

MONTEREY COUNTY BOARD OF SUPERVISORS

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| MEETING: May 24, 2011 | | AGENDA NO: 46 |
| SUBJECT: | | |
| a. Approve the Parcel Map for a minor subdivision to divide an 80.71 acre parcel into two parcels of 40.41 acres (Parcel 1) and 40.30 acres (Parcel 2); b. Direct the Clerk of the Board to transmit to the County Recorder the Parcel Map for recordation, along with payment of the required recordation fee and Parcel Map Guarantee; c. Direct the Clerk of the Board to transmit to the County Recorder the Flood Plain Notice for recordation; and d. Direct the Clerk of the Board to transmit to the County Recorder the Property Tax Clearance Certification (Subdivision) for filing. (Wilkinson Parcel Map – PLN060460/Wilkinson, 67525 Jolon Road, Lockwood, South County Area Plan) | | |
| Project Location: | 67525 Jolon Rd, Lockwood | APN: 423-041-030-000 |
| Planning Number: | PLN060460 | Name: WILKINSON |
| Plan Area: | South County Area Plan | Flagged |
| Zoning Designation: | F/40 [Farmlands, 40 Acre Minimum] | and No |
| CEQA Action: | Adopted Negative Declaration | Staked: |
| DEPARTMENT: | RMA – Planning Department | |

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide an 80.71 acre parcel into two parcels of 40.41 acres (Parcel 1) and 40.30 acres (Parcel 2);
- b. Direct the Clerk of the Board to transmit to the County Recorder the Parcel Map for recordation, along with payment of the required recordation fee and Parcel Map Guarantee;
- c. Direct the Clerk of the Board to transmit to the County Recorder the Flood Plain Notice for recordation; and
- d. Direct the Clerk of the Board to transmit to the County Recorder the Property Tax Clearance Certification (Subdivision) for filing.

SUMMARY:

The applicant has submitted a Property Tax Clearance Certification (Subdivision) and the Parcel Map Guarantee pursuant to Government Code Sections 66492 and 66465. The applicant has met all applicable conditions of the approved tentative map. The documents listed above need to be transmitted to the Clerk Recorder’s Office and submitted with the Parcel Map for recording and filing.

DISCUSSION:

On March 24, 2010, the Director of the Resource Management Agency-Planning Department adopted a Negative Declaration and approved the Wilkinson minor subdivision (Parcel Map) of an 80.71 acre parcel into two parcels of 40.41 and 40.30 acres, respectively. The proposed Parcel Map has been reviewed and determined by staff to be in compliance with the approved tentative map. All of the conditions have been cleared by the County’s land use departments and agencies. Therefore, staff recommends that the Board approve the Wilkinson Parcel Map for recording.

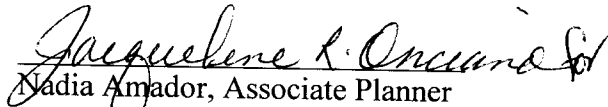
OTHER AGENCY INVOLVEMENT:

The applicant has met all applicable conditions of the tentative map, pursuant to Resolution No. 060460. Condition clearance has been obtained from all applicable agencies and departments.

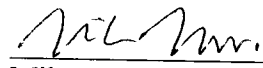
FINANCING:

There is no financial impact on the County General Fund. Development fees have been collected to finance the processing and review required for the applicant to proceed.

Prepared by:


Nadia Amador, Associate Planner
755-5114; amadorn@co.monterey.ca.us

Approved by:


Mike Novo, Director, RMA-Planning
Department

This report was reviewed by Jacqueline R. Onciano, Planning Services Manager.

cc: Front Counter Copy; Board of Supervisor's (14); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; Parks Department; Alana Knaster; Mike Novo; Carl Holm; Jacqueline R. Onciano, Planning Services Manager; Applicant/Owner (Wilkinson); Project File PLN060460

Attachments: Exhibit A Board Order
Exhibit B Cover letter to the Clerk of the Board
Exhibit C Parcel Map (reduced-size copy)

The following Documents are on file with the Clerk of the Board:

- Property Tax Clearance Certification (Subdivision)
- Parcel Map Guarantee
- Parcel Map (Mylar)
- Flood Plain Notice