

Exhibit H

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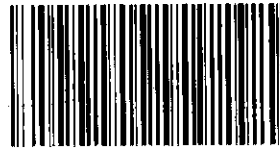
When recorded return to:

MONTEREY COUNTY PLANNING AND
BUILDING INSPECTION DEPARTMENT
168 W. Alisal
P. O. BOX 1208
SALINAS, CA 93901
(831) 755-5025

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
Chicago Title

CRLUPE
12/04/2006
8:13:15

DOCUMENT: **2006106182**



Titles: 1/ Pages: 42

Fees.... 131.00

Taxes...

Other...

AMT PAID \$131.00

Space above for Recorder's Use

Permit No.: PLN030613
Applicant Name: BORDONARO MARC
Project Planner: BORDONARO MARC

CONSERVATION AND SCENIC EASEMENT DEED (INLAND)

THIS DEED made this 18 day of Nov, 2005, by and between MARC BORDANARO as **Grantor**, and the **COUNTY OF MONTEREY**, a political subdivision of the State of California, as **Grantee**,

WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey County, California (hereinafter "***the property***"); and

WHEREAS, the said land of said Grantor has certain natural scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the Grantor; and

WHEREAS, a Minor Subdivision (Permit No. PLN030613) was granted on February 10, 2005 by the County in accordance with the provisions of the Staff Recommendation and Findings, attached hereto as Exhibit "B" and hereby incorporated

by reference, subject to the following condition(s): *A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30% percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits.*

WHEREAS, the County, acting on behalf of the People of the State of California and in accordance with the findings contained in Resolution No. 05003 attached hereto as Exhibit "C" and hereby incorporated by reference, granted the Minor Subdivision to the Grantor upon condition (hereinafter the "**Condition**") requiring inter alia, that the Grantor record a conservation and scenic easement over the property as shown in Exhibit "D" attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the property so as to preserve the open space, scenic, and/or natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on natural resources and public access to those resources which could occur if the property were not restricted in accordance with this easement; and

WHEREAS, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

WHEREAS, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the scenic use as herein expressed of the said land, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of said property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, for and in consideration of the premises the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and ~~conservation~~ ^{conservation} and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns,

with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned.

A. LAND SUBJECT TO EASEMENT. The land of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described in Exhibit "D", attached hereto, and made a part hereof.

B. RESTRICTIONS. The restrictions hereby imposed upon the use of said property by the Grantor and the acts which said Grantor shall refrain from doing upon the said property in connection herewith are, and shall be, as follows:

1. That no structures will be placed or erected upon said described premises.

2. That no advertising of any kind or nature shall be located on or within said property.

3. That the Grantor shall not plant nor permit to be planted any vegetation upon said premises.

4. That, except for the construction, alteration, relocation and maintenance of public roads, public and private pedestrian trails, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made.

5. That no uses of said described property which will or does materially alter the landscape or other attractive scenic features of said land other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are accepted and reserved to the Grantor:

1. The right to maintain all existing private roads, bridges, trails and structures upon said land.

2. The use and occupancy of said land not inconsistent with the conditions and restrictions herein imposed.

D. SUBJECT TO ORDINANCES. Land uses permitted or reserved to the Grantor by this instrument shall be subject to the ordinances of Grantee regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the property, and all obligations, terms, conditions,

and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

✓ M900
12/8/05
F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor. The public may enter onto the property for scientific research purposes at times reasonable/acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the property contrary to the terms of this offer will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee,

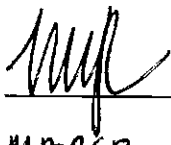
while in, upon, or in any way connected with the property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the property which ~~would be~~ subject the Grantee to any liability occurring upon the land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to preventing uses inconsistent with the interest granted, the property is not "property of a public entity" or "public property," and Grantee's rights herein do not include the right to enter the land for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. CONSTRUCTION OF VALIDITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 18 day of Nov, 2005, at Monterey, California.

Signed: _____



MARC Bordenave

Type or print name of above - **GRANTOR**

Signed: _____

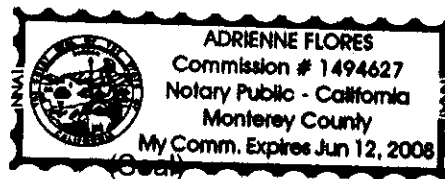
Type or print name of above - **GRANTOR**

STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On 11/18/2005, before me, Adrienne Flores, Notary Public, personally appeared Marc Bordenaro, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Adrienne Flores*



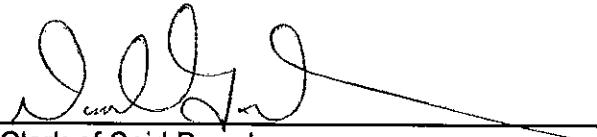
This is to certify that the Conservation and Scenic Easement Deed set forth above is hereby acknowledged by the Board Chair on behalf of the Monterey County Board of Supervisors pursuant to the action of the Minor Subdivision Committee when it granted Minor Subdivision Permit No. PLN030613 on February 10, 2005 and the Monterey County Board of Supervisors consent to recordation thereof by its duly authorized officer.

DATED: 11-16-06

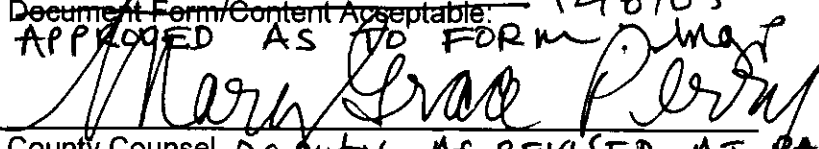

Chair, Monterey County Board of Supervisors

ATTEST:

DATED: 11/16/2006


Clerk of Said Board

~~Document Form/Content Acceptable:~~ 12/8/05

APPROVED AS TO FORM 

County Counsel, Deputy AS REVISED AT PAGES 2, 4 & 5


Planning and Building Inspection Department

EXHIBIT "A"

The land referred to in this Report is situated in the County of Monterey, in the unincorporated area, State of California, and is described as follows:

PARCEL I:

A part of Section 12, Township 16 South, Range 2 East, M.D.B. & M., more particularly described as follows:

Beginning at a 3 x 3 post standing in the Northeasterly boundary of the San Benancio Canyon County Road, a 50 foot road, as said road is described in that certain Deed from Thomas W. Titus to Monterey County, dated November 27, 1940 and recorded December 6, 1940 in Volume 692, at Page 404 therein, Official Records of Monterey County, California, said 3 x 3 post standing at the intersection of said Northeasterly line with the northwesterly line of that certain parcel of land described under "Parcel 3" of a Deed from E.M. Kennekoff, et ux, to Frank Aliano, dated march 6, 1953 and recorded April 5, 1953 in Volume 1448 of Official Records of Monterey County, California, at Page 475 therein; the aforesaid Northeasterly boundary of the San Benancio Canyon County Road is the right of way boundary for Course 32 of said deed; and running thence

(1) Along and following the said road boundary N. 46° 38' W., 214.52 feet to 4 x 4 post (by Deed Titus to Monterey County the bearing of this course is S. 47° 16' E.); thence

(2) Tangentially curving to the left 122.98 feet on the arc of a curve, the center of which bears S. 43° 22' W., 1825.00 feet distant; thence

(3) Leaving the Northeasterly boundary of San Benancio Canyon County Road N. 26° 21' E., 125.06 feet (at 14.58 feet a 4 x 4 witness post) 125.06 feet to a 4 x 4 post; thence

(4) N. 14° 32' W., 146.00 feet to a 4 x 4 post; thence

(5) N. 50° 31' W., 117.53 feet to a 4 x 4 post; thence

(6) N. 45° 30' E., 177.34 feet to a 2 x 4 post; thence

(7) N. 38° 51' E., 95.24 feet to a 2 x 4 post; thence

(8) N. 21° 37' E., 105.33 feet to a 4 x 4 post; thence

(9) N. 11° 56' W., 254.58 feet to a 4 x 4 post; thence

(10) N. 3° 59' W., 158.37 feet to a 4 x 4 post; thence

(11) N. 6° 13' E., 150.25 feet to a 4 x 4 post; thence

(12) N. 73° 26' 15" E., 698.07 feet to a point on the Section line between Section 12, T. 16 S., R. 2 E., and Section 7, T. 16 S., R. 3 E., from which a 4 x 4 post bears N. 73° 26' 15" E., 33.12 feet distant; thence

(13) Along and following said section line S. 0° 4' W., 878.31 feet to a 3 x 3 post standing in the Northwesterly boundary of the aforesaid parcel of land Kennekoff to Aliano; thence

(14) Along and following said northwesterly boundary S. 50° 52' W., 190.05 feet by aforesaid deed this course is S. 50° 30' W., 201.00 feet to a 3 x 3 post; thence

(15) S. 50° 48' 45" W., 143.53 feet to a 3 x 3 post aforesaid deed this course is S. 51° 47', 143.00 feet; thence

(16) S. 40° 47' 50" W., 686.46 feet by aforesaid deed this course is S. 41° 23' W., 686.33 feet to the place of beginning.

Excepting therefrom that portion of said land conveyed to County of Monterey by Deed recorded July 2, 1965 in Reel 413, Page 335, Official Records of Monterey County.

PARCEL II:

A non-exclusive easement over a strip of land 30 feet wide for road and utility purposes 15 feet on each side of the following described line:

Beginning at a point on the Westerly boundary of Parcel B of the Parcel Map, filed December 15, 1983 in Volume 15, Parcel Maps, at Page 192, from which a 4 by 4 bears S. 0° 05' 20" W., a distance of 407.74 feet; thence from said point of beginning and across said Parcel B

(1) N. 73° 02' 49" E., 1.38 feet to a 1/2" bar; thence

(2) N. 21° 19' 58" E., 128.60 feet to a 1/2" bar; thence

(3) N. 72° 52' 18" E., 139.46 feet to a 1/2" bar; thence

(4) N. 33° 15' 48" E., 100.80 feet to a 1/2" bar; thence

(5) N. 48° 25' 30" W., 148.67 feet to a 1/2" bar; thence

(6) N. 86° 49' 45" W., 125.08 feet to a point on the Westerly boundary of said Parcel B from which the aforesaid 4 by 4 bears S. 0° 05' 20" W., a distance of 758.86 feet.

PARCEL III:

A non-exclusive easement over a strip of land 60 feet wide for road and utility purposes 30 feet on each side of the following described line:

Situate in Section 12, T 16 S, R 2 E, M.D.M. over and across Parcel A, as said parcel is shown on that certain Map filed for record in Volume 15 of Parcel Maps, at Page 192, Records of Monterey County, California, and being that

Exhibit A
Page 2 of 3

certain 60 foot wide easement shown on said Parcel Map, described as follows:

Beginning at a point on the Northerly right of way line of San Benancio Canyon Road as widened by Deed recorded in Reel 413, Official Records, at page 335, Monterey County Records, from which point the most Southerly corner of said Parcel Map bears S. 52° 05' 20" E., a distance of 30.12 feet; thence from said point of beginning, leaving the Northerly right of way line of San Benancio Canyon Road and across Parcel A,

(1) N. 32° 44' 20" E., 415.23 feet to a point; thence

(2) N. 23° 30' 20" E., 219.10 feet to a point; thence

(3) N. 37° 43' 30" E., 134.40 feet to a point; thence

(4) N. 43° 47' 20" E., 135.80 feet to a point; thence

(5) N. 46° 08' 20" E., 32.25 feet to a point; thence

(6) S. 76° 51' 05" W., 112.17 feet to a point on the Northwesterly boundary of said Parcel A from which a 4 by 4 post bears the following two courses, N. 50° 50' 20" E., 93.58 feet, and N. 50° 53' 20" E., 190.05 feet; 112.17 feet.

Assessor's Parcel Number: 416-291-001

Exhibit A
Page 3 of 3

Monterey County Minor Subdivision Committee

Meeting: 2/10/2005	Agenda Item: 1
Project Description: Minor Subdivision Tentative Parcel Map (Bordonaro, PLN030613) for the subdivision of one existing lot of record of 19.6 acres into three lots of 7.9, 5.5, and 6.1 acres.	
Location: San Benancio Road, Salinas, north of Ridgeback Lane	
Assessor's Parcel Numbers: 416-291-001-000	
Plan Area: Toro	
Flagged and Staked: Yes	
Zoning Designation: LDR/5-VS (Low Density Residential, 5 acres per unit, Visual Sensitivity Overlay)	
CEQA Action: Mitigated Negative Declaration	

RECOMMENDATION:

Staff recommends that the Minor Subdivision Committee take the following actions: Adopt the proposed Mitigated Negative Declaration (**Exhibit C**); approve a Mitigation Monitoring and Reporting Program (**Exhibit B**); and approve the described project based on Findings and Evidence (**Exhibit A**) subject to proposed Conditions of Approval (**Exhibit B**)

OTHER AGENCY INVOLVEMENT:

The application was reviewed by the Monterey County Water Resources Agency, Environmental Health Division, Public Works Department, Parks Department, and the Salinas Rural Fire Department. Other state and regional agencies reviewed the proposed Mitigated Negative Declaration. Related Recommendations and conditions are included in the Findings & Evidence and Conditions of Approval.

Notes: This project is appealable to the Board of Supervisors (Section 19.16.020.B.)



Robert Salisbury, Associate Planner
831-883-7508
e-mail: salisburyr@co.monterey.ca.us

Attachments:

Exhibit "A" Discussion
Exhibit "B" Recommended Findings and Evidence
Exhibit "C" Recommended Conditions of Approval
Exhibit "D" Initial Study / Mitigated Negative Declaration
Exhibit "E" Tentative Parcel Map
Exhibit "F" Vicinity Map

Cc: Subdivision Committee Members; County Counsel; Salinas Rural Fire Protection District; Dale Ellis; Lynne Mounday; Robert Salisbury; Linda Rotharmal; Applicant; Owners

This report reviewed by Taven Kinison Brown, Senior Planner

DISCUSSION

SETTING AND PROJECT DESCRIPTION

Setting:

The subject site is in the Toro Area of Monterey County and is located fronting on and north east of San Benancio Road, and north of Ridgeback Lane. The parcel consists mainly of chaparral and grassland with scattered oaks on the western slopes. An unnamed ephemeral stream skirts the southwestern portion of the parcel, though there are no wetlands on the project site. The parcel has varying slopes; slopes on the areas preliminarily identified for building sites are moderate. Steeper slopes exist on the peripheral areas of the parcel.

The proposed project is located within upper reaches of the San Benancio Gulch Subarea of the El Toro Groundwater Basin.

Project Description

The project application is a Minor Subdivision request to create three new parcels of sizes 7.9, 5.5, and 6.1 acres respectively, from an existing 19.6 acre parcel.

The subdivision of the property anticipates the eventual development of one single-family residence in each of the new parcels, A, B, and C, consistent with the site zoning of LDR/5 - VS. Improvements that are anticipated with the subsequent development of the single-family residences include paving existing dirt roads, adding utility connections and constructing three independent septic systems consisting of septic tanks, leach fields and associated piping, all of which requires approximately 2300 +/- cubic yards of cut and 1500 +/- cubic yards of fill.

Main access to the site is via a shared, paved road leading north-east from San Benancio Road which provides access to the project parcel and the neighboring parcel. A north-west road splits off from the main road and passes through a gate, after which the road is unpaved, and this segment leads to the project parcel and will serve all of the proposed parcels.

Water for the proposed project will be provided by an existing well which yielded 12 gallons per minute (equivalent to 19.3 acre-feet per year) during a 72 hour test conducted by PBS Environmental Inc. in June 2004. Total estimated net water demand for the proposed project is 1.03 to 1.69 acre-feet per year (af/y) and the estimated annual recharge rate is 3.34 af/y. Arsenic was detected in the ground water samples at concentrations ranging from 0.015 milligrams per liter (mg/l) to 0.019 mg/l, which exceeds the current Title 22 standard of 0.010 mg/l.

ANALYSIS

The Analysis Section will address the Environmental Review and the Tentative Parcel Map.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared to assess the potential adverse environmental impacts from the project and was circulated on November 17, 2004 with the public review period ending December 19, 2004. Issues identified in the Initial Study will require that mitigation measures will be implemented to assure a less than significant impact to the environment. Mitigation measures have been deemed necessary to protect Hydrology/Water Quality and Traffic. No other significant issues have been identified for the project.

During the review period no substantive comments were received from any agency or individual.

A Mitigation Monitoring and Reporting Program (MMRP) table has been assembled and, along with the Recommended Conditions of Approval table, is attached to this document as Exhibit C. The MMRP summarizes details and responsibility to provide project mitigation to assure a less than significant impact to the environment. A Condition of Approval has been included to implement the MMRP.

Project Review

Tentative Parcel Map

Staff has reviewed the Bordonaro subdivision proposal and believes that the applicant's proposal is supported by the Code and adopted plans. The tentative parcel map proposes to create three lots of sizes of sizes 7.9, 5.5, and 6.1 acres respectively, from an existing 19.6 acre parcel.

Slopes: Every proposed parcel has adequate area for building sites. Slopes of 30% or more do occur on the project site. As a condition of approval all areas of slopes greater than 30% will be recorded as a scenic easement and deeded to the County.

Septic: Sewage disposal will be provided by individual septic tanks and leach fields.

Grading: Improvements to the parcel which require grading include paving existing dirt roads, adding utility connections and constructing three independent septic systems consisting of septic tanks, leach fields and associated piping, all of which requires approximately 2300 +/- cubic yards of cut and 1500 +/- cubic yards of fill.

Subdivision Findings: Section 19.05.055 B of the Monterey County Subdivision Ordinance and California Subdivision Map Act requires that a subdivision be denied if any one of the findings of that section are made. Planning staff has analyzed the project against the findings for denial outlined in that section.

- The map and its design and improvements are consistent with the County General Plan and the Toro Area Plan.
- The site has been determined to be physically suitable for the type and density of development.
- The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious

public health problems as demonstrated in the Mitigated Negative Declaration proposed for this project.

- The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

Staff is supportive of the applicant's Tentative Parcel Map and Subdivision request as being consistent with the General Plan, Toro Area Plan, Title 21, Title 19, as conditioned.

Conclusion

Since the release of the Initial Study, one letter in opposition to the project has been received by the Planning and Building Inspection Department. The comments therein were considered by the Planning and Building Inspection Department and are considered by staff to be adequately addressed by the Initial Study/Mitigated Negative Declaration.

Staff recommends that the Subdivision Committee recommend to the Minor Subdivision Committee:

- 1) adoption of the Initial Study/Mitigated Negative Declaration in **Exhibit "D"**
- 2) adoption of the Mitigated Monitoring Program attached as **Exhibit "C"** and
- 3) approval of the Tentative Parcel Map and subdivision request, subject to the recommended Findings and Evidence attached as **Exhibit "B"**, and recommended Conditions of Approval attached as **Exhibit "C"**.

RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING:** The Minor Subdivision (File # PLN030613), as described in Condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located off of San Benancio Road, (Assessors Parcel No. 416-291-001-000). The parcel is zoned LDR/5-VS (Low Density Residential, 5 acres per unit, Visual Sensitivity Overlay).

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

 - a) Monterey County General Plan;
 - b) Toro Area Plan;
 - c) Chapter 21.14 of the Monterey County Zoning Ordinance; and
 - d) Monterey County Subdivision Ordinance (Title 19) December 2000.

EVIDENCE: The proposed subdivision has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the Salinas Rural Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.

EVIDENCE: Written and verbal public testimony submitted at public hearings before the Minor Subdivision Committee.

EVIDENCE: The on-site inspection of the subject parcel by the project planner in October, 2004.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: All structures and infrastructure necessary to serve the project will be included as conditions to be completed prior to recordation of the subdivision map.
- 2. FINDING** The project conforms with the requirements of County Code 21.46 VS district.

EVIDENCE: Structures have been sited and placed so as to minimize tree removal, grading, and visibility from common viewing areas.

EVIDENCE: New utility lines will be placed underground.

EVIDENCE: Access to residential areas have utilized existing roads where feasible.
- 3. FINDING:** County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on November 17, 2004 and noticed for public

review. The public review period ended December 19, 2004. All comments received on the Initial Study were considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- a. Project Application File / Tentative Parcel Map
- b. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September 2004
- c. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003
- d. Percolation And Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
- e. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
- f. Soil Survey of Monterey County, United States Department of Agriculture, April 1978
- g. Monterey County General Plan/ Toro Area Land Use Plan
- h. Personal Knowledge from Site Visit by the Preparer, October 11, 2004
- i. Site Visit and Survey by Staff Archaeologist, October 11, 2004
- j. Title 19 Subdivision Ordinance
- k. 2000 Air Quality Management Plan for the Monterey Bay Region.
- l. MBUAPCD CEQA Guidelines

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: The program for the MMRP is made a condition of approval.

EVIDENCE: No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data and reports.

EVIDENCE: Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project.

4. **FINDING:** For Purposes of the Fish and Game Code, the project will not have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.
- EVIDENCE:** Initial Study and Negative Declaration contained in the project file.
5. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.
- EVIDENCE:** Subdivisions resulting in the potential creation of two or fewer new units are not subject to the in-lieu affordable housing fee. The subject subdivision will result in the potential for the creation of two new units, and is therefore not subject to the fee.
6. **FINDING:** None of the findings found in Section 19.04.025.I of the Monterey County Code Title 19 (Subdivision Ordinance) can be made.
- EVIDENCE:** Section 19.03.025.I requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and Toro Area Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence in Findings 1 and 2). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Mitigated Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.
- EVIDENCE:** The property provides for adequate building sites as evidenced by the application materials submitted for the project.
- EVIDENCE:** The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:
1. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
 2. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September
 3. Percolation and Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
 4. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003
7. **FINDING:** The subject property is in compliance with all the rules and regulations pertaining to zoning; uses, subdivision, and any other applicable provisions of Title 21.14 and any zoning violation abatement costs have been paid.
- EVIDENCE:** Site visit and inspection by Planner, review of county records, and the tentative parcel map and application materials found in the project file

8. **FINDING:** That the proposed subdivision will not adversely impact traffic conditions in the area.
- EVIDENCE:** The proposed subdivision has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the subdivision will negatively impact traffic in the area.
- EVIDENCE:** A traffic impact mitigation fee of \$35, 635 has been required for the project to help off-set cumulative impacts to traffic along Highway 68 and will be used for Highway 68 road improvements.
- EVIDENCE:** Project initial study
9. **FINDING:** The project is appealable to the Board of Supervisors.
- EVIDENCE:** Section 19.16.020.B. of the Monterey County Subdivision Ordinance (Title 19).
10. **FINDING:** The source capacity and water quality for all lots proposed to be created will meet the requirements of all applicable health and safety regulations with the mitigation measure included in the Initial Study.
- EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Environmental Health Division and the Water Resources Agency. The respective departments determined can be conditioned to meet the requirements of all applicable health and safety regulations.
- EVIDENCE:** Project-Specific Hydrogeologic Report, Anderson Subdivision, MACTEC, May 22, 2003.
- EVIDENCE:** The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed subdivision.
- EVIDENCE:** Project initial study

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 05003

A.P. # 416-291-001-000

In the matter of the application of
Marc Bordonaro (PLN030613)

FINDINGS & DECISION

for a Minor Subdivision in accordance with Chapter 19.04 of the Monterey County Code, consisting of a Minor Subdivision Tentative Parcel Map for the division of an existing, approximately 19.6-acre parcel located in the "LDR/5-VS" zoning district, into three parcels of 7.9, 5.5 and 6.1 acres respectively. The property is located fronting on and northerly of San Benancio, Salinas, north of Ridgeback Lane, Toro area, came on regularly for meeting before the Minor Subdivision Committee on February 10, 2005.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. **FINDING:** The Minor Subdivision (File # PLN030613), as described in Condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located off San Benancio Road, (Assessors Parcel No. 416-291-001-000). The parcel is zoned LDR/5-VS (Low Density Residential, 5 acres per unit, Visual Sensitivity Overlay).
EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
 - a) Monterey County General Plan;
 - b) Toro Area Plan;
 - c) Chapter 21.14 of the Monterey County Zoning Ordinance; and
 - d) Monterey County Subdivision Ordinance (Title 19) December 2000.**EVIDENCE:** The proposed subdivision has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the Salinas Rural Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.
EVIDENCE: Written and verbal public testimony submitted at public hearings before the Minor Subdivision Committee.
EVIDENCE: The on-site inspection of the subject parcel by the project planner in October, 2004.
EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.
EVIDENCE: All structures and infrastructure necessary to serve the project will be included as conditions to be completed prior to recordation of the subdivision map.
2. **FINDING:** The project conforms with the requirements of County Code 21.46 VS district.
EVIDENCE: Structures have been sited and placed so as to minimize tree removal, grading, and visibility from common viewing areas.
EVIDENCE: New utility lines will be placed underground.

EVIDENCE: Access to residential areas have utilized existing roads where feasible.

3. **FINDING:** County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on November 17, 2004 and noticed for public review. The public review period ended December 19, 2004. All comments received on the Initial Study were considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- a. Project Application File / Tentative Parcel Map
- b. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September 2004
- c. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003
- d. Percolation And Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
- e. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
- f. Soil Survey of Monterey County, United States Department of Agriculture, April 1978
- g. Monterey County General Plan/ Toro Area Land Use Plan
- h. Personal Knowledge from Site Visit by the Preparer, October 11, 2004
- i. Site Visit and Survey by Staff Archaeologist, October 11, 2004
- j. Title 19 Subdivision Ordinance
- k. 2000 Air Quality Management Plan for the Monterey Bay Region.
- l. MBUAPCD CEQA Guidelines

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: The program for the MMRP is made a condition of approval.

EVIDENCE: No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports.

EVIDENCE: Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project.

4. **FINDING:** For Purposes of the Fish and Game Code, the project will not have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

5. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: Subdivisions resulting in the potential creation of two or fewer new units are not subject to the in-lieu affordable housing fee. The subject subdivision will result in the potential for the creation of two new units, and is therefore not subject to the fee.

6. **FINDING:** None of the findings found in Section 19.04.025.I of the Monterey County Code Title 19 (Subdivision Ordinance) can be made.

EVIDENCE: Section 19.03.025.I requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and Toro Area Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence in Findings 1 and 2). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Mitigated Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the project.

EVIDENCE: The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:

1. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
2. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September
3. Percolation and Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
4. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003

7. **FINDING:** The subject property is in compliance with all the rules and regulations pertaining to zoning; uses, subdivision, and any other applicable provisions of Title 21.14 and any zoning violation abatement costs have been paid.
EVIDENCE: Site visit and inspection by Planner, review of county records, and the tentative parcel map and application materials found in the project file
8. **FINDING:** That the proposed subdivision will not adversely impact traffic conditions in the area.
EVIDENCE: The proposed subdivision has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the subdivision will negatively impact traffic in the area.
EVIDENCE: A traffic impact mitigation fee of \$35, 635 has been required for the project to help off-set cumulative impacts to traffic along Highway 68 and will be used for Highway 68 road improvements.
EVIDENCE: Project initial study
9. **FINDING:** The project is appealable to the Board of Supervisors.
EVIDENCE: Section 19.16.020.B. of the Monterey County Subdivision Ordinance (Title 19).
10. **FINDING:** The source capacity and water quality for all lots proposed to be created will meet the requirements of all applicable health and safety regulations with the mitigation measure included in the Initial Study.
EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Environmental Health Division and the Water Resources Agency. The respective departments determined can be conditioned to meet the requirements of all applicable health and safety regulations.
EVIDENCE: Project-Specific Hydrogeologic Report, Anderson Subdivision, MACTEC, May 22, 2003.
EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed subdivision.
EVIDENCE: Project initial study.

DECISION

THEREFORE, it is the decision of the Minor Subdivision Committee that the Negative Declaration be adopted and that said application for a Minor Subdivision be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 10th day of February, 2005 by the following vote:

AYES: Al Mulholland, John Hodges, Jim McPharlin, Bryce Hori, Lynne Mounday
NOES: Laurence Hawkins
ABSENT: None
ABSTAIN: None

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAR 9 2005

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 19 2005

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 the Monterey County Planning and Building Inspection Department office in Salinas.

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

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Department: <u>Planning & Building Inspection</u> Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: <u>Bordonaro</u> File No: <u>PLN030613</u> APNs: <u>416-291-001-000</u> Approval by: _____ Date: _____
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		PBD029 - SPECIFIC USES ONLY This Minor Subdivision request allows the subdivision of one existing 19.6-acre lot of record into three parcels of 7.9, 5.5 and 6.1 acres respectively, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located fronting on, and northerly of San Benancio Road, Salinas (Assessor's parcel number 416-291-001-000), north of Ridgeback Lane, in the Toro Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Prior to issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed, where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2		PBD010 - EASEMENT - SCENIC SLOPE A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30% percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
3		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits. Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Final Inspection	
4		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None.	Owner/ Applicant	Ongoing	
5		PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A _____ report dated _____, has been prepared on this property by _____, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Record- ation of Final Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
6		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 030613) was approved by the Minor Subdivision for Assessor's Parcel Number 416-291-001-000 on February 10, 2005. The permit was granted subject to 33 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBL.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
7		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. (Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which ever occurs first and as applicable	
9		<p>PBD -- NON-STANDARD</p> <p>The property owner will provide to the County of Monterey proof of an unappealable judgment from a court of law or a legally binding agreement between the applicant and the other easement holder, verifying the right of the applicant to place the existing well within the easement. (Planning and Building Inspection)</p>	Proof of the court judgment or agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Prior to issuance of grading permits, use of the property, filing of the final map, which ever occurs first and as applicable	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
10		PBD042 - GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (Planning and Building Inspection)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Owner/ Applicant	Prior to Issuance of Grading & Building Permits	
11		PKS002 - RECREATION REQUIREMENTS/FEEES The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D). (Parks Department)	The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Record- ation of the Final Map	
12		PW0008 - DEDICATION Dedicate to the County of Monterey, 30' from the centerline of San Benancio Road for street and right-of-way purposes. (Public Works)	Applicant's surveyor shall prepare description of area to be dedicated. DPW can prepare deed.	Owner/ Applicant/ Surveyor	Prior to Building/ Grading Permits Issuance	
13		PW0022 - FIRE REQUIREMENTS FOR ROADS Improve roads in accordance with requirements of the local fire jurisdiction. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to local fire jurisdiction and to DPW for approval. Roads to be constructed in accordance with approved plans.	Subdivider	Prior to Recordati on of Final Map	
14		PW0031 - PARCEL MAP File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. (Public Works)	Applicant's surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to Recordati on of Parcel Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
15		PW0033 – SURVEYOR CHECK-LIST Thirty days prior to expiration date of the tentative map, Step A (8-Items) of the County Surveyor's Check Off List for Parcel Map Processing shall be completed. (Public Works)	Subdivider shall submit items included in County Surveyor's Check Off List to DPW for review and approval.	Subdivider	Prior to Recordation of Parcel Map	
16		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
17		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
18		<p>FIRE002 - ROADWAY ENGINEERING (NON STANDARD)</p> <p>The material for the roadways shall be defined as follows. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. Where the road grades exceed 17 percent the roadway surface shall be concrete with deep grooved surface to facilitate maximum traction. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(Salinas Rural Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
19		FIRE005 - DEAD-END ROADS (3) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
20		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mile Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
21		FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of permit.	
22		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23		FIRE030 - NON-STANDARD FIRE CONDITIONS - EMERGENCY WATER STANDARDS - WATER SYSTEMS The minimum fire protection water supply shall be 10,000 gallons. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of permit. Prior to issuance of building permit.	
24		WR7 - DRAINAGE NOTE A note shall be recorded on the final map stating: "Any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall be submitted to the Water Resources Agency for approval." The applicant shall provide the Water Resources Agency a copy of the map to be recorded. (Water Resources Agency)	Submit a copy of the final map to be recorded, with appropriate note, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to recorda- tion of the final map	

EXHIBIT 2

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
25		WR38 - ROAD AND DRAINAGE MAINTENANCE AGREEMENT Developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. Prior to filing the final map, a copy of a signed and notarized Road and Drainage Maintenance Agreement shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to filing the final map.	
26		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
27		WR42 - LANDSCAPING REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit the recorded notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
28		EHI - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary applications, reports and testing to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to final map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
29		EH4 - FIRE FLOW STANDARDS Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	
30		EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
31		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
32		EH21 - SEPTIC ENVELOPES Submit an updated map indicating proposed septic envelopes for parcels A, B, and C to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the final/parcel map. (Environmental Health)	Once approved the septic envelopes shall appear as part of the final/parcel map.	Owner/ Applicant	Prior to filing the final parcel map.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
33		EH22 - DEED NOTIFICATION - PERC REPORT A deed notification shall be recorded concurrently with the final/parcel map with the Monterey County Recorder which states: "A soils and percolation report has been prepared for this parcel by Grice Engineering, Inc., dated October 2003 and is on record at the Division of Environmental Health, Monterey County, File Number PLN030613. All proposed development shall be in compliance with this report and the recommendations therein, including the recommendations regarding the disposal area on pages 4, 6 and 7." (Environmental Health)	Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of final map.	
34		EHSP001 - DEED NOTIFICATION FOR ARSENIC The applicant shall record a deed notification with the Monterey County Recorder for parcels A, B, and C indicating that: "The water supply serving this parcel (EH Well Permit #02-01121) does not meet primary drinking water standards for Arsenic and requires treatment prior to domestic (potable) use. (Environmental Health)	Submit proposed wording and forms to be recorded to EH and P B & I for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of final map.	
35		EHSP001 - COUNTY PERMITTED WATER SYSTEM IMPROVEMENTS Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply standards. Submit engineered plans for the water improvements, including plans for primary and secondary treatment at the wellhead, and any associated fees to the Director of Environmental Health for review approval prior to installing (or bonding) the improvements. Water treatment units shall be regenerated off site unless otherwise approved by the Director of Environmental Health. (Environmental Health)	Submit engineered plans for the water system improvements, including plans for primary and secondary treatment at the wellhead, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA licensed engineer/ Owner/ Applicant	Prior to filing the final parcel map.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
36		<p>HR-01 INCLUSIONARY HOUSING</p> <p>Prior to the recordation of the Final Map, the applicant shall comply with the County's Inclusionary Housing Ordinance #04183 by either 1) paying or securing, to the satisfaction of the Housing Office Program Manager, an in-lieu fee of \$69,062.00 or 2) executing an Inclusionary Housing Owner-Exemption Agreement (Agreement), the provisions of which shall be secured by a Promissory Note and Deed of Trust in the amount of \$69,062.00, consistent with the adopted Inclusionary Housing Administrative Manual. The Agreement shall be recorded with the Final Map on one of the lots being created by the subdivision.</p> <p>(Housing & Redevelopment)</p>	<p>Proof of payment of In-Lieu fee or execution of an Inclusionary Housing Owner-Exemption Agreement shall be provided to the Housing & Redevelopment Office.</p>	Owner/ Applicant	The Agreement shall be recorded with the Final Map.	

LINE	BEARING	LENGTH
L1	S 00°05'20" W	16.04'
L2	N 79°04'10" E	26.87'
L3	N 29°57'00" W	13.14'
L4	N 73°51'15" E	34.10'
L5	N 00°05'20" E	37.49'
L6	S 73°51'15" W	232.41'
L7	N 82°47'30" E	59.64'
L8	S 10°57'12" W	12.84'
L9	N 19°13'04" W	17.75'
L10	N 73°51'15" E	54.77'
L11	N 11°46'39" W	46.70'
L12	N 21°44'21" E	30.40'
L13	S 49°07'03" E	57.60'
L14	N 28°31'07" W	52.04'
L15	S 38°32'57" W	23.84'
L16	S 77°02'46" W	24.85'
L17	S 28°53'40" W	89.82'
L17B2	S 29°03'02" W	100.33'
L18	S 14°57'48" W	154.88'
L18B2	S 14°54'32" W	154.94'

KEY & LEGEND:

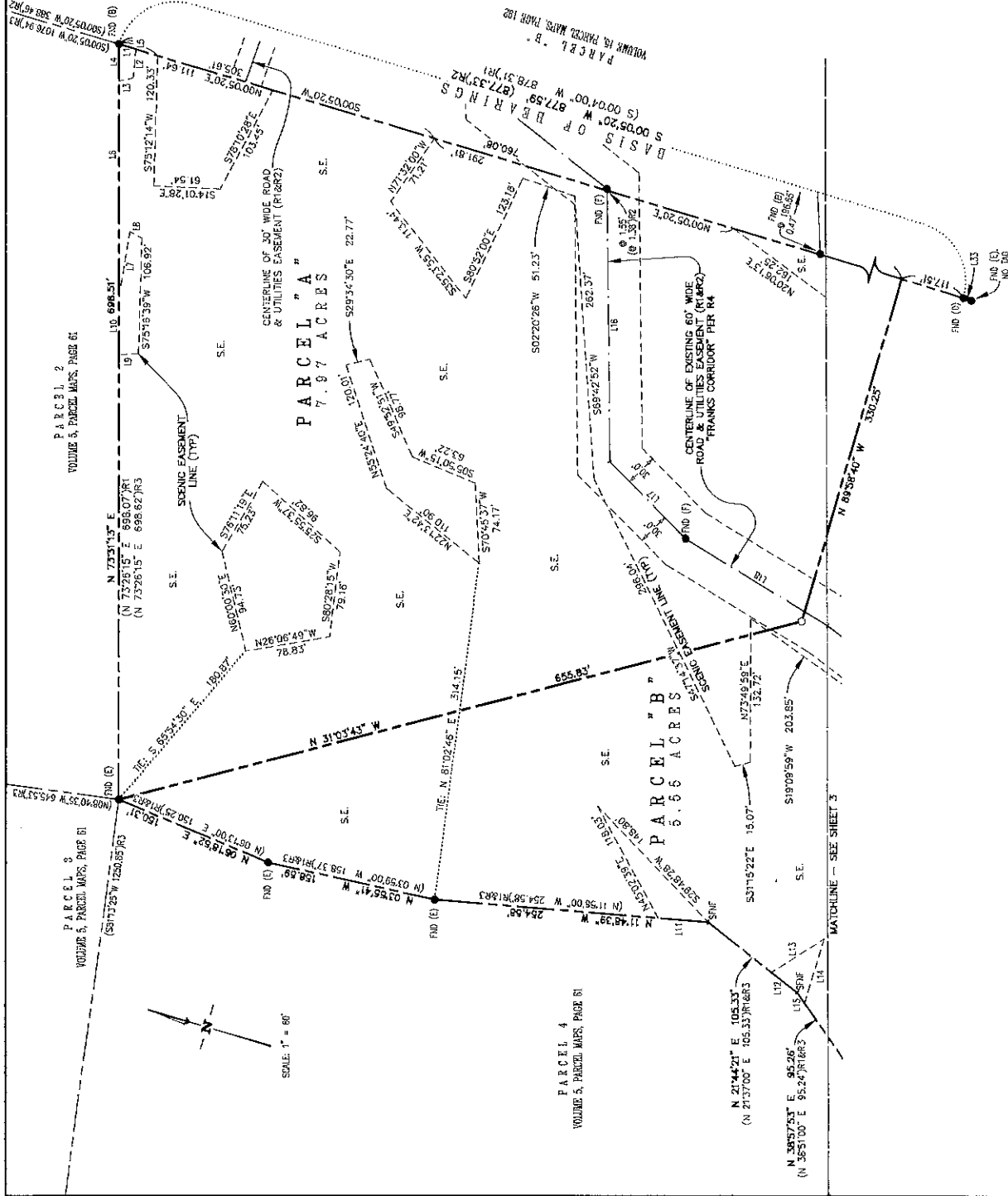
- DENOTES A SET 1" IRON PIPE, TAGGED "LS 4914"
- DENOTES A FOUND MONUMENT, AS NOTED
- FND (A) DENOTES A FOUND 3/4" IRON PIPE, TAGGED "COUNTY OF MONTEREY"
- FND (B) DENOTES A FOUND 1" IRON PIPE, PLASTIC PLUG NOT REPAIRABLE, UNLESS OTHERWISE NOTED
- FND (C) DENOTES A FOUND 2 1/4" POST, TAGGED "LS187"
- FND (D) DENOTES A FOUND 3/4" POST, WITH NAIL
- FND (E) DENOTES A FOUND 4 1/4" POST, TAGGED "LS187, UNLESS OTHERWISE NOTED"
- FND (F) DENOTES A FOUND 3/4" IRON PIPE, PLASTIC PLUG SAWNED US 1375
- SEIF SEARCHED FOR NOT FOUND, NOTHING SET
- S.E. DENOTES SCENE EASIMENT
- (R1) DENOTES RECORD DATA PER DOCUMENT #2003041131
- (R2) DENOTES RECORD DATA PER VOLUME 15, PARCEL MAPS, PAGE 182
- (R3) DENOTES RECORD DATA PER VOLUME 5, PARCEL MAPS, PAGE 81
- (R4) DENOTES RECORD DATA PER DOCUMENT #200208335
- (R5) DENOTES RECORD DATA PER SET 413, PAGE 335, ALSO SHOWN ON THE MAP
- (R6) DENOTES RECORD DATA PER DOCUMENT #200208335, ALSO SHOWN ON THE MAP

PARCEL MAP

FOR A DIVISION OF
THE PARCEL AS DESCRIBED IN
THE DEED RECORDED IN
DOCUMENT #2003041131,
BEING A PORTION OF
SECTION 12, TOWNSHIP 16 SOUTH,
RANGE 2 EAST, M.D.B.&M.
RECORDS OF MONTEREY COUNTY

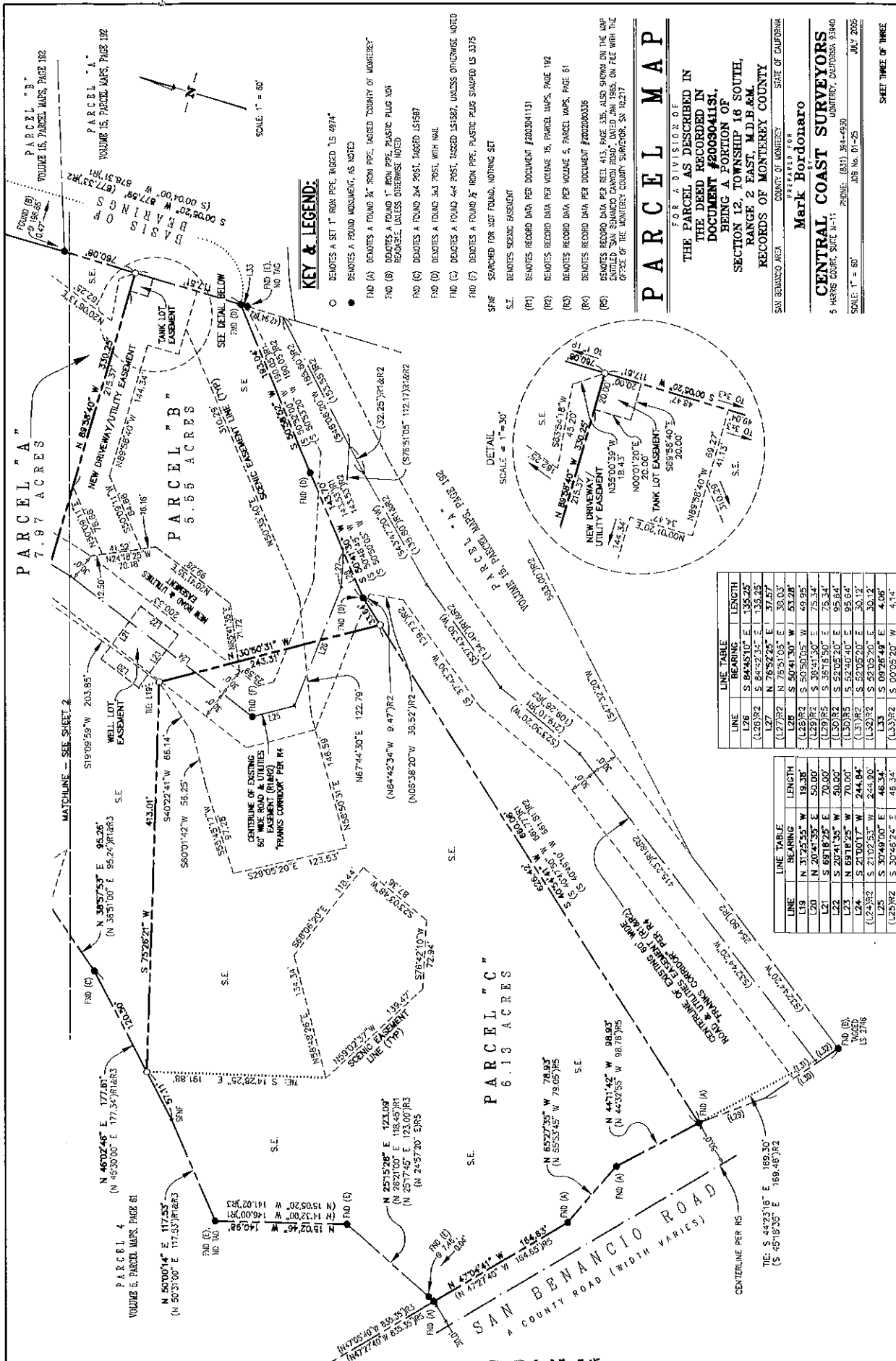
SAN BEAUNTO AREA
COUNTY OF MONTEREY
STATE OF CALIFORNIA
PREPARED FOR
Mark Bordonaro
CENTRAL COAST SURVEYORS
5 HAVENS COURT, SUITE 2-11
MONTEREY, CALIFORNIA 93940
PHONE: (831) 384-6620
JOS No. 01-25
JULY 2005
SCALE: 1" = 60'

SHEET TWO OF THREE



EXHIBIT

PAGE 2 OF 3 PAGES



END OF DOCUMENT

PARCEL MAP

FOR A DIVISION OF
THE PARCEL AS DESCRIBED IN
THE DEED RECORDED IN
DOCUMENT #2003041131,
BEING A PORTION OF
SECTION 12, TOWNSHIP 18 SOUTH,
RANGE 2 EAST, M.D.B.M.
RECORDS OF MONTEREY COUNTY
SAN BENITO AREA

PREPARED FOR
Mark Hordonaro
CENTRAL COAST SURVEYORS
MONTEREY, CALIFORNIA 93940
5 HARRIS COURT, SUITE 111
PHONE: (831) 384-6530
FAX: (831) 384-6530
JULY 2005
SCALE: 1" = 80'
JOB NO. 01-25

SHEET THREE OF THREE