

# 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:

**GUIDOTTI PAUL M & DANA M AND SMITH JERRY W & CLAUDIA J TRS EST OF  
(PLN230356)**

**RESOLUTION NO. 26-014**

Resolution by the County of Monterey Chief of  
Planning:

- 1) Finding that the project qualifies for Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305; and
- 2) Approving a Lot Line Adjustment and Merger between three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B).

[PLN230356 Paul M. and Dana. M Guidotti, Estate of Jerry W. and Claudia J. Smith, 45205 and 45195 Arroyo Seco Road, Greenfield, Central Salinas Valley Area Plan (APN's: 419-411-004-000, 419-411-005-000, and 419-411-006-000)]

**The GUIDOTTI PAUL M & DANA M AND SMITH JERRY W & CLADUIA J TRS EST OF application (PLN230356) came on for an administrative decision hearing before the County of Monterey Chief of Planning on February 4<sup>th</sup>, 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;
  - Central Salinas Valey Area 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) of three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000), resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B). The lot line adjustment is proposed to adjust the boundary line between Parcel 2 and Parcel 3 by increasing the size of Parcel 2 from 4.6 acres to 6.715 acres (Adjusted Parcel A). Additionally, the remaining portion of Parcel 3 will be merged with Parcel 1 (0.69 acres), resulting in 3.0 acres (Adjusted Parcel B). The proposed Lot Line Adjustment and Merger results in two adjusted parcels more conforming to current site development standards.
- c) Allowed Use. The property is located at 45205 and 45195 Arroyo Seco Road, Greenfield, Central Salinas Valley Area Plan (APNs: 419-411-004-000, 419-411-005-000, and 419-411-006-000). The parcels are zoned Rural Grazing with a maximum gross density of 10 acres per unit, or "RG/10". Parcel 1 has an existing single-family dwelling, barb, pool house and an attached garage, while Parcel 2 has an existing square foot single-family dwelling. Parcel 3 has a singular shed. The newly configured parcels will maintain their respective historical use, and no new land uses are proposed with this Lot Line Adjustment and Merger. The reconfiguration of the parcels will not otherwise intensify water use, create new building areas, or development potential beyond what currently exists. Title 19.09.005 allows for a lot line adjustment map shall be filed for any adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created. As demonstrated in Finding 5, required findings can be made to grant the LLA.
- d) Lot Legality. The subject properties, comprised of three lots, are Parcel 1, Parcel 2, and Parcel 3. Parcel 1- 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2- 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3- 4.425 acres (Assessor's Parcel Number 419-411-005-000), are shown in their current size and configurations with Volume 47 Page 46 of Official Records as Assessor's Lots 1, 2, and 3 of Subdivision C Section 23 of Township 19 South, Range 5 East, recorded in October 23<sup>rd</sup>, 1924. Therefore, the subject properties are legal lots of record.
- e) Subdivision Map Act Consistency. Pursuant to section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than

previously existed is not being created. See also Finding No. 5 and supporting evidence.

- f) On-site Utilities. The 2010 General Plan Policy LU-1.15 indicates that LLA and lot mergers that compromise the location of wells or OWTS should not be approved. The Environmental Health Bureau (EHB) reviewed the project and determined that the resulting lots would not compromise the location of any wells, water utilities, or OWTS systems. Therefore, the adjusted configuration complies with Policy LU-1.15.
- g) Review of Development Standards – Minimum Building Site and Density. There is a minimum site requirement of 10 acres for the RG zoning district pursuant to Title 21 section 21.32.060.A. The three legal lots of record do not meet the required minimum acreage, and as proposed, the LLA and merger into two lots will continue to not be greater than 10 acres but brings them closer to conformance. With implementation, Adjusted Parcels A and B will be closer to conformity with the minimum building site and provides a more superior configuration. Additionally, Title 21 section 21.62.180.C.8, LLA's are exempt from maximum residential density requirements on a parcel within specific zoning, including in this RG district, provided that no net increase in the number of residential lots are created.
- h) Review of Development Standards– Site Coverage. Pursuant to Title 21. Section 21.32.060.E, the maximum site coverage in this RG district is 5 percent. The development on Parcels 1, 2, and 3 are below the allowable coverage. Both Adjusted Parcel A and Adjusted Parcel B will have their site coverage under the 5 percent allowable coverage. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) Review of Development Standards– Setbacks. Pursuant to Title 21. Section 21.32.060.C, the required main structure setbacks in this RG district are 30 feet (front), 20 feet (side), and 20 feet (rear), with a maximum height of 35 feet. The required non-habitable accessory structure setbacks in this RG district are 50 feet (front), 6 feet (side), and 6 feet (rear), with a maximum height of 35 feet. The existing residences and accessory structures on Adjusted Parcel A and Adjusted Parcel B will continue to meet the required setbacks with implementation of the proposed LLA and merger. All main structures with a front setback over 30 feet from the front and over 20 feet from the side and rear, and accessory structures with a front setback of over 50 feet and over 6 feet from the side and rear. Therefore, the structures on the resulting parcels will continue to be consistent to the minimum setbacks.
- j) 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).

- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230356.
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 South County. 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 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 PLN230356.
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 South County 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 that presently serve Parcel 1, Parcel 2, and Parcel 3, will continue to serve the resulting parcels from the proposed LLA and merger. The resulting parcels Adjusted Parcel A and Adjusted Parcel B will contain separate domestic wells and onsite wastewater treatment systems on their relative parcels, with wells to serve both respective parcels. The septic system and well currently serving Parcel 2 will be located on and serve Adjusted Parcel A, while the septic system on Parcel 1 and the well on Parcel 3 will be located on and serve Adjusted Parcel B. 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 PLN230356.
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 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 PLN230356.

**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 – Inland) of the Monterey County Code.

- EVIDENCE:**
- a) The parcels have the same zoning designation of Rural Grazing with 10 acres per unit, or “RG/10”. See Finding 1.
  - b) The Lot Line Adjustment (LLA) and lot merger is between three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B) .
  - c) The LLA and merger will not create a greater number of parcels than originally existed. Three 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 and merger is consistent with the Title 21 and 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).
  - e) As an exclusion to the Subdivision Map Act, the LLA and merger 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 a 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 PLN230356.

**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 three parcels, is minor in nature, and will not result in the creation of any new parcel. Therefore, the project meets the criteria for 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. Additionally, Arroyo Seco Road is not listed as a scenic highway or corridor according to County of Monterey records. Further, it will not impact environmentally sensitive habitats or resources and therefore wouldn't contribute to any cumulative environmental effects. There are no unusual circumstances associated with the undertaking of the project that would create a reasonable possibility that the project would have a significant effect on the environment (See Findings 1, 2, 3 and supporting evidence).
- c) 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 PLN230356.

**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 three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B).

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 4<sup>th</sup> day of February 2026.

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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 CLERK TO THE BOARD 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

PLN230356

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Lot Line Adjustment (PLN230356) consists of three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B). The property is located at 45205 and 45195 Arroyo Seco Road, Greenfield (Assessor's Parcel Number 419-411-006-000, 419-411-004-000, and 419-411-005-000), Central Salinas Valley Area 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 419-411-006-000, 419-411-004-000, and 419-411-005-000 on February 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. 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, PLN230356. 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.

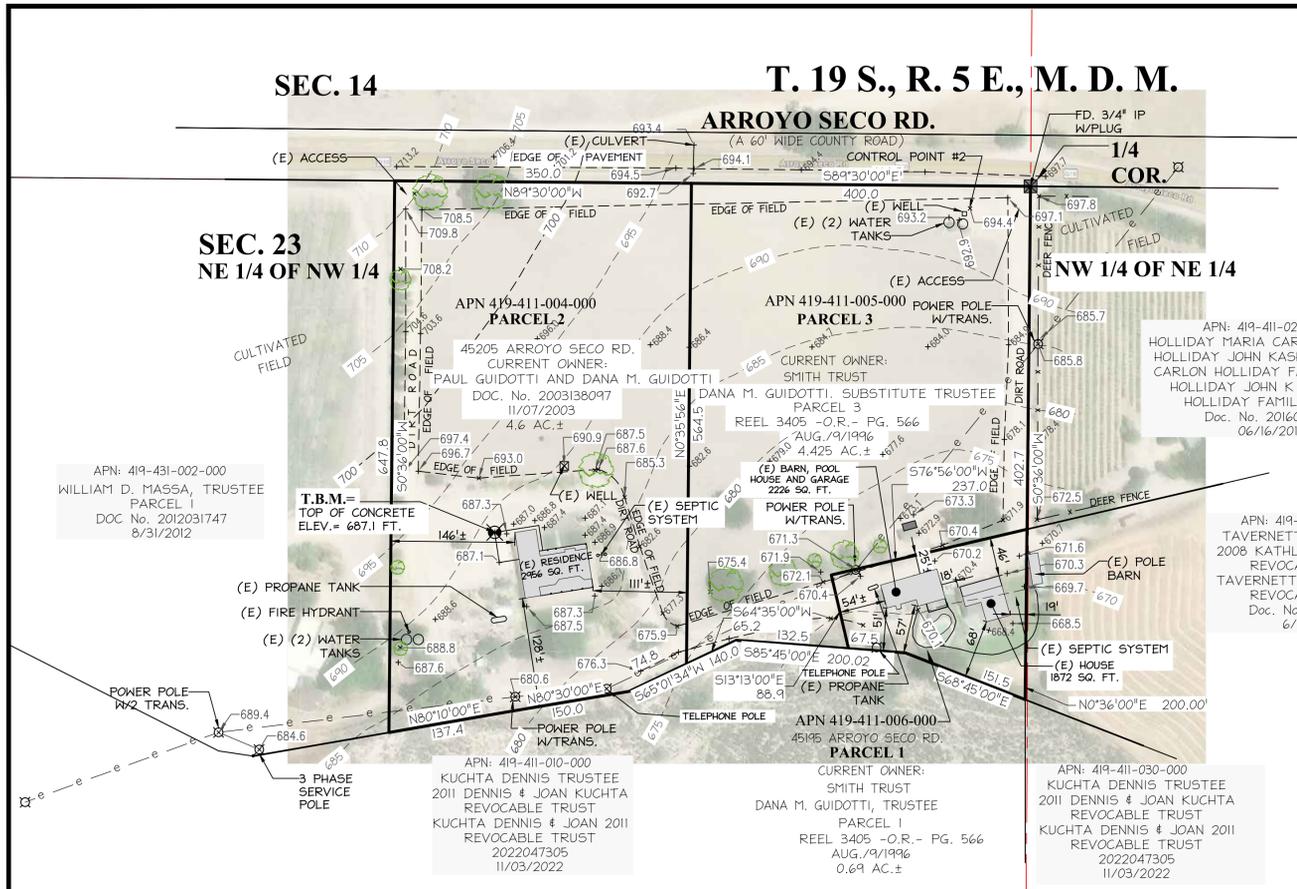
**5. PD045 - COC (LOT LINE ADJUSTMENTS)**

**Responsible Department:** Planning

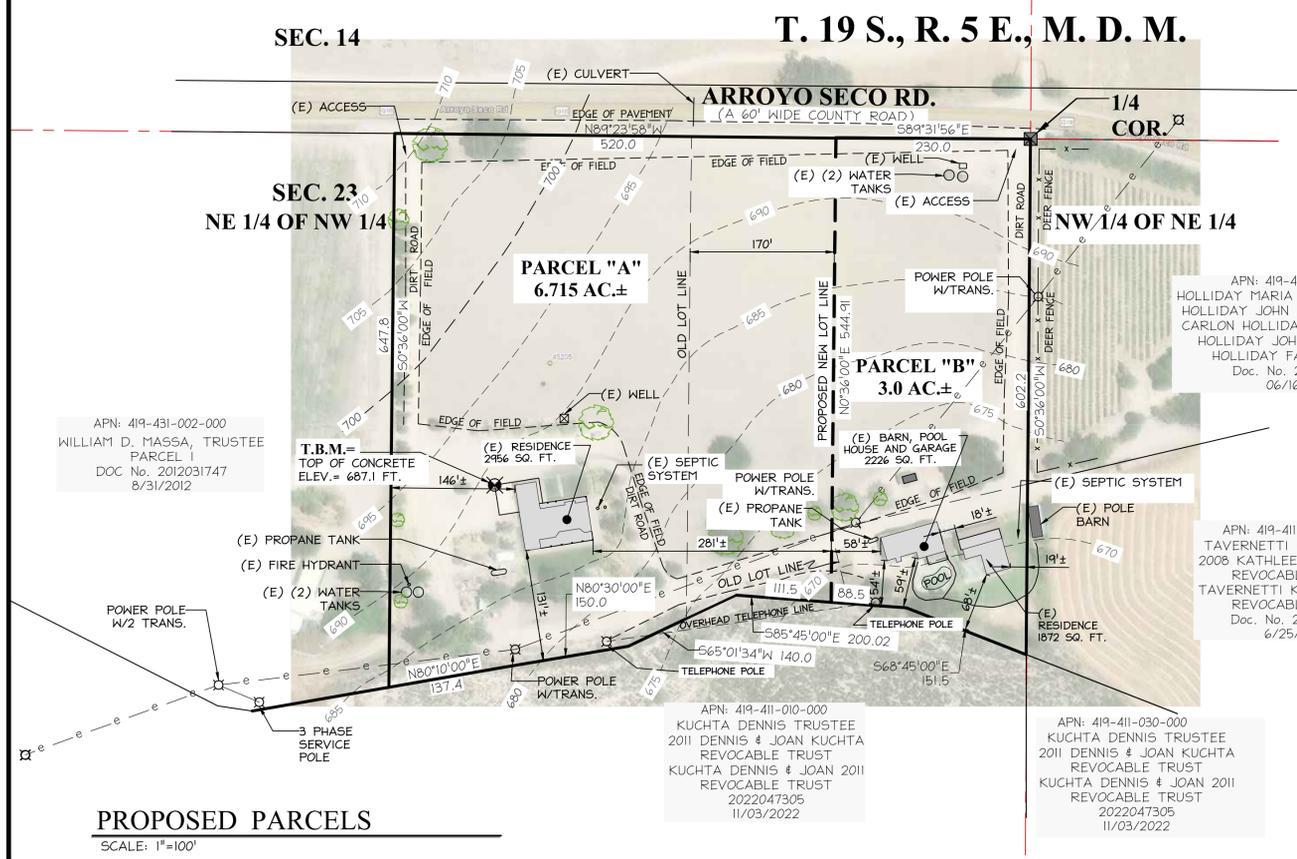
**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

**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.

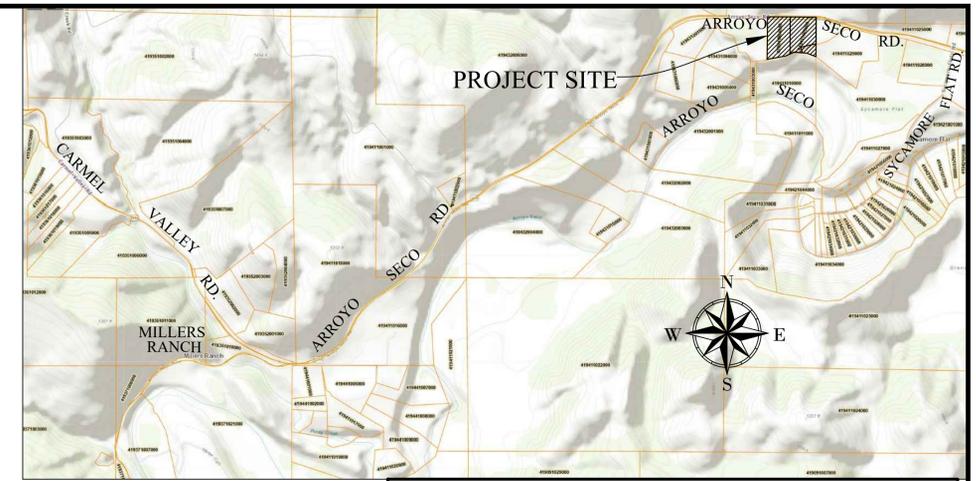
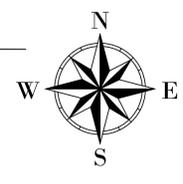
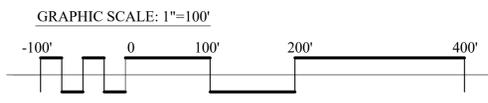
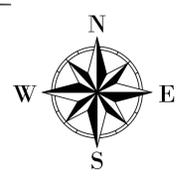


**EXISTING LEGAL LOTS**  
SCALE: 1"=100'



**PROPOSED PARCELS**  
SCALE: 1"=100'

**BENCH MARK:**  
No. 475/ U.S.E.D. 7A5 /U.S.C. & G.S.  
(ARROYO SECO ROAD) U.S.E.D. 2" BRASS DISK  
IN CONCRETE AT SOUTHWEST CORNER ABUTMENT ON  
BRIDGE #320 (GREEN BRIDGE OVER ARROYO SECO  
RIVER), (ELM AVENUE OVER ARROYO SECO RIVER).  
ELEVATION= 378.02 NGVD 1929  
ELEVATION= 381.02 FEET NAVD 1988  
BY VERTCON PROCESS.  
DATUM NAVD 1988!



**VICINITY MAP**  
NOT TO SCALE

**PROJECT DESCRIPTION:**  
SHOWING THE PROPOSED LOT LINE ADJUSTMENT AS REQUIRED TO REMOVE THE LOT LINE BETWEEN PARCEL 1 AND PARCEL 3 AS DESCRIBED IN THE QUITCLAIM DEED RECORDED AUGUST 9, 1996 ON REEL 3405 OFFICIAL RECORDS AT PAGE 566 (COMMON OWNERSHIP), AND THEN ADJUST THE COMMON BOUNDARY BETWEEN SAID PARCEL 3, AND PARCEL 2, AS DESCRIBED IN THE GRANT DEED RECORDED IN DOCUMENT No. 2003138097 ON NOVEMBER 7, 2003, STARTING WITH 3 NON CONFORMING PARCELS AND RESULTING IN 2 PARCELS MORE CONFORMING.

**PROJECT ADDRESS:**  
45195 & 45205 ARROYO SECO ROAD  
GREENFIELD, CA 93927

**APPLICANT:**  
DANA M. GUIDOTTI  
PO BOX 308  
SOLEDAD, CA 93960

**OWNERS NAME FOR APN: 419-411-005 & 006:**  
SMITH TRUST, DATED JULY 24, 1996  
C/O DANA M. GUIDOTTI, SUCCESSOR TRUSTEE

**ADDRESS:**  
ARROYO SECO ROAD  
GREENFIELD, CA 93927

**MAILING ADDRESS:**  
PO BOX 308  
SOLEDAD, CA 93960

**OWNERS NAMES FOR APN: 419-411-004**  
PAUL GUIDOTTI AND DANA M. GUIDOTTI  
45205 ARROYO SECO ROAD  
GREENFIELD, CA 93927

**ZONING:** RG-10-  
**LAND USE DESIGNATION:** Rural Grazing 10 - 160 Ac Min

**EXISTING LAND USE:** GRAZING AND RESIDENTIAL  
**PROPOSED LAND USE:** GRAZING AND RESIDENTIAL

**TREE REMOVAL:** N/A  
**GRADING:** NO GRADING IS PROPOSED

**FLOOD PLAIN NOTE:**  
THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X,  
PER FEMA MAP 06053C0794G, EFFECTIVE DATE 4/02/2009.

**NOTES:**  
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.  
2. CONTOUR INTERVAL IS 5 FEET.

**LEGEND:**  
--- INDICATES RECORD DATA  
--- INDICATES ELECTRICAL LINE  
--- INDICATES TELEPHONE LINE  
--- INDICATES FENCE LINE  
⊗ T.B.M. INDICATES BENCH MARK

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF DANA GUIDOTTI, IN NOVEMBER, 2023.  
PHILIP L. PEARMAN L.S. 4448  
LICENSE EXPIRES 9/30/27

SERVICES ON SITE		
SERVICE	EXISTING PARCEL 2 PROPOSED PARCEL "A"	EXISTING PARCEL 1 & 3 PROPOSED PARCEL "B"
WATER SUPPLY	WELL	WELL
ELECTRIC	PG&E	PG&E
GAS	PROPANE	PROPANE
SEWER	SEPTIC SYSTEM	SEPTIC SYSTEM

EXISTING LEGAL LOTS		PROPOSED	
PARCELS	NET AREAS	PARCELS	AREAS
<b>PARCEL 2</b> APN: 419-411-004-000 GRANT DEED TO: THOMAS JAMES THOMSON PARCEL TWO VOL. 2133 -O.R.- PG. 10 03/22/1961 OFFICIAL RECORDS OF MONTEREY COUNTY, CA	4.6 AC.	<b>PARCEL "A"</b>	6.715 AC. ±
<b>PARCEL 3</b> APN: 419-411-005-000 GRANT DEED TO: THOMAS JAMES THOMSON REEL 505 -O.R.- PG. 400 5/17/1967 OFFICIAL RECORDS OF MONTEREY COUNTY, CA	4.425 AC. ±	<b>PARCEL "B"</b>	3.0 AC. ±
<b>PARCEL 1</b> APN: 419-411-006-000 JOINT TENANCY GRANT DEED TO: DONALD R. BOWMAN AND MARLA R. BOWMAN REEL 475 -O.R.- PG. 969 9/06/1966 OFFICIAL RECORDS OF MONTEREY COUNTY, CA	0.69 AC. ±		
<b>TOTAL=</b>	<b>9.715 AC. ±</b>	<b>TOTAL =</b>	<b>9.715 AC. ±</b>

**PLN 230356  
TENTATIVE  
LOT MERGER /  
LOT LINE ADJUSTMENT**

APN: 419-411-004  
APN: 419-411-005, APN: 419-411-006  
SHOWING THE PROPOSED LOT LINE ADJUSTMENT AS REQUIRED TO REMOVE THE LOT LINE BETWEEN PARCEL 1 AND PARCEL 3 AS DESCRIBED IN THE QUITCLAIM DEED RECORDED AUGUST 9, 1996 ON REEL 3405 OFFICIAL RECORDS AT PAGE 566 (COMMON OWNERSHIP), AND THEN ADJUST THE COMMON BOUNDARY BETWEEN SAID PARCEL 3, AND PARCEL 2, AS DESCRIBED IN THE GRANT DEED RECORDED IN DOCUMENT No. 2003138097 ON NOVEMBER 7, 2003, STARTING WITH 3 NON CONFORMING PARCELS AND RESULTING IN 2 PARCELS MORE CONFORMING.  
SITUATE IN:  
NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION 23 IN TOWNSHIP 19 SOUTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, MONTEREY COUNTY, CALIFORNIA.

PREPARED FOR:  
**DANA M. GUIDOTTI**  
P.O. BOX 308  
SOLEDAD CA 93960  
PREPARED BY:  
**SALINAS VALLEY SURVEYORS, INC.**  
PHILIP PEARMAN L.S. 4448 EXPIRES 9/30/27  
210 CAPITOL ST., SUITE No.15 PH.: (831) 753-2234  
SALINAS, CALIFORNIA 93901 E-MAIL: svsurveyor@att.net

SCALE: 1"=100'  
JOB No.  
DATE: 10/13/2025  
SHEET ONE OF ONE

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