65°15'54"W	429.61'
L2	N79°15'54"E	151.80'
L3	N65°15'54"E	356.18'
L4	N79°15'54"E	96.82'
L5	S10°44'06"E	3.00'
L6	N65°15'54"E	153.64'
L7	N65°15'54"E	164.00'
L8	N65°15'54"E	151.99'
L9	N79°15'54"E	7.50'
L10	N79°15'54"E	64.40'
L11	N 0°13'39"W	236.62'
L12	N 0°13'39"W	291.08'
L13	N 0°13'37"W	290.98'
L14	N 0°13'39"W	288.83'
L15	N 2°11'20"W	49.22'
L16	N 2°10'48"W	38.22'
L17	S 2°18'29"E	75.83'
L18	S 0°45'37"W	102.44'
L19	S 2°10'11"E	106.64'
L20	N65°57'06"E	147.79'
L21	N65°57'06"E	163.12'
L22	N65°57'06"E	159.24'
L23	N65°57'06"E	163.37'
L24	N65°57'06"E	74.99'

CURVE DATA

NUM	DELTA	ARC	RADIUS	CHORD BEARING & DISTANCE
C1	112°32'46"	29.46'	15.00'	N58°27'43"W 24.95'
C2	22°32'56"	78.71'	200.00'	N76°32'44"E 78.20'
C3	14°00'00"	48.87'	200.00'	S72°15'54"W 48.75'
C4	140°33'25"	122.66'	50.00'	N89°55'15"E 86.13'
C5	100°33'34"	87.75'	50.00'	N19°48'03"W 76.89'

ABBREVIATIONS

BRSHLINE	EDGE OF BRUSH/TREE LINE
CB	CATCH BASIN
COLMN	COLUMN
COMMRSR	COMMUNICATIONS PVC RISER
CTNL	TEMPORARY SURVEY CONTROL
DIR	
EC	EDGE OF CONCRETE
ENDFL	END OF FLOW LINE
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FLV	FLOW LINE OF VALLEY GUTTER
G	GRADE
GB	GRADE BREAK
GL	GUTTER LIP
INV	INVERT
INV12CPP	INVERT OF 12" DIAMETER CORRUGATED PLASTIC PIPE
INV12PVC	INVERT OF 12" DIAMETER PVC PIPE
INV18RCP	INVERT OF 18" DIAMETER REINFORCED CONCRETE PIPE
P	PAVEMENT
T12CPP	TOP OF 12" DIAMETER CORRUGATED PLASTIC PIPE
T12INLET	TOP OF 12" DIAMETER INLET
T18RCP	TOP OF 18" DIAMETER REINFORCED CONCRETE PIPE
T6CMP	TOP OF 6" DIAMETER METAL PIPE
TB	TOP OF BANK
TD	TOP OF DITCH
TFH	TOP OF FIRE HYDRANT
TOE	TOE OF BANK
TRANSPAD	TRANSFORMER CONCRETE PAD
WM	WATER METER

A.P.N. 117-531-001, -002, -003, -004, -005, -008

PROFESSIONAL LAND SURVEYOR
JEFF S. NTELEN
No. 6832
10/06/2023
STATE OF CALIFORNIA

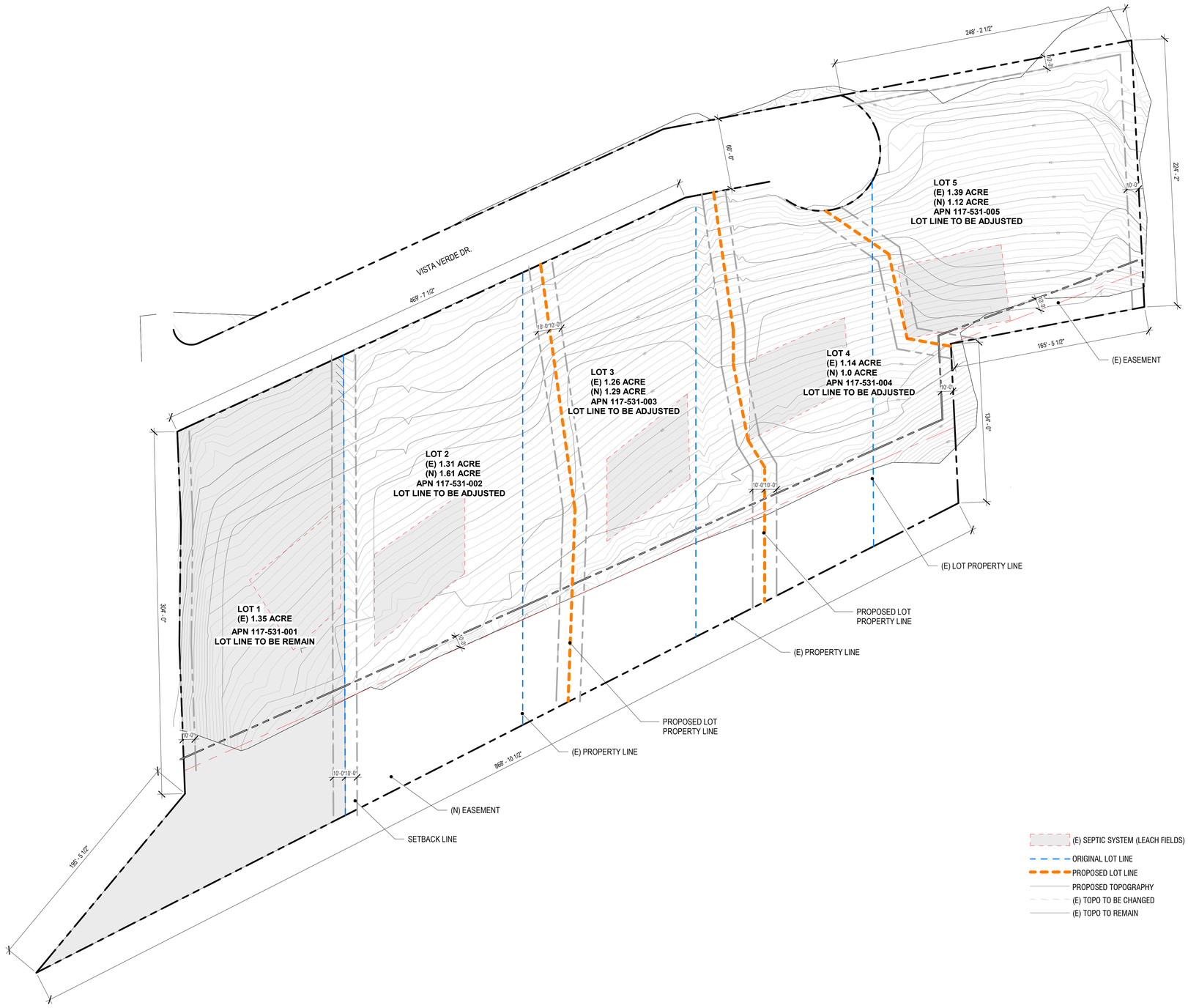
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580

TOPOGRAPHIC SURVEY

LOTS 1 THROUGH 5, TRACT 1193, VISTA VERDE ESTATES, AS SHOWN ON VOLUME 18 OF CITIES AND TOWNS, PAGE 17, MONTEREY COUNTY RECORDS.

LEWIS ROAD, ROYAL OAKS
MONTEREY COUNTY CALIFORNIA

SCALE	1" = 40'
DATE:	OCT 6 2023
DRAWN BY:	AB
REVIEWED BY:	JSN
JOB NO.:	23091
SHEET	1
OF	1 SHEETS



LOT LINE ADJUSTMENT- SITE PLAN 1" = 40'-0" | 1

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122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

VISTA VERDE

Vista Verde Estates - A private road subdivision.
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95076

SCHEMATIC

DATE:	ISSUANCE OR REVISION
08/07/2026	SUBMITTAL SET #1

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SHEET CONTENTS

LOT LINE ADJUSTMENT

PROJECT NO: 10040

SHEET

A0.10

LOT LINE ADJUSTMENT- AERIAL MAP 1" = 40'-0" 1

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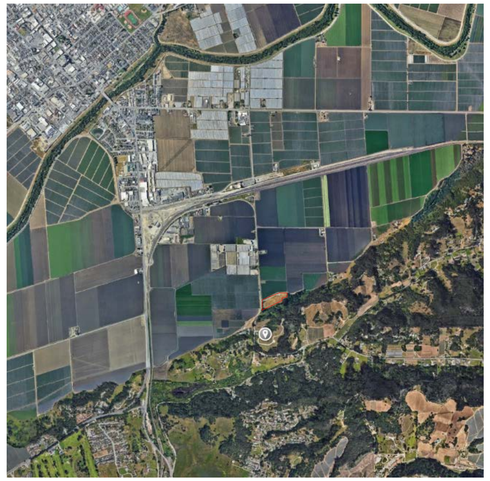
SHEET CONTENTS

LOT LINE ADJUSTMENT - AERIAL MAP

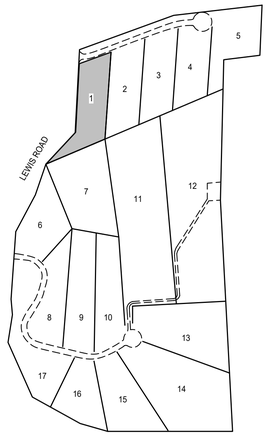
PROJECT NO: 10040

SHEET

A0.11



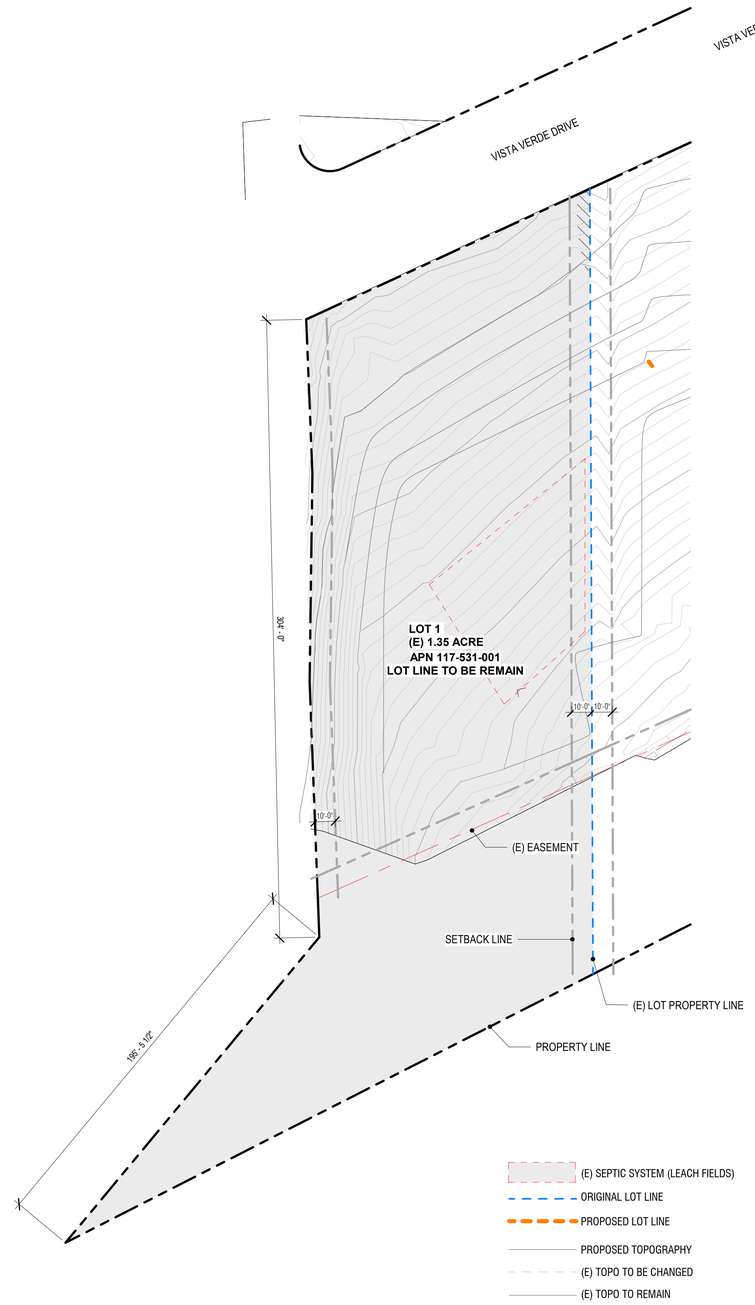
VICINITY MAP LOT 1 1" = 200'-0" | 2



TRACT MAP - KEY PLAN

PROJECT INFORMATION:

OWNER:	JUGGY TUT 144 WESTLAKE AVE, WATSONVILLE CA, 95076 831.454.6936
ARCHITECT:	HOCHHAUSER BLATTER ARCHITECTURE & PLANNING 122 E. ARELLAGA ST, SANTA BARBARA CA 93101 805.962.2746
PROPERTY LOCATION:	MONTEREY COUNTY
APN:	117-531-001
ACREAGE:	(E) 1.35 ACRES



LOT LINE ADJUSTMENT - LOT 1 1/32" = 1'-0" | 1

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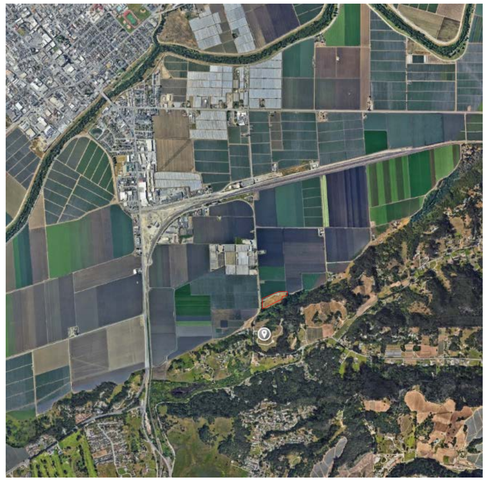
SHEET CONTENTS

LOT LINE ADJUSTMENT - LOT 1

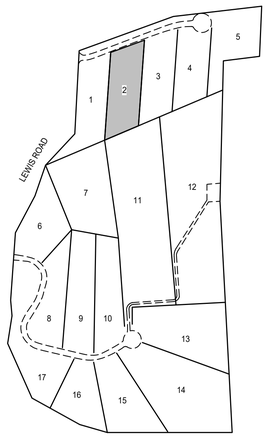
PROJECT NO: 10040

SHEET

A0.12



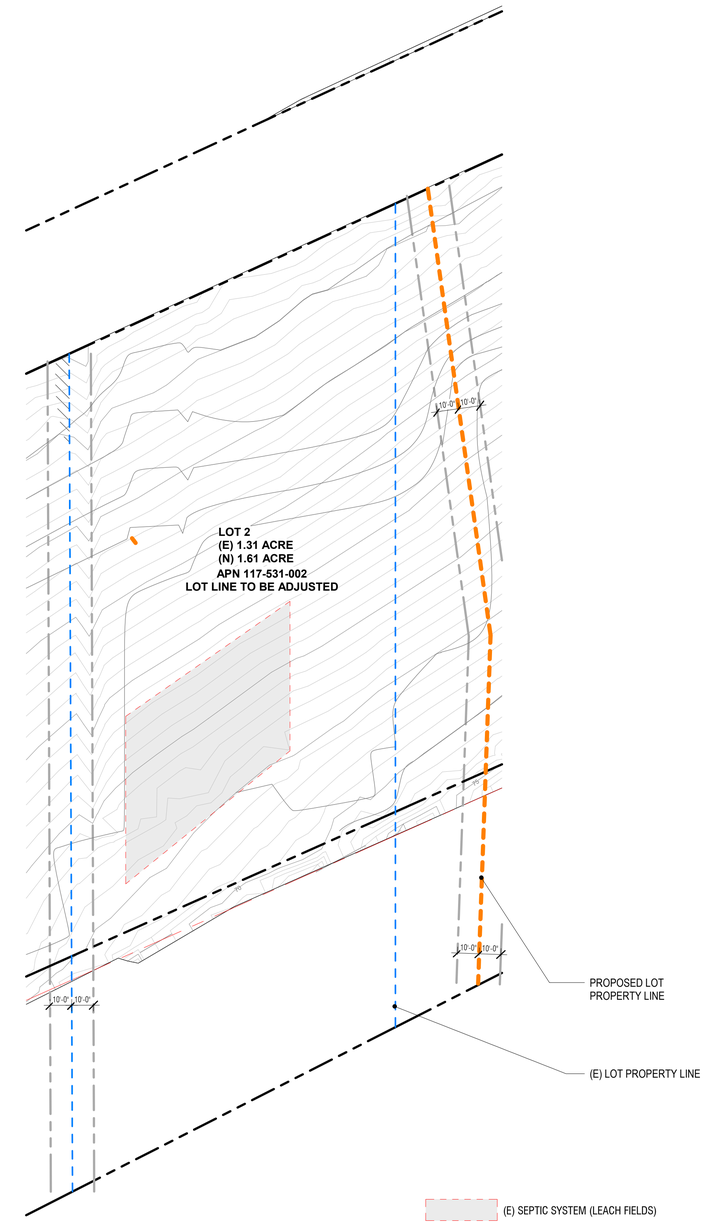
VICINITY MAP LOT 2 1" = 200'-0" | 2



TRACT MAP - KEY PLAN

PROJECT INFORMATION:

OWNER:	JUGGY TUT 144 WESTLAKE AVE, WATSONVILLE CA, 95076 831.454.6936
ARCHITECT:	HOCHHAUSER BLATTER ARCHITECTURE & PLANNING 122 E. ARELLAGA ST, SANTA BARBARA CA 93101 805.962.2746
PROPERTY LOCATION:	MONTEREY COUNTY
APN:	117-531-002
ACREAGE:	(E) 1.31 ACRES (N) 1.61 ACRES



LOT LINE ADJUSTMENT- LOT 2 1" = 30'-0" | 1

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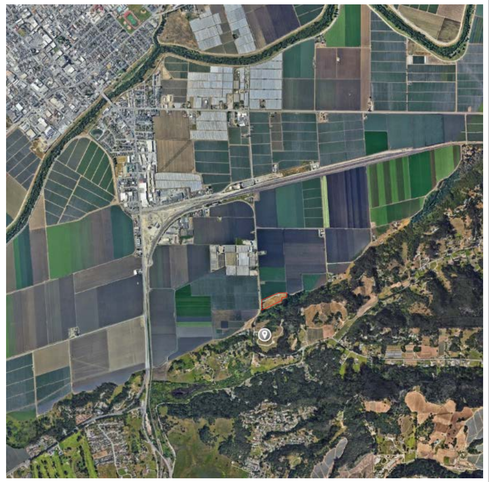
SHEET CONTENTS

LOT LINE ADJUSTMENT - LOT 2

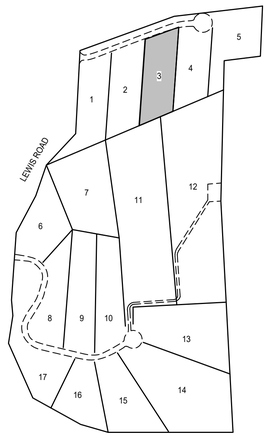
PROJECT NO: 10040

SHEET

A0.13



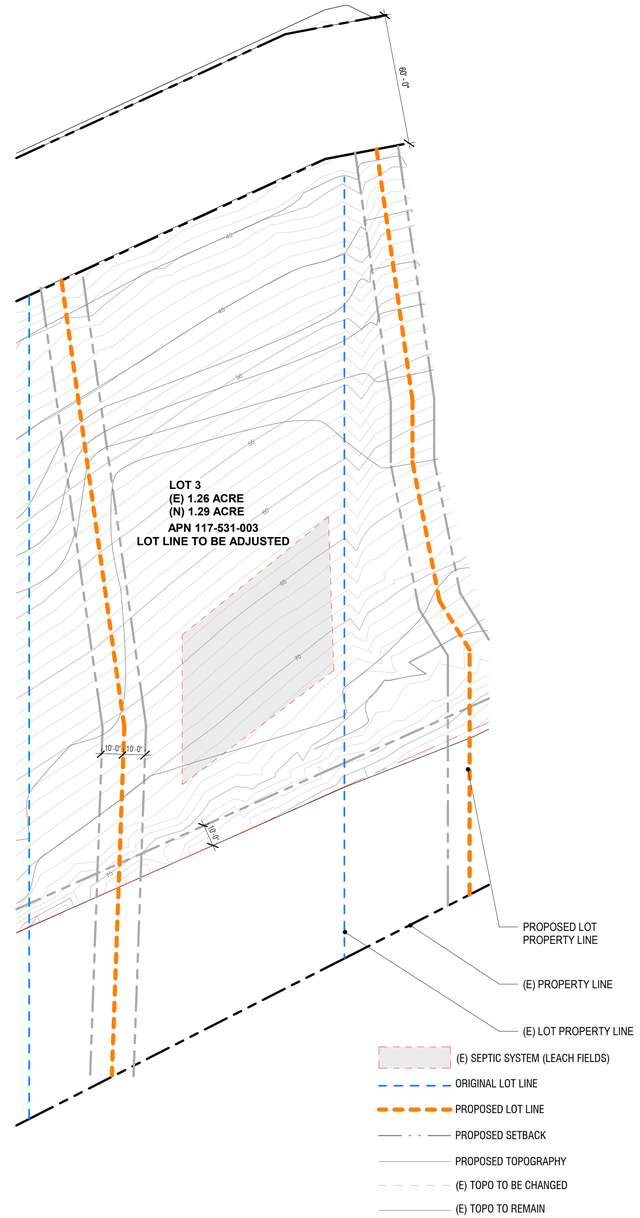
VICINITY MAP LOT 3 1" = 200'-0" | 2



TRACT MAP - KEY PLAN

PROJECT INFORMATION:

OWNER:	JUGGY TUT 144 WESTLAKE AVE, WATSONVILLE CA, 95076 831.454.6936
ARCHITECT:	HOCHHAUSER BLATTER ARCHITECTURE & PLANNING 122 E. ARELLAGA ST, SANTA BARBARA CA 93101 805.962.2746
PROPERTY LOCATION:	MONTEREY COUNTY
APN:	117-531-003
ACREAGE:	(E) 1.26 ACRES (N) 1.29 ACRES



LOT LINE ADJUSTMENT- LOT 3 1" = 30'-0" | 1

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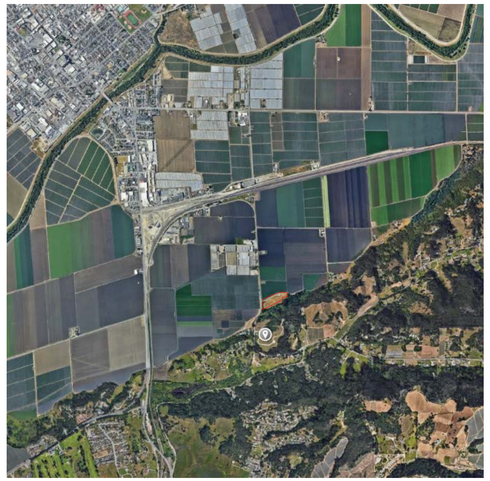
SHEET CONTENTS

LOT LINE ADJUSTMENT - LOT 3

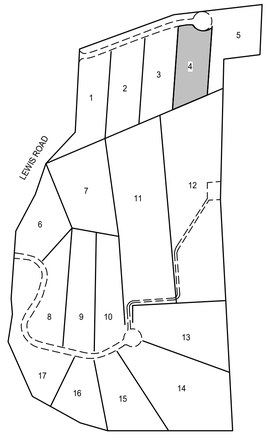
PROJECT NO: 10040

SHEET

A0.14



VICINITY MAP LOT 4 1" = 200'-0" | 2



TRACT MAP - KEY PLAN

PROJECT INFORMATION:

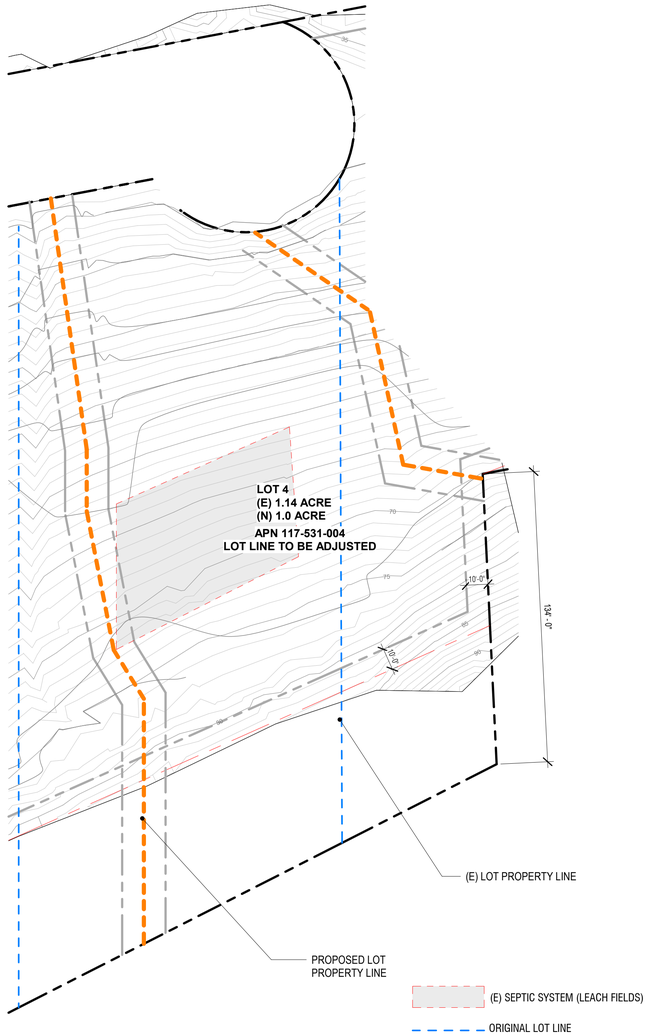
OWNER: JUGGY TUT
144 WESTLAKE AVE, WATSONVILLE CA, 95076
831.454.6936

ARCHITECT: HOCHHAUSER BLATTER ARCHITECTURE & PLANNING
122 E. ARELLAGA ST, SANTA BARBARA CA 93101
805.962.2746

PROPERTY LOCATION: MONTEREY COUNTY

APN: 117-531-004

ACREAGE: (E) 1.14 ACRES
(N) 1.0 ACRES



LOT LINE ADJUSTMENT- LOT 4 1" = 30'-0" | 1

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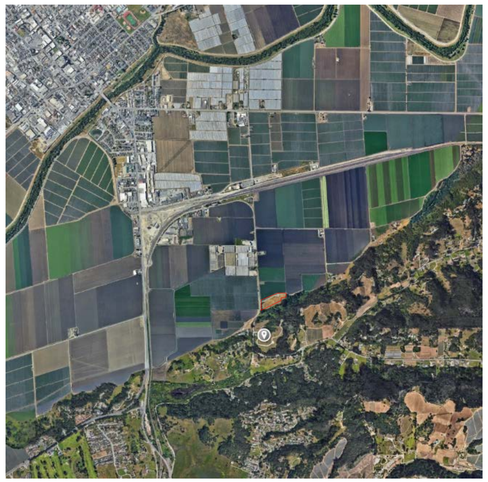
SHEET CONTENTS

LOT LINE ADJUSTMENT - LOT 4

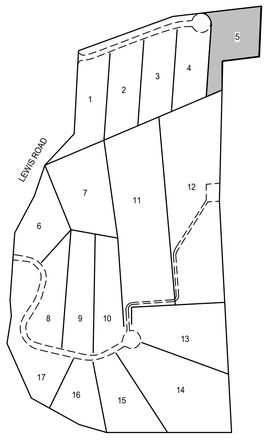
PROJECT NO: 10040

SHEET

A0.15



VICINITY MAP LOT 5 1" = 200'-0" | 2



TRACT MAP - KEY PLAN

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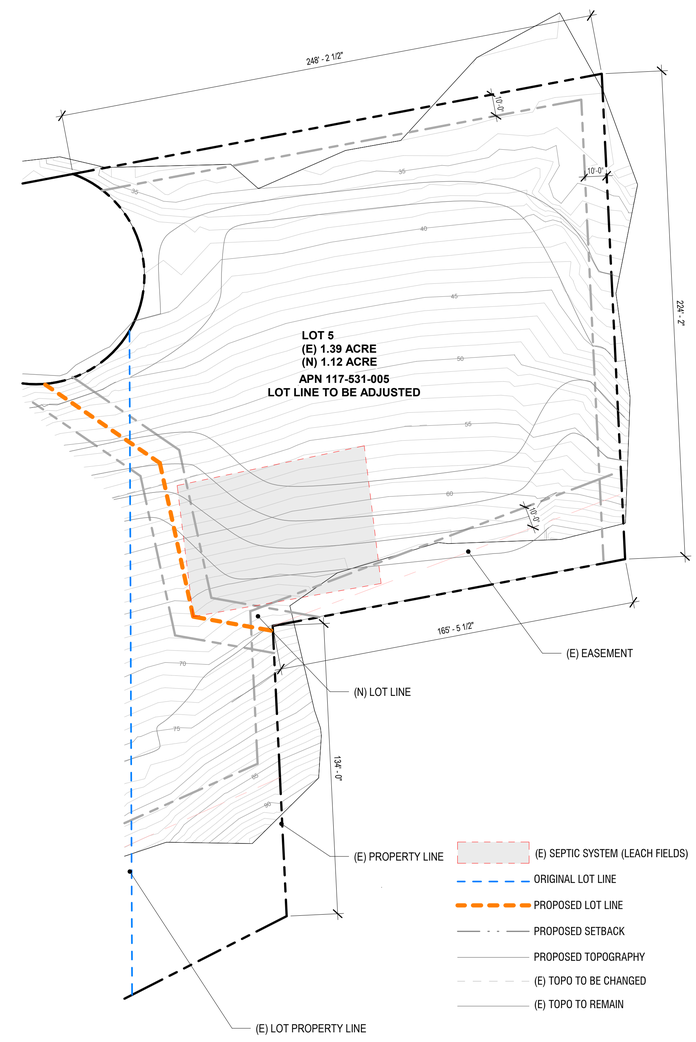
OWNER:	JUGGY TUT 144 WESTLAKE AVE, WATSONVILLE CA, 95076 831.454.6936
ARCHITECT:	HOCHHAUSER BLATTER ARCHITECTURE & PLANNING 122 E. ARELLAGA ST, SANTA BARBARA CA 93101 805.962.2746
PROPERTY LOCATION:	MONTEREY COUNTY
APN:	117-531-005
ACREAGE:	(E) 1.39 ACRES (N) 1.12 ACRES



LOT LINE ADJUSTMENT- LOT 5 1" = 30'-0" | 1

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SHEET CONTENTS

LOT LINE ADJUSTMENT - LOT 5

PROJECT NO: 10040

SHEET

A0.16