

**MONTEREY COUNTY BOARD OF SUPERVISORS**

<b>MEETING:</b> May 11, 2010      CONSENT		<b>AGENDA NO:</b> 75
<b>SUBJECT:</b>		
<p>a. Approve the Parcel Map to allow a subdivision of a 20.39 acre parcel into four separate parcels of: 5.10 acres (Parcel A and D); 5.11 acres (Parcel B); and 5.08 acres (Parcel C).</p> <p>b. Accept the Parcel Map Guarantee and Tax Clearance letter from the Tax Collector.</p> <p>c. Approve and Authorize the Chair to sign the Conservation and Scenic Easement Deed.</p> <p>d. Approve and Authorize the Chair to sign the Subdivision Improvement Agreement.</p> <p>e. Authorize release of \$51,609.85 from Bank of America to Living Trust of Nader and Homejra Daliri.</p> <p>f. Authorize release of \$20,612.53 from First National Bank to Bjorn H Olsen and Dale R. Leclerc.</p> <p>g. Direct the Clerk of the Board to submit the Parcel Map, TAMC Fee Notice, Building Permit Traffic Fee Notice, Water Conservation Notice, Conservation and Scenic Easement Deed, Subdivision Improvement Agreement, and Deed of Trust &amp; Assignments of Rents, Deed Notification-Percolation Report, and Deed Notification – Septic Design to the County Recorder for filing.</p> <p>(PLN050469/Saddle Road Group, 12173 Saddle Road, Salinas, Greater Monterey Peninsula Area)</p>		
<b>Project Location:</b>	12173 Saddle Road, Salinas	<b>APN:</b> 416-122-020-000
<b>Planning Number:</b>	PLN050469	<b>Name:</b> Saddle Road Group, LLC
<b>Plan Area:</b>	Greater Monterey Peninsula Area	<b>Flagged and Staked:</b> No
<b>Zoning Designation:</b>	LDR/5.1-VS/(20')	
<b>CEQA Action:</b>	Mitigated Negative Declaration	
<b>DEPARTMENT:</b>	RMA – Planning Department	

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map to allow a subdivision of a 20.39 acre parcel into four separate parcels of: 5.10 acres (Parcel A and D); 5.11 acres (Parcel B); and 5.08 acres (Parcel C).
- b. Accept the Parcel Map Guarantee and Tax Clearance letter from the Tax Collector.
- c. Approve and Authorize the Chair to sign the Conservation and Scenic Easement Deed.
- d. Approve and Authorize the Chair to sign the Subdivision Improvement Agreement.
- e. Authorize release of \$51,609.85 from Bank of America to Living Trust of Nader and Homejra Daliri.
- f. Authorize release of \$20,612.53 from First National Bank to Bjorn H Olsen and Dale R. Leclerc.
- g. Direct the Clerk of the Board to submit the Parcel Map, TAMC Fee Notice, Building Permit Traffic Fee Notice, Water Conservation Notice, Conservation and Scenic Easement Deed, Subdivision Improvement Agreement, Deed of Trust & Assignment of Rents, Deed Notification-Percolation Report, and Deed Notification – Septic Design to the County Recorder for filing.

**SUMMARY:**

The developer has submitted a tax certificate in accordance to Government Code Section 66492 of the Subdivision Map Act and has met all the conditions of the approved tentative map. The documents listed above need to be accepted by the Board before the Parcel map can be filed for recordation.

**DISCUSSION:**

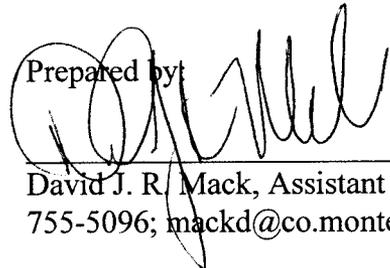
See Exhibit A for detailed discussion of the project.

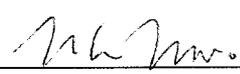
**OTHER AGENCY INVOLVEMENT:**

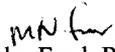
The applicant has met all the conditions adopted by the Minor Subdivision Committee in Resolution No. 08014. Condition clearance has been obtained for the Planning Department, Water Resources Agency, Monterey County Parks Department, Environmental Health Division, Monterey County Regional Fire Protection District, Redevelopment and Housing Office and Public Works.

**FINANCING:**

Funding for staff time associated with this project is included in the FY09-10 Final Budget for the Planning Department.

Prepared by  
  
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Approved by:  
  
Mike Novo, Director of Planning

This report was prepared by David J. R. Mack and reviewed by  John Ford, Planning Services Manager.

cc: Board of Supervisor's (16); County Counsel; Environmental Health Division; Public Works; Monterey County Water Resources Agency; Mike Novo, Director of RMA – Planning Department; John Ford, Planning Services Manager; Nadar Daliri, Applicant; Dale LeClerc, Applicant, Bjorn Olsson, Applicant; Project File.

Attachments: Exhibit A Discussion  
Exhibit B Board Order  
Exhibit C Cover Letter to CAO

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

- Final Parcel Map
- Subdivision Guarantee Report
- Tax Clearance Letter
- Conservation and Scenic Easement Deed
- Water Conservation Notice
- Deed Notification – Building Permit Traffic Fee
- Deed Notification – TAMC Fee
- Deed of Trust & Assignment of Rents
- Subdivision Improvement Agreement
- Deed Notification – Percolation Report
- Deed Notification – Septic Design