

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



## MEMORANDUM

**Date:** April 14, 2009

**To:** Planning Division

**From:** Mike Novo, <sup>MN</sup> Director of Planning

**Subject:** Development Criteria for the Garapatos Redwoods Subdivision, Big Sur  
[Assessor's Parcel Numbers 418-061-XXX-000 and 418-071-XXX-000]

The Garapatos Redwoods Subdivision (GRS), originally subdivided in 1926, comprised 348 lots in an area of approximately 41 acres, or about a .12 acre average per lot (approximately 5,136 square feet average per lot). Since 1926, a number of lots have been merged and approximately 150 lots remain with active Assessor's Parcel Numbers (APNs). However, it is unknown how many of these APNs represent actual legal lots of record. All of the lots in the GRS are currently zoned Rural Density Residential, 40 acres per unit, with a Design Control District overlay, Coastal Zone [RDR/40-D (CZ)]. The GRS is located along Garapatos Road and Garrapata Creek northeast of the Palo Colorado Canyon area, approximately 1.8 miles east of Highway 1, and approximately .6 miles northeast of Palo Colorado Road. Maps of the subdivision, tract boundary and vicinity are attached.

There is no water and/or wastewater system, and the individual lots do not meet the minimum size for septic (1 acre) or septic and well (2.5 acres). Most of the GRS lots are significantly smaller than the 5 acre minimum building site required for a rural residentially-zoned lot making them non-conforming lots (legal depending on if they are a legal lot of record). In addition, many are on very steep slopes, and do not meet the minimum 100 foot setback from Garrapata Creek for septic systems (the setback requirement may be greater depending on the soils of a particular site. The subdivision maps also show "trails" that property owners may attempt to use for access, and the ability to use this easement for vehicles is unknown. The property owner will need to submit a specific title report that shows the allowed (or restricted) uses of the easement.

The applicable land use plan policies and code sections that affect potential development on these sites are:

- Big Sur Coast Land Use Plan (LUP), Chapter 5 (Land Use and Development, Rural Residential Development Policies)
  - LUP Policy 5.4.3.G.3
  - LUP Policy 5.4.3.G.4
- 20.145.140 (Big Sur Coast Coastal Implementation Plan – Land Use Development Standards)
  - Section 20.145.140.A.13
  - Section 20.145.140.A.15
  - Section 20.145.140.B.6

This memorandum is meant to provide a notice for planners and property owners. If asked about a lot in the GRS, a planner must thoroughly review the policies and code sections listed above. Any property owner seeking to develop one of these lots will need to prove:

Development Criteria for the Garapatos Redwoods Subdivision, Big Sur

April 14, 2009

Page 2 of 2

- Access rights (a title report showing right/use of easements)
- Lot legality history
- Water supply
- Sanitation/Septic
- Compliance with all applicable code sections in Title 20, the Big Sur Coast LUP, and the Big Sur Coast CIP

**Attachments:**

- 1) Garapatos Redwoods Subdivision Map 3029 (Sheet 1 Of 3)
- 2) Garapatos Redwoods Subdivision Map 3030 (Sheet 2 Of 3)
- 3) Garapatos Redwoods Subdivision Map 3031 (Sheet 3 Of 3)
- 4) Garapatos Redwoods Location Map
- 5) Garapatos Redwoods Tract Boundary Map

# Affidavit Sheet

County of Monterey)  
State of California)

Know all men by these presents, that the Monterey Investment Company is owner in fee of the land set forth on the map hereon and was Frank C. Jakobs and A. G. Metz

the President and Secretary respectively of said Monterey Investment Company, as duly authorized officers of said Company, do hereby certify to the office of the County Recorder of Monterey County, State of California, and do hereby certify that the said map hereon is an accurate map of the land designated and laid out into blocks (and their respective lot subdivisions) all as shown, for the purpose of selling the same by reference to said map, it is expressly understood that the property shown hereon is not hereby intended for dedication for public use, and is not to be so dedicated without our consent, but is hereby offered to exclusive use of prospective land owners in this property solely as rights of way for purpose of ingress and egress to said property.

Made this 13th day of August 1926,

Frank C. Jakobs  
A. G. Metz

State of California  
In and for the County of Monterey)

On this 19th day of August 1926,  
before me, J. H. Cozzens Notary Public in and for the County of Monterey, State of California, personally appeared Frank C. Jakobs and A. G. Metz

known to me to be the persons who executed the foregoing certificate and they duly acknowledged to me that they executed the same. In witness whereof I have hereunto set my hand and affixed my official seal this day and year first above written.

J. H. Cozzens  
Notary Public in and for the County of Monterey, State of California.

Salinas, California Sept 7 1926.

We, H. F. Cozzens and Wm. Davies, do hereby certify that we are Licensed Land Surveyors for the State of California and that we have under instructions of the Monterey Investment Company through its duly authorized officers laid out and subdivided certain property on the ground into blocks (and their respective lot subdivisions) as shown and delineated on the map hereon, and that the said map was drawn by us and that the same is a true record of the survey and subdivision made by us, and that monuments and other records of survey are shown upon this map, all as so required by law.

In witness whereof, we have hereunto set our hands and affixed our official seals the day and year first above written.

H. F. Cozzens  
Wm. Davies

County of Monterey)  
State of California)

I, J. J. Consett County Auditor of the County of Monterey, State of California, do hereby certify that there are no liens for unpaid State or County taxes, except taxes not yet payable, against the tract of land described in this map, or any part thereof, as appears by the records of this office.

Witness my hand and seal this 7th day of September 1926,

J. J. Consett  
County Auditor of County of Monterey, State of California.  
By J. J. Consett Deputy.

Filed at the request of Geo W Phelps  
on this 7th day of September 1926,  
at 45 minutes past 2 P. M., in Vol. 3  
of Allen and Jorona at Page 35, records of Monterey County, California.

John Wallace  
County Recorder of Monterey County, State of California.  
Fee 50 cents.

County of Monterey)  
State of California)

I, W. R. Jessemitti County Assessor of the County of Monterey, State of California, do hereby certify that I have carefully examined this map and the land delineated thereon, as is required by law, and that each and every lot thereon has been estimated as to its value, and is suitable for residential or commercial purposes and I hereby recommend that this map be accepted.

Witness my hand and seal this 9th day of September 1926,

W. R. Jessemitti  
County Assessor of the County of Monterey, State of California.  
By M. Kelly Deputy.

County of Monterey)  
State of California)

I, H. F. Cozzens, County Surveyor of the County of Monterey, State of California, do hereby certify that I have carefully examined this map and the land delineated thereon, as is required by law, and that each and every lot thereon has been estimated as to its value, and is suitable for residential or commercial purposes, and I hereby recommend that this map be accepted.

Witness my hand and seal this 7th day of Sept 1926.

H. F. Cozzens  
County Surveyor of the County of Monterey, State of California.

Salinas, California Sept 7 1926.

Know all men by these presents, that after due examination at a regular meeting thereof, the Board of Supervisors of the County of Monterey, State of California, hereby approves this map, reflecting on behalf of the public, the dedication of all streets and highways shown thereon.

In witness whereof, all of the members of said Board have hereunto subscribed their names and caused these presents to be attested to by the County Clerk of said County, and the official seal of said County to be hereunto affixed.

Board of Supervisors.

P. A. Schilling  
Geo. W. Wallace  
Paul J. Roberts  
Frank B. Roberts  
Geo. W. Wallace

Attest:  
J. J. Consett  
County Clerk of County of Monterey, State of California.

Sheet 1 of 3 Sheets

H. F. COZZENS AND WM. DAVIES LICENSED LAND SURVEYORS AND C. E. S.	
SALINAS, CALIFORNIA	
GABAPATOS REDWOODS TRACT NO. 1	
LOCATION - COMPLETE SUBDIVISION OF NE 1/4 OF NW 1/4 OF SEC. 4, T. 18 S., R. 1 E., M. 3 N.	
MADE FOR - MONTEREY INVESTMENT CO.	
SCALE - SHOWN	DATE - JUNE 1926
DRAWN BY - <u>M. Kelly</u>	FILE NO.

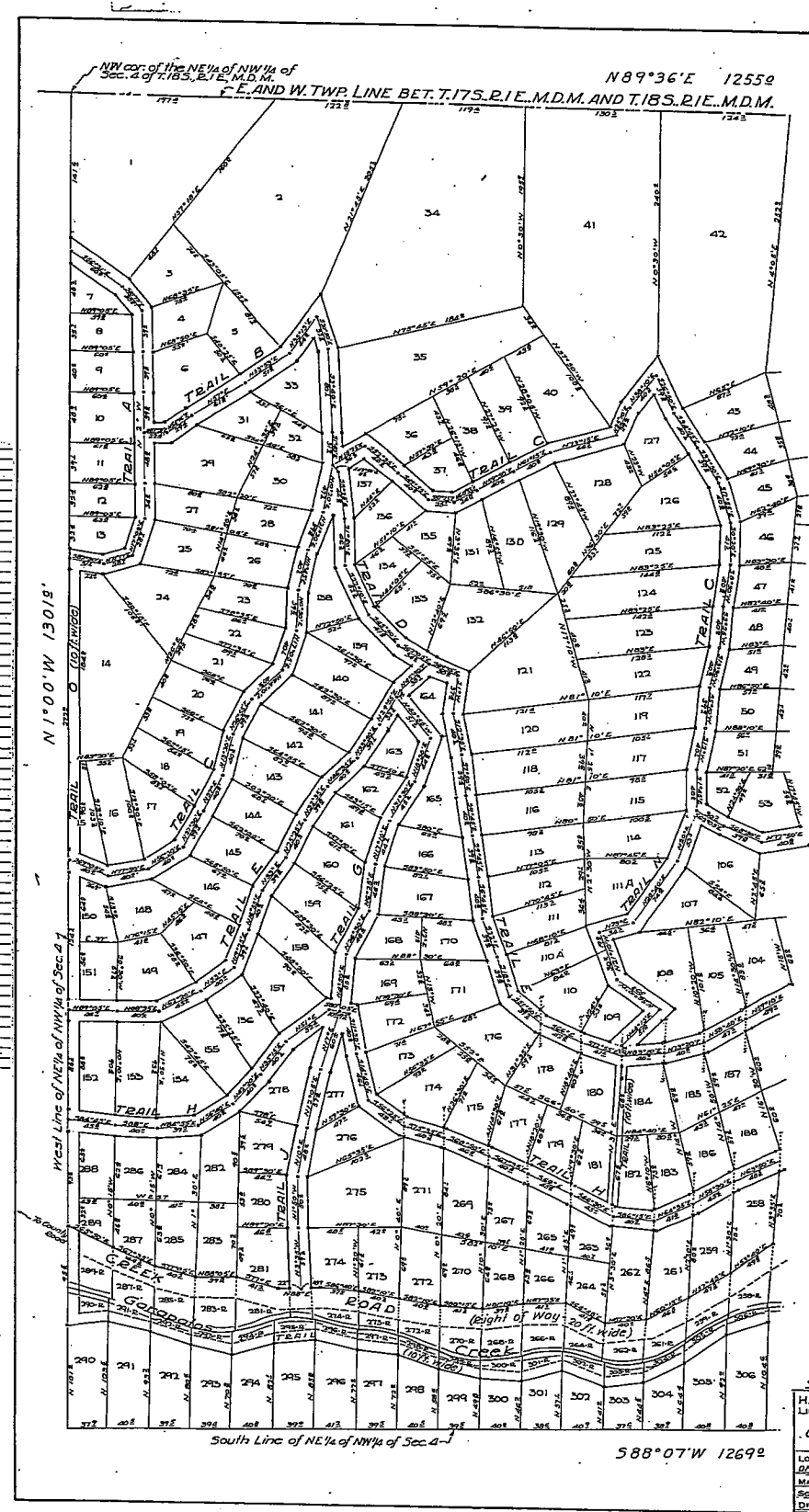
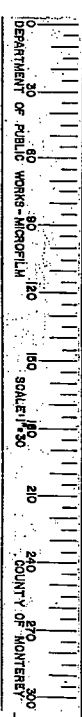
C B B

Page 35

NW cor. of the NE 1/4 of NW 1/4 of Sec. 4 of T.18S., R.1E., M.D.M.

N 89° 36' E 1255.9

E. AND W. TWP. LINE BET. T.17S., R.1E., M.D.M. AND T.18S., R.1E., M.D.M.



Notes: All lots, and no lots shown, are 30 feet wide, except as shown. 211 points shown in this survey are shown in white with lot numbers. 3' x 3' roadway posts painted white with lot numbers are shown on facing poles. All roads are set on the lines bisecting the angles of the center-line traverses, except as otherwise shown. The center lines of trails along lines bisecting the angles of the center-line traverses run to middle of said Creek.

Sheet 2 of 3 Sheets  
 H. F. COZZENS AND WM. DAVIES  
 LICENSED LAND SURVEYORS AND C. E. S.  
 SHELTON, CALIFORNIA  
 GARRAPOTOS REDWOODS  
 TRACT NO. 1  
 LOCATION COMPLETE SUBDIVISION OF NE 1/4  
 OF NW 1/4 OF SEC. 4 T. 18 S. R. 1 E. M. D. M.  
 MADE FOR MONTEREY INVESTMENT CO.  
 TRAIL LINE 50 FT. DATE JUNE 1966  
 DRAWN BY: PAV. No.

68C

180831

Page 35

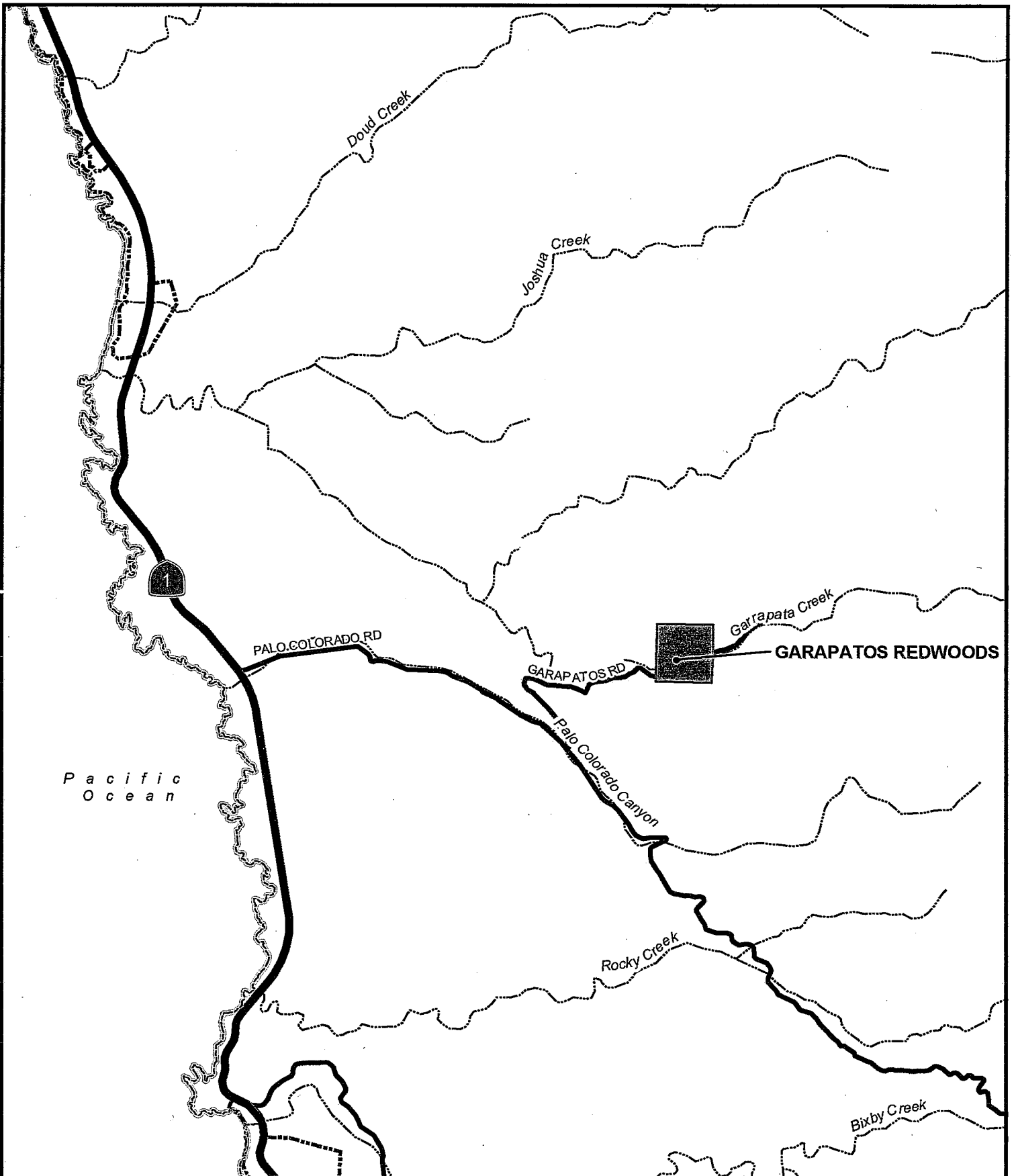
588° 07' W 1269.2

South Line of NE 1/4 of NW 1/4 of Sec. 4

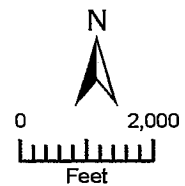
N 100° 11' W 101.8

West Line of NE 1/4 of NW 1/4 of Sec. 4

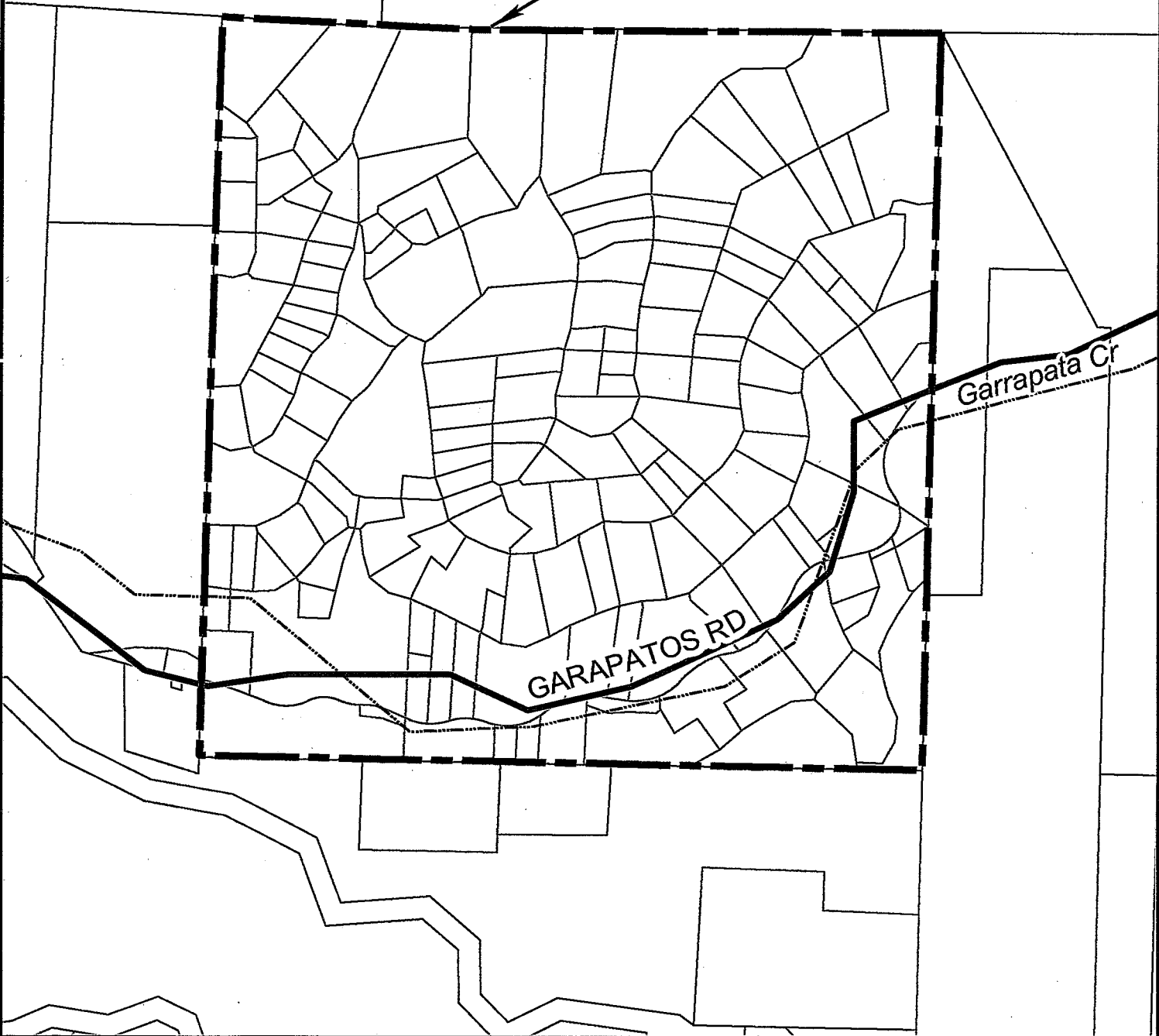




**GARAPATOS REDWOODS  
LOCATION**



**GARAPATOS REDWOODS  
TRACT BDRY**



**GARAPATOS REDWOODS TRACT**

