



# Monterey County

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## Board Report

Legistar File Number: 15-0553

June 09, 2015

**Introduced:** 5/18/2015

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

- a. Approve the parcel map for the Kabo Development, LLC minor subdivision to divide an approximate 4.77 acre parcel into two (2) 1.00 acre parcels, one (1) 1.139 acre parcel, and one (1) 1.63 acre parcel; and
- b. Direct the Clerk of the Board to submit the parcel map, the General Development Plan Notices for each of the four (4) parcels, Declaration of Covenants, Conditions and Restrictions to the County Recorder for filing and recordation, subject to the collection of the applicable recording fees.

(Parcel Map PLN130678/Kabo Development LLC, 1095 Madison Lane, Salinas, Greater Salinas Area Plan)

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the parcel map for the Kabo Development, LLC minor subdivision to divide an approximate 4.77 acre parcel into two (2) 1.00 acre parcels, one (1) 1.139 acre parcel, and one (1) 1.63 acre parcel; and
- b. Direct the Clerk of the Board to submit the parcel map, the General Development Plan Notices for each of the four (4) parcels, Declaration of Covenants, Conditions and Restrictions to the County Recorder for filing and recordation, subject to the collection of the applicable recording fees.

### SUMMARY:

The developer has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and a Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act and has met all conditions of approval required for clearance prior to recording the parcel map. The parcel map is in substantial compliance with the approved tentative map.

### DISCUSSION:

On May 7, 2014 the Director of RMA - Planning approved a Minor Subdivision to divide an approximate 4.77 acre parcel into two (2) 1.00 acre parcels, one (1) 1.139 acre parcel, and one (1) 1.63 acre parcel. The property is located at 1095 Madison Lane, Salinas (Assessor's Parcel Number 261-052-011-000), Salinas Greater Area Plan. The project is located within the Boronda Community Area as identified in the 2010 General Plan. Community Areas are the preferred location and the priority for additional development within the County as noted in General Plan Policy LU-2.20. Therefore, approving the map is consistent with the 2010 General Plan.

Conditions of approval required that notices regarding the approved General Development Plan be recorded on each lot. In addition, Declaration of Covenants, Conditions and Restrictions are also required to be recorded. These documents are included as Attachments F and G. Staff has verified that the applicant has met all project conditions of approval required prior to recording the parcel map. The Declaration of Covenants, Conditions and Restrictions were reviewed and approved by Mr. Courtney Grossman, City of Salinas Planning Manager.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording the Parcel Map:

RMA - Public Works

FINANCING:

Funding for staff time associated with this project is included in fiscal year 2014-2015 adopted budget for RMA - Planning.

Prepared by: Joanne León, Permit Technician II, ext. 5138

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl P. Holm, AICP, Acting Director Resource Management Agency



This report was prepared with assistance of Laura Lawrence, RMA Services Manager

cc: Front Counter Copy; Laura Lawrence, RMA Services Manager; Kabo Development, LLC, Property Owners; Maureen Wruck, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Project File PLN130678

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

Attachment A-Cover letter to the Clerk of the Board

Attachment B-Vicinity Map

Attachment C-Parcel Map

Attachment D-Subdivision Guarantee

Attachment E-Property Tax Clearance Certification

Attachment F-General Development Plan Notices for each of the four (4) parcels

Attachment G-Declaration of Covenants, Conditions and Restrictions