

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

In the matter of the application of:

**BARTLEBAUGH KRIS R & BONNIE L TRS (PLN180433)**

**RESOLUTION NO. 19-004**

Resolution by the Monterey County Planning  
Commission:

1. Find that the project involves a minor lot line adjustment not changing land use densities or building sites on slopes greater than 20%, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record. The Lot Line Adjustment will allow an equal exchange of land (1.522 acres) between Assessor's Parcel Numbers 181-241-024-000 and 181-241-025-000.

3225 Hillman Lane (Lot 24) and vacant lot to the north (Lot 25), Royal Oaks, North County Land Use Plan, Coastal Zone (APN: 181-241-024-000 and 181-241-025-000)

**The BARTLEBAUGH application (PLN180433) came on for a public hearing before the Monterey County Planning Commission on February 13, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County 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 has been reviewed for consistency with the text, policies, and regulations in:
  - 1982 Monterey County General Plan (General Plan);
  - North County Land Use Plan (NC LUP);
  - Monterey County Coastal Implementation Plan, Part 2 (CIP);
  - Monterey County Zoning Ordinance (Title 20);
  - Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The properties are located on 3225 Hillman Lane (Lot 24) and a vacant lot (Lot 25) with no assigned address immediately to the north of 3225 Hillman Lane, in Royal Oaks [Assessor's Parcel Numbers 181-241-024-000 (Lot 24) and 181-241-025-000 (Lot 25)], North County Land Use Plan, Coastal Zone. The parcels are zoned Rural Density Residential with a Building Site 6 Overlay within the Coastal Zone or "RDR/B-6(CZ)". The RDR zoning district allows for a Lot Line Adjustment (LLA) subject to a Coastal Development Permit pursuant to Section 20.16.050.QQ of Title 20. Standards for granting a Coastal Development Permit have been met in this case.
- c) Lot Legality. The subject parcels are Lots 24 and 25 located on a residential subdivision created through map of "Sylvan Acres Unit No. 1, Tract No. 792" and recorded on December 1976 in Volume 13 of Cities and Towns, Page 34. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Map Act Consistency. Section 66412 of the Subdivision Map Act (SMA) details the circumstances where projects can be excluded from the provision of the SMA. This project qualifies for that exclusion under Section 66412.d, 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.
- e) The LLA involves two legal lots of record, APN 181-241-025-000 (Lot 25), and APN 181-241-024-000 (Lot 24). The LLA proposes an equal exchange of 1.522 acres. The proposed LLA would not create any new lots. (See Finding 3)
- f) The subject parcels are zoned and used for residential purposes. None of the subject parcels are under Williamson Act contracts or used for agricultural purposes.
- g) Lot 25 (Parcel "B" of the Lot Line Adjustment Map) is vacant, undeveloped land and Lot 24 (Parcel "A" of the Lot Line Adjustment Map) contains a single family dwelling that is non-conforming to the side yard setback in the RDR zoning district. This Lot Line Adjustment would bring Lot 24 into conformance with County's current site development standards as defined in Section 20.16.060 of Title 20. No demolition, construction, or other type of development is proposed. There are no identified impacts to environmental resources, and the LLA would not intensify the level of development allowed on the parcels.
- h) Review of Development Standards - Setbacks. The parcels are zoned Rural Density Residential with a Building Site 6 Overlay within the Coastal Zone or "RDR/B-6(CZ)". The existing structure on Lot 24 has a legal-nonconforming side setback. Currently the structure sets directly on top of the property line. The setbacks in this zoning district are: 30 foot front setback and 20 foot side/rear setback. The front and rear setback would remain the same, which is in conformance with the setback of this zoning district. The LLA would result in a 20 foot side setback, bringing the subject property into compliance with the setbacks this zoning district.
- i) Easements. The Subdivision Map Act allows the County to impose conditions to facilitate the relocation of existing utilities,

infrastructure, or easements. In this case, the LLA will result in a lot line configuration that partially transects a scenic easement. Lot 25 of the final map for the Sylvan Acres subdivision (Adjusted Parcel “B” on the proposed Lot Line Adjustment Map) has a scenic easement that follows the existing lot line configuration. As proposed, the lot line adjustment between Lot 25 and Lot 24 of the Final Map for Sylvan Acres subdivision will result in a portion of the scenic easement previously contained entirely on Lot 25 extending into a portion of Lot 24.

Since Lot Line Adjustments are required to be reflected in a recorded deed for each site, and because none of the underlying easement boundaries are not changing, the encroachment of the easement boundary across the lot lines can be disclosed and recognized in the deeds for each lot. A condition of approval requiring that the portion of the easement on Lot 24 (Parcel “A”), in addition to other easements on the property, be reflected in the deed recorded for the lot line adjustment has been added to memorialize the restrictions in title (Condition No. 6).

- j) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the development includes a Lot Line Adjustment within the Coastal Zone. The LUAC unanimously recommended approval as proposed with a 6-0-3 vote.
- k) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180433.

2. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project includes a minor adjustment to a parcel boundary without changing the existing or future use of the properties.
  - b) The project was reviewed by RMA-Planning, Aromas Tri-County Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180433.

3. **FINDING:** **LOT LINE ADJUSTMENT** – The adjustment of the parcels are consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) of the Monterey County Code.

- EVIDENCE:**
- a) The parcels are zoned Rural Density Residential with a Building Site 6 Overlay within Coastal Zone or “RDR/B-6(CZ)”.

- b) The proposed lot line adjustment is between two legal lots of record consisting of Lot 24 and Lot 25 shown on the recorded map for Sylvan Acres subdivision. The existing Lot 24 comprises 6.522 acres, and the existing Lot 25 comprises 5.00 acres. The LLA includes an equal exchange of land (1.522 acres) between the two existing lots.
- c) The LLA is between four (or fewer) existing adjoining parcels. The two existing legal lots of record share a common boundary of approximately 675 feet on the northwestern side of Lot 24 and the southeastern side of Lot 25.
- d) 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.
- e) The proposed LLA is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is 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 5; and supporting evidence).
- f) The proposed lot line adjustment does not interfere with existing easements as recorded on the subdivision map (See Finding No. 1).
- g) 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. A condition has been added requiring that the scenic easement be reflected in the deed to be recorded for Lot 24 (Condition No. 5).
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180433.

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 RMA-Planning, Aromas Tri-County Fire Protection District, RMA-Public Works, RMA-Environmental Services, and 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) Necessary public facilities are existing on the subject property. Water is provided through an existing well and wastewater services are provided through an on-site septic system. The project would not require intensification of services provided.
  - c) The project includes a minor Lot Line Adjustment between two legal lots of record within a rural density residential area.

- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180433.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
  - b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180433.
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) California Environmental Quality Act (CEQA) Guidelines Section 15305 (a) categorically exempts minor alterations in land use limitations including Lot Line Adjustments with an average slope of less than 20%.
  - b) The proposed a minor Lot Line Adjustment that will result in a configuration that partially transects a scenic easement for slopes greater than 20%. The scenic easement restricts development in these areas. All developable areas will be on lands with an average slope of less than 20%. Therefore, the project qualifies for a Class 5 categorical exemption pursuant to Section 15305 (a) of the CEQA guidelines.
  - c) No adverse environmental effects were identified during staff review of the development application.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway, will not impact a historical resource, and will not have a significant effect on the environment, or have any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180433.
7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the CIP can be demonstrated.

- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject project site is not described as an area requiring public access (Figure 3, Public Access and Recreation, in the North County Land Use Plan.
- d) Staff conducted a site inspection on February 1, 2019.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180433.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Pursuant to Section 20.86.080.A of Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use

### **DECISION**

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

1. Find that the project involves a minor lot line adjustment not changing land use densities or building sites on slopes greater than 20%, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record. The Lot Line Adjustment will allow an equal exchange of land (1.522 acres) between Assessor's Parcel Numbers 181-241-024-000 and 181-241-025-000, 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 13<sup>th</sup> day of February 2019 upon motion of Commissioner Vandevere, seconded by Commissioner Gonzalez, by the following vote:

AYES: Coffelt, Getzelman, Gonzalez, Monclave, Roberts, Vandevere  
 NOES: None  
 ABSENT: Ambriz, Diehl, Duflock, Mendoza  
 ABSTAIN: None

 2.13.19

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 14 2019**

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 **FEB 25 2019**

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 RMA-Planning and RMA-Building Services offices in Salinas.

2. This permit expires 3 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

PLN180433

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit allows a Lot Line Adjustment between two (2) legal lots of record. The Lot Line Adjustment will allow an equal exchange of land (1.522 acres) between Assessor's Parcel Numbers 181-241-024-000 and 181-241-025-000. The properties are located at 3225 Hillman Lane (Lot 24) and vacant lot to the north (Lot 25), Royal Oaks (Assessor's Parcel Number 181-241-024-000 & 181-241-025-000), North County Land Use Plan, Coastal Zone.. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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



## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Coastal Development Permit to allow a Lot Line Adjustment (Resolution Number 19-004) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 181-241-024-000 and 181-241-025-000 on February 13, 2019. The permit was granted subject to seven (7) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

**Compliance or** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be Performed:** shall provide proof of recordation of this notice to the RMA - Planning.

## 3. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The permit shall be granted for a time period of 3 years, to expire on February 13,  
**Monitoring Measure:** 2022, unless use of the property or actual construction has begun within this period.  
(RMA-Planning)

**Compliance or** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a  
**Monitoring** valid grading or building permit and/or commence the authorized use to the  
**Action to be Performed:** satisfaction of the RMA-Director of Planning. Any request for extension must be  
received by RMA-Planning at least 30 days prior to the expiration date.

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

**Responsible Department:** RMA-Planning

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

## 5. 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. (RMA - Planning)

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Government Code Section 66412(d) of the Subdivision Map Act, the Owner/Applicant/Surveyor shall record a deed to reflect the lot line adjustment as shown in the Coastal Development Permit, PLN180433, Resolution No. 19-004, approved on February 13, 2019. The deed shall also reflect all easement boundaries (road, utility, hiking and scenic easements) of Lot 24 and Lot 25.

**Compliance or Monitoring Action to be Performed:** Prior to recordation of Certificates of Compliance, the Owner/Applicant/Surveyor shall prepare a deed for recordation that includes the legal description of the newly configured parcels and identify all easement boundaries (road, utility, hiking and scenic easements) of Lot 24 and Lot 25 on each parcel. The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Owner/Applicant/Surveyor shall pay the fees to the Monterey County Recorder's Office associated with the recordation of deed.

## 7. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

**Condition/Mitigation  
Monitoring Measure:**

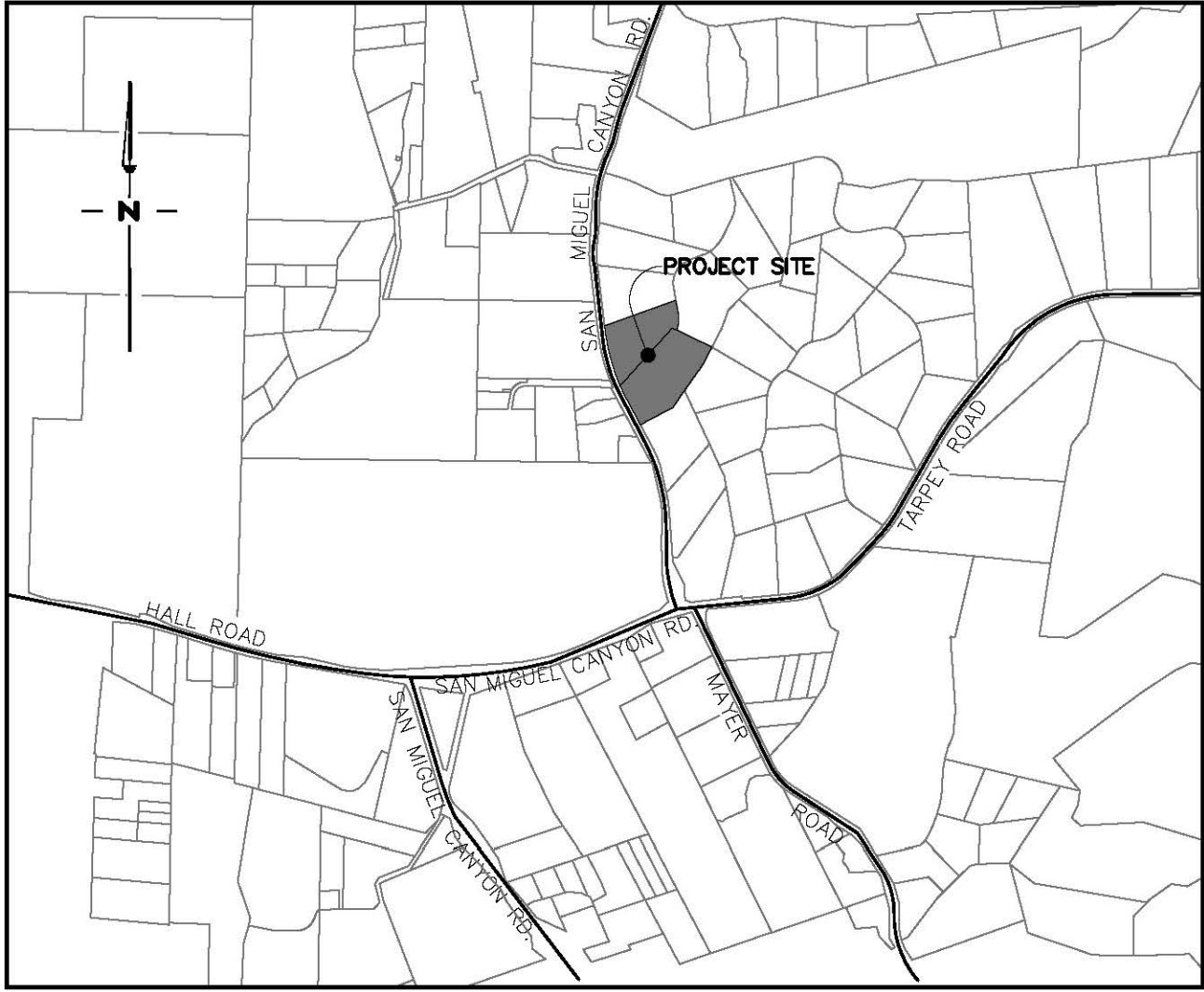
The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County 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)

**Compliance or  
Monitoring  
Action to be Performed:**

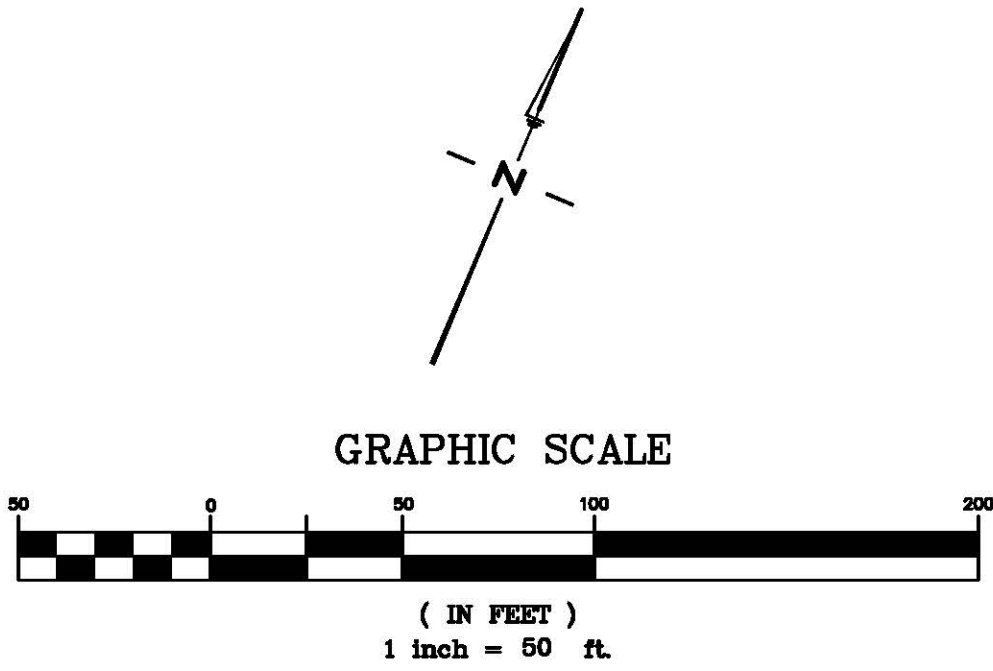
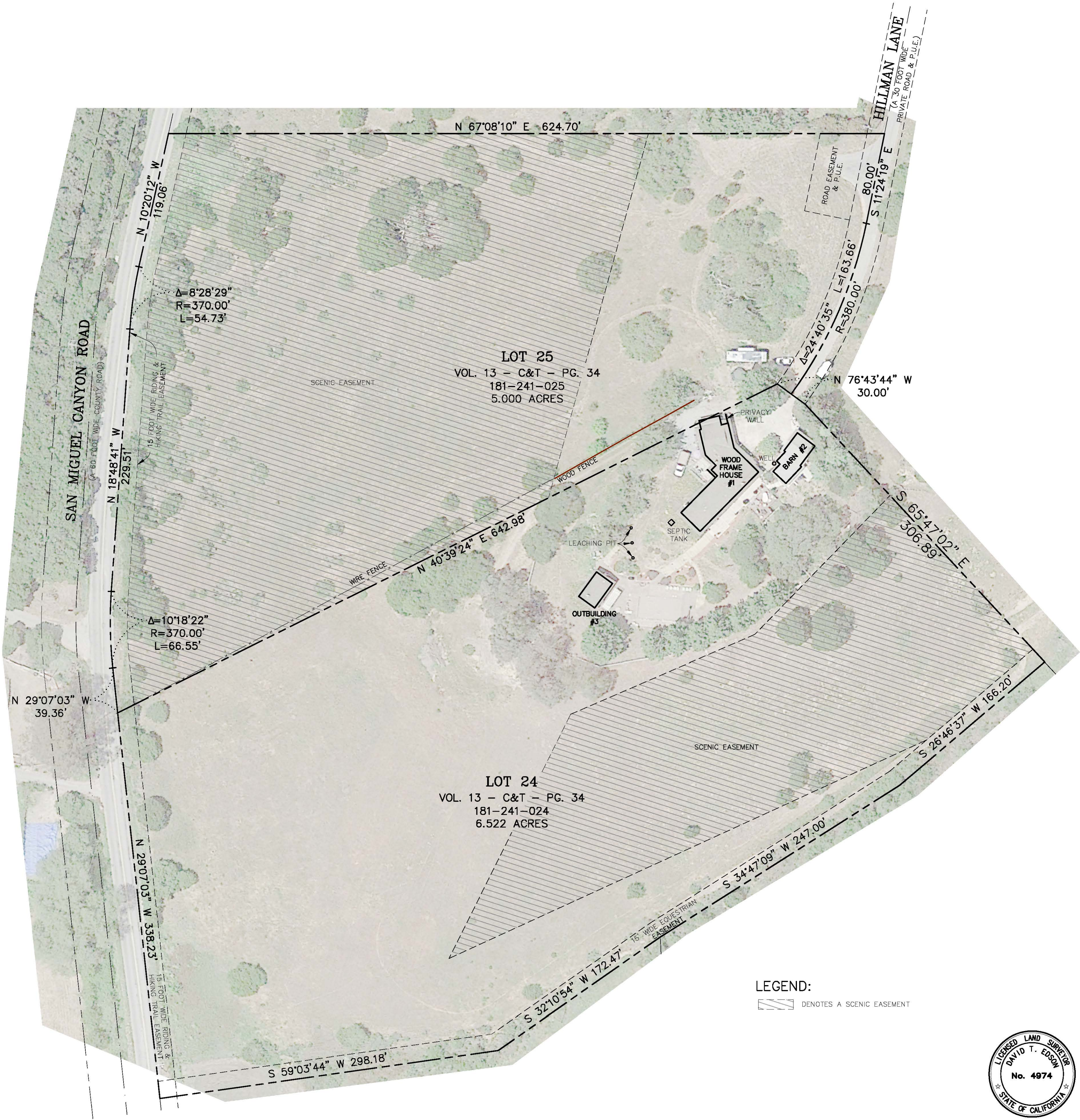
Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel 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.





VICINITY MAP  
NOT TO SCALE



PROJECT INFORMATION

SITE ADDRESS

3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

OWNER:

KRIS & BONNIE BARTLEBAUGH  
3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

SURVEYOR:

CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE N-11  
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBER

181-241-024  
181-241-025

NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- SEPTIC AND WELL INFORMATION IS PROVIDED BY OTHERS AND IS APPROXIMATE.

PLANIMETRIC MAP  
OF  
LOTS 24 & 25 IN TRACT 792  
AS SHOWN ON THE MAP ENTITLED  
"TRACT No. 792, SYLVAN ACRES..."  
FILED IN, VOL. 13 - C&T - PG. 34  
OFFICIAL RECORDS OF MONTEREY COUNTY

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
Kris & Bonnie Bartlebaugh

BY  
CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

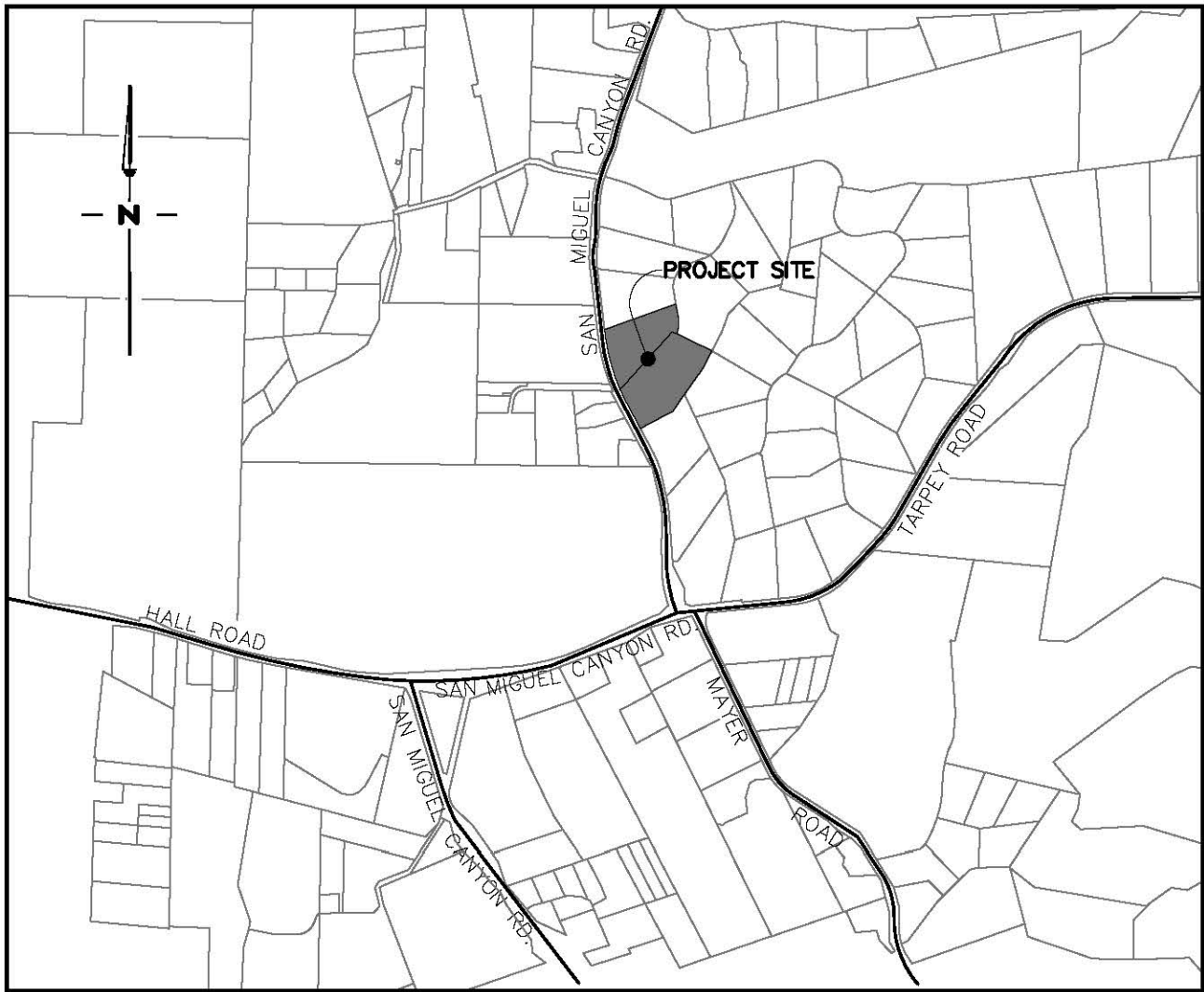
Phone: (831) 394-4930  
Fax: (831) 394-4931

SCALE: 1" = 50' JOB No. 17-94 JANUARY 2018

PREPARER: LLJS







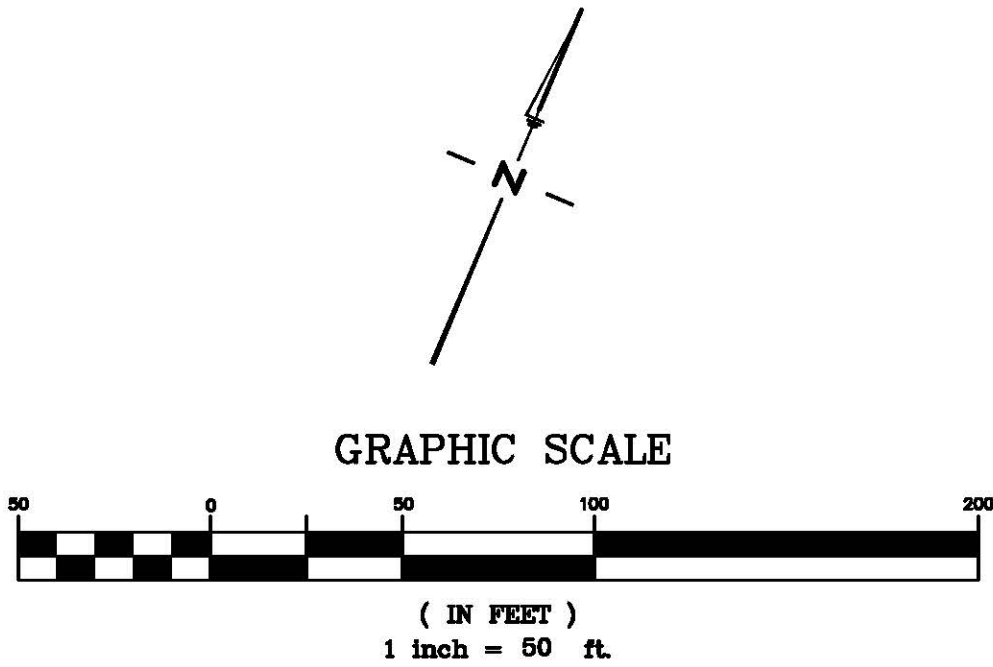
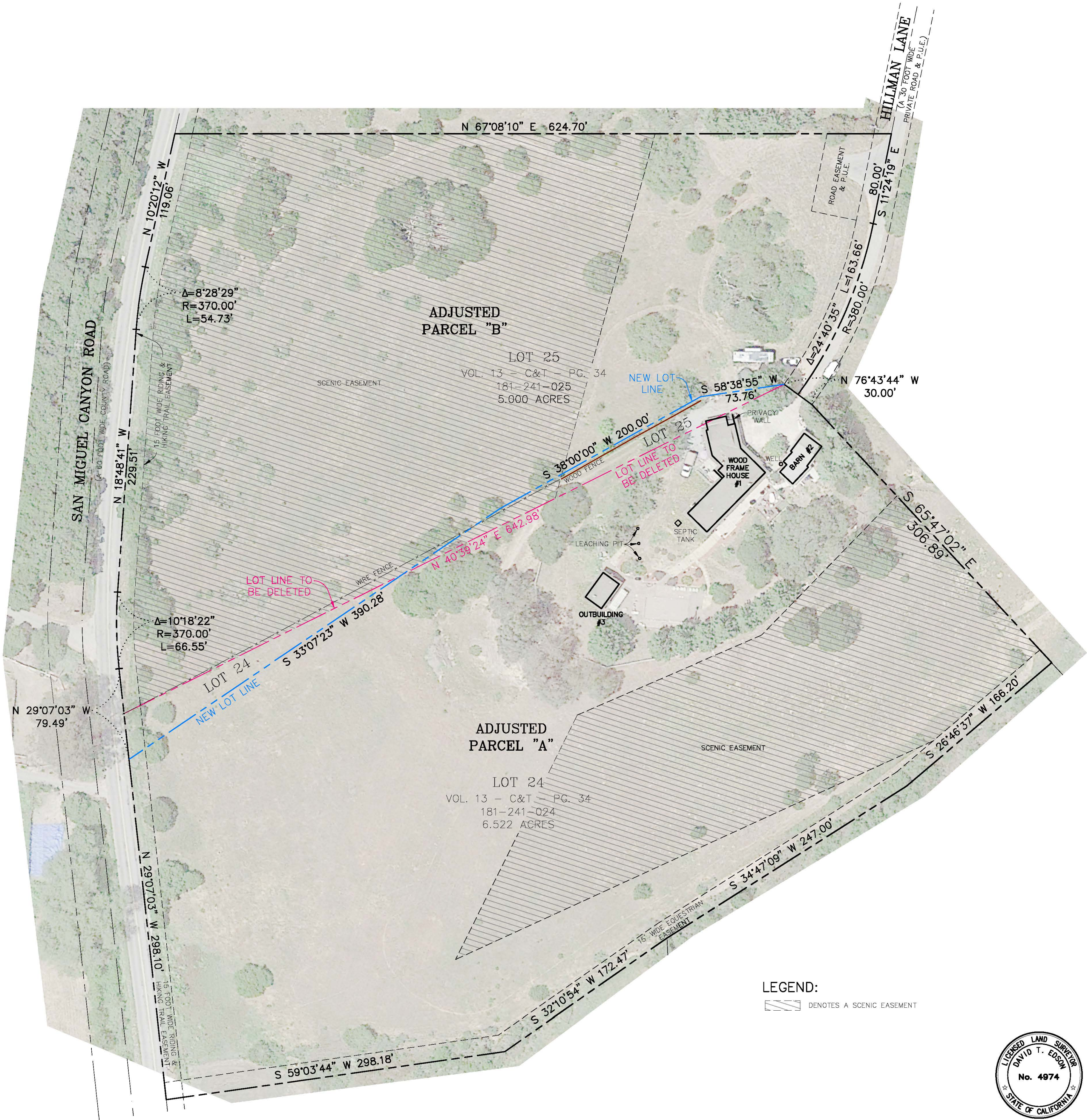
VICINITY MAP  
NOT TO SCALE

BUILDING AREA TABULATION (PARCEL "A")	
BUILDING #	SQ. FT.
1	2,744'
2	736'
3	453'
TOTAL	3,933'

PARCEL AREA TABULATION			
EXISTING AREA (SF)		PROPOSED AREA (SF)	
LOT #	ACRES	PARCEL	ACRES
LOT 24	6.522	ADJ. PARCEL "A"	6.522
LOT 25	5.000	ADJ. PARCEL "B"	5.000
TOTAL	11.522	TOTAL	11.522

NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- SEPTIC AND WELL INFORMATION IS PROVIDED BY OTHERS AND IS APPROXIMATE.



PROJECT INFORMATION

SITE ADDRESS

3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

OWNER:

KRIS & BONNIE BARTLEBAUGH  
3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

SURVEYOR:

CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE N-11  
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBER

181-241-024  
181-241-025

LOT LINE ADJUSTMENT PROPOSAL

BETWEEN

LOTS 24 & 25 IN TRACT 792  
AS SHOWN ON THE MAP ENTITLED  
"TRACT No. 792, SYLVAN ACRES..."  
FILED IN, VOL. 13 - C&T - PG. 34  
OFFICIAL RECORDS OF MONTEREY COUNTY

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Kris & Bonnie Bartlebaugh

BY

CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

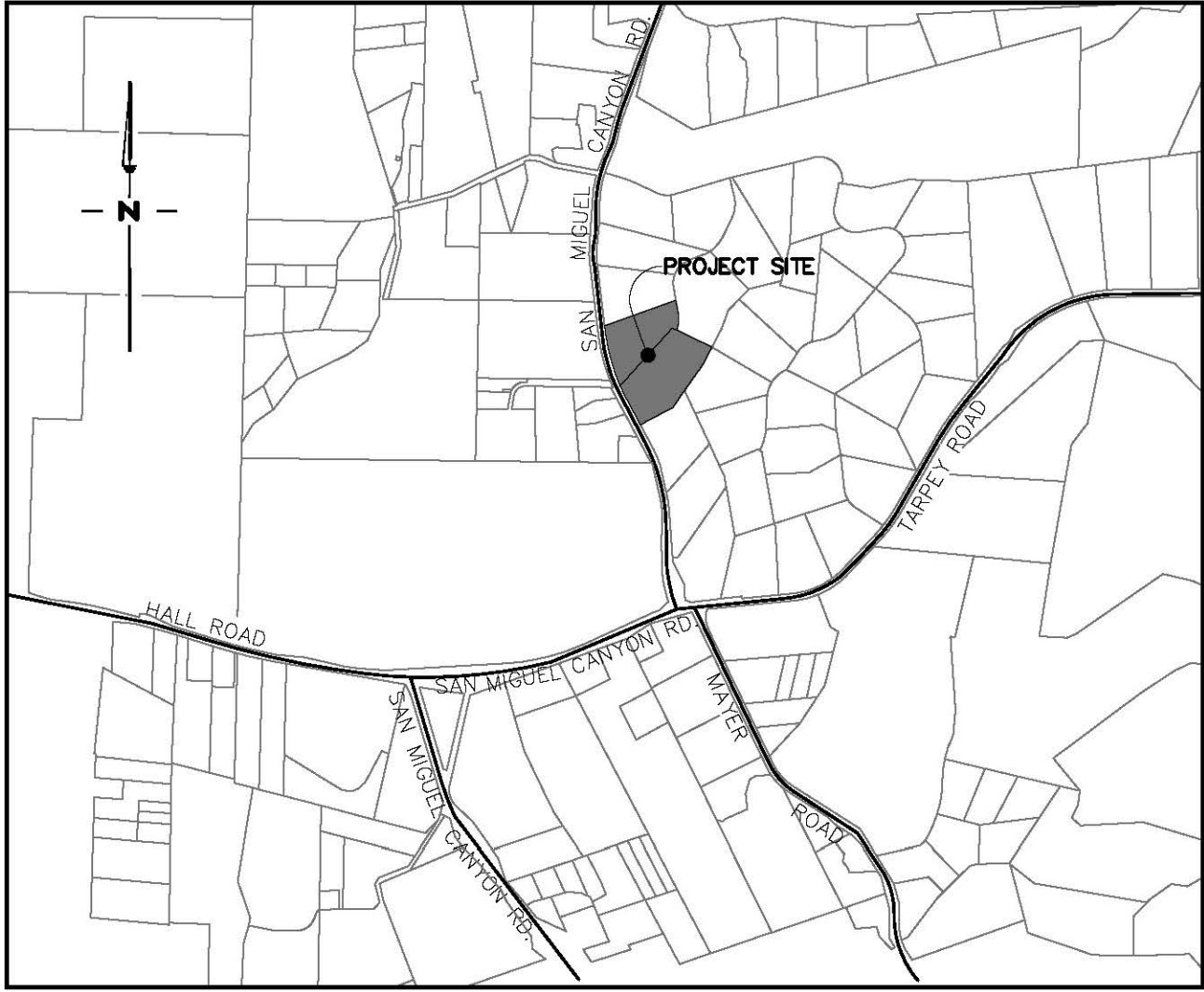
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Fax: (831) 394-4931

SCALE: 1" = 50' JOB No. 17-94 JANUARY 2018

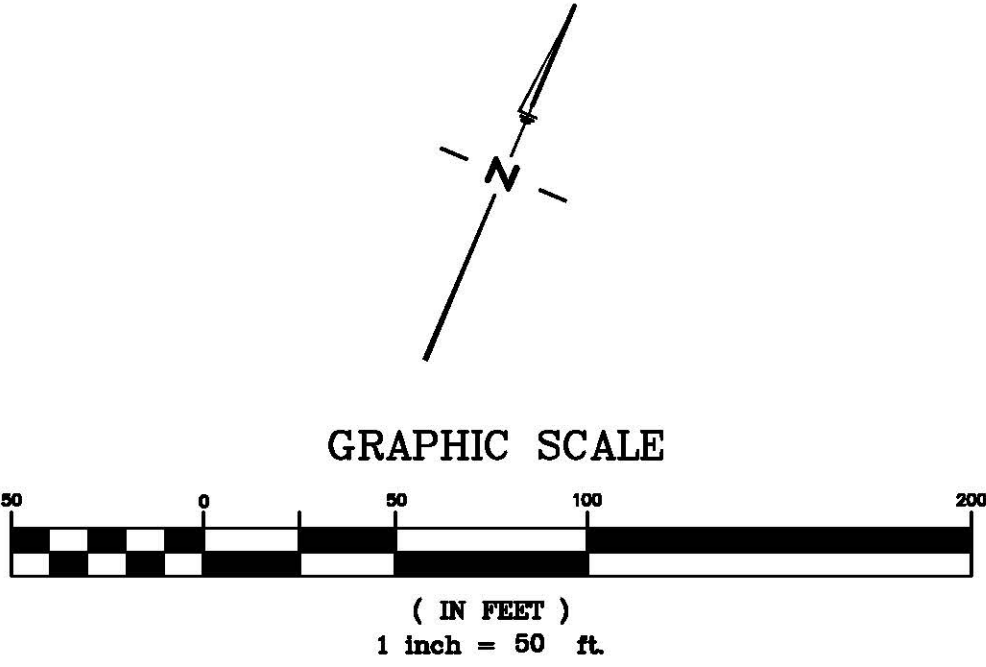
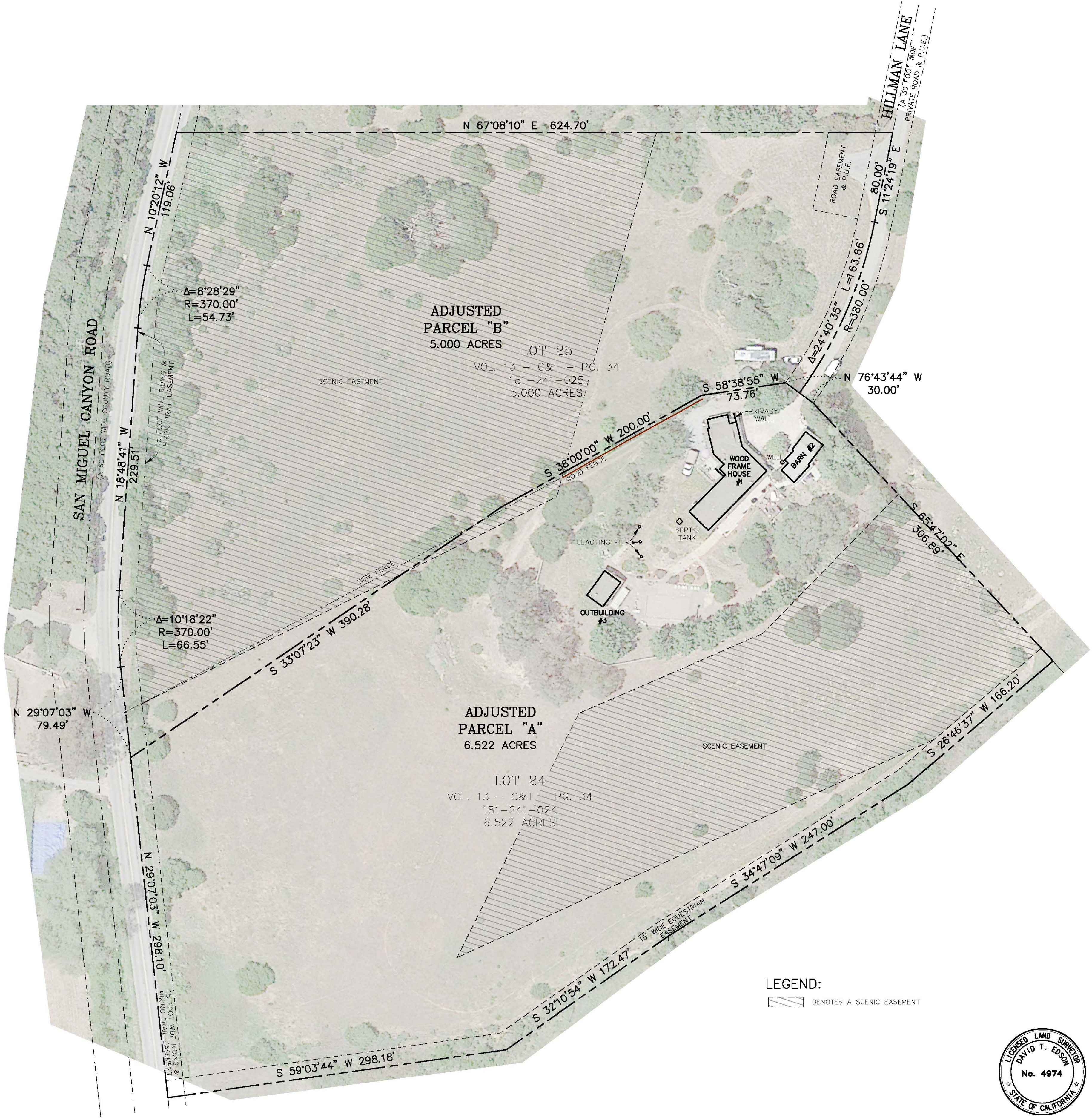
PREPARER: LLJS







VICINITY MAP  
NOT TO SCALE



PROJECT INFORMATION

SITE ADDRESS

3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

OWNER:

KRIS & BONNIE BARTLEBAUGH  
3255 HILLMAN LANE  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

SURVEYOR:

CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE N-11  
MONTEREY, CA 93940

ASSESSORS PARCEL NUMBER

181-241-024  
181-241-025

PLANIMETRIC MAP

SHOWING

LOTS 24 & 25 IN TRACT 792  
AFTER A PROPOSED LOT LINE ADJUSTMENT  
AS SHOWN ON THE MAP ENTITLED  
"TRACT No. 792, SYLVAN ACRES..."  
FILED IN, VOL. 13 - C&T - PG. 34  
OFFICIAL RECORDS OF MONTEREY COUNTY

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
Kris & Bonnie Bartlebaugh

BY  
CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394-4930  
Fax: (831) 394-4931

SCALE: 1" = 50' JOB No. 17-94 JANUARY 2018

PREPARED BY: LLJS

NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- SEPTIC AND WELL INFORMATION IS PROVIDED BY OTHERS AND IS APPROXIMATE.







SCALE: 1" = 20'

ADJUSTED  
PARCEL "B"  
5.000 ACRES

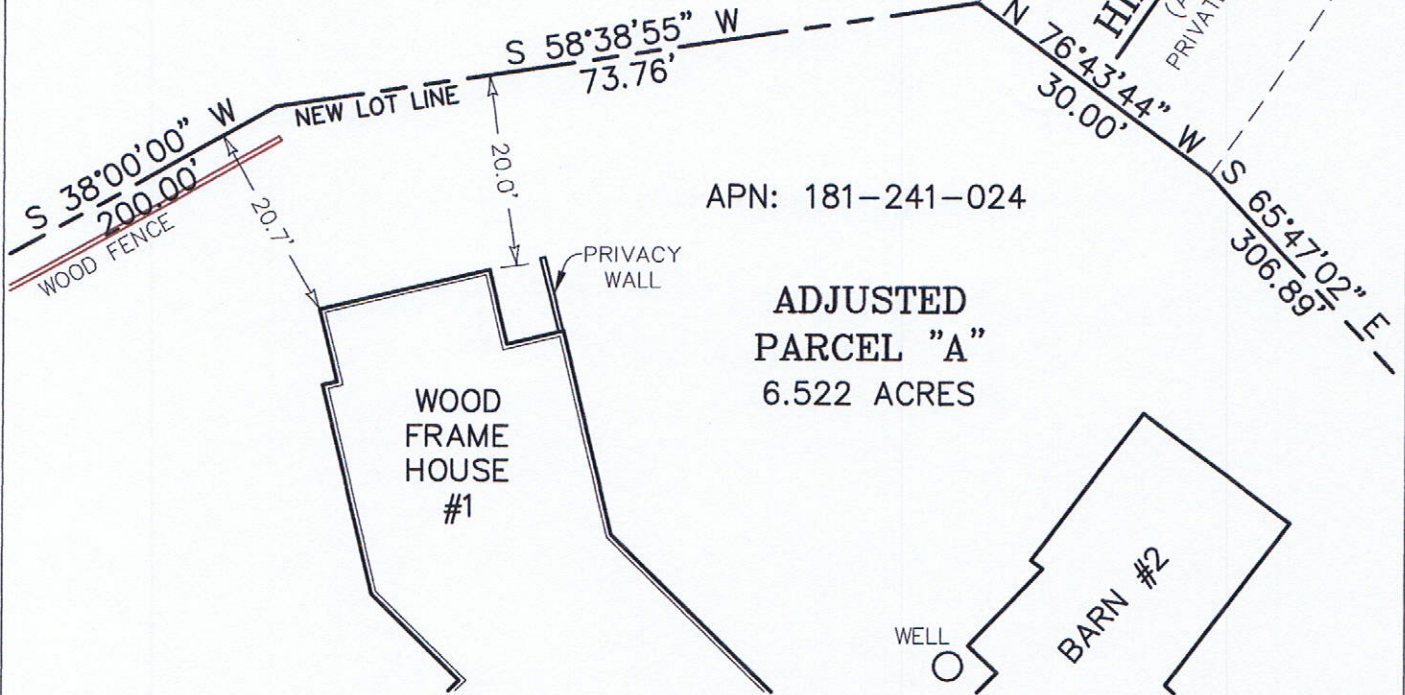


EXHIBIT SHOWING SETBACK  
BETWEEN EXISTING HOUSE ON  
APN 181-241-024 AND  
PROPOSED ADJUSTED  
PROPERTY LINE

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
**Kris & Bonnie Bartlebaugh**

BY  
**CENTRAL COAST SURVEYORS**  
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940  
Phone: (831) 394-4930 Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 17-94 JANUARY 2019

PREPARER: LLJS

APN: 181-241-024

NOTES:

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