

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:

FARRAND TOBIN EDWARD & ROSENSTOCK SUE ANN (PLN230337)

RESOLUTION NO. 24 -

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record consisting of Parcel A (0.378 acres), Parcel B (0.503 acres), Parcel C (0.074 acres) and Parcel D (0.616 acres), resulting in four lots of record containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 acres [Adjusted Parcel C] and 0.138 acres [Adjusted Parcel D].

[PLN230337, FARRAND TOBIN EDWARD & ROSENSTOCK SUE ANN. 24744 Dolores Street, Carmel, Carmel Area Land Use Plan (Assessor's Parcel Number 009-111-005-000), Coastal Zone]

The Farrand Tobin Edward & Rosenstock Sue Ann application (PLN230337) came on for public hearing before the Monterey County Planning Commission on December 11, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project and/or use, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During review of this application, the project has been reviewed for consistency with the text, polices, and regulations in:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4 (Carmel Area);
 - Monterey County Subdivision and Zoning Ordinances (Titles 19 and 20 - Coastal);

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 24744 Dolores Street, Carmel, Carmel Area Land Use Plan (Assessor's Parcel Number 009-111-005-000), Coastal Zone. The parcels are zoned MDR/2-D (CZ) [Medium Density Residential, 2 units per acre, with a Design Control Overlay (Coastal Zone)], which allows lot line adjustments with the granting of a Coastal Development Permit. The project involves a lot line adjustment (LLA) between four legal lots of record totaling 1.571 acres: Parcel A (0.378 acres), Parcel B (0.503 acres), Parcel C (0.074 acres) and Parcel D (0.616 acres). After the adjustment, there will be four lots of record containing 0.614 acres (Adjusted Parcel A), 0.425 acres (Adjusted Parcel B), 0.397 acres (Adjusted Parcel C), and 0.138 acres (Adjusted Parcel D), totaling 1.571 acres. The intent of the LLA is to resolve existing non-conforming setbacks and better align the property boundaries with existing utility lines. Therefore, as proposed, the project involves an allowed land use for this site.
- c) HCD-Planning staff conducted a site inspection on October 2, 2024 to verify that the proposed project conforms to the applicable plans and Monterey County Code (MCC).
- d) Lot Legality. The subject properties (totaling 1.571 acres in size), Assessor's Parcel Number (APN: 009-111-005-000), have been recognized by the County as four legal lots of record through issuance and recordation of Certificates of Compliance Nos. CC180047, CC180048, CC180049, and CC180050.
- 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. 7 and supporting evidence.
- f) Review of Development Standards – Minimum Lot Size. The development standard for minimum lot size in the MDR zoning district is identified in MCC section 20.12.060.A, which identifies a minimum building site of 6,000 square feet or 0.13 acres. The existing lot sizes are: Parcel A (0.378 acres), Parcel B (0.503 acres), Parcel C (0.074 acres), and Parcel D (0.616 acres). As proposed, the lot line adjustment will rearrange the total acreage (1.571 acres) and result in four lots containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 acres [Adjusted Parcel C] and 0.138 acres [Adjusted Parcel D], totaling 1.57 acres. Therefore, the resulting parcels will meet the minimum lot size requirement.
- g) Review of Development Standards – Density. Pursuant to MCC section 20.12.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "MDR" district as shown on the zoning map. The subject parcels are zoned MDR/2, which has a maximum gross density of two units per acre. Based on the existing lot sizes, each lot could be developed with one single-family dwelling for a total of four units. As proposed, the lot line adjustment will result in four lots containing 0.614 acres [Adjusted Parcel A], 0.425 acres

[Adjusted Parcel B], 0.397 acres [Adjusted Parcel C], and 0.138 acres [Adjusted Parcel D]. None of the resulting lots will be greater than one acre and therefore the existing development potential will be unchanged (four units). After adjustment, a single-family dwelling will remain on Adjusted Parcel A. With a size of 0.614 acres, Adjusted Parcel A could not support additional dwelling units. Adjusted Parcel B (0.425 acres), Adjusted Parcel C (0.397 acres), and Adjusted D (0.138 acres) will be developed with existing non-habitable structures and thus may be developed with up to one dwelling unit in the future, subject to separate discretionary entitlements. No construction is proposed under this LLA. Therefore, the resulting parcels conform to the maximum development density requirement and do not alter the existing development potential.

- h) Review of Development Standards – Structural Coverage and Floor Area Ratio. Pursuant to MCC section 20.12.060.E, the maximum site coverage and floor area ratio in this MDR district are 35 percent and 45 percent, respectively. The development remaining on Adjusted Parcels A through D will conform to the maximum allowed site coverage and floor area ratio.
- i) Review of Development Standards – Setbacks. Pursuant to MCC section 20.12.060.C, the required main structure setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). Accessory structures are subject to setbacks of 50 feet (front) and 6 feet (side and rear). An existing main residence is developed over the adjoining property line of existing Parcels A and B and therefore does not meet the required 5-foot side setback. An accessory structure is also developed over the adjoining property line of Parcels B and C and therefore does not meet the required 6-foot side setback. This accessory structure has a non-confirming front setback. Additionally, an existing accessory structure located on Parcel C does not meet the rear setback from Parcel D. However, the proposed LLA will resolve all non-confirming setbacks, except for one setback that cannot be resolved with this LLA.

Adjusted Parcel A: After adjustment, the existing residence will comply with all setback standards applicable to Adjusted parcel A [49.2 feet (front), 10 feet and over 80 feet (sides), and 72 feet (rear)].

Adjusted Parcel B: After adjustment, the accessory structure on Adjusted Parcel B will conform to side and rear setbacks [17.5 feet and 52.7 feet (sides), and 171 feet (rear)] and the front setback from Pescadero Road (over 100 feet), but will continue to not comply with the 50-foot front setback requirement measured from the adjacent Access and Utilities Easement. Due to the adjacent easement, no lot line adjustment (under common ownership) would allow this structure to conform to this second front setback requirement. Utilizing the existing Access and Utility Easement is most appropriate in this case as it currently provides access to the property and avoids the need to construct a future driveway on the steep slopes that abut Pescadero Road. Additionally, the Applicant/Owner proposed a new access and utility easement over Adjusted Parcel B to allow Adjusted Parcel A access to Dolores Street. This proposed access easement will connect to

an existing access easement conveyed over the adjacent parcel and will serve as an additional front property line for the purpose of measuring setbacks. This new access easement has been designed to ensure that the existing structure's non-conforming setback is not worsened, but maintained at 18.5 feet.

Adjusted Parcel C: After adjustment, the accessory structure on Adjusted Parcel C will comply with all required setbacks [138.8 feet (front), 7 feet and over 70 feet (sides), and 46.2 feet (rear)].

Adjusted Parcel D: Finally, after adjustment, the accessory structure on Adjusted Parcel D will comply with all required setbacks [96.2 feet (front), 10.6 feet and 18 feet (sides), and 11.9 feet (rear)]. Moreover, the utility easement on Parcel D will be terminated as it will no longer be needed.

Therefore, the proposed LLA will resolve all non-conforming site development standards, except for one setback that cannot be resolved through this LLA.

- j) Land Use Advisory Committee. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on September 3, 2024, which voted 4-0 (4 ayes, 0 nays) and with three members absent to recommend approval of the project as proposed. The LUAC discovered that existing Parcel B's square footage was incorrectly listed on the plans and requested that this be updated. Additionally, the LUAC requested that HCD-Plannings staff review access for all four parcels including any proposed or existing easements. Finally, the LUAC raised concern about future development and the potential inability to provide adequate on-site parking. As proposed, all resulting parcels will have adequate access and are adequately sized and sited to accommodate potential future parking demands.
- k) 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 PLN230337.

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, Carmel Highlands 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 on October 2, 2024, to verify that the project conforms to the applicable lot line adjustment plans, and that the subject property is suitable for the existing 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. See also Finding Nos. 3 and 5 and supporting evidence.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN230337.

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, Cypress Fire Protection District, and Environmental Health Bureau. 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) Necessary public facilities are currently provided. Sewer service for the existing development on Parcels A, B, C, and D is provided by the Carmel Area Wastewater District, while potable water is provided by California American Water. Pacific Gas and Electric provides electricity and natural gas to the subject properties. These utilities will not be affected by the proposed LLA. The Applicant/Owner proposes an access and utility easement over Adjusted Parcel B to allow Adjusted Parcel A to access Dolores Street. The Environmental Health Bureau reviewed the project application, found no issues with the proposal, and did not require any conditions of approval.
 - c) The project planner reviewed the submitted plans and conducted a site visit on October 2, 2024, to verify that the project, as proposed and conditioned, will not impact public health and safety.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN230337.

4. **FINDING:** **NO VIOLATIONS** – The subject properties are 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 properties.

- 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 project planner conducted a site inspection on October 2, 2024, and researched County records to assess if any violations exist on the subject properties.
 - c) 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 PLN230337.

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.
 - b) The applicant proposes a lot line adjustment (LLA) between four legal lots of record containing 1.571, resulting in four lots of record containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 acres [Adjusted Parcel C] and 0.138 acres [Adjusted Parcel D]. No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement. The lot line adjustment will not intensify the level of development allowed on the parcels and no new parcels will be created. After the implementation of the proposed lot line adjustment, the adjusted/resulting parcels will conform to applicable site development standards regarding site coverage, floor area ratio, and setbacks. Therefore, the proposed development is consistent with CEQA Guidelines Section 15305(a).
 - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on October 2, 2024.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in a visual impact or a cumulatively significant impact. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, or a hazardous waste site.
 - e) 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 PLN230337.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject properties are not described as an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) County staff conducted a site inspection on October 2, 2024, to verify that the proposed project will not impact public access.

- e) 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 PLN230337.

7. **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 (MCC) requires that a request for a lot line adjustment may be granted if:

- 1. The lot line adjustment is between four (4) 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 Medium Density Residential, 2 units per acre, with a Design Control Overlay (Coastal Zone) [MDR/2-D (CZ)].
 - b) The lot line adjustment is between four existing adjoining parcels. After the adjustment, there will be four lots of record containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 acres [Adjusted Parcel C] and 0.138 acres [Adjusted Parcel D], totaling 1.571 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 properties are 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. No changes to the existing built environment or changes in use are proposed. With implementation of the proposed LLA, all existing development will comply with the required site development standards. None of the property area is under Williamson Act contract or used for agricultural purposes.
 - f) The proposed lot line adjustment does not interfere with existing access and/or utility easements. The Applicant/Owner proposes a new access and utility easement over Adjusted Parcel B to allow Adjusted Parcel A to access Dolores Road.
 - g) The project planner conducted a site inspection on October 2, 2024, to verify that the project will 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 Project File PLN230337.

8. **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.

DECISION

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

1. Find that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record consisting of Parcel A (0.378 acres), Parcel B (0.503 acres), Parcel C (0.074 acres) and Parcel D (0.616 acres), resulting in four lots of record containing 0.614 acres [Adjusted Parcel A], 0.425 acres [Adjusted Parcel B], 0.397 acres [Adjusted Parcel C] and 0.138 acres [Adjusted Parcel D].

All of which are in general conformance with the attached sketch and subject to the attached 5 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of December, 2024, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE 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.

NOTE

This permit expires 3 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

County of Monterey HCD Planning

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

PLN230337

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN230337) to allow a Lot Line Adjustment of four legal lots of record: Parcel A (0.378 acres), Parcel B (0.503 acres), Parcel C (0.074 acres) and Parcel D (0.616 acres), resulting in four lots containing 0.61 acres (Adjusted Parcel A), 0.425 acres (Adjusted Parcel B), 0.397 acres (Adjusted Parcel C) and 0.138 acres (Adjusted Parcel D). The property is located at 24744 Dolores St, Carmel (Assessor's Parcel Number 009-111-005-000), Carmel 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 009-111-005-000 on December 11, 2024. 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, PLN230337. 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.

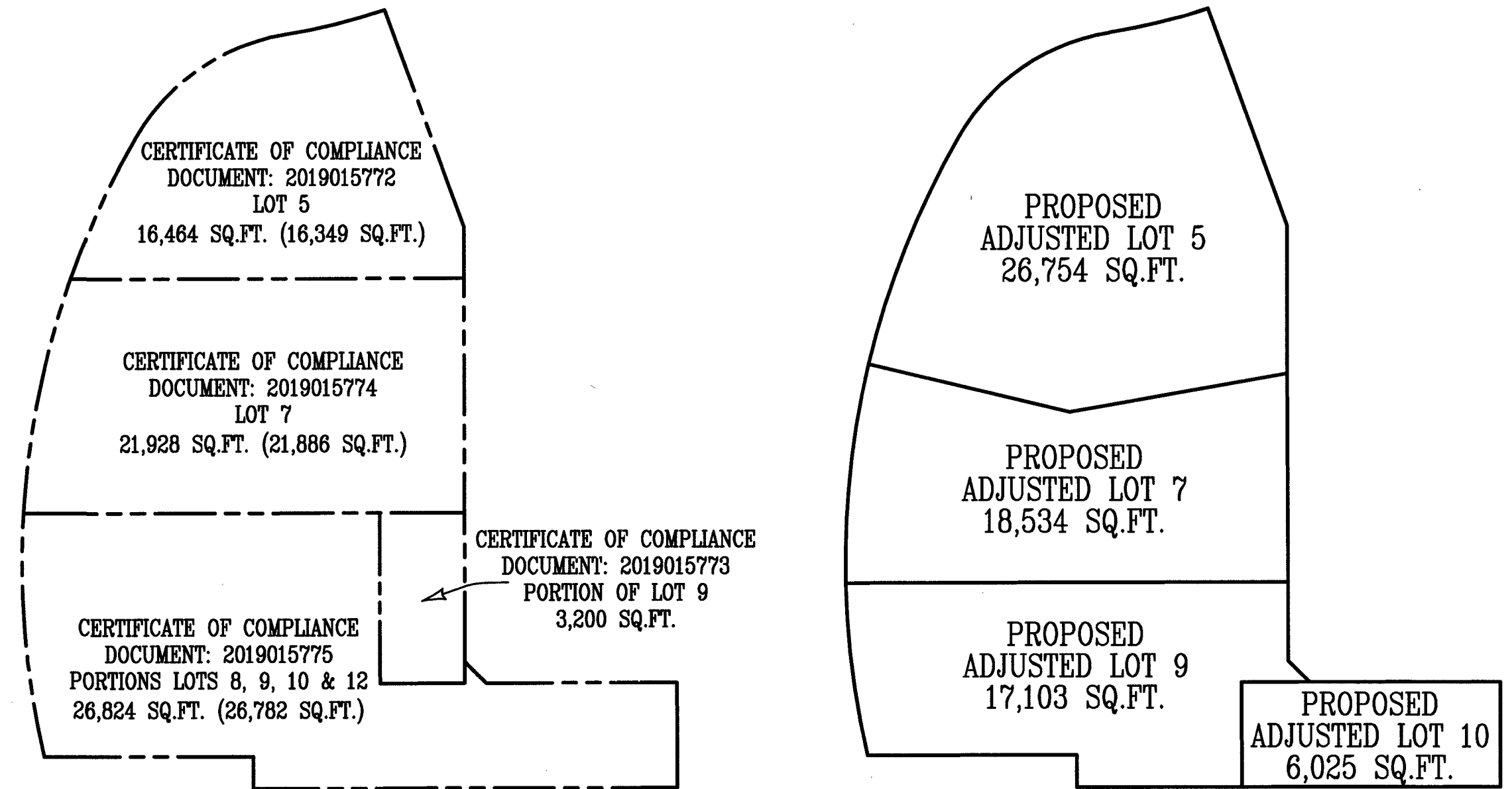
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

LEGEND:

- x FENCE LINE
- AC ASPHALTIC CONCRETE
- BW BRICK WALL
- C CYPRESS
- CO CLEAN OUT
- CONC CONCRETE
- DI DROP INLET
- EM ELECTRIC METER
- EO ELECTRIC OUTLET
- EP EDGE OF PAVEMENT
- EUC EUCALYPTUS
- EV ELECTRIC VAULT
- FFE FINISH FLOOR ELEVATION
- FH FIRE HYDRANT
- FFTH FINISHED FLOOR AT THRESHOLD
- GM GAS METER
- HB HOSE BIB
- K OAK
- P PINE
- PL PLANTER
- RW ROCK WALL
- S STUMP
- T TREE, SPECIES NOT SPECIFIED
- (TBR) TO BE REMOVED
- TC TREE CLUSTER
- UC UTILITY COVER
- UP UTILITY POLE
- UV UTILITY VAULT
- WHC WATER HEATER CLOSET
- WM WATER METER
- WRW WOOD RETAINING WALL
- WV WATER VALVE

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE BOUNDARY LINES WITH PROPERTY MONUMENTATION FOUND AND SET, AS APPLICABLE. () DENOTES RECORD INFORMATION.
 2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 3. ● DENOTES A FOUND MONUMENT.
 4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
- THE CURRENT AND PROPOSED LAND USE DESIGNATION IS MDR/2-D(CZ)



EXISTING PARCELS
SCALE: 1" = 60'

PROPOSED PARCELS
SCALE: 1" = 60'

EXISTING PARCELS

| PARCEL | OWNER | APN | LEGAL REFERENCE | EXISTING AREA |
|----------|---------|-------------|--|---------------------------|
| PARCEL A | FARRAND | 009-111-005 | LOT 5, BLK 151, VOL. 3 C&T, PG. 21 | 16,464 S.F. (0.378 ACRES) |
| PARCEL B | FARRAND | 009-111-005 | LOT 7, BLK 151, VOL. 3 C&T, PG. 21 | 21,928 S.F. (0.503 ACRES) |
| PARCEL C | FARRAND | 009-111-005 | PORTION LOT 9, BLK 151, VOL. 3 C&T, PG. 21 | 3,200 S.F. (0.074 ACRES) |
| PARCEL D | FARRAND | 009-111-005 | PORTIONS LOTS 8, 9, 10 & 12, BLK 151, VOL. 3 C&T, PG. 21 | 26,824 S.F. (0.616 ACRES) |

TOTAL AREA = 68,416 S.F. (1.571 ACRES)

PROPOSED LOTS

| PARCEL | OWNER | NEW LEGAL | PROPOSED AREA | DIFFERENCE |
|----------|---------|-----------------|---------------------------|--------------|
| PARCEL A | FARRAND | ADJUSTED LOT 5 | 26,754 S.F. (0.614 ACRES) | +10,290 S.F. |
| PARCEL B | FARRAND | ADJUSTED LOT 7 | 18,534 S.F. (0.425 ACRES) | -3,394 S.F. |
| PARCEL C | FARRAND | ADJUSTED LOT 9 | 17,103 S.F. (0.397 ACRES) | +13,903 S.F. |
| PARCEL D | FARRAND | ADJUSTED LOT 10 | 6,025 S.F. (0.138 ACRES) | -20,799 S.F. |

TOTAL AREA = 68,416 S.F. (1.571 ACRES)

NOTE: THE EXISTING AND PROPOSED PARCEL DESIGNATIONS ARE FOR THE LOT LINE ADJUSTMENT APPLICATION ONLY. THEY ARE NOT THE LEGAL REFERENCE FOR THE PROPERTIES INVOLVED.

OWNERS INFORMATION:

APN 009-111-005
TOBIN FARRAND AND SUE ROSENSTOCK
24744 DOLORES STREET
CARMEL, CA 93923

SURVEYOR:

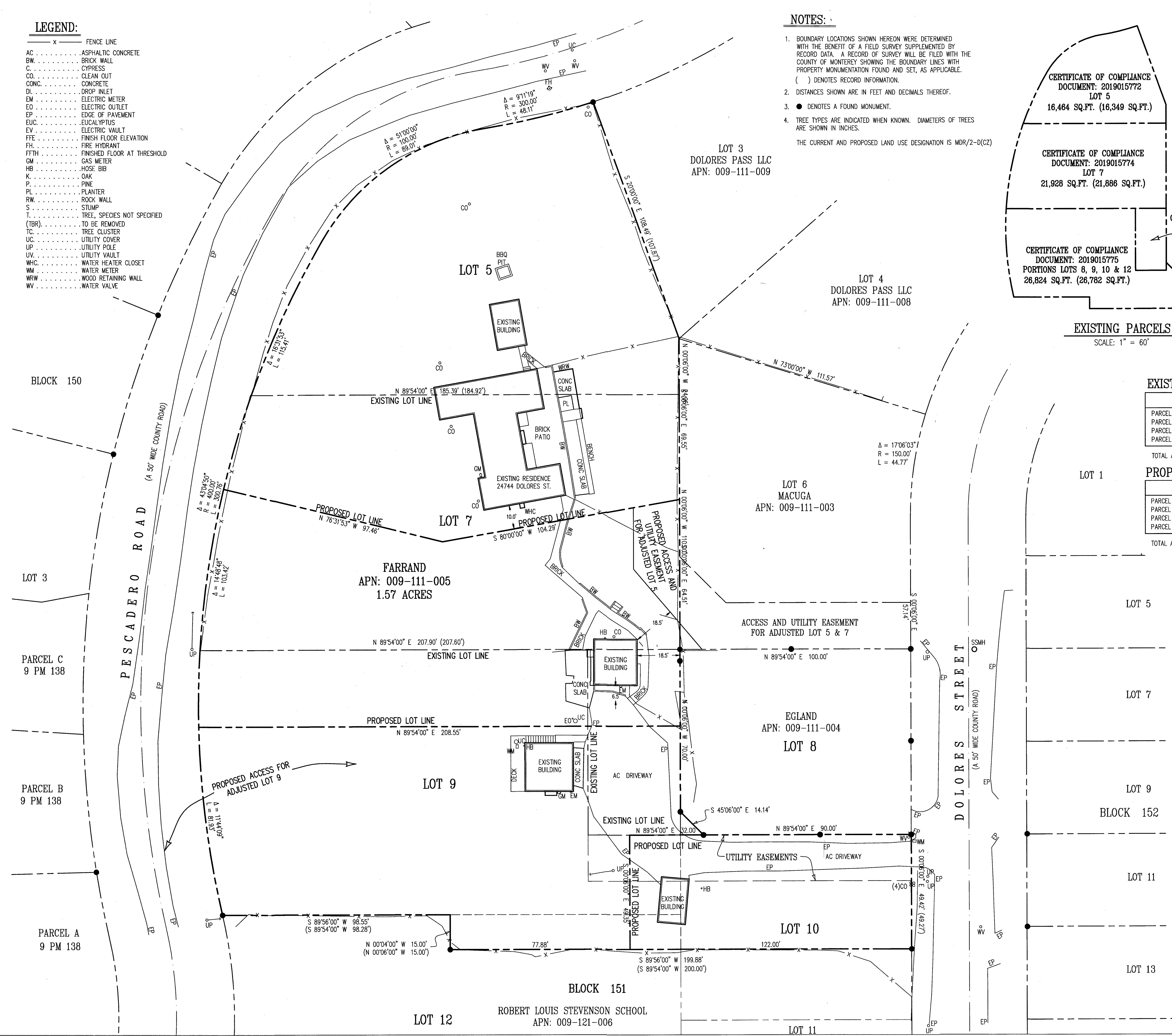
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE. SUITE B
SEASIDE, CA 93955
(831) 899-7899 VOICE
(831) 899-7879 FAX



PROPOSED LOT LINE ADJUSTMENT

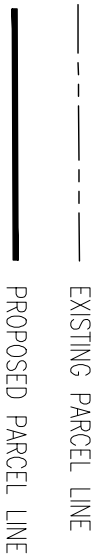
SHOWING PROPERTY LINES OF RECORD AND ADJUSTED PROPERTY LINES BETWEEN
LOTS 5, 7 & 9 & PORTIONS OF
LOTS 8, 10 & 12, BLOCK 151
VOLUME 3 CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
JUSTIN HASTINGS
BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE SUITE B SEASIDE, CA 93955
PHONE: (831) 899 7899
SCALE: 1" = 20' JOB No. 23-026 SEPTEMBER 2023



NOTES:

- 1. AERIAL PHOTO IS DATED SEPTEMBER 6, 2022, FROM GOOGLE EARTH.



PROPOSED LOT LINE ADJUSTMENT

SHOWING PROPERTY LINES OF RECORD AND ADJUSTED PROPERTY LINES
 BETWEEN

LOTS 5, 7 & 9 & PORTIONS OF
 LOTS 8, 10 & 12, BLOCK 151
 VOLUME 3 CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY

STATE OF CALIFORNIA

PREPARED FOR
JUSTIN HASTINGS

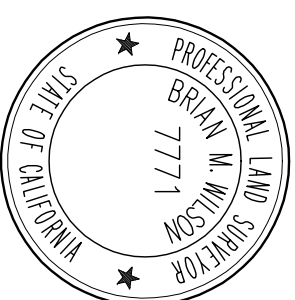
BY
MONTEREY BAY ENGINEERS, INC.
 607 CHARLES AVE SUITE B
 SEASIDE, CA 93955

PHONE: (831) 899 7899

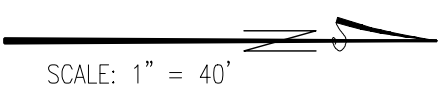
SCALE: 1" = 40'

JOB No. 23-026

SEPTEMBER 2023



PDF IMAGE PROVIDED
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 SIGNED HARD COPY IS
 FINAL WORK PRODUCT.

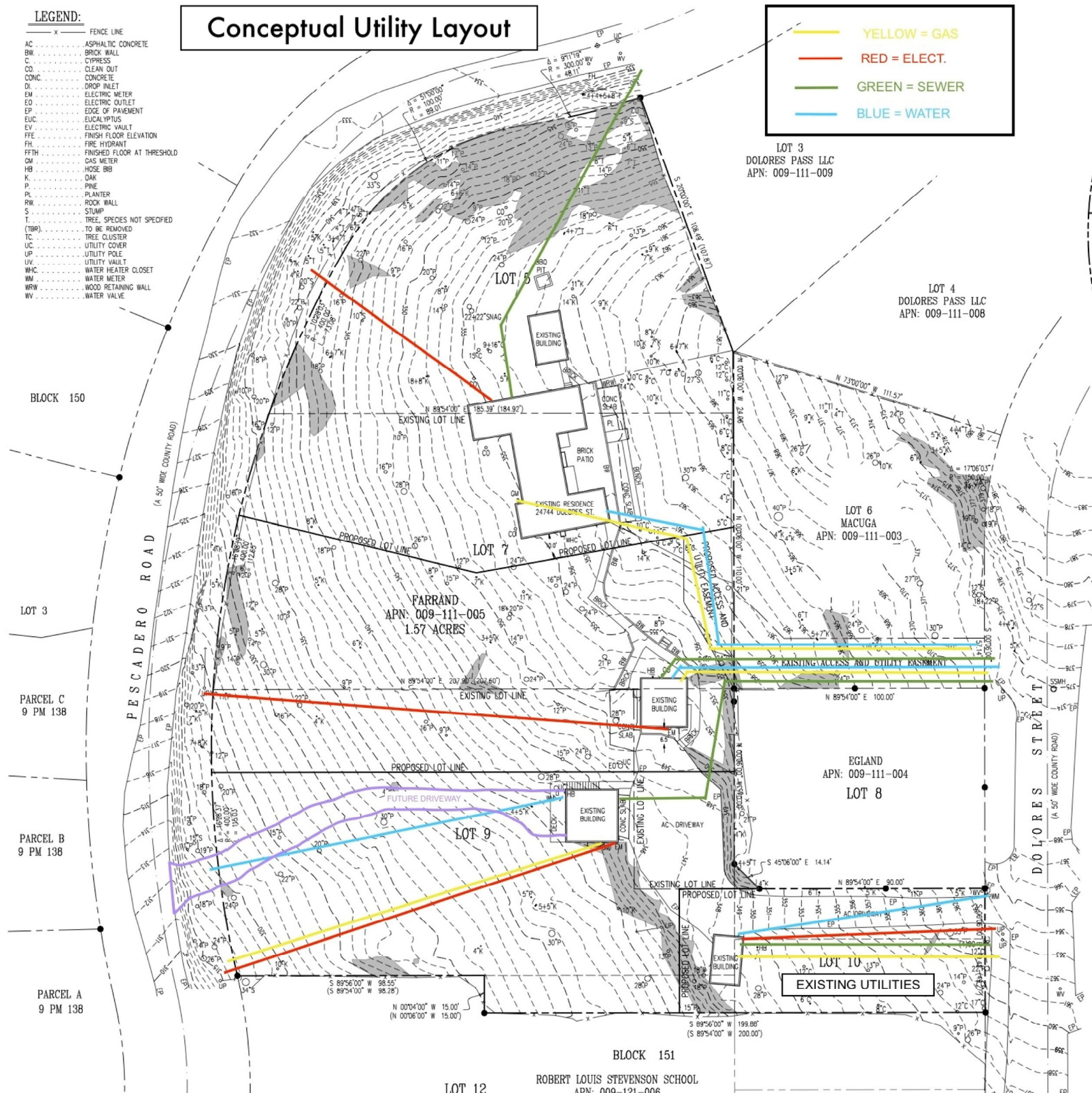


LEGEND:

- x — FENCE LINE
- AC ASPHALTIC CONCRETE
- BW BRICK WALL
- C CYPRESS
- CO CLEAN OUT
- CONC CONCRETE
- DI DROP INLET
- EM ELECTRIC METER
- EO ELECTRIC OUTLET
- EUC EUCALYPTUS
- EV ELECTRIC VAULT
- FFE FINISH FLOOR ELEVATION
- FH FIRE HYDRANT
- FFTH FINISHED FLOOR AT THRESHOLD
- GM GAS METER
- HB HOSE BIB
- K OAK
- P PINE
- PL PLANTER
- RW ROCK WALL
- S STUMP
- T TREE, SPECIES NOT SPECIFIED
- (TBR) TO BE REMOVED
- TC TREE CLUSTER
- UC UTILITY COVER
- UP UTILITY POLE
- UV UTILITY VAULT
- MHC WATER HEATER CLOSET
- WM WATER METER
- WRW WOOD RETAINING WALL
- WV WATER VALVE

Conceptual Utility Layout

— YELLOW = GAS
— RED = ELECT.
— GREEN = SEWER
— BLUE = WATER



BLOCK 150

LOT 3

PARCEL C
9 PM 138

PARCEL B
9 PM 138

PARCEL A
9 PM 138

PESCADERO ROAD
(A 50' WIDE COUNTY ROAD)

DOLORES STREET
(A 50' WIDE COUNTY ROAD)

LOT 3
DOLORES PASS LLC
APN: 009-111-009

LOT 4
DOLORES PASS LLC
APN: 009-111-008

LOT 6
MACUGA
APN: 009-111-003

FARRAND
APN: 009-111-005
1.57 ACRES

EGLAND
APN: 009-111-004
LOT 8

EXISTING UTILITIES

BLOCK 151

LOT 12

ROBERT LOUIS STEVENSON SCHOOL
APN: 009-121-006