

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

REY ERIC J & CLARK HARVEY C AND HAT TRICK RANCH LLC (PLN250178)

RESOLUTION NO. 26-022

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305; and
- 2) Approving a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 156.7 acres (Assessor's Parcel Number 185-052-020-000) and Parcel B, approximately 77.55 acres (Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), resulting in a 156.7-acre parcel (Adjusted Parcel 1) and 77.55-acre parcel (Adjusted Parcel 2).

[PLN250178 REY ERIC J & CLARK HARVEY C AND HAT TRICK RANCH LLC, Off Via Quintana Road, Carmel, Carmel Valley Master Plan (APN: 185-052-020-000 and 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000)].

The REY ERIC J & CLARK HARVEY C AND HAT TRICK RANCH LLC application (PLN250178) came for an administrative hearing before the County of Monterey Chief of Planning on March 4th, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope. The project involves a Lot Line Adjustment (LLA) between two legal lots of record: Parcel A (156.7 acres) and Parcel B (77.55 acres), with an equal exchange of acreage, resulting in a 156.7-acre parcel (Adjusted Parcel 1) and a 77.55-acre parcel (Adjusted Parcel 2).
- c) Allowed Use. Parcel A (APN: 185-052-020-000), and Parcel B (APNs: 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), are located off of Via Quintana Road in the Carmel Valley Master Plan. Parcel A is split-zoned Low Density Residential, with a density of 2.5 acre per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays, and Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, or “LDR/2.5-D-S-RAZ|RDR/10-D-S-RAZ”. Parcel B is zoned Low Density Residential, with a density of 2.5 acre per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays, or “LDR/2.5-D-S-RAZ”. Parcel A and Parcel B are undeveloped; however Parcel B has an approved permit authorizing construction of a single-family dwelling and associated improvements (HCD Planning File No. PLN210109). The lot line adjustment proposes an equal exchange of land between Parcel A, owned by Hat Trick Ranch LLC, and Parcel B, owned by Eric J. Ray and Harvey C. Clark. The newly configured parcels (Parcel A becomes Adjusted Parcel 1, and Parcel B becomes Adjusted Parcel 2) will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Therefore, the project is an allowed land use for this site, as it is consistent with the property’s underlying zoning. See Finding No. 6 and supporting evidence.
- d) Lot Legality. The subject properties, comprised of two lots, are Parcel A and Parcel B. Parcel A – 156.7 acres (Assessor's Parcel Number 185-052-020-000) is shown in its current size and configurations as Lot 6 in Volume 26 of Survey Maps Page 37 of Coyote Canon, recorded on February 6th, 2003. Parcel B – 77.55 acres (Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000, and 185-052-027-000), is shown in its current size and configurations in Volume 24 of Surveys Page 39 in the Parcel Map, originally recorded January 28, 2025. Therefore, the subject properties are legal lots of record.
- e) Development Standards. There is a minimum building site requirement of 1 acre per unit for the Land Use Designation and zoning district pursuant to Title 21 section 21.14.060.A, 5 acres per unit for the Land Use Designation and zoning district pursuant to Title 21 section 21.16.060.A. Parcel A contains 156.7 acres of currently undeveloped landscape in conformance with zoning requirements, with planned

development that has already been approved. The LLA does not affect the approved but yet to be built developments' compliance with the required site development standards. Adjusted Parcel 1 will be 156.7 acres, resulting in continuous conformity. Parcel B contains 77.55 acres, which is in conformance with zoning requirements. Adjusted Parcel 2 will be 77.55 acres and continue to meet the minimum building site requirement. The development potential of these lots will not change with this LLA. With implementation, Adjusted Parcels 1 and 2 will continue to comply with site development standards.

- f) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not involve a Design Approval or a Variance, and is exempt from environmental review (see Finding 5 and supporting evidence).
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250178.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: Housing and Community Development Planning Services, South Monterey County Fire Protection District, Housing and Community Development Engineering Services, Housing and Community Development Environmental Services and Environmental Health Bureau. County staff reviewed the application materials to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250178.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure

that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities exist and presently serve Parcel A and Parcel B. Both Parcel A and Parcel B contain separate domestic wells. Neither of the existing wells will be impacted by the Lot Line Adjustment and both will remain on their respective lots. No Onsite Wastewater Treatment Systems (OWTS) have been installed on either parcel. The proposed areas for the OWTS on Parcel B, as approved under PLN210109, will not be affected by the lot line adjustment. No development is proposed with this application for a Lot Line Adjustment.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250178.

4. FINDING: NO VIOLATIONS – The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code. 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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcels.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250178.

5. FINDING: LOT LINE ADJUSTMENT - The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code, stating that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment, as two separate contiguous legal parcels of record will be adjusted, resulting in three contiguous legal parcels of record; and

The parcels resulting from the lot line adjustment conform to the County’s general plan, any applicable specific plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels have slightly different zoning designations that include: Parcel A is split-zoned Low Density Residential, with a density of 2.5 acre per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays, and Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation

Zoning Overlays, or “LDR/2.5-D-S-RAZ|RDR/10-D-S-RAZ”, while Parcel B is zoned Low Density Residential, with a density of 2.5 acre per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays, or “LDR/2.5-D-S-RAZ”. See Finding 1, Evidence “b” and “f”.

- b) The Lot Line Adjustment (LLA) is between two legal lots of record consisting of Parcel A, Assessor's Parcel Number 185-052-020-000 (156.7 acres) and Parcel B, Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000, and 185-052-027-000 (77.55 acres). The LLA results in Adjusted Parcel 1 (156.7 acres) and Adjusted Parcel 2 (77.55 acres), respectively.
- c) 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.
- d) The LLA is consistent with applicable policies in the 2010 General Plan and regulations outlined for the zoning district in Title 21. The subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (See Finding Nos. 1, 2, and 4, and supporting evidence).
- e) As an exclusion to the Subdivision Map Act, the LLA 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.3) and a Certificate of Compliance for each new lot shall be filed per standard condition of approval (Condition No. 4).
- f) A condition has been applied requiring the applicant to update the legal description of the properties and record new Certificates of Compliance with the County of Monterey Recorder’s Office (Condition No. 4).
- g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250178.

- 6. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) The subject application for a lot line adjustment is between two parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The properties are not located within an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency. The project does not involve a designated historical resource, a hazardous waste site, development located near, or unusual circumstances that would result in a significant effect or involves development that would result in a cumulative significant impact. No development is proposed, and the parcels will not be altered under any capacity through the

granting of this discretionary permit. The lot line adjustment does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on any scenic highways or corridors. Although Parcel B (Adjusted Parcel 2) is visible from Carmel Valley Road, the portion of the lot being adjusted is not visible. Further, no development is proposed, this LLA does not induce development, and the parcels will not be altered under any capacity through the granting of this discretionary permit. The lot line adjustment is an equal exchange as it does not intensify the combined level of development or substantially alter the development potential of any of the resulting lots and would not result in a cumulative impact or impact on the viewshed. It does not impact environmentally sensitive habitats or resources, therefore it wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create the reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250178.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305;
2. Approve the Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 156.7 acres (Assessor's Parcel Number 185-052-020-000) and Parcel B, approximately 77.55 acres (Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000) resulting in a 156.7-acre parcel (Adjusted Parcel 1) and 77.55-acre parcel (Adjusted Parcel 2).

All of which are 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 4th day of March 2026.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN250178

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN250178) allows Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 156.7 acres (Assessor's Parcel Number 185-052-020-000) and Parcel B, approximately 77.55 acres (Assessor's Parcel Number Assessor's Parcel Numbers 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), resulting in a 156.7-acre parcel (Adjusted Parcel 1) and 77.55-acre parcel (Adjusted Parcel 2).. The property is located at Off Via Quintana Road, Carmel, CA (Assessor's Parcel Numbers 185-052-020-000, 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 185-052-020-000, 185-052-024-000, 185-041-002-000, 185-052-005-000, 185-052-025-000 and 185-052-027-000, on March 4th, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

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

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall request unconditional Certificates of Compliance for the newly configured parcels as illustrated in the attached plans (HCD – Planning). Upon issuance of Certificates of Compliance, the Applicant/Owner shall obtain new APNs reflecting the adjusted parcels and submit the corresponding APN Map to HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement and after the new grant deed(s) have been recorded [Condition No. PD045(A) – Lot Line Adjustment Deed(s)], the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel in its entirety as approved in the attached plans and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

Upon issuance of separate assessments (APNs), the Applicant/Owner shall obtain the corresponding updated APN Map and submit it to HCD-Planning.

5. PD045(A) LOT LINE ADJUSTMENT DEED(S)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record separate deeds that reflect all areas being conveyed and the newly adjusted lot line configuration as illustrated in the attached plans and required by California Government Code 66412(d). (HCD – Planning).

Steps

1. Obtain an updated title report (current within 30 days) for each subject parcel of the lot line adjustment.

2. Prepare separate legal descriptions, plats, and closure calculations for the following: (Should the parcels be under the same ownership, Step 2(i) can be excluded)

- i. All adjustment parcels, all areas being conveyed by Owners in conformance to the approved lot line adjustment; and
- ii. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

All legal descriptions, plats, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."

3. Prepare separate deeds for the following: (Should the parcels be under the same ownership, Step 3(i) can be excluded)

- i. All of the adjustment parcels, being the areas conveyed by one party to another to conform to the approved lot line adjustment; and
- ii. The entirety of each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

NOTE: These deeds will use the respective legal description and plat prepared in Step No. 2 above.

- a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
- b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
- c. The purpose of the deed shall be stated on the first page of each deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLNxxxxxx. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and /or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

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

b. Have the deeds recorded in the following sequence: (Should the parcels be under the same ownership, Step 4(c)(i) can be excluded)_

- i. Deeds for all the adjustment parcels for all owners; and
- ii. Deeds for all the reconfigured parcels in their entirety. This will require owners to deed to themselves the entire reconfigured or adjusted parcel. (Note: In single-party LLAs, only these deeds will need to be recorded since conveyance of adjustment

parcels is unnecessary.)

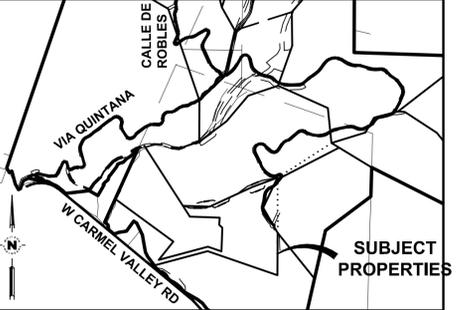
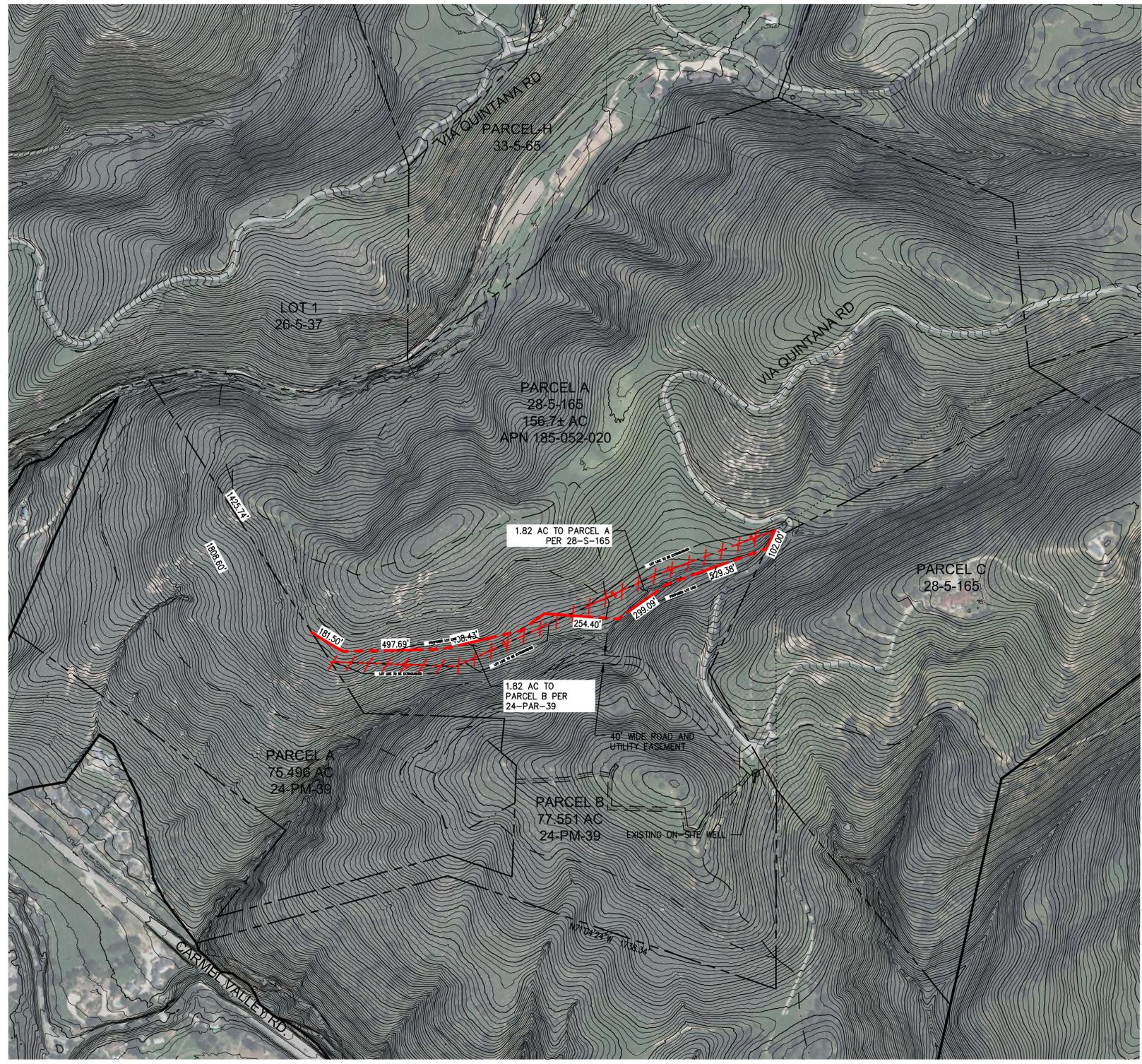
c. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

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

With 60 days of project approval, the Applicant/Owner shall submit to HCD-Planning for review and approval draft grant deeds describing the land being transferred (all adjustment parcels) and the entirety of the resulting parcels (each newly adjusted parcel), as applicable.

Prior to issuance of Certificates of Compliance, the Applicant/Owner shall submit all recorded grant deed to HCD-Planning.

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VICINITY MAP
SCALE: 1" = 2000'

LEGEND

	BOUNDARY OF SUBJECT PROPERTIES
	PROPOSED ADJUSTED LOT LINE
	LOT LINE TO BE EXTINGUISHED
	EXISTING ELEVATION CONTOUR
	100
	EXISTING ROAD / DRIVEWAY
	EXISTING EASEMENT
	EXISTING EQUESTRIAN EASEMENT
	EXISTING WELL

OWNERS / APPLICANTS

HAT TRICK RANCH, LLC 72 YANKEE POINT DRIVE CARMEL, CA 93923	ERIC REY / HARVEY CLARK 27650 VIA QUINTANA CARMEL VALLEY, CA 93924
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PARCEL INFORMATION

EXISTING PARCELS:

PARCEL A:	APN 185-052-020	156.7 +/- ACRES
PARCEL B:	APN 185-052-019	77.55 +/- ACRES

ADJUSTED PARCELS:

ADJUSTED PARCEL A:	156.7 +/- ACRES
ADJUSTED PARCEL B:	77.55 +/- ACRES

EXISTING ZONING: LDR/S-D-S-RAZ

- GENERAL NOTES**
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FEMA ZONE X
 - NO IMPROVEMENTS ARE PROPOSED WITH THIS LOT LINE ADJUSTMENT.
 - NO VEGETATION REMOVAL IS PROPOSED IN THIS LOT LINE ADJUSTMENT.
 - WATER SUPPLY: PRIVATE WELLS.
SEWAGE DISPOSAL: SEPTIC TANK AND LEACH FIELDS
 - SOURCE OF TOPOGRAPHIC DATA: 2018 USGS (5-FOOT INTERVAL)



PLN XXXXX

LOT LINE ADJUSTMENT

OF
A.P.N. 185-052-019 & 185-052-020
PARCEL A AS FILED IN VOL. 28 SUR. PG. 165
AND PARCEL B AS FILED IN VOL. 24
PARCEL MAPS PG. 39
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

