Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
FULL GOSPEL CHURCH OF LAS LOMAS (PLN190131)
RESOLUTION NO. ---
Resolution by the Monterey County Planning Commission:

1. Finding that the project involves a minor lot line adjustment not changing land use densities or building sites on slopes greater than 20%, which qualify 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. Approving a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

[PLN190131 – Full Gospel Church of Las Lomas, 202 Hall Road (Assessor's Parcel Number 119-122-007-000) and 21 & 29 Willow Road (Assessor Parcel 119-122-020-000), Royal Oaks, North County Land Use Plan, Coastal Zone]

The FULL GOSPEL CHURCH application (PLN190131) came on for a public hearing before the Monterey County Planning Commission on November 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);
- North County Coastal Implementation Plan, Part 2 (NC CIP)
- Monterey County Zoning Coastal Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19)

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

b) Allowed Use. The properties are located at 202 Hall Road (119-122-007-000, 0.410 acres) and 21 & 29 Willow Road (Assessor's Parcel Number 119-122-020-000, 2.579 acres), in Royal Oaks, subject to the NC LUP. The parcels are zoned Medium Density Residential with a maximum gross density of 4 units per acre within Coastal Zone or "MDR/4 (CZ)". Pursuant to Government Code section 66412(d), lot line adjustment applications may be granted if the lot line adjustment is between four or fewer existing adjacent parcels, a greater number of parcels than originally existed will not be created as a result of the lot line adjustment, and the parcels resulting from the lot line adjustment conform to the County General Plan and zoning and building ordinances. This lot line adjustment is between two existing parcels and will not create a greater number of parcels than originally existed (see Finding 5). Title 20, Section 20.12.050.Y allows for lot line adjustments subject to a Coastal Development Permit in each case. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property, 202 Hall Road (Assessor's Parcel Number 119-122-007-000, Parcel A) is identified and shown on map entitled "Licensed Surveyor's Map of Las Lomas Tract No. 6," filed and recorded September 6, 1939 in Volume 4 of Surveys, Page 3. The subject property, 21 & 29 Willow Road, (Assessor's Parcel Number 119-122-020-000, Parcel B), is identified as part of the Rancho Bolsa de San Cayetano and conveyed by Spinetti, et ux., to Carl C. Smith, et ux. by deed dated July 13, 1954 and recorded on July 21, 1954 in Volume 1540, Cities and Towns, Page 379. Therefore, the County recognizes the subject properties as legal lots 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 SMA Section 66412.d, due to the fact that the Lot Line Adjustment (LLA) is between two adjoining parcels and the adjustment results in two parcels (see Finding 5).

e) Existing Development. Parcel A (202 Hall Road) has existing development on the property that includes a 945 square foot single family dwelling and a 152 square foot accessory non-habitable structure. Parcel B (21 & 29 Willow Road) has existing development that includes a 1,250 square foot single family dwelling, a 5,856 square foot church, an asphalt parking lot and five (5) accessory non-habitable structures totaling 676 square feet. Both properties are owned by Full Gospel Church. The Lot Line Adjustment (LLA) is proposed to bring the dwelling on Parcel A into conformance with rear yard setback requirements for the zone and all remaining structures will conform to the County's current site development standards listed in Title 20, Section 20.12.060. Uses and structures at both sites will remain unaffected. The proposed LLA would not create any new lots. 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 or already existing on the parcels.

f) Review of Development Standards. Title 20, Section 20.12.060 identifies site development standards for this zoning district. Required setbacks are 20 feet (front), 10 feet (rear), and 5 feet (sides) for main structures and 50 feet (front), 1 foot (rear), and 6 feet for the front half of the property and 1 foot for the rear half of the property (sides) for accessory non-habitable structures.

The attached sketch illustrates the location of the existing structures with respect to the existing and proposed lot lines. While a portion of the side yard setback for Parcel B (the Church property) is changing, it still conforms to the required side yard setbacks for the MDR zoning district. An existing accessory non-habitable structure and main structure on existing Parcel A (the single family dwelling property) is currently legal nonconforming as to required rear yard setbacks. The Adjusted Parcel A will bring these structures into conforming status resulting in an approximately 30 foot rear yard setback.

The minimum building site for the MDR zoning district is 6,000 square feet. The LLA results in 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B), consistent with the minimum build site for this zoning district.

The allowed site coverage maximum is 35%. The Lot Line Adjustment results in Adjusted Parcel A (0.5 acres acres) to have a maximum site coverage of 7,623 square feet and Adjusted Parcel B (2.531 acres) to have a maximum site coverage of 38,587 square feet. Adjusted Parcel A will have a site coverage of 5% and Adjusted Parcel B will have a site coverage of 5.7%. Therefore, the LLA results in parcels that are conforming to the required site development standards.

g) Public Access. As demonstrated in Finding 6 below, the project is consistent with the applicable NC LUP and NC CIP policies and regulations for public access.

h) Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the North County LUAC for review on August 21, 2019 due to the inclusion of a Lot Line Adjustment within the Coastal Zone. The LUAC recommended approval unanimously by a 6-0 vote.

i) Staff conducted a site inspection on October 14, 2019.

j) The application, plans, and supporting materials submitted by the project applicant to Monterey County Resource Management Agency (RMA)-Planning for the proposed development found in RMA-Planning File No. PLN190131.

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

EVIDENCE: a) The project includes a Lot Line Adjustment between two parcels with existing development and uses that will not change as a result of the Lot Line Adjustment.

b) The project was reviewed by RMA-Planning, North County Regional Fire Protection District (FPD), 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. No conditions of approval were recommended by the respective departments.

c) Staff conducted a site inspection on October 14, 2019.

d) 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 PLN190131.

3. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by RMA-Planning, North County Regional FPD, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. The respective departments found that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. No conditions of approval were recommended by the respective departments.

b) All necessary public facilities are available to the subject properties. The subject properties are served by the Pajaro County Sanitation District for wastewater services and the Cal Water Salinas CWSC Las Lomas, System ID CA2710013 for domestic water supply. The Lot Line Adjustment does not result in intensification of existing uses as the project does not include any new development.

c) 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. PLN190131.

4. **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 PLN190131.

5. **FINDING:** **LOT LINE ADJUSTMENT –** The adjustment of the parcels is 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 Medium Density Residential with a maximum gross density of 4 units per acre within Coastal Zone or "MDR/4 (CZ)."

b) The Lot Line Adjustment (LLA)is between two legal lots of record consisting of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

c) The LLA is between two existing adjoining parcels. The two existing legal lots of record share a common boundary of approximately 145 feet on the southwestern side of Parcel A and the southeastern side of Parcel B.

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 LLA is consistent with the Title 20 (see Finding 1). 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 Findings No. 1, 2, and 4).

f) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 4) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 3).

g) Staff conducted a site inspection on October 14, 2019.

h) 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 PLN190131.

6. **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 NC CIP Section 20.144.150 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 October 14, 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 PLN190131.

7. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) The project is a Lot Line Adjustment (LLA) between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B).

b) California Environmental Quality Act (CEQA) Guidelines Section 15305 (a) categorically exempts minor lot line adjustments not resulting in any creation of a new parcel. The Monterey County Geographic Information System (GIS) indicates that there are no slopes greater than 25% that are within the subject properties. Therefore, the LLA would qualify for this exemption.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No adverse environmental effects were identified during staff review of the development application.

d) 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 PLN190131.

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 Title 20, Section 20.86.030, 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 Title 20, Section 20.86.080.A, 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 RMA Chief of Planning 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 qualify 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 legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000,

Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B), 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 13th day of November 2019 upon motion of Commissioner _____, seconded by Commissioner _____ , by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Brandon Swanson, Interim RMA Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS 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

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

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

PLN190131

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN190131) allows a Lot Line Adjustment between two legal lots of record of approximately 0.4 acres (Assessor's Parcel Number 119-122-007-000, Parcel A) and 2.451 acres (Assessor's Parcel Number 119-122-020-000, Parcel B), resulting in two lots consisting of 0.5 acres (Adjusted Parcel A) and 2.351 acres (Adjusted Parcel B). The properties are located at 202 Hall Road and 21 & 29 Willow Road, Royal Oaks (Assessor's Parcel Numbers 119-122-007-000 & 119-122-020-000), 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 RMA Chief of 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by Monterey County Planning Commission for Assessor's Parcel Numbers 119-122-007-000 & 119-122-020-000 on November 13, 2019. The permit was granted subject to five (5) 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 RMA Chief of 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 Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. 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.

4. 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 Lot Line Adjustment, PLN190131, Resolution No. 19-***, approved on November 13, 2019 by the Monterey County Planning Commission.

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 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 and provide evidence or the recordation to RMA-Planning.

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

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

LEGEND

- BENCH MARK (1/2" IRON PIPE, LS 3233) EL=30.7'
- GM — GAS METER LOCATION
- EM — ELECTRIC METER LOCATION
- STREET LIGHT
- FIRE HYDRANT
- WM — WATER METER LOCATION
- WATER VALVE
- SS — SANITARY SEWER MANHOLE
- GUY
- JOINT UTILITY POLE
- GATE
- INDICATES STAIRS UP IN DIRECTION OF ARROW
- EDGE OF TREES & BRUSH
- PROPERTY LINE
- EAVE LINE
- ELEVATION CONTOUR (5' INTERVAL) — 260
- ELEVATION CONTOUR (1' INTERVAL)
- FENCE
- EDGE OF PAVEMENT
- ASPHALT CURB
- SHORTEST DISTANCE FROM STRUCTURE TO PROPERTY LINE — 47.83*

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON APRIL2, 2019
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A 1/2" IRON PIPE MARKED LS 3233 ELEVATION =30.7'

PROJECT DESCRIPTION

LOT LINE ADJUSTMENT

RECORD OWNER OF BOTH PARCELS

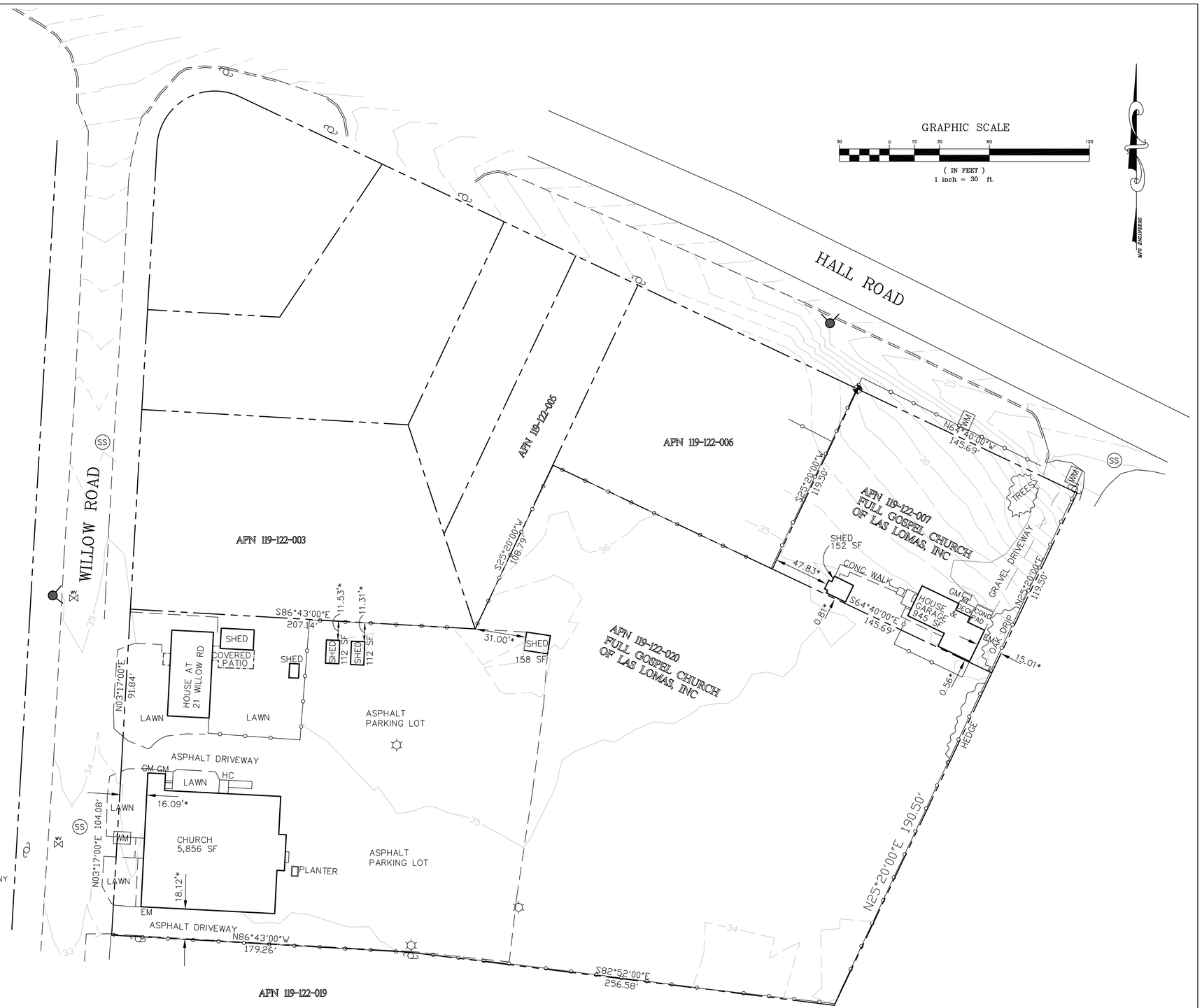
FULL GOSPEL CHURCH OF LAS LOMAS, INC;
A CALIFORNIA NONPROFIT RELIGIOUS CORPORATION
29 WILLOW ROAD
ROYAL OAKS, CA.

LAND SURVEYOR & CIVIL ENGINEER

MFG ENGINEERS, INC.
P.O. BOX 1914
APTOS, CA. 95001
(831) 601-9519

UTILITIES

WATER	CALIFORNIA WATER SERVICE
SEWER	MONTEREY ONE WATER SERVICE
TELEPHONE & CABLE TV	AT&T
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY



FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

REVISION	DATE	BY
1 RESPOND TO PLAN CHECK COMMENTS ADDED STRUCTURE TO PROPERTY LINE DIMENSIONS, CREATED TWO SHEETS (EXSITING CONFIGURATION & PROPOSED LOT LINE CONFIGURATION)	6/28/19	MFG
3 RESPOND TO PLAN CHECK COMMENTS ADDED HOUSE & SHEDS AT 21 WILLOW IMPORTED FROM GOOGLE MAPS AERIAL PHOTO	11/4/19	

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

REGISTERED LAND SURVEYOR MICHAEL F. GOODHUE No. 7987 Exp. 12/31/20 STATE OF CALIFORNIA

PROJECT ENGINEER

MFG Engineers, Inc
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 119-122-007 & 020

LOT LINE ADJUSTMENT MAP(EXISTING CONFIGURATION)

202 HALL ROAD, LOS LOMAS, CA

DRAWN: MFG
CHECKED: MFG
DATE: 4/2019
SCALE: 1"=30'
JOB NO.
SHEET 1 OF 2

LEGEND

- BENCH MARK (1/2" IRON PIPE, LS 3233) EL=30.7'
- GM — GAS METER LOCATION
- EM — ELECTRIC METER LOCATION
- STREET LIGHT
- FIRE HYDRANT
- WM — WATER METER LOCATION
- WV — WATER VALVE
- SS — SANITARY SEWER MANHOLE
- GUY
- JOINT UTILITY POLE
- GATE
- INDICATES STAIRS UP IN DIRECTION OF ARROW
- EDGE OF TREES & BRUSH
- PROPERTY LINE
- EAVE LINE
- ELEVATION CONTOUR (5' INTERVAL) — 260
- ELEVATION CONTOUR (1' INTERVAL)
- FENCE
- EDGE OF PAVEMENT
- ASPHALT CURB
- SHORTEST DISTANCE FROM STRUCTURE TO PROPERTY LINE — 47.83*

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON APRIL2, 2019
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A 1/2" IRON PIPE MARKED LS 3233 ELEVATION =30.7'

PROJECT DESCRIPTION

LOT LINE ADJUSTMENT

RECORD OWNER OF BOTH PARCELS

FULL GOSPEL CHURCH OF LAS LOMAS, INC;
A CALIFORNIA NONPROFIT RELIGIOUS CORPORATION
29 WILLOW ROAD
ROYAL OAKS, CA.

LAND SURVEYOR & CIVIL ENGINEER

MFG ENGINEERS, INC.
P.O. BOX 1914
APTOS, CA. 95001
(831) 601-9519

UTILITIES

WATER	CALIFORNIA WATER SERVICE
SEWER	MONTEREY ONE WATER SERVICE
TELEPHONE & CABLE TV	AT&T
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY

LOT SQUARE FOOTAGE	LOT A	LOT B
EXISTING	17,409.9	106,769.3
PROPOSED	21,780.6	102,425.6

PROPERTY TO BE TRANSFERED (4,370.7 SQUARE FEET)

PROPOSED ACERAGE	0.50	2.351

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

6/28/19 1 RESPOND TO PLAN CHECK COMMENTS ADDED STRUCTURE TO PROPERTY

DATE	REVISION	BY
	LINE DIMENSIONS CREATED TWO SHEETS (EXSITING CONFIGURATION & PROPOSED LOT LINE CONFIGURATION)	MFG
7/22/19	2 RESPOND TO PLAN CHECK COMMENTS CORRECTED PROPOSED LOT LINE NOTE LEADER	MFG
11/4/19	3 ADDED HOUSE AND SHEDS AT 21 WILLOW INFO FROM GOOGLE MAPS AERIAL PHOTO	MFG

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7867 Exp. 12/31/20 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 42594 Exp. 12/30/20 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER

MFG Engineers, Inc
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 119-122-007 & 020

LOT ADJUSTMENT MAP(PROPOSED CONFIGURATION)

202 HALL ROAD, LOS LOMAS, CA

DRAWN: MFG

CHECKED: MFG

DATE: 4/2019

SCALE: 1"=30'

JOB NO.

SHEET 2 OF 2