

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

SCHERNER STEVEN M. TR (PLN240013)

RESOLUTION NO. 25 -

Resolution by the County of Monterey HCD Chief of Planning:

- 1) Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
- 2) Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (4.452 acres) and Parcel B (4.026 acres), resulting in two parcels containing 4.452 acres (Adjusted Parcel A) and 4.026 acres (Adjusted Parcel B), and demolition of a shed on Parcel B.

[PLN240013, Scherner Steven M. Trust, 570 and 570A Aguajito Road, Carmel (Assessor's Parcel Numbers: 103-061-018-000 and 103-061-019-000) Greater Monterey Peninsula Area Plan]

The SCHERNER STEVEN M. TRUST application (PLN240013) came on for an administrative decision before the County of Monterey HCD Chief of Planning on February 5, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan; the requirements of the applicable subdivision and zoning ordinances (Titles 19 and 21); and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 19); and
 - Monterey County Zoning Ordinance - (Title 21)No conflicts were found to exist. The County received no communications from interested members of the public during the course of project review indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC),

and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) Project. The proposed project involves a lot line adjustment (LLA) between two legal lots of record, Parcel A (4.45 acres) and Parcel B (4.02 acres). The LLA involves an equal exchange of land. After the adjustment, there will continue to be two lots of record, containing 4.45 acres [Adjusted Parcel A] and 4.02 acres [Adjusted Parcel B]. Per the Applicant/Owner, the project is being proposed as a way to conserve the existing, nearby Oak trees, and to keep the contiguous forested areas intact while still leaving an area suitable for future, potential development on Adjusted Parcel B.
- c) Allowed Use. The properties are located at 570 and 570A Aguajito Road, Carmel (Parcel A: Assessor's Parcel Number 103-061-018-000 and Parcel B: 103-061-019-000), within the Greater Monterey Peninsula Area Plan. The parcels are zoned Rural Density Residential, 5.1 acres per unit, with an Urban Reserve Zoning District Overlay, Design Control Overlay, and Site Plan Review Overlay, or RDR/5.1-UR-D-S. The Rural Density Residential zoning district allows lot line adjustments with the granting of an Administrative Permit. Therefore, the proposed project involves an allowed use.
- d) Lot Legality. Per Certificate of Compliance Document No. 2004079692, Parcel A (4.45 acres, APN: 103-061-018-000), is recognized by the County of Monterey as a legal lot of record. Per Certificate of Compliance Document No. 2004079684, Parcel B (4.02 acres, APN: 103-061-019-000) is recognized by the County of Monterey as a legal lot of record.
- e) Review of Development Standards - Minimum Lot Size. The development standards for the RDR zoning district are identified in MCC section 21.16.060, which identifies the minimum building site as 5 acres. The two legal lots of record do not meet the required minimum acreage, and as proposed, the lots will continue to not be greater than 5 acres. There is no alternative that would allow both parcels to be at least 5 acres. Additionally, the Applicant/Owner's intent of the lot line adjustment is to conserve the continuous forested areas that encumber the northern portions of Parcels A and B by placing a majority of this forested area within Adjusted Parcel A's boundaries. The LLA will continue to allow adjusted Parcel B to be developed in the future, subject to separate permits, with minimal tree removal. Accordingly, implementation of this LLA will promote resource conservation and encourage future development to better meet the goals and policies of the 2010 General Plan, per section LU-1.16.
- f) Review of Development Standards- Density. Pursuant to Title 21 section 21.16.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "RDR" district as shown on the zoning map. The subject parcels are zoned RDR/5.1, which requires that a residential unit occupy a property that contains at least 5.1 acres of land. No reconfiguration alternative would allow both parcels to contain at least 5.1 acres. Existing Parcel A is 4.45 acres and developed with a single-family dwelling. With the implementation of the LLA, adjusted Parcel A will continue to be

4.45 acres and developed with one unit. Although existing and adjusted Parcel A's size is less than 5.1 acres, the existing residence does not conflict with the zoning district's density standards as the first single-family dwelling is a principally allowed use. However, the existing and adjusted size of Parcel A would restrict it from being developed with a second single-family dwelling. Existing Parcel B is 4.02 acres and contains a shed, but no single-family dwelling. Although the implementation of this LLA will result in Parcel B continuing to be less than 5.1 acres (4.02 acres), the zoning district density restriction does not preclude this lot from being developed with the first single-family dwelling. However, similar to Parcel A, Parcel B's existing and proposed size could not support a second unit. Therefore, the maximum development potential and overall density would not change with implementation of the project.

- g) Review of Development Standards-Setbacks. Pursuant to Title 21 section 21.16.060.C, the required main structure setbacks in this RDR district are 30 feet (front) and 20 feet (side and rear), with a maximum height of 30 feet. The existing residence on Adjusted Parcel A will continue to meet the required setbacks with implementation of the proposed lot line adjustment, with a front setback over 30 feet from the front and over 20 feet from the side and rear. The shed currently on Parcel B will be located on adjusted Parcel A with implementation of this LLA. The shed will meet required accessory structure setbacks on adjusted Parcel A. Adjusted Parcel B will be vacant with implementation of this project.
- h) Review of Development Standards- Structural Coverage. Pursuant to Title 21 section 21.16.060.E, the maximum site coverage in this RDR district is 25 percent. The development on Parcels A and B is below the allowable coverage. With implementation of the project, development on Adjusted Parcel A will have a site coverage under the 25 percent allowable coverage. Adjusted Parcel B will be vacant with implementation of the project. Therefore, the resulting parcels conform to the maximum allowed site coverage.
- i) Design. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. No development is proposed and therefore no Design Approval is required and there will be no change in the character of the neighborhood or impact on the public viewshed.
- j) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in are File No. PLN240013.

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, HCD-Engineering Services, HCD-Environmental Services, Cypress Fire Protection District, and Environmental Health Bureau. County staff reviewed the

application materials and plans, as well as the County's GIS database, and conducted a site visit via Google Earth, to verify that the project conforms to the applicable lot line adjustment plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) There are no physical or environmental constraints that indicate that the property is not suitable for the use proposed and no technical reports were prepared as no environmental concerns were raised by HCD-Planning.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development are found in File No. PLN240013.

3. 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) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the 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 File No. PLN240013.

4. 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, Cypress FPD (Fire Protection District), HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau, and conditions have been recommended, 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) All necessary facilities are available at the project site. On Parcel A, sanitary disposal is accomplished by an Onsite Wastewater Treatment System (OWTS). Parcel B has no wastewater treatment as it is an undeveloped lot. An existing domestic well (EHB Record No. WP0011827) is located on Parcel A. A 72-hour source capacity test was conducted on 10/20/2010 and credited this well with 8.5 gallons per minute (gpm). The credited source capacity is enough for a two-connection water system. Parcel B has an existing inactive well that will continue to be located on adjusted Parcel B. This inactive well shall either be destroyed in accordance with Chapter 15.08 of

Monterey County Code, or demonstrated that it is in good working order and used on a regular basis (Condition No. 7). As conditioned, Adjusted Parcel B will have access to the domestic well located on Adjusted Parcel A (Condition No. 6).

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in File No. PLN240013.

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(a) categorically exempts minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment reconfigures the meets and bounds for two parcels, and will not create any new parcels after adjustment. Therefore, the project is consistent with the parameters of the Class 5 categorical exemptions.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class. 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. The project does not involve a designated historical resource or a hazardous waste site. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in File No. PLN240013.

6. FINDING:

LOT LINE ADJUSTMENT – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Inland) of the Monterey County Code (MCC) 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) The parcels are zoned Rural Density Residential, 5.1 acre per unit density, Urban Reserve overlay, Design Control overlay, and Site Plan Review Overlay (Inland Zone) [RDR/5.1-UR-D-S)].

- b) The lot line adjustment is between four or fewer existing adjoining parcels. The two existing legal lots of record have a total combined area of 8.47 acres. After the adjustment, there will continue to be two lots of record, containing 4.45 acres [Adjusted Parcel A] and 4.02 acres [Adjusted Parcel B].
- c) 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, resulting in two 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 21) and Subdivision Ordinance (Title 19). 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 are zoned for residential purposes. Parcel A is currently developed with single family dwelling and detached garage, which will remain on Adjusted Parcel A. With implementation of the proposed LLA, Parcel B's shed will be located on adjusted Parcel A, and adjusted Parcel B will be vacant. None of the property area is under Williamson Act contract or used for agricultural purposes. The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. As an exclusion to the Subdivision Map Act, no map is recorded for a
- f) 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. 4 and 5).
The project planner conducted a site inspection via Google Earth to
- g) verify that the project would not conflict with zoning or building ordinances.
- 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 File No. PLN240013.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Section 19.16.020.A of the Monterey County Subdivision Ordinance (Title 19) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

- A. Finding that the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305(a), and none of the exceptions contained in Section 15300.2 apply, and
- B. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A (4.452 acres) and Parcel B (4.026 acres), resulting in two parcels containing 4.452 acres (Adjusted Parcel A) and 4.026 acres (Adjusted Parcel B), and demolition of a shed on Parcel B.

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of February 2025.

Melanie Beretti, AICP
HCD, 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 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 offices in Salinas.

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

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County of Monterey HCD Planning

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

PLN240013

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240013) allows a Lot Line Adjustment between two legal lots of record. The property is located at 570 and 570 A Aguajito Road, Carmel (Assessor's Parcel Number 103-061-018-000 and 103-061-019-000), Greater Monterey Peninsula 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 ongoing 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:
"An Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Numbers 103-061-018-000 and 103-061-019-000 on February 5, 2025. The permit was granted subject to 8 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, PLN240013. 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.

6. EHSP01 – WELL ACCESS AND USE FOR PROPOSED LOT 2 (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A deed restriction was recorded on October 24, 2014 (Monterey County Recorder Document No. 2014053286) to in perpetuity grant access and use of the well located on Proposed Lot 1 to Proposed Lot 2. The applicant shall record a deed restriction that acknowledges the proposed lot line adjustment and maintains the previously granted access and use of the well by Proposed Lot 2, including a site plan with the well location as an exhibit.

Compliance or Monitoring Action to be Performed: Prior to recordation of Certificate of Compliance, the applicant shall provide a legal description for the parcels and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form. The property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

7. EHSP02 – INACTIVE WELL NOT IN SERVICE (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Destroy the existing well(s) located Proposed Lot 2 which is not in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

OR

If the Owner/Applicant intends to maintain the inactive well on Proposed Lot 2, provide proof to Environmental Health Bureau that the well is not abandoned in accordance with State of California Bulletin 74 and all of its supplements, and Chapter 15.08 of the Monterey County Code. The well owner shall properly maintain an inactive well as evidence intention for future use in such a way that the following requirements are met:

- (1) The well shall not allow impairment of the quality of water within the well and groundwater encountered by the well.
- (2) The top of the well or well casing shall be provided with a cover, that is secured by a lock or by other means to prevent its removal without the use of equipment or tools, to prevent unauthorized access, to prevent a safety hazard to humans and animals, and to prevent illegal disposal of wastes in the well. The cover shall be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. The cover shall be watertight if the well is inactive for more than five consecutive years. A pump or motor, angle drive, or other surface feature of a well, when in compliance with the above provisions, shall suffice as a cover.
- (3) The well shall be marked so as to be easily visible and located, and labeled so as to be easily identified as a well.
- (4) The area surrounding the well shall be kept clear of brush, debris, and waste materials.
(Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to recordation of Certificate of Compliance, a California licensed well drilling contractor shall obtain a well destruction permit from the Environmental Health Bureau. A California licensed well drilling contractor shall destroy the well in accordance with the well destruction permit and submit the Well Drillers Report to the Environmental Health Bureau for review and acceptance.

OR

Provide documentation to the satisfaction of the Environmental Health Bureau that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater.

8. EHSP03- LOT LINE ADJUSTMENT MAP UPDATE (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Add location of the inactive well on Proposed Lot 2 onto the lot line adjustment map.

Compliance or Monitoring Action to be Performed: Prior to recordation of Certificate of Compliance, add the location of the inactive well onto the lot line adjustment map and resubmit for review and acceptance.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY AND ARE SHOWN ON VOLUME 33 SURVEYS, PAGE 30. RECORDS OF MONTEREY COUNTY.
2. GOOGLE EARTH IMAGE IS DATED SEPTEMBER 9, 2022

SCALE: 1" = 80'



12/5/2024

PLN240013

PROPOSED LOT LINE ADJUSTMENT

BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF:
 APN 151-061-018-000 (PARCEL A, 4.452 ACRES)
 APN 151-061-019-000 (PARCEL B, 4.026 ACRES)

RESULTING IN:
 LOT 1 (4.452 ACRES)
 LOT 2 (4.026 ACRES)

COUNTY OF MONTEREY

STATE OF CALIFORNIA

PREPARED FOR
STEVE SCHERNER

BY
MONTEREY BAY ENGINEERS, INC.

607 CHARLES AVE SUITE B

SEASIDE, CA 93955

PHONE: (831) 899 7899

SCALE: 1" = 80'

JOB No. 24-040

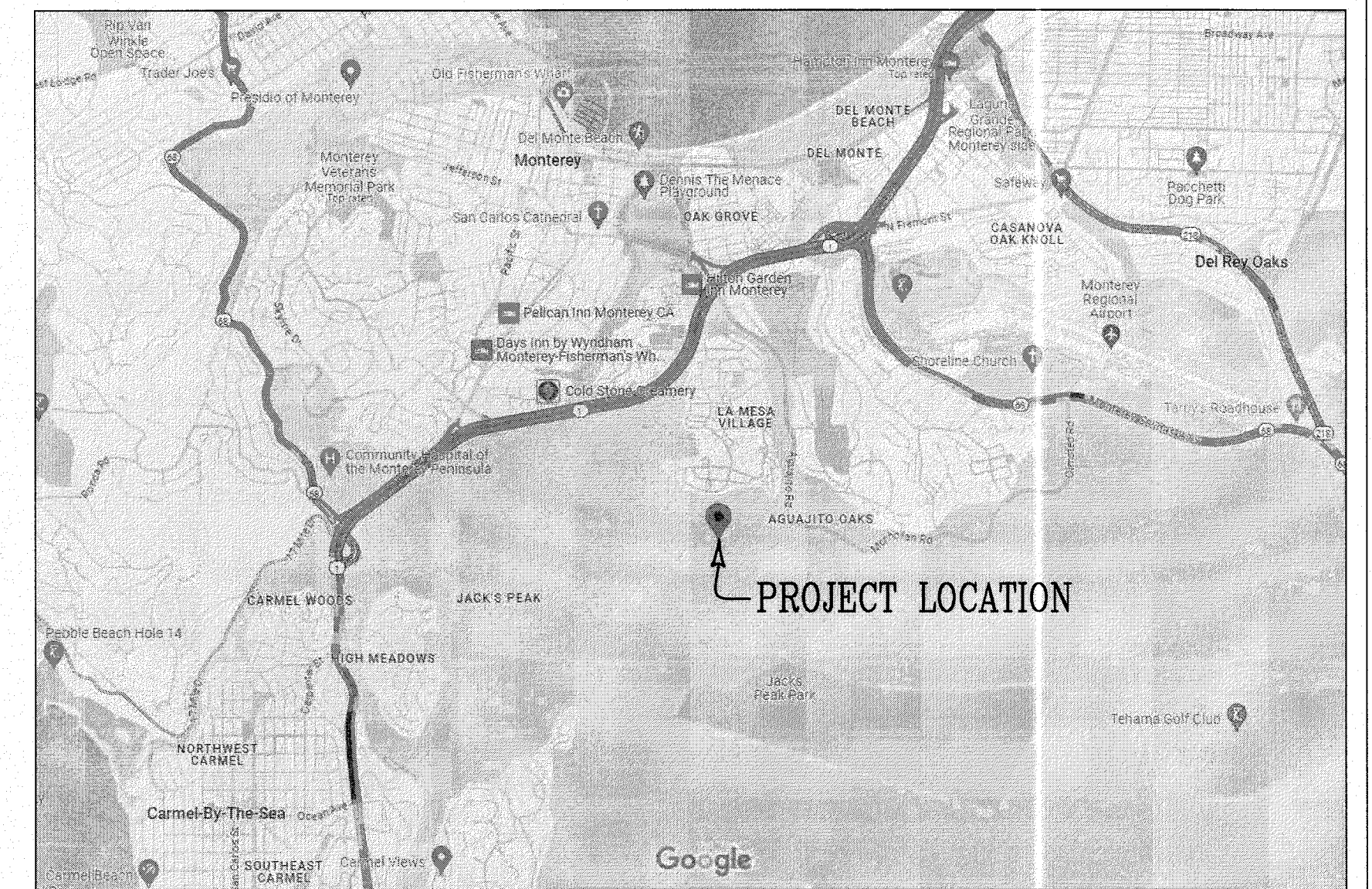
DECEMBER, 2024

LEGEND:

- AC ASPHALTIC CONCRETE
- CO CLEAN OUT
- ELEC. ELECTRICAL
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- PT PROPANE TANK
- S STUMP
- SN SNAG
- TEL TELEPHONE VAULT
- UP UTILITY POLE
- UU UNKNOWN UTILITY
- WM WATER METER
- WV WATER VALVE

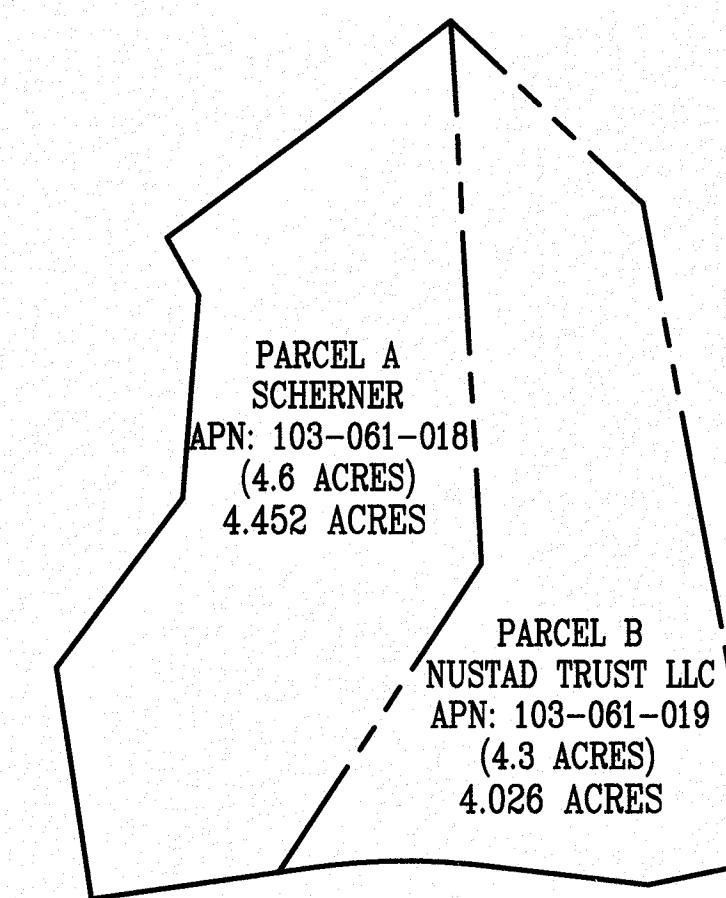
NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY AND ARE SHOWN ON VOLUME 33 SURVEYS, PAGE 30. RECORDS OF MONTEREY COUNTY.
2. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE. () DENOTES RECORD INFORMATION.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. EASEMENTS SHOWN ARE FROM THE PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, TITLE NUMBER "FWMN-5212400447-RS", DATED APRIL 10, 2024.
5. THE EXISTING PARCEL SIZES ARE BASED ON RECORD DATA.
6. THERE ARE NO PROPOSED EASEMENTS, BUILDINGS, UTILITIES, TREE REMOVAL OR EARTHWORK.



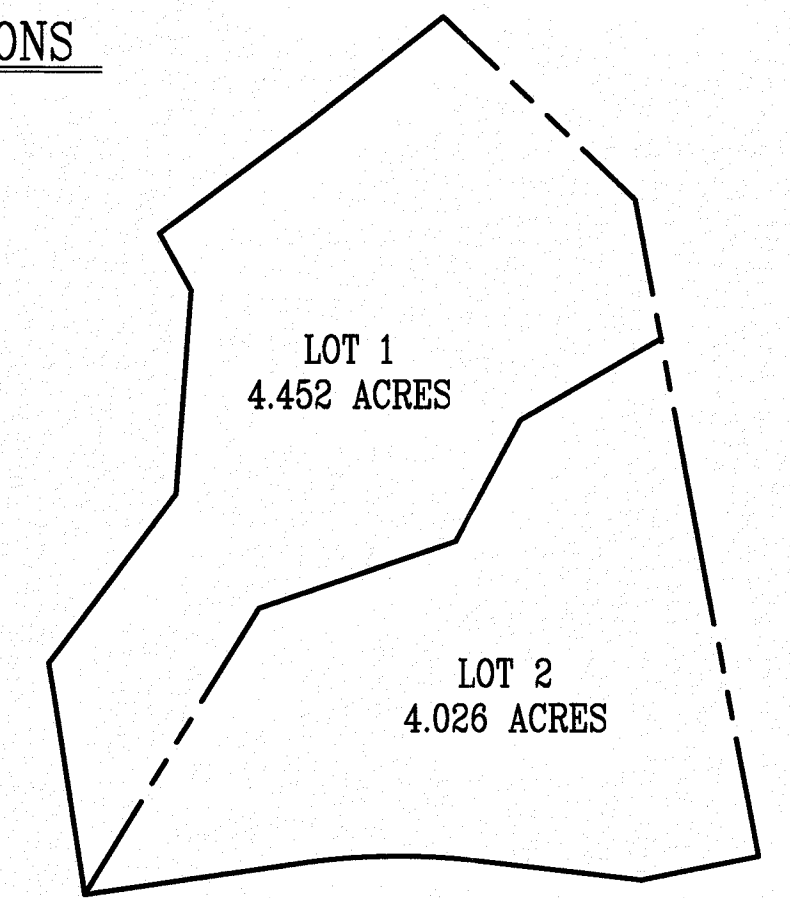
VICINITY MAP
NOT TO SCALE

ORIGINAL LOT LINES



LOT CONFIGURATIONS
SCALE 1" = 180'

PROPOSED LOT LINES



EXISTING LOTS

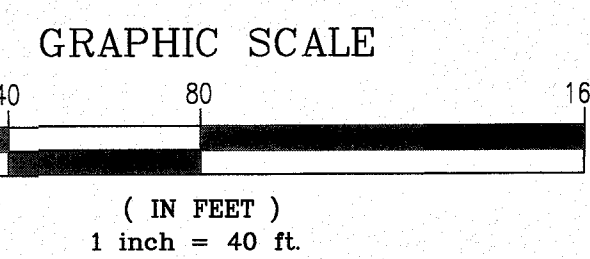
	APN	LEGAL REFERENCE	EXISTING AREA
PARCEL A	103-061-018	PARCEL A, VOL. 33 SURVEYS, PAGE 30	193,941 S.F. (4.452 ACRES)
PARCEL B	103-061-019	PARCEL B, VOL. 33 SURVEYS, PAGE 30	175,376 S.F. (4.026 ACRES)

TOTAL AREA = 369,317 S.F. (8.478 ACRES)

PROPOSED LOTS

	PROPOSED AREA	DIFFERENCE
LOT 1	193,941 S.F. (4.452 ACRES)	0 S.F.
LOT 2	175,376 S.F. (4.026 ACRES)	0 S.F.

NOTE: THE PROPOSED LOT DESIGNATIONS ARE FOR THE LOT LINE ADJUSTMENT APPLICATION ONLY. THEY ARE NOT THE LEGAL OR NEW REFERENCE FOR THE PROPERTIES INVOLVED.



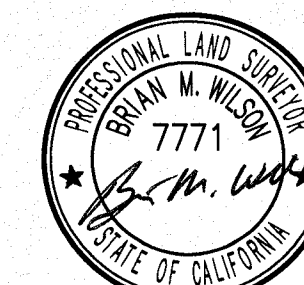
OWNERS INFORMATION:

APN 103-061-018-000
570 AGUJITO ROAD
STEVEN SCHERNER, TRUSTEE OF THE NUSTAD REVOCABLE TRUST DATED DECEMBER 20, 2001
570 AGUJITO ROAD
CARMEL, CA 93923
(831)656-9160

APN 103-061-019-000
570 AGUJITO ROAD #A
THE NUSTAD TRUST, LLC
570 AGUJITO ROAD
CARMEL, CA 93923
(831)656-9160

SURVEYOR:

BRIAN M. WILSON, PLS 7771
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE., SUITE B
SEASIDE, CA 93955
(831) 899-7899
MBAYENGR@MBAY.NET



12/5/2024

PLN240013
PROPOSED LOT LINE ADJUSTMENT

BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF:
APN 151-061-018-000 (PARCEL A, 4.452 ACRES)
APN 151-061-019-000 (PARCEL B, 4.026 ACRES)
RESULTING IN:
LOT 1 (4.452 ACRES)
LOT 2 (4.026 ACRES)

COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
STEVE SCHERNER
BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE SUITE B SEASIDE, CA 93955
PHONE: (831) 899-7899
SCALE: 1" = 40' JOB No. 24-040 DECEMBER, 2024

