

Attachment A

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MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Acting Director



Michael A. Rodriguez, C.B.O., Chief Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

MEMORANDUM

Date: December 23, 2016

To: Gail Borkowski
Clerk of the Board

From: Rudy Luquin, Assistant Planner
RMA-Planning

Subject: Premier Real Estate Inc./PLN060581-AMD1 (Legistar File ID Number 17-0041)

After approval by the Board of Supervisors, the Clerk of the Board will submit the Final Map for the Minor Subdivision and the Water Conservation and Landscaping Notice to the County Recorder for filing. Please contact Gerry Camacho, RMA-Public Works, at (831) 755-4922 prior to filing the Final Map.

...Title

- a. Approve the Final Map for a Minor Subdivision to allow the division of a 15,051 square foot lot into three lots of approximately 5,016 square feet each; and
- b. Direct the Clerk of the Board to submit the Final Map to the County Recorder for filing. (Final Map – PLN060581-AMD1/Premier Real Estate Inc., North County Area Plan)

...Body

PROJECT INFORMATION:

Planning File Number: PLN060581-AMD1

Owner: Javier Montejano

Project Location: 11450 Poole Street, Castroville

APN: 008-032-004-000

Plan Area: Castroville Community Plan

Flagged and Staked: No

CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268 (b) (3)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- Approve the Final Map for a minor subdivision to divide a 15,051 square foot lot into three lots of approximately 5,016 square feet each; and
- Direct the Clerk of the Board to submit the Final Map to be recorded with the Final Map to the County Recorder for filing.

SUMMARY:

The developer has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and the subdivision guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. The Final Map is in substantial compliance with the approved Tentative Map. At the time of staff report preparation, the developer had met all of the relevant conditions of approval related to the subdivision and is required to satisfy all remaining ongoing conditions of approval prior to the issuance of a building permit. All remaining applicable conditions of approval will be met prior to December 13, 2016.

DISCUSSION:

On July 25, 2007, a Negative Declaration was adopted and a Minor Subdivision (PLN060581 Michelet/Goode) was approved, subject to 19 conditions of approval (Resolution PLN060581) subsequently all required conditions were cleared with the exception of condition number 8.

On November 9, 2016 the Planning Commission found the previously adopted negative declaration adequate and approved an amendment to condition number 8 under (PLN060581-AMD1). All required and, as yet, unmet conditions of approval and all applicable fees associated with the unmet conditions will be satisfied, collected, and deposited by December 13, 2016. No subdivision improvements are required or associated with this Parcel Map. Therefore, staff recommends that the Board approve the Final Map for recording.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works

- Water Resources Agency
- Parks Department
- North County Fire Protection District
- Housing Division of Economic Development

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

Prepared by: Ramon A. Montano, Associate Planner, ext. 5169

Reviewed by: Jacqueline R. Onciano, RMA Services Manager, ext. 5193

Approved by: Carl P. Holm, AICP RMA Director

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

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| Attachment A | Cover letter to the Clerk of the Board |
| Attachment B | Final Map |
| Attachment C | Subdivision Guarantee |
| Attachment D | Property Tax Clearance Certification |

cc: Front Counter Copy; Board of Supervisors; Jacqueline R. Onciano, RMA Services Manager; Premier Real Estate Inc, Applicant; Javier Montejano, Owner; The Open Monterey Project (Molly Erickson); Land Watch (Amy White); Project File PLN060581-AMD1.

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