



# MEMO

## RMA - PLANNING DEPARTMENT

County of Monterey

**DATE:** February 17, 2012

**TO:** Public Works Department

**FROM:** Taven M. Kinison Brown

**SUBJECT:** Easement Abandonment for Keech, County File #PLN100211.  
APNs 009-432-019-000, 009-432-018-000, 009-432-014-000  
Property Owned by: Keech Properties, LLC

This memorandum shall serve as the General Plan consistency review for abandonment of particular public utility easements required as a condition of approval of the Keech development application PLN100211 and Government Code Section 65402.

These particular public utility easements are no longer needed as a result of the merger of three lots into one. The resulting singular property now has frontage on two main streets, Scenic Road and Ocean View Avenue, where public utilities are provided from. There is no longer the need to assure (through these easements) that 5 foot wide access avenues be provided along to the former property configurations that may have been one parcel removed from direct street access to the customary utility access found in main streets.

A paraphrasing of the Government Code Section 65402 states that, "No real property shall be disposed of until the location, purpose and extent of such... disposition, have been submitted to and reported by the planning agency as to conformity with the adopted General Plan or parts thereof." The paragraphs above have described the location, purpose and extent of the public utility easements and references the exhibits prepared by the Public Works Department.

1. <u>Property Address :</u>	<u>26276 OCEAN VIEW AVE, CARMEL, CA</u> <u>93923 APN : 009-432-019-000</u>
2. Easement Purpose and Location	For Public Utilities Within a 5 foot area running interior to side and rear property sides without direct street frontage
3. Area Plan and Land Use Designation	Carmel Land Use Plan Residential - Medium Density 2U/AC
4. Zoning Designation	MDR/2-D(18)(CZ)
Carmel Land Use Plan	
• Resource Management	No Conflict
• Public Service System	No Conflict
• Land Use and Development	No Conflict
• Public Access	No Conflict

Coastal Implementation Plan Part 4	
• Visual Resources Development Standards	No Conflict
• Environmentally Sensitive Habitat Development Standards	No Conflict
• Water and Marine Resources Development Standards	No Conflict
• Forest Resources Development Standards	No Conflict
• Agricultural Development Standards	No Conflict
• Hazardous Area Development Standards	No Conflict
• Archaeological Resources Development Standards	No Conflict
• Transportation Development Standards	No Conflict
• Water Supply and Wastewater Treatment	No Conflict
• Land Use Development Standards	No Conflict
• Public Access Development Standards	No Conflict

Based on the review of the Carmel Land Use Plan and the Coastal Implementation Plan Part 4, no conflicts were found with the abandonment of the public utility easements on the merged Keech properties as shown on exhibits presented by the Public Works Department, therefore, the Planning Department would determine these abandonments to be consistent with the adopted General Plan (and parts thereof).