

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:

**MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS;
ALEXANDRA KANE; AND MARTHA V. DIEHL (PLN240223)**

RESOLUTION NO. 25---

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

[PLN240223, MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL, 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000), Big Sur Coast Land Use Plan, Coastal Zone]

The MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL application (PLN240223) came on for public hearing before the County of Monterey Planning Commission on August 13, 2025. 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;

- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan Part 3;
- Monterey County Zoning Ordinance – Coastal (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) Allowed Use. The properties are located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000 [Parcel A], 243-321-007-000 [Parcel B], 243-321-011-000 [Parcel C], and 243-321-009-000 [Parcel D]) Big Sur Coast Land Use Plan, Coastal Zone. All of the parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]. The WSC zoning district allows lot line adjustments, subject to the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site. The primary purpose of this lot line adjustment is to allow the applicants to own their respective parcels separately for estate planning and financing purposes. Secondarily, this lot line adjustment will also bring the properties into zoning (setback) requirements; see subsequent evidence "f".
- c) Lot Legality. The County recognized the Parcels in their current configuration as legal lots of record through issuance of Certificates of Compliance (Monterey County Recorder's Office Document Nos. 43384, Reel 1993 Page 304; 43386, Reel 1993 Page 308; 43385, Reel 1993 Page 306; and 43383, Reel 1993 Page 302).
- d) Development Standards – Minimum Lot Size. Minimum lot size in the WSC zoning district is 1 acre, per Title 20 section 20.17.060.A. All Parcels will continue to exceed the required 1-acre minimum lot size.
- e) Development Standards – Density. Pursuant to Title 20 section 20.17.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "WSC" district as shown on the zoning map. The subject parcels are zoned WSC/40-D, which requires that a residential unit occupy a property that contains at least 40 acres of land. No reconfiguration would allow all four parcels to contain at least 40 acres, as all four lots only total 31.9 acres.

Currently, Parcels B, C, and D are developed with single-family dwellings. With implementation of the project, the single-family dwelling on existing Parcel C will be on Adjusted Parcel A. Accordingly, Adjusted Parcels A, B, and D will contain the existing single-family dwellings, and Adjusted Parcel C will now be vacant. Although the existing and adjusted parcels are less than 40 acres, the existing residences on the parcels do not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Adjusted Parcel C (vacant) will retain the minimum lot size required for development of the first-single family dwelling (see preceding evidence "d"). Therefore, the maximum development

potential and overall density would not change with implementation of this project.

- f) Development Standards – Structural Coverage/Setbacks. All existing development is located within the WSC district and will remain in this district after implementation of this Project. Pursuant to Title 20 section 20.17.060.C, the required setbacks in this WSC district are 30 feet (front), 20 feet (rear), and 20 feet (sides) for main structures, and the maximum site coverage is 10 percent. All development, except the residence on existing Parcel C and a detached accessory structure on existing Parcel B, complies with the required setbacks. The residence on existing Parcel C does not comply with the required side/rear 20-foot setback as it straddles the property line adjoining Parcels C and D. A detached non-habitable structure on existing Parcel B encroaches into the required six-foot setback. However, with implementation of this LLA, the development on the adjusted parcels will conform to the required setbacks and site coverage (see Page 3 of the attached plans).
- g) Land Use Advisory Committee (LUAC). The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a Lot Line Adjustment in the Coastal Zone. On April 22nd, 2025, the LUAC voted 6-0 to support the project as proposed.
- h) 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 Finding No. 6 and supporting evidence.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240223.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Mid-Coast Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts on the environment and no technical reports were required.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240223.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Mid-Coast Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 are available. A primary well, backup well, and water tanks serve potable water to the existing development. With implementation of the lot line adjustment, the primary well will be located on Adjusted Parcel A and the backup well will be on Adjusted Parcel B. The existing primary well will serve the development on Adjusted Parcels A, B, and D; Adjusted Parcel C will be vacant but have access to the backup well. Onsite Wastewater Treatment Systems (OWTS) will continue to serve the existing developments within the adjusted parcels. According to EHB, each adjusted parcel will have adequate future reserve area for a replacement leach field for the existing OWTS.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240223.

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) County staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and the County is not aware of any violations existing on the subject properties.
 - b) 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 PLN240223.

5. **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 alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel.
 - b) As proposed, the project involves a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). No new parcels

will be created by the Lot Line Adjustment and therefore the project is consistent with CEQA Guidelines section 15305.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The project does not have the potential to affect any historical resources substantially adversely.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240223.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) of the Monterey County Code allow a lot line adjustment that meets the following standards:

- 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; and
- 3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

EVIDENCE:

- a) All four of the parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)].
- b) The lot line adjustment is between four or fewer existing adjoining parcels. The four existing legal lots of record have a total combined area of 31.9 acres. After the adjustment, there will be four lots of record containing 5.0 acres (Parcel A), 10.2 acres (Parcel B), 9.8 acres (Parcel C), and 6.9 acres (Parcel D), totaling 31.9 acres.
- c) The lot line adjustment will not create a greater number of parcels than originally existed. Four contiguous separate legal parcels of record will be adjusted, resulting in four contiguous separate legal parcels of record. Therefore, no new parcels will be created.
- d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).
- e) The subject properties allow residential uses. Existing Parcels B, C, and D are currently developed with single-family dwellings. With implementation of the Lot Line Adjustment, Adjusted Parcels A, B, and

D will contain single-family dwellings, and Adjusted Parcel C will be vacant. No changes to the existing built environment or changes in use are proposed.

- f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. None of the parcels are under a Williamson Act contract or used for agricultural purposes.
- g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 3 and 5).
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240223.

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) allows 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. Pursuant to 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 it involves development that is permitted in the underlying zone as a conditional use (Lot Line Adjustment).

DECISION

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

1. Find that the project qualifies as Class 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15305, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

PASSED AND ADOPTED this 13th day of August, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

1. 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

PLN240223

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN240223) allows a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). The property is located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000) Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000 on August 13, 2025. 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 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. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

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

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

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

4. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

5. 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:

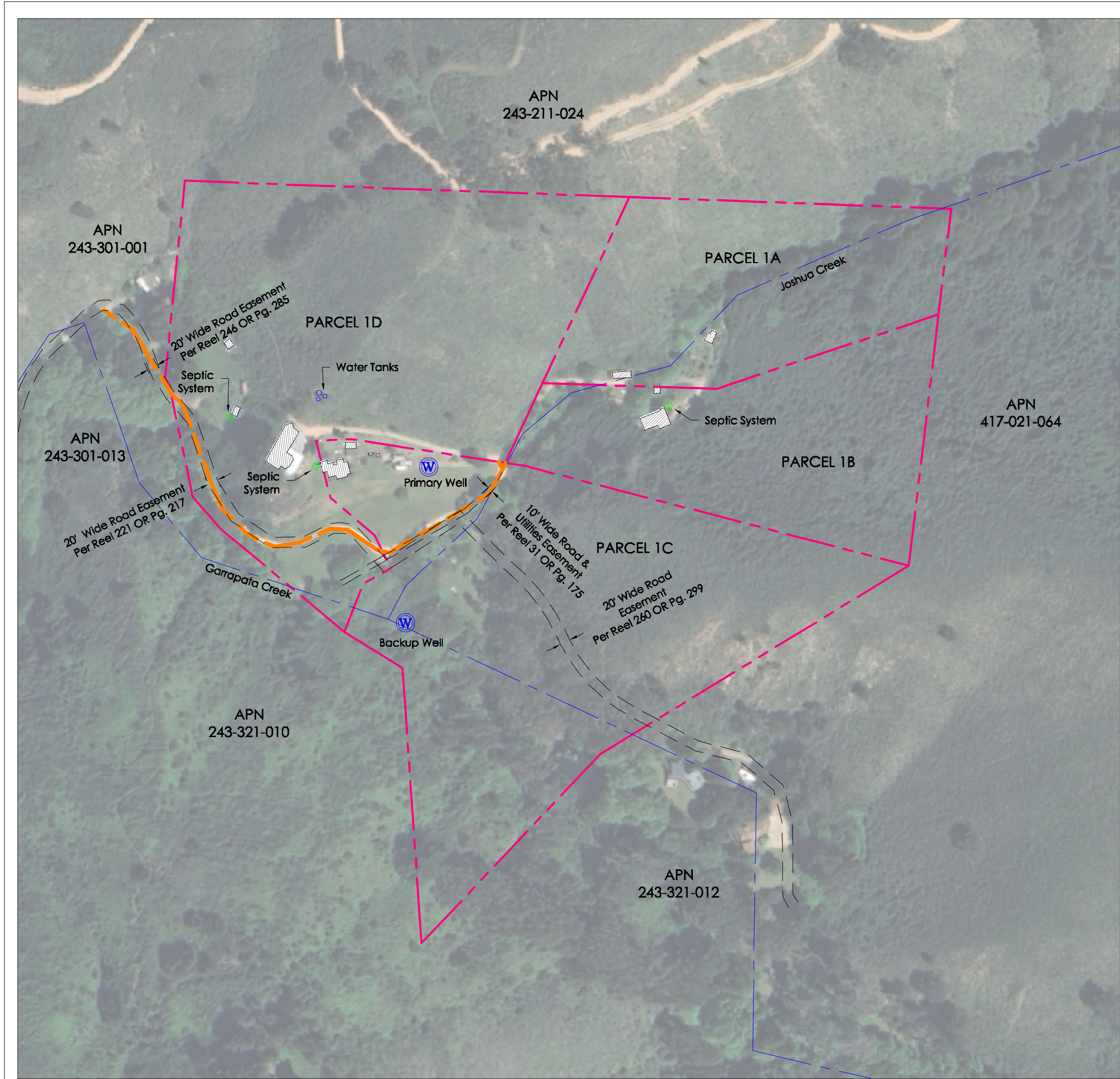
1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, 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, PLN240229. 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.

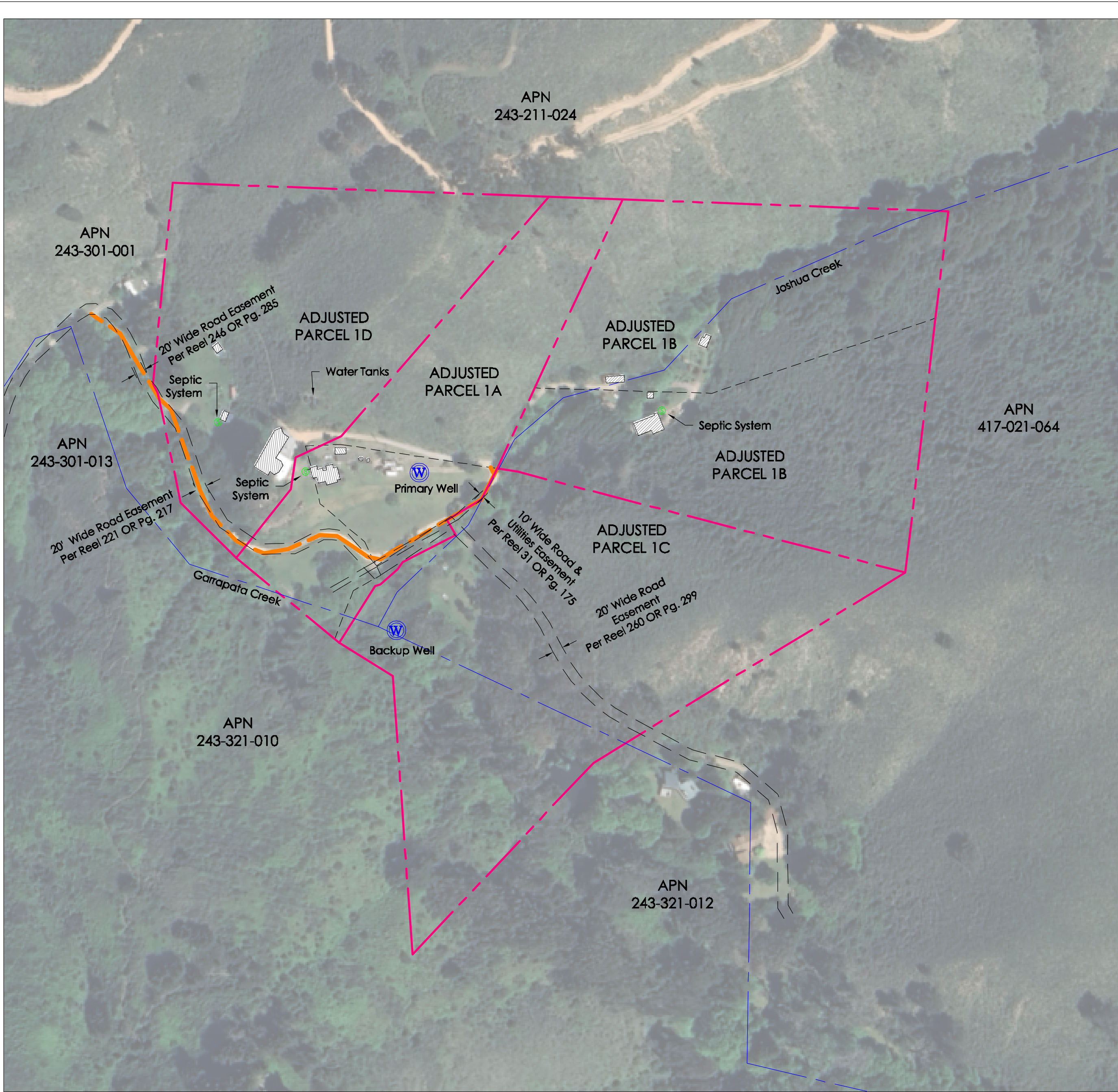
4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit 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.

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EXISTING LOT CONFIGURATION

Scale: 1" = 150'

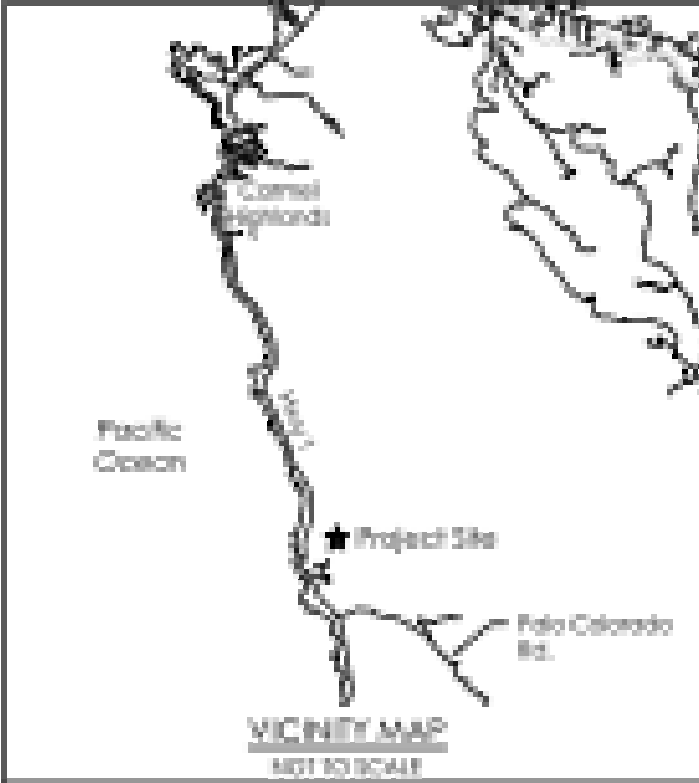


PROPOSED LOT CONFIGURATION

Scale: 1" = 150'

LOT LINE ADJUSTMENT MAP
OF
LANDS OF TROUT FARM PARTNERS
PARCELS 1A, 1B, 1C & 1D AS DESCRIBED
IN DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA



LEGEND

- SEPTIC SYSTEM
- WELL
- BUILDING
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- PROPOSED PROPERTY LINE
- SHARED DRIVEWAY ACCESS
- APPROXIMATE CREEK LOCATION
- EASEMENT LIMITS

REPRESENTATIVE

THE LAW OFFICE OF AENGUS L. JEFFERS
LAURA LAWRENCE
831-649-6100
215 WEST FRANKLIN ST, 5TH FLOOR
MONTEREY, CA 93940

STATEMENT

THIS PROPERTY IS LOCATED WITHIN RANCHO SAN JOSE Y SUR CHIQUITO, AND INVOLVES THE LOT LINE ADJUSTMENT OF FOUR PARCELS OF 5.0 ACRES, 5.1 ACRES, 11.1 ACRES AND 10.7 ACRES INTO FOUR PARCELS OF 5.0 ACRES, 10.2 ACRES, 9.8 ACRES AND 6.9 ACRES IN SIZE.

THE EXISTING ZONING ON THE PROPERTIES IS "WSC/40-D (CZ)".

ALL PARCELS OF THE PROPERTY ARE CURRENTLY USED FOR RESIDENTIAL PURPOSES. THE PROPOSED USE OF ALL NEW PARCELS IS FOR RESIDENTIAL PURPOSES.

THERE ARE CURRENTLY STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP.

NO TREES ARE TO BE PLANTED OR REMOVED.

THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION. SO NO EROSION CONTROL MEASURES ARE PROPOSED.

WATER IS PROVIDED BY WELLS AND WATER TANKS AS SHOWN ON THE MAP.

PARCELS 1B AND 1D OF THE PROPERTY HAVE PRIVATE SEPTIC AS SHOWN ON MAP. THE RESULTANT PARCELS A, C & D WILL EACH HAVE ONE OF THE EXISTING SEPTIC SYSTEMS THAT ARE CURRENTLY SERVING THEIR RESPECTIVE RESIDENCES.

CONTOUR INTERVAL IS 20 FEET.

SUMMARY TABLE

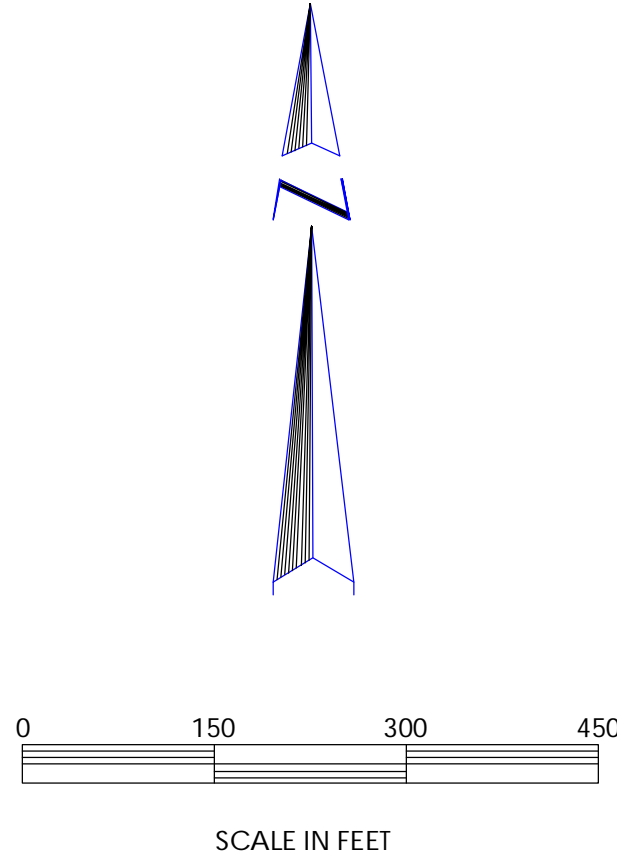
Subject Property (APN NUMBER)	Existing Area (Acres)	Existing Area (ft²)	Existing Zoning	Proposed Property Designation	Proposed Area (Acres)	Existing Area (ft²)	Proposed Zoning
PARCEL 1A (243-321-008)	5.0	217,800	WSC/40-D(CZ)	ADJUSTED PARCEL 1A	5.0	217,800	WSC/40-D(CZ)
PARCEL 1B (243-321-007)	5.1	222,156	WSC/40-D(CZ)	ADJUSTED PARCEL 1B	10.2	444,312	WSC/40-D(CZ)
PARCEL 1C (243-321-011)	11.1	843,516	WSC/40-D(CZ)	ADJUSTED PARCEL 1C	9.8	426,888	WSC/40-D(CZ)
PARCEL 1D (243-321-009)	10.7	466,092	WSC/40-D(CZ)	ADJUSTED PARCEL 1D	6.9	300,564	WSC/40-D(CZ)

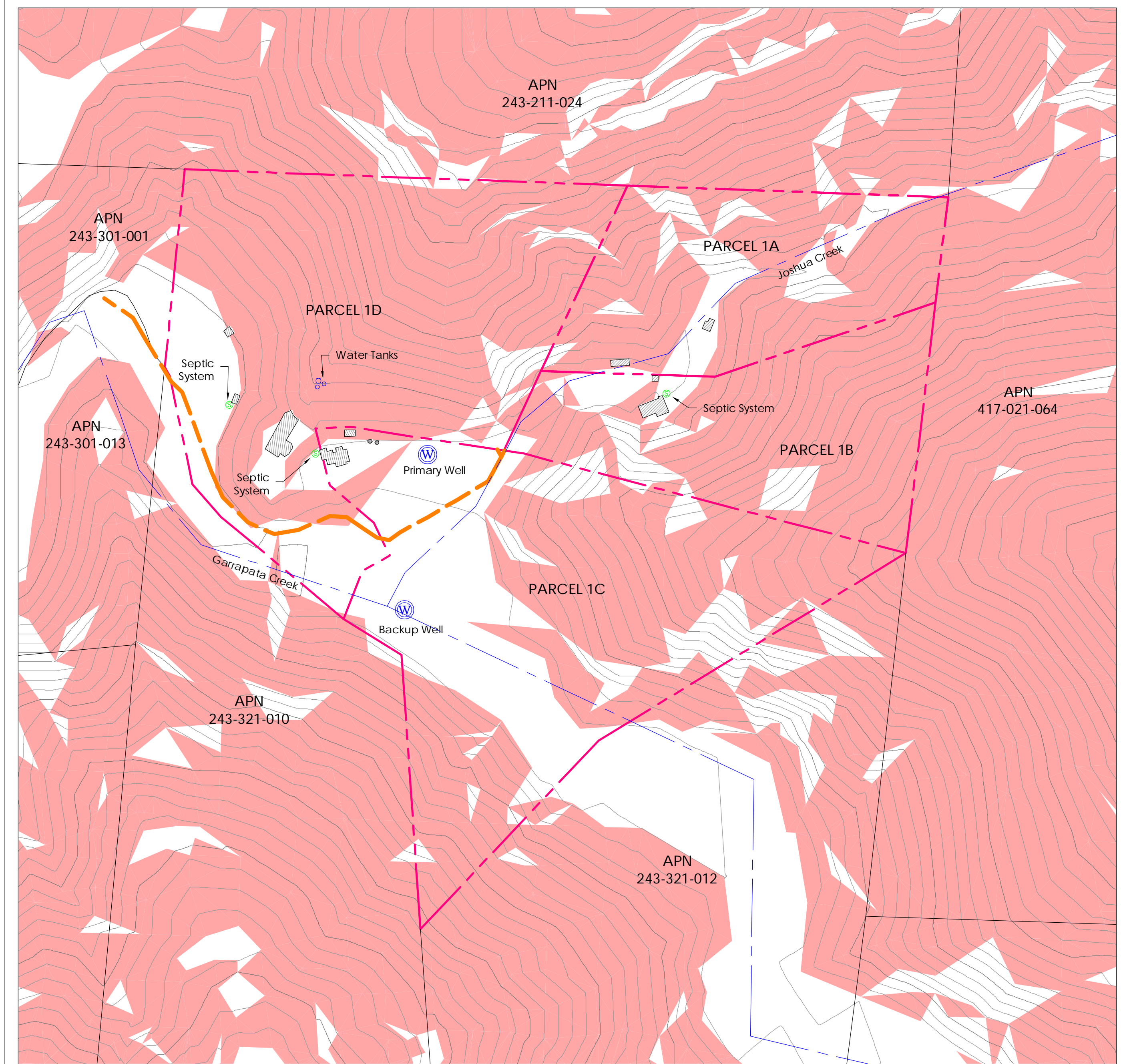
OWNERS (as Tenants in Common)

MOLLY HELENE WILLIAMS
SARAH HOPE WILLIAMS
ALEXANDRA KANE
MARTHA V. DIEHL
APNs 243-321-007, -008, -009 & -011
35809 & 35963 HWY 1
MONTEREY, CA 93940

PREPARED FOR: Ken Ekelund
SURVEYED BY: *POCARIS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

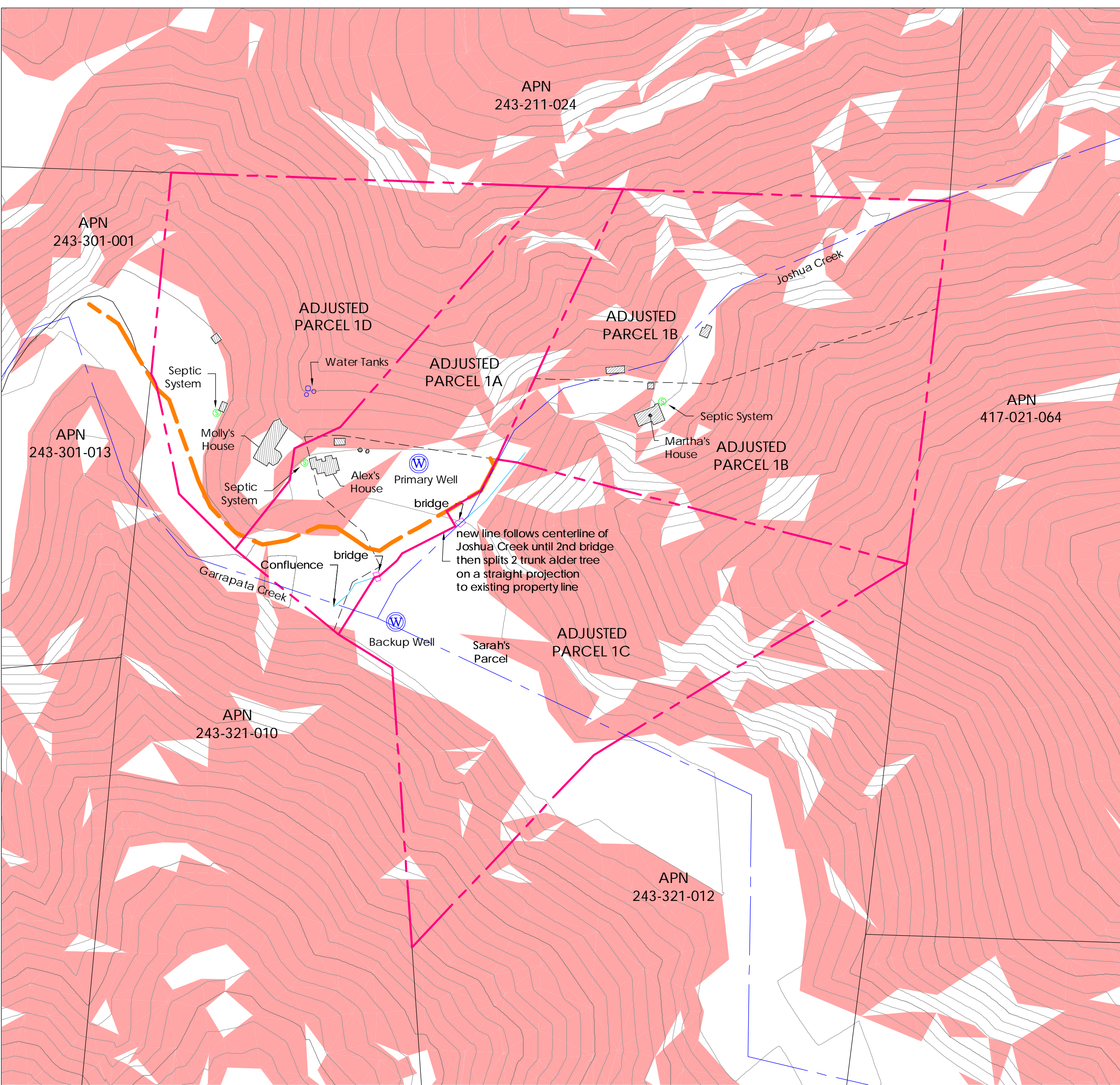
SCALE: 1" = 150' VIEW: LLA DATE: May 20, 2024
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1





EXISTING LOT CONFIGURATION

Scale: 1" = 150'



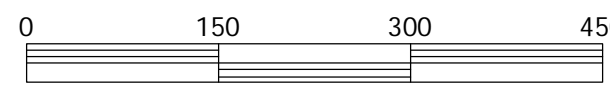
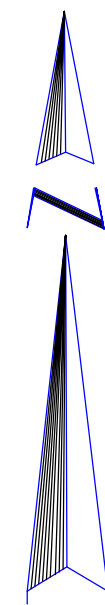
PROPOSED LOT CONFIGURATION

Scale: 1" = 150'

LEGEND

- SEPTIC SYSTEM
- WELL
- BUILDING
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- PROPOSED PROPERTY LINE
- SHARED DRIVEWAY ACCESS
- APPROXIMATE CREEK LOCATION

Slopes Table			
Range	Minimum Slope	Maximum Slope	Color
3	30%	100%	



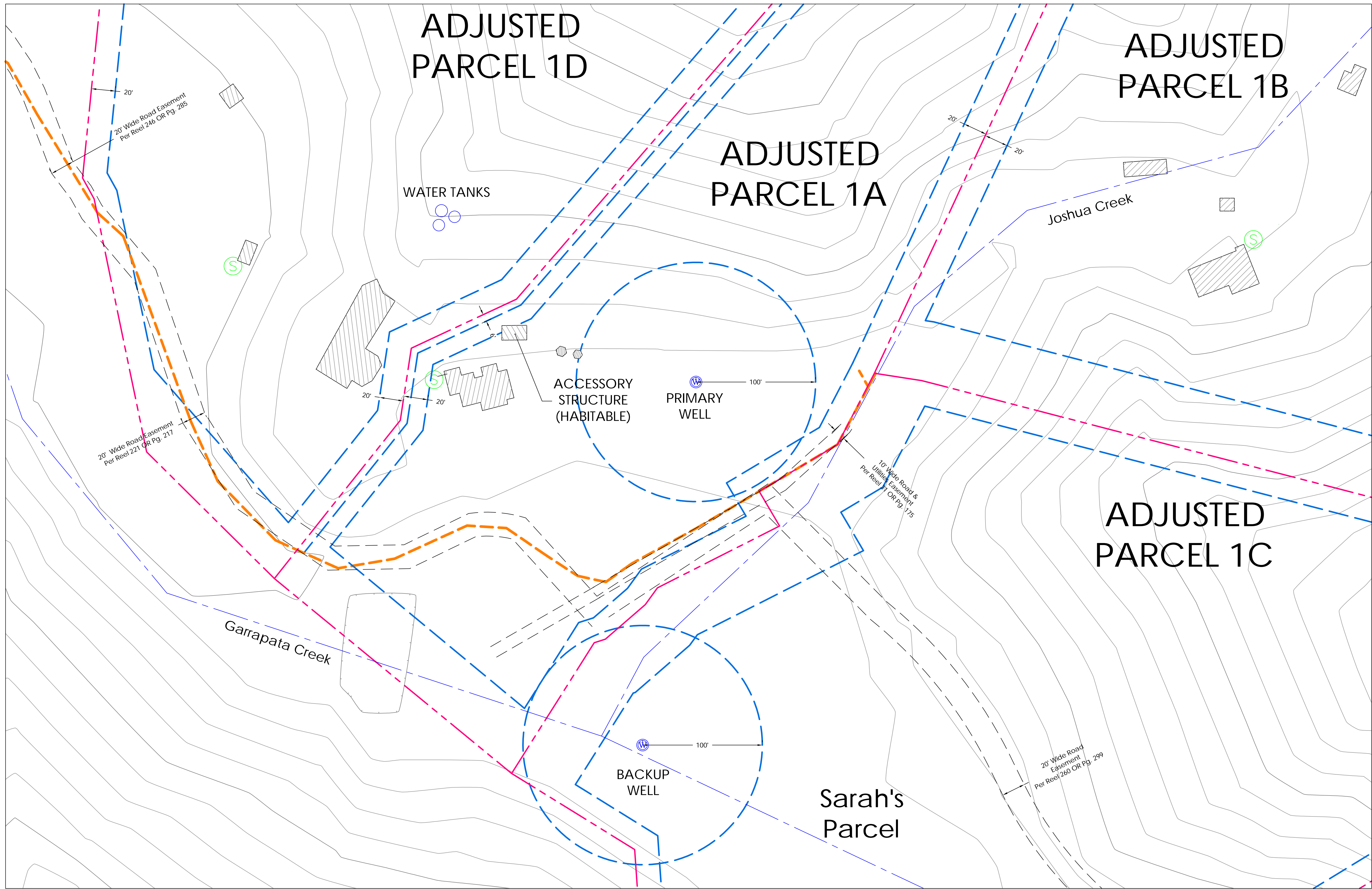
SCALE IN FEET

PREPARED FOR: Ken Ekelund
SURVEYED BY: *POCARIS LAND SURVEYING*
P. O. BOX 1378
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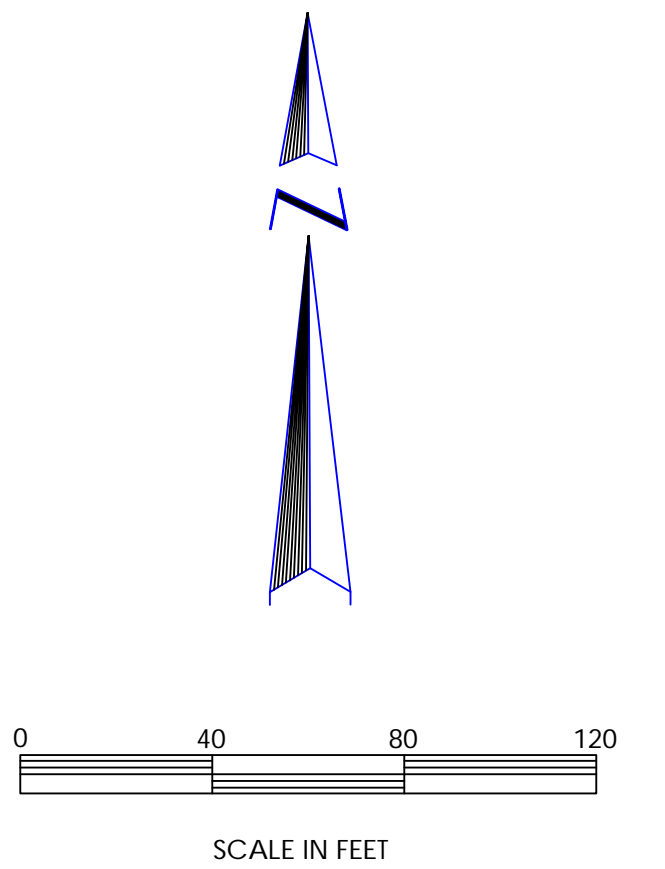
SCALE: 1" = 150' VIEW: LLA DATE: May 18, 2024
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1

LOT LINE ADJUSTMENT SLOPE ANALYSIS
OF
LANDS OF TROUT FARM PARTNERS
PARCELS 1A, 1B, 1C & 1D AS DESCRIBED IN
DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA



- LEGEND**
- SEPTIC SYSTEM
 - WELL
 - EXISTING BUILDING
 - LOT LINE
 - PROPOSED PROPERTY LINE
 - SHARED DRIVEWAY ACCESS
 - SETBACK LINE
 - APPROXIMATE CREEK LOCATION
 - EASEMENT LIMITS



LOT LINE ADJUSTMENT SETBACKS
OF
LANDS OF TROUT FARM PARTNERS
PARCELS 1A, 1B, 1C & 1D AS DESCRIBED IN
DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA

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CARMEL VALLEY, CA 93924
831-659-9564
SCALE: 1" = 40' VIEW: LLA DATE: May 18, 2024
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1

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