

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:

CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS) (PLN220359)

RESOLUTION NO. ----

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

[PLN220359 CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS), 1451 ONDULADO ROAD, PEBBLE BEACH & 1467 PADRE LANE, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN (APNs: 008-441-033-000 & 008-441-035-000)]

The CASA ONDULADO LLC (FORMERLY SOSKE ANN ELIZABETH & STEPHEN EDWARD TRS) application (PLN220359) came before the Monterey County Planning Commission on August 28, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - The Subdivision Map Act;
 - Del Monte Forest Land Use Plan (DMF LUP);

- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP);
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19).

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) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two lots containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2). The purpose of the LLA is to reconfigure the parcel lines to allow access from Padre Lane to Lot 2.
- c) The properties are located at 1451 Ondulado Road, Pebble Beach & 1467 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Numbers [APNs] 008-441-033-000 & 008-441-035-000). The parcels are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or "LDR/1.5-D(CZ)," which allows lot line adjustments with the granting of a Coastal Development Permit. As demonstrated in Finding 5 and supporting evidence, the project complies with all regulations within section 19.09 "Lot Line Adjustments" of the Monterey County Code. Aside from the proposed driveway, no additional development is proposed with this Lot Line Adjustment. The reconfiguration of the parcels will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site.
- d) Pursuant to Title 20 section 20.70.120.B, the maintenance, alteration, or addition to existing structures other than single-family dwellings and public works facilities that do not involve a risk of adverse environmental impact are exempt from a Coastal Development Permit. A biological assessment report (LIB230202), prepared by Biologist Jeffrey B. Froke, found no special or special status species of plantlife of wildlife on the property and concluded that it is unlikely that the special species within Pebble Beach would move to occupy the subject property. Additionally, an arborist report (LIB240199), prepared by Certified Arborist Frank Ono, concluded that the proposed driveway is designed to maintain the existing oak trees and allow them to exist and regenerate over time. Therefore, the proposed driveway for Lot 2 does not require a Discretionary Permit. There is no tree removal proposed at this time.
- e) Lot 1 is developed with a single family dwelling and accessory structures built in 1924 and has since been maintained and renovated (Building Permits Nos. 22CP01321, 22CP01740, & 22CP03658), Lot 2 is currently undeveloped.
- f) Lot Legality. The subject properties (5.24 acres and 1.11 acres in size), APNs: 008-441-033-000 & 008-441-035-000, are identified as the most Southernly corner of Lot 100, as the same is shown and so designated on that certain map entitled, Map of "Amended Map of Pebble Beach", filed in Volume 2 of Maps, "Cities and Towns", on page 31 and 31-A & Lot 99 on the "Amended Map of Pebble Beach" filed in Volume 2 of

Maps, "Cities and Towns" on Page 31 in Monterey County Records. Therefore, the County recognizes the subject properties as legal lots.

- g) At this time, County is only authorizing and granting a permit for a LLA. For any future structural development on the adjusted parcels, the applicants must obtain the proper permits from the County and comply with the development standards, other policies, and regulations at the time.
- h) Development Standards. The development standard for minimum lot size in the LDR/1.5-D(CZ) zoning district is identified in Title 20 section 20.14.060.A, which identifies a minimum building site as one acre. Lot 1 contains 5.24 acres and Lot 2 contains 1.11 acres. As proposed, adjusted Lot 1 contains 5.02 acres and adjusted Lot 2 contains 1.33 acres. Both parcels will be in conformance with the minimum building site requirement of LDR. The granting of this Coastal Development Permit to allow a lot line adjustment will not adversely affect the minimum lot size requirements for parcels within the LDR district. Pursuant to Title 20 section 20.14.060.E and 20.14.060.F, the maximum building site coverage in LDR district is 15 percent while the maximum floor area ratio in LDR/1.5 districts is 17.5 percent. Lot 1 is currently developed with approximately 3.9 percent site coverage and approximately 5.4 percent floor area ratio while Lot 2 is currently undeveloped. Lot 1 will be transferring 0.22 acres to Lot 2, slightly changing the allowable site coverage and floor area ratio. The Adjusted Lot 1 will have a total site coverage of approximately 4 percent and a floor area ratio of approximately 5.6 percent, which will conform to zoning district standards.
- i) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on June 6, 2024 and voted unanimously to support the project as proposed. There were no public comments made at this meeting and none have been received by the county regarding this project.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

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: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). County staff reviewed the application materials and plans 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. Conditions recommended by HCD Planning have been incorporated.
 - b) Staff identified potential impacts on biological resources, impacts on trees, and sight distance. The following reports has been prepared:

- Biological Resource Report (LIB230202) prepared by Jeffrey B. Froke, Pebble Beach, CA, July 10, 2023.
- Arborist Report (LIB240199) prepared by Frank Ono, Pacific Grove, CA, August 18, 2023.
- Sight Distance Review (LIB230203) prepared by Hexagon Transportation Consultants, Inc, San Jose, CA, April 27, 2023.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) The LLA will facilitate the creation of a new access road (driveway) from Lot 2 to Padre Lane. As illustrated in the attached plans, the proposed driveway location is directly across the intersection of Padre Lane and Cabrillo Road. A Sight Distance Review was completed by Hexagon Transportation Consultants, Inc. The report reviewed the sight distance of the proposed driveway with relation to pedestrian, bicyclist, and motorist safety. The report concluded with recommendations that the driveway be designed with sight triangles so that exiting vehicles can see bicycles and motor vehicles in the street and for vegetation taller than three feet be removed within the sight distance triangle. The proposed driveway design received approval from the Pebble Beach Company Architectural Review Board on May 15, 2023, and implementation of the referred recommendation above would be enforced by Pebble Beach CSD (fire).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

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 Pebble Beach CSD. 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) Both of the referenced properties have a verified connection to the Pebble Beach Community Service District for public utilities.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220359.

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 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 Monterey County HCD-Planning are found in Project File PLN220359.

- 5. FINDING: LOT LINE ADJUSTMENT** - Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states 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;
 - 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels are zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay, Coastal Zone or “LDR/1.5-D(CZ).” As discussed in Finding 1, development on the resulting parcel will continue to be consistent with the zoning.
 - b) The LLA is between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Lot 1) and 1.33 acres (adjusted Lot 2). The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. Lot 1 is directly connected to Lot 2, the LLA would create direct access from Padre Lane to Lot 2. No new parcels will be created.
 - c) The lot line adjustment is between four (or fewer) existing adjoining parcels that the County recognizes as legal lots of record (See Finding 1 Evidence “e”).
 - d) The proposed lot line adjustment is consistent with Monterey County Subdivision Ordinance (Title 19) and Monterey County Zoning Ordinance (Title 20). (See Finding Nos. 1, 2, and 3; and supporting evidence)
 - e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require the 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 a standard condition of approval (Condition No. 4).
 - f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220359.

6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor lot line adjustments that do not result in the creation of any new parcel.
 - b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 1 (5.24 acres) and Lot 2 (1.11 acres), resulting in two parcels containing 5.02 acres (adjusted Lot 1) and 1.33 acres (adjusted Lot 2). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. However, ministerial permitting of any future driveway realignment would be required.
 - 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. Although according to Title 20 section 20.06.310.4b, a lot line adjustment is defined as development, the proposed lot line adjustment will not intensify the level of development allowed on the parcels.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220359.
7. **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. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to 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. Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because the project site is between the sea and first public road and the project includes development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively.

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 28th day of August, 2024.

Melanie Beretti, AICP
Planning Commission Secretary

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 OF 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

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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220359

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN220359) allow a Lot Line Adjustment between two (2) legal lots of record: Lot 1 (APN 008-441-033-000, approximately 5.24 acres) and Lot 2 (APN 008-441-035-000, approximately 1.11 acres), resulting in two parcels containing 5.02 acres (Adjusted Lot 1) and 1.33 acres (Adjusted Lot 2), respectively. The property is located at 1451 Ondulado Road & 1467 Padre Lane, Pebble Beach (Assessor's Parcel Numbers 008-441-033-000 & 008-441-035-000), Del Monte Forest Land Use 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 008-441-033-000 & 008-441-035-000 on August 28, 2024. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:
"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN220359. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

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

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

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

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

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

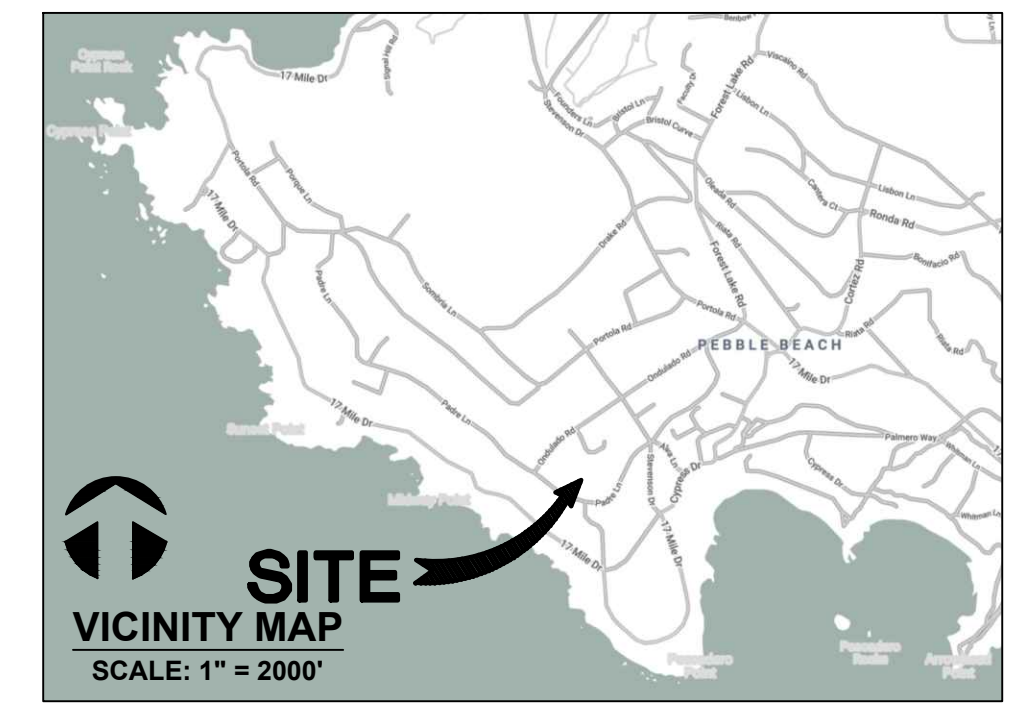
Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, 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

EASEMENTS

1. THERE ARE NO EXISTING EASEMENTS ENCUMBERING THE PROPERTY
2. A 15-FOOT WIDE SANITARY SEWER EASEMENT IS PROPOSED AS PART OF THIS LOT LINE ADJUSTMENT



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

OWNER	APPLICANT
CASA ONDULADO, LLC P.O. BOX 412 WESTWOOD, MA 02090	JOEL PANZER MAUREEN WRUCK PLANNING CONSULTANT 21 WEST ALISAL STREET, SUITE 111 SALINAS, CA 93901

PARCEL INFORMATION

SITE ADDRESS		
APN 008-441-033	1467 PADRE LANE	PEBBLE BEACH, CA 93953
APN 008-441-035	1467 PADRE LANE	PEBBLE BEACH, CA 93953
EXISTING PARCELS:		
LOT 1:	APN 008-441-033	5.24 +/- ACRES
LOT 2:	APN 008-441-035	1.11 +/- ACRES
ADJUSTED PARCELS:		
LOT 1:		5.02 +/- ACRES
LOT 2:		1.33 +/- ACRES
EXISTING ZONING:	LDR/1.5-D(CZ)	

GENERAL NOTES

1. SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FIRM PANEL 06053C0304H
2. IMPROVEMENTS: 12' WIDE DRIVEWAY AND SANITARY SEWER LATERAL PROPOSED WITH THIS LOT LINE ADJUSTMENT.
3. NO VEGETATION REMOVAL IS PROPOSED IN THIS LOT LINE ADJUSTMENT.
4. WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.
SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
5. SOURCE OF TOPOGRAPHIC DATA: APN 008-441-033 AND -035: SURVEYED IN OCTOBER, 2022 BY CENTRAL COAST SURVEYORS



PLN _____

LOT LINE ADJUSTMENT

OF
A.P.N. 008-441-033 & 008-441-035
LOT 1 AS DESCRIBED IN CHICAGO TITLE COMPANY PRELIM. REPORT ORDER No. FWMN-TO22001039-RS AND LOT 2 AS DESCRIBED IN FIRST AMERICAN TITLE COMPANY PRELIM. REPORT ORDER No. 2714-689902 MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

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

