



Monterey County

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Board Report

Legistar File Number: 17-0456

May 09, 2017

Introduced: 4/27/2017

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Accept the Parcel Map for a minor subdivision to divide a 204.7 acre property into two lots totaling 129.7 acres and 75 acres in size;
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.
(Parcel Map - PLN130904/Mike and Linda Stemler, 10265 Calle de Robles, Carmel Valley, Carmel Valley Master Plan)

PROJECT INFORMATION:

Planning File Number: PLN130904

Owner: Mike and Linda Stemler

Project Location: 10265 Calle de Robles, Carmel Valley

APN: 185-051-020-000, 185-051-021-000, 185-051-022-000, AND 185-051-006-000

Agent: Maureen Wruck Planning (Joel Panzer)

Plan Area: Carmel Valley Master 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:

- a. Approve the Parcel Map for a minor subdivision to divide a 204.7 acre property into two lots totaling 129.7 acres and 75 acres in size;
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.

SUMMARY AND DISCUSSION:

On August 10, 2016, the Director of Resource Management Agency (RMA) - Planning approved a Minor Subdivision Tentative Map for Stemler (PLN130904). Since that time, the developer has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and the Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. The developer has also met all seven (7) conditions of approval required for clearance prior to recording the Parcel Map. Pursuant to the satisfaction of these conditions, the applicant is ready to record the final Parcel Map.

Condition No. 6 of the Minor Subdivision approval is a two-part tiered condition. The first tier of Condition No. 6, requires the applicant to place a note on the Parcel Map which states: "Prior to a permit or other grant of approval for the development of a remainder parcel, a Certificate of Compliance shall be recorded for the remainder parcel." This note has been placed on the Parcel Map and this portion of the condition is cleared. The remaining tier/requirement of Condition No. 6 will be cleared once the Unconditional Certificate of Compliance (UCOC) has

been recorded. Recordation of the UCOC will occur after the parcel is created through the recordation of the Parcel Map.

California Environmental Quality Act (CEQA)

Approval of final subdivision maps, including Parcel Maps, is considered a ministerial action, and is statutorily exempt from CEQA review, per CEQA Section 15268(b)(3). The project involves the recordation of a Parcel Map, for a previously approved minor subdivision, for which all “prior to recordation of map” conditions have been satisfied.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- Water Resources Agency
- Carmel Valley Regional Fire Protection District

FINANCING:

Fees for filing the Parcel Map will be paid by the applicant. As such, funding for staff time associated with this project is included in the FY 16-17 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: David J. R. Mack, AICP, Senior Planner, Ext. 5096
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: Carl Holm, AICP, RMA Director

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 - Parcel Map Guarantee
- Attachment E - Property Tax Clearance Certificate

cc: Front Counter Copy; Jacqueline R. Onciano, Acting Chief of Planning; Mike and Linda Stemler, Applicant/Owner; Maureen Wruck Planning (Joel Panzer), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN130904.