



STAFF REPORT
Monterey County Administrative Permit
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: April 25, 2012

To: Carmel Valley Trail and Saddle Club (Assessor's Parcel Number 189-111-005-000), The Big Sur Land Trust (189-121-002-000 and 189-111-020-000), Monterey Peninsula Park District (Assessor's Parcel Number 189-111-023-000 and 189-111-026-000)
Tim Jensen, Planning and Conservation Manager, Monterey Peninsula Park District, Applicant/Agent

From: Paula Bradley, MCP, AICP, Project Planner (831) 755-5158 *PB*
Email bradley@co.monterey.ca.us

cc: Front Counter Copy; Monterey County Regional Fire Department; RMA - Public Works; Environmental Health Bureau; Water Resources Agency; Paula Bradley, Planner; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, Monterey Peninsula Regional Park District Property Owners; Tim Jensen, Planning and Conservation Manager, Monterey Peninsula Park District, Representative; The Open Monterey Project; LandWatch; Project File PLN110233

Re: Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, Monterey Peninsula Regional Park District (PLN110233)
Lot Line Adjustment between four legal lots of record consisting of approximately: 80.2 acres (Parcel A - Assessors Parcel Numbers 189-111-023-000 and 189-111-026-000); 2.54 acres (Parcel B - Assessor's Parcel Number 189-121-002-000); 16.516 acres (Parcel C - Assessors Parcel Number 189-111-005-000); 32.07 acres (Parcel D - Assessors Parcel Number 189-111-020-000); resulting in three lots of 81.01 acres (Parcel 1); 14.06 acres (Parcel 2); 36.07 acres (Parcel 3).

Location: 85 E Garzas Road, Carmel Valley
Carmel Valley Master Plan

Staff is recommending approval of the Lot Line Adjustment subject to the findings, evidence and conditions in **Exhibit B**. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 25, 2012 an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, (April 24, 2012). The permit will be administratively approved the following day, if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will

notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Minor Subdivision Committee, if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Board Resolution
		1. Recommended Conditions of Approval
		2. Proposed Lot Line Adjustment Map and
		3. Existing and Proposed Lots
	Exhibit C	Vicinity Map

This report was reviewed by Luis Osorio, Senior Planner

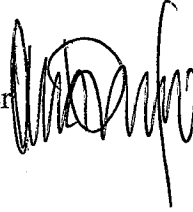


Exhibit A

Project Information for The Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, Monterey Peninsula Regional Park District (File PLN110233)

Project Title:	Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, and Monterey Peninsula Regional Park District	Primary APN:	189-121-002-000, 189-111-005-000, 189-111-020-000, 189-111-023-000 and 189-111-026-000
Location:	85 E Garzas Road, Carmel Valley	Coastal Zone:	No
Applicable Plan:	Carmel Valley Master Plan	Zoning:	LDR/2.5-D-S-RAZ, LDR/1-D-S-RAZ, PQP-D-RAZ
Permit Type:	Lot Line Adjustment	Plan Designation:	LDR/2.5, LDR/1, PQP
Environmental Status:	Exempt 15305(a)	Final Action Deadline:	4/27/2012
Advisory Committee:	Carmel Valley		

Project Site Data:

Lot Size:	2.54, 16.51, 32.07, 80.02 acres	Coverage Allowed:	NA
Homeland Envelope	NA	Coverage Proposed:	NA
Existing Structures :	NA	Height Allowed:	NA
Proposed Structures:	NA	Height Proposed:	NA
Total Square Feet:	NA	FAR Allowed:	NA
		FAR Proposed:	NA

Resource Zones and Reports

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	Low, medium and high
Botanical Report #:	NA	Soils/Geo. Report	NA
Forest Mgt. Report #:	NA	Geologic Hazard Zone:	III, low
		Geologic Report #:	NA
Archaeological Sensitivity Zone:	High	Traffic Report #:	NA
Archaeological Report #:	NA		
Fire Hazard Zone:	Very High		

Exhibit A

Other Information:

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Water Source:	Public	Sewage Disposal (method):	Septic
Water District/Company:	Cal Am	Sewer District Name:	NA
Fire District:	Monterey Co. Regional Fire Prev. District	Grading:	NA NA
Tree Removal (Count/Type):	NA		

Exhibit A
Page 2 of 2 Pages

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Director of the RMA-Planning Department
in and for the County of Monterey, State of California**

In the matter of the application of:

Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, and Monterey Peninsula Regional Park District

(PLN110233)

RESOLUTION NO. ----

Resolution by the Monterey County Director of the RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15305;
- 2) Approving a Lot Line Adjustment between four legal lots of record consisting of approximately: 80.2 acres (Parcel A - Assessors Parcel Numbers 189-111-023-000 and 189-111-026-000); 2.54 acres (Parcel B - Assessor's Parcel Number 189-121-002-000); 16.516 acres (Parcel C - Assessors Parcel Number 189-111-005-000); 32.07 acres (Parcel D - Assessors Parcel Number 189-111-020-000); resulting in three lots of 81.01 acres (Parcel 1); 14.06 acres (Parcel 2); 36.07 acres (Parcel 3). The properties are located at 85 East Garzas Road, Carmel, Carmel Valley Master Plan area.

(PLN110233), Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, Monterey Peninsula Regional Park District, 85 E Garzas Road, Carmel Valley Carmel Valley Master Plan Area (189-121-002-000, 189-111-020-000, 189-111-005-000, 189-111-023-000 and 189-111-026-000)

The Lot Line Adjustment for the Carmel Valley Trail and Saddle Club, The Big Sur Land Trust, and the Monterey Peninsula Regional Park District application (PLN110233) came on for public hearing before the Monterey County Director of the RMA-Planning Department on April 25, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Carmel Valley Master Plan

Exhibit B-1

- Greater Monterey Peninsula Area Plan
- Monterey County Zoning Ordinance (Title 21);
- Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The properties are located at 85 E Garzas Road, Carmel Valley, Carmel Valley Carmel Valley Master Plan.
- A portion of existing Parcel A (189-111-026-000) and the entire Parcels B (189-121-002-000), and Parcel D (189-111-020-000) are zoned LDR/2.5-D-S-RAZ (Low Density Residential, 2.5 acres per unit, with Design Control and Site Plan overlay district, and Residential Allocation district). The parcels meet the density and the minimum one acre building site zoning requirements.
 - The other portion of Parcel A (189-111-023-000) is zoned LDR/1-D-S-RAZ and meets the minimum one acre per unit density and one acre building site requirements.
 - Existing Parcel C (189-111-005-000) is zoned PQP/D-S-RAZ (Public and Quasi Public/Design Control and Site Plan overlay district). The PQP-D-RAZ zoning designation does not have a density or minimum building site size requirements.

The lot line adjustment, is consistent with the zoning designations and the requirements for density and minimum building site and therefore is allowed. The lot line adjustment would not affect the private equestrian stable and trail use on Parcel 2, nor the private and private non-profit and public open space/park lands use existing on proposed Parcels 1 and 3 for recreational uses under the zoning designation.

- c) The project planner conducted a site inspection on June 2, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is consistent with the following General Plan policies: LU-1.15 – “Where a lot line adjustment may be configured to result in lots conforming to the policies and standards of this General Plan, that configuration is required. Lot line adjustments that may compromise the location of wells, on-site wastewater systems or envelopes should not be approved.”

The lots resulting from the adjustment meet the density and minimum building site size requirements as follows:

Parcel A will increase from 80.2 acres to 81.01 acres resulting in proposed Parcel 1; Parcels B and C, a 2.54 acre and 16.51 acre parcel will be combined into a total of 14.06 acres resulting in proposed Parcel 2; and Parcel D will increase from 32.07 acres to 36.07 acres resulting in proposed Parcel 3. These parcel sizes are consistent with General Plan Policy LU-1.15. Water is provided by Cal American Water Company and waste water is provided by private septic systems and the lot line adjustment will not result in any change to wells or on site waste water systems.

LU-1.16 - Lot line adjustments between or among lots that do not conform to the minimum parcel size standards maybe allowed if the resulting lots are consistent with all General Plan policies, zoning and building ordinances and the lot line adjustment would accommodate legally constructed improvements which extend over a property line. There is an existing mobile home that straddles the lot line between Parcel B and Parcel C and the lot line adjustment will correct this condition. Parcel B is zoned LDR/2.5-D-S-RAZ and Parcel C is zoned PQP-D-RAZ. The existing mobile home use is consistent with the zoning requirements including density and building site size. The new Parcel 2 will have two zoning designations and its size would allow for development that complies with both designations. The lot line adjustment is consistent with all other requirements (see discussion under evidence b).

- e) No public hearing was held because there was no evidence of public controversy or public opposition to the proposed use. No written request for a public hearing was made. Title 19, Section 19.09.005.E, states that the Director of Planning is the appropriate decision making body to consider lot line adjustments unless the matter is referred to public hearing.
- f) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA, according to CEQA Guidelines Section 15305, and there are no controversial issues or requests for public hearing.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110233.

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: RMA - Planning Department, Monterey County Regional Fire Protection District, RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. 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 identified no potential impacts to public resources caused by the lot line adjustment. In addition the project is exempt from CEQA review (see Finding 5). No technical reports were required for the lot line adjustment.
 - c) Staff conducted a site inspection on June 2, 2011 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110233.

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 RMA - Planning Department, Monterey County Regional Fire Protection District, RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/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. Water is provided to the lots by Cal American Water Company and waste water is provided by existing private septic systems. No development is proposed as part of the lot line adjustment.
 - c) Preceding findings and supporting evidence for PLN110233.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on June 2, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110233.
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 alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use density, including minor lot line adjustments. Slopes average less than 20% and no development or changes in density is proposed or associated with the lot line adjustment.
 - b) CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions can be made because the project will not impact an environmental resource of hazardous or critical concern; the lot line adjustment will not create a cumulative impact; the project does not have any unusual circumstance; the project will

not result in the damage of a scenic resource; the subject property is not a hazardous waste site. Development exists on one of the parcels and no development is proposed as part of the project. Therefore, the proposed project is exempt from environmental review.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 2, 2011.
- d) See preceding and following findings and supporting evidence.

6. **FINDING:**

LOT LINE ADJUSTMENT – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between two (or more) existing adjacent parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

EVIDENCE:

- a) Pursuant to Government Code Section 66412 (Subdivision Map Act) and the Monterey County Zoning Subdivision Ordinance (Section 19.09.025.B.1, the lot line adjustment is between more than one and less than four existing adjacent parcels. The lot line adjustment includes four adjacent parcels, and four lots will be reduced to three lots as a result of the lot line adjustment (also see Finding No. 1b above).
- b) The existing parcels have been deemed as separate legal lots of record as follows:
 - 1. Assessors Parcel Numbers 189-111-023-000 and 189-111-026-000 (Parcel A), are shown on the 1964 Assessors Parcel Map books under separate ownership and were consistent with the zoning at the time.
 - 2. Assessors Parcel Number 189-121-002-000 (Parcel B), as determined by Certificate of Compliance File No. 010098.
 - 3. Assessors Parcel Number 189-111-005-000 (Parcel C), Grant deed recorded March 20, 1959, volume 1942, page 447, and is also shown on 1964 Assessors Parcel Map books under separate ownership, and the zoning was consistent at the time.
 - 4. Assessors Parcel Number 189-111-020-000 (Parcel D), as determined by Certificate of Compliance File No. 010099.
- 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 and three contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.
- d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). The lot line adjustment is consistent with the zoning requirements and the General Plan designation. The lots meet the minimum density and building site size (see above Finding 1b).
- e) Water is provided to the lots by Cal American Water Company and waste water is provided by private septic systems to the existing

- development on the site. No development is proposed as part of the lot line adjustment. Access is provided by East Garzas Road.
- f) No easements will be affected by the lot line adjustment. Certificates of Compliance will be required for each new lot as a standard condition of approval.
 - g) As an exclusion to the Subdivision Map Act, no map is recorded for a lot line adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
 - h) The project planner conducted a site inspection on June 2, 2011 to verify that the project would not conflict with zoning or building ordinances.
 - i) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110233.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 19.16.020.A of Title 19, Monterey County Subdivision Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

1. Find the project exempt from CEQA per CEQA Guidelines Section 15305; and
2. Approve a Lot Line Adjustment between four legal lots of record consisting of approximately: 80.2 acres (Parcel A - Assessors Parcel Numbers 189-111-023-000 and 189-111-026-000); 2.54 acres (Parcel B - Assessor's Parcel Number 189-121-002-000), 16.516 acres (Parcel C - Assessors Parcel Number 189-111-005-000); 32.07 acres (Parcel D- Assessors Parcel Number 189-111-020-000); resulting in three lots of 81.01 acres (Parcel 1); 14.06 acres (Parcel 2); 36.07 acres (Parcel 3), in general conformance with the attached sketch and subject to the conditions, both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of April, 2011.

Mike Novo RMA Planning Director,
Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

Exhibit B-1

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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires **two years** after the above date of granting thereof and as provided by the Subdivision Map Act (Government Code 66410).

Exhibit B-1
Page 7 of 9 Pages

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110233

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit approves a lot line adjustment between four legal lots of record consisting of approximately: 80.2 acres (Parcel A - Assessors Parcel Numbers 189-111-023-000 and 189-111-026-000); 2.54 acres (Parcel B - Assessor's Parcel Number 189-121-002-000), 16.516 acres (Parcel C - Assessors Parcel Number 189-111-005-000); 32.07 acres (Parcel D - Assessors Parcel Number 189-111-020-000); resulting in three lots of 81.01 acres (Parcel 1), 14.06 acres (Parcel 2), 36.07 acres (Parcel 3), 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 the RMA - Planning Department. 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. (RMA - Planning Department)

**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 Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice that states that a Lot Line Adjustment (Resoluiton No. _____) was approved by the RMA- Planning Director on April 25, 2012, for Assessors Parcel Numbers: 189-111-023-000 and 189-111-026-000, 189-121-002-000, 189-111-005-000, and 189-111-020-000. The Lot Line Adjustment was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the recordation of the Certificates of Compliance required under Condition No. 5 the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the recordation of the Certificates of Compliance required under Condition No. 5, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The permit shall be granted for a time period of two years, to expire on April 25, 2014, unless the Certificates of Compliance have been recorded and other conditions have been met within this period. (RMA-Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Complete all the required conditions of approval within this period, or submit an extension request to the RMA - Planning Department at least 30 days prior to the expiration date.

5. PD045 - COC (LOT LINE ADJUSTMENTS)

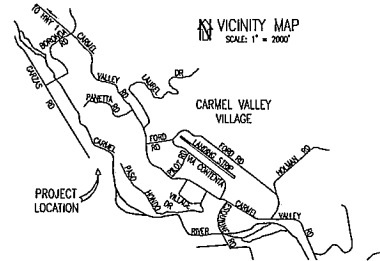
Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to expiration of the Permit, the Owner/Applicant/Surveyor shall submit legal descriptions for each newly configured parcel as prepared by the Surveyor. 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.



OWNERS: CARMEL VALLEY TRAIL & SADDLE CLUB
P.O. BOX 5465
CARMEL, CA 93921
BIG SUR LAND TRUST
P.O. BOX 4071
MONTEREY, CA 93942
MONTEREY PENINSULA REGIONAL PARK DISTRICT
92 GARDEN COURT
MONTEREY, CA 93940

PDF IMAGE PROVIDED FOR CONVENIENCE ONLY. SIGNED HARD COPY IS FINAL WORK PRODUCT.

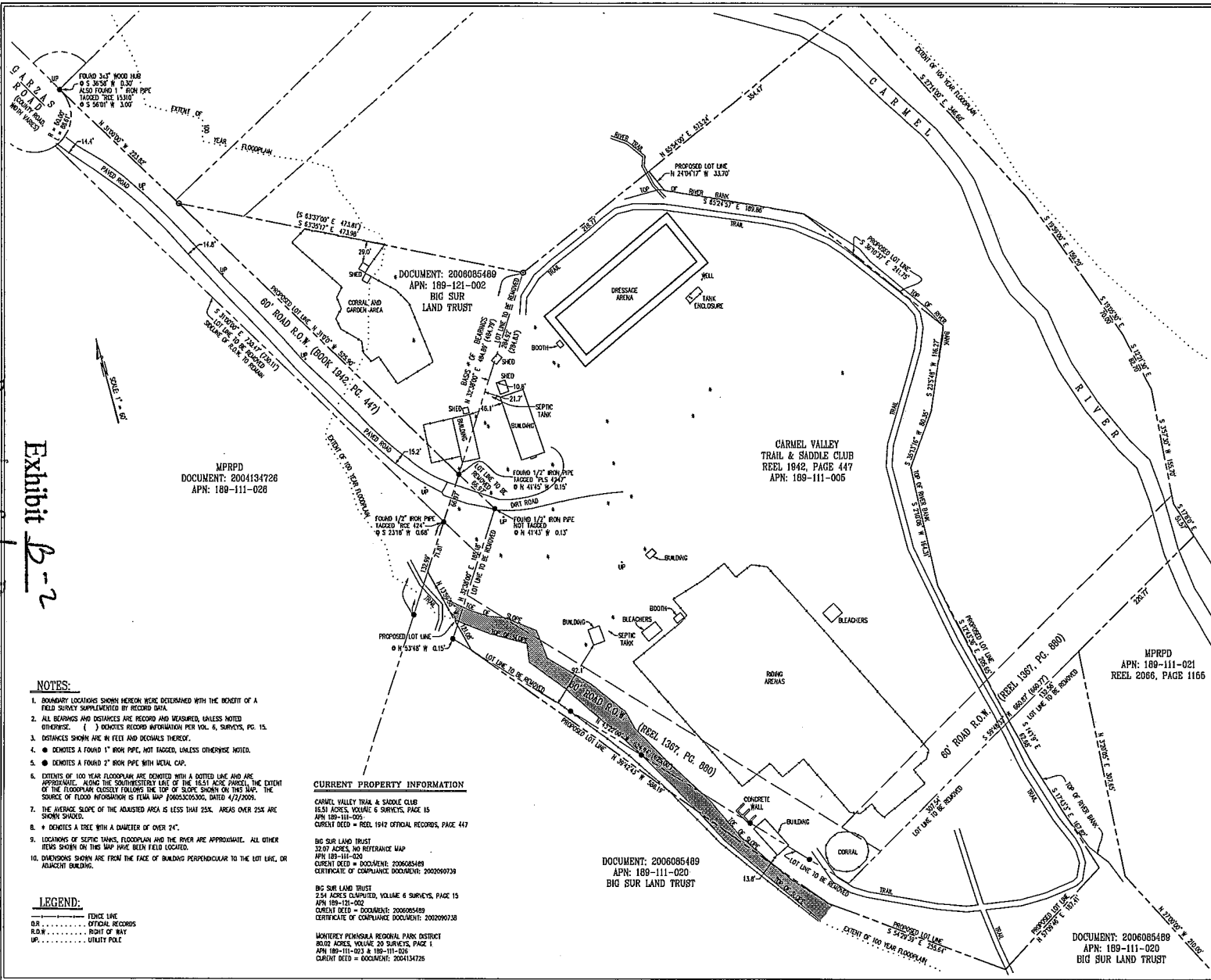


PROPOSED LOT LINE ADJUSTMENT

SHOWING PROPERTY LINES OF RECORD AND ADJUSTED PROPERTY LINES

BETWEEN
THE CARMEL VALLEY TRAIL & SADDLE CLUB
THAT 16.51 ACRE PARCEL SHOWN IN VOLUME 6,
SURVEYS, PAGE 115
DESCRIBED IN REEL 1942, O.R. PAGE 447
AND
BIG SUR LAND TRUST
DESCRIBED IN DOCUMENT: 2006085489, O.R.
AND
MONTEREY PENINSULA REGIONAL PARK DISTRICT
DESCRIBED IN DOCUMENT: 2004134726, O.R.
PARCEL II, SHOWN IN VOL. 20 SURVEYS, PAGE 1

CARMEL VALLEY COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
**MONTEREY PENINSULA REGIONAL
PARK DISTRICT**
BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE. SUITE B PHONIC: (831) 899 7899 SEASIDE, CA 93955
SCALE: 1" = 60' JOB NO. 11-037 AUGUST 2011
SHEET ONE OF TWO



- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA.
 - ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE. () DENOTES RECORD INFORMATION PER VOL. 6, SURVEYS, PG. 15.
 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - DENOTES A FOUND 1" IRON PIPE, NOT TAGGED, UNLESS OTHERWISE NOTED.
 - DENOTES A FOUND 2" IRON PIPE WITH METAL CAP.
 - EXTENTS OF 100 YEAR FLOODPLAIN ARE DENOTED WITH A DOTTED LINE AND ARE APPROXIMATE. ALONG THE SOUTHWESTERLY LINE OF THE WEST ACRES PARCEL, THE EXTENT OF THE FLOODPLAIN CLOSELY FOLLOWS THE TOP OF SLOPE SHOWN ON THIS MAP. THE SOURCE OF FLOOD INFORMATION IS FEMA MAP 1606530500, DATED 4/7/2005.
 - THE AVERAGE SLOPE OF THE ADJUSTED AREA IS LESS THAN 25%. AREAS OVER 25% ARE SHOWN SHADDED.
 - DENOTES A TREE WITH A DIAMETER OF OVER 24".
 - LOCATIONS OF SEPTIC TANKS, FLOODPLAIN AND THE RIVER ARE APPROXIMATE. ALL OTHER ITEMS SHOWN ON THIS MAP HAVE BEEN FIELD LOCATED.
 - DIMENSIONS SHOWN ARE FROM THE FACE OF BUILDING PERPENDICULAR TO THE LOT LINE, OR ADJACENT BUILDING.
- LEGEND:**
- FENCE LINE
 - OFFICIAL RECORDS
 - RIGHT OF WAY
 - UTILITY POLE

CURRENT PROPERTY INFORMATION
CARMEL VALLEY TRAIL & SADDLE CLUB
16.51 ACRES, VOLUME 6 SURVEYS, PAGE 15
APN: 189-111-020
CURRENT DEED = REEL 1942 OFFICIAL RECORDS, PAGE 447
BIG SUR LAND TRUST
32.07 ACRES, NO REFERENCE MAP
APN: 189-111-020
CURRENT DEED = DOCUMENT: 2006085489
CERTIFICATE OF COMPLIANCE DOCUMENT#: 2002090739
BIG SUR LAND TRUST
2.54 ACRES COMPUTED, VOLUME 6 SURVEYS, PAGE 15
APN: 189-111-020
CURRENT DEED = DOCUMENT: 2006085489
CERTIFICATE OF COMPLIANCE DOCUMENT#: 2002090739
MONTEREY PENINSULA REGIONAL PARK DISTRICT
80.02 ACRES, VOLUME 20 SURVEYS, PAGE 1
APN: 189-111-023 & 189-111-025
CURRENT DEED = DOCUMENT: 2004134726

DOCUMENT: 2006085489
APN: 189-111-020
BIG SUR LAND TRUST

DOCUMENT: 2006085489
APN: 189-111-020
BIG SUR LAND TRUST

MPRPD
DOCUMENT: 2004134726
APN: 189-111-028

MPRPD
APN: 189-111-021
REEL 2066, PAGE 1166

Exhibit B-3

PDF IMAGE PROVIDED FOR CONVENIENCE ONLY. SIGNED HARD COPY IS FINAL WORK PRODUCT.



PROPOSED LOT LINE ADJUSTMENT

SHOWING PROPERTY LINES OF RECORD AND ADJUSTED PROPERTY LINES

BETWEEN
 THE CARMEL VALLEY TRAIL & SADDLE CLUB
 THAT 16.51 ACRE PARCEL SHOWN IN VOLUME 6,
 SURVEYS, PAGE 115
 DESCRIBED IN REEL 1942 O.R. PAGE 447
 AND
 BIG SUR LAND TRUST
 DESCRIBED IN DOCUMENT: 2006085409, O.R.
 AND
 MONTEREY PENINSULA REGIONAL PARK DISTRICT
 DESCRIBED IN DOCUMENT: 2004134726, O.R.
 PARCEL II, SHOWN IN VOL. 20 SURVEYS, PAGE 1

CARMEL VALLEY COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
**MONTEREY PENINSULA REGIONAL
 PARK DISTRICT**

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

SCALE: 1" = 200' PHONE: (831) 859 7899 FAX: (831) 859 7899 AUGUST 2011

SHEET TWO OF TWO

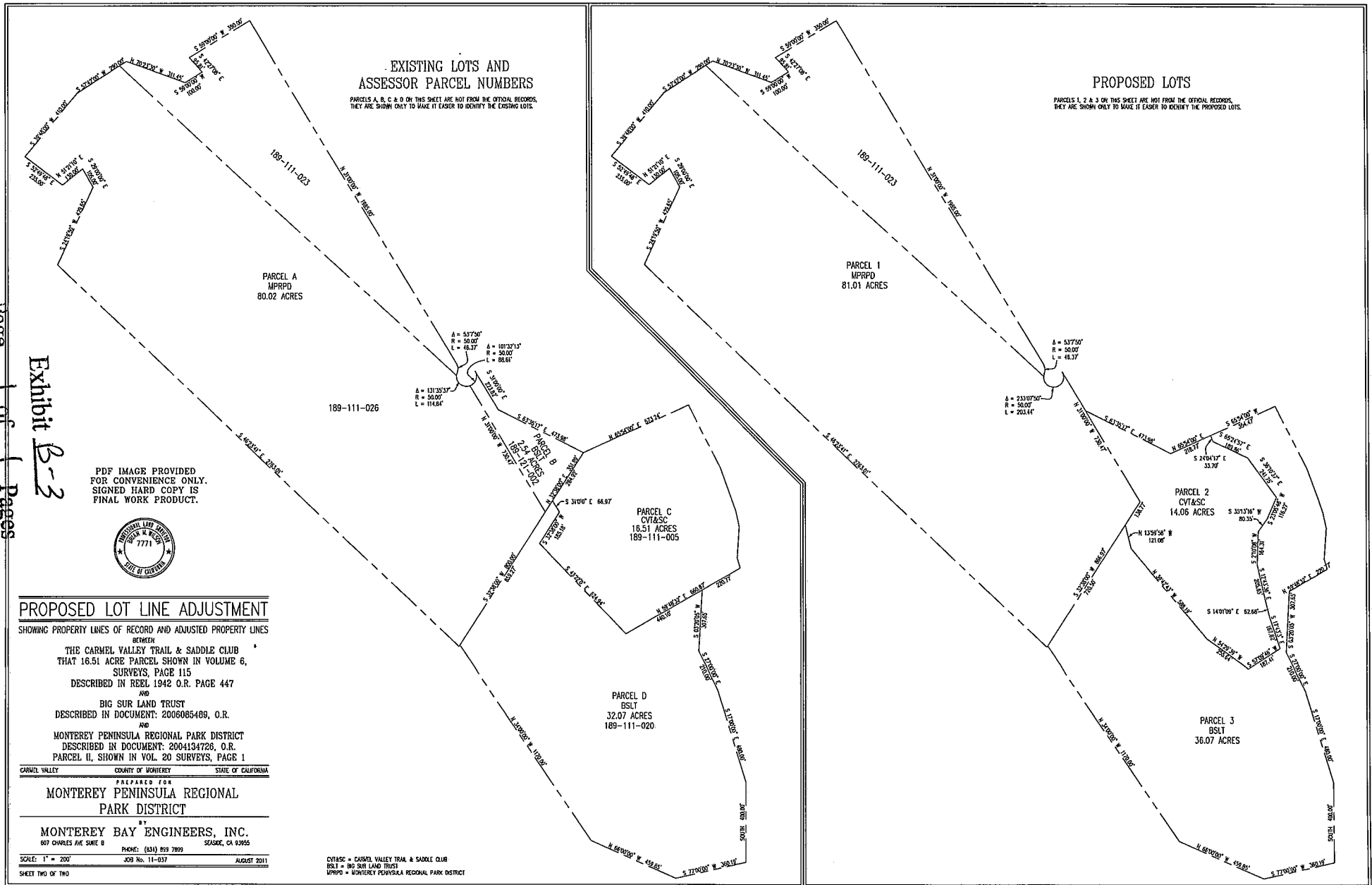
CVT&SC = CARMEL VALLEY TRAIL & SADDLE CLUB
 BSLT = BIG SUR LAND TRUST
 MPRPD = MONTEREY PENINSULA REGIONAL PARK DISTRICT

**EXISTING LOTS AND
 ASSESSOR PARCEL NUMBERS**

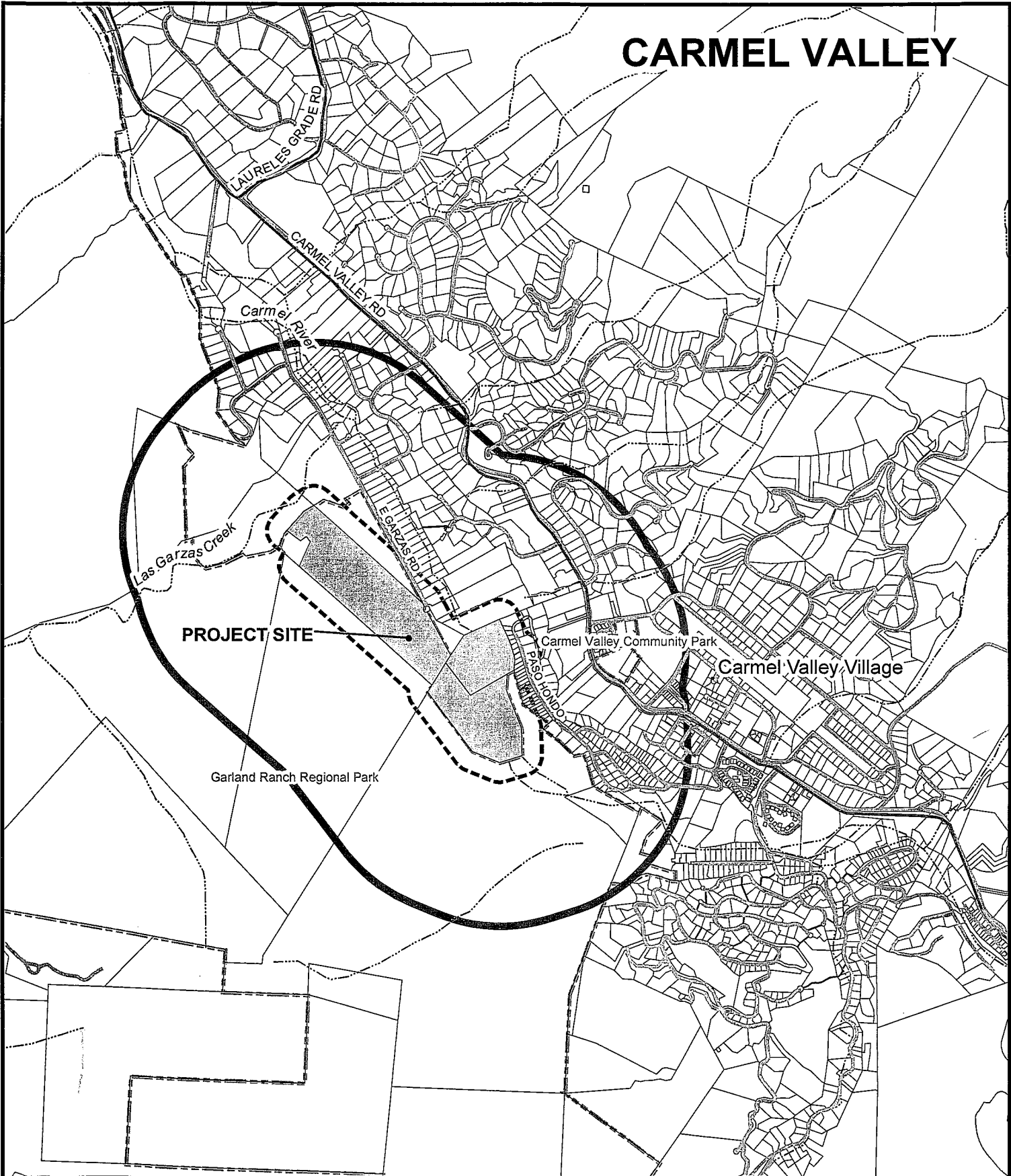
PARCELS A, B, C & D ON THIS SHEET ARE NOT FROM THE OFFICIAL RECORDS,
 THEY ARE SHOWN ONLY TO MAKE IT EASIER TO IDENTIFY THE EXISTING LOTS.

PROPOSED LOTS

PARCELS 1, 2 & 3 ON THIS SHEET ARE NOT FROM THE OFFICIAL RECORDS,
 THEY ARE SHOWN ONLY TO MAKE IT EASIER TO IDENTIFY THE PROPOSED LOTS.



CARMEL VALLEY



APPLICANT: BIG SUR LAND TRUST & MONTEREY PENINSULA REGIONAL PARK DISTRICT

APN: 189-111-020, 005, 026 **FILE #** PLN110233

Water 2500' Limit 300' Limit City Limits

