



# Monterey County

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

## Board Report

Legistar File Number: 17-0041

January 10, 2017

**Introduced:** 1/3/2017

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** General Agenda Item

### **PLN060581 Micheletti (Premier Real Estate Inc.)**

- a. Approve the Parcel Map for a minor subdivision to divide a 15,051 square foot parcel into three (3) 5,016 square foot lots;
  - b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing, with filing fees paid by the applicant.  
(Parcel Map - PLN060581/Micheletti [Premier Real Estate Inc], 11450 Poole Street, Castroville, Castroville Community Plan and North County Area Plan)
- Proposed CEQA Action: Final Map acceptance is a ministerial action exempt under CEQA.

### PROJECT INFORMATION:

**Planning File Number:** PLN060581

**Owner:** Javier Montejano

**Project Location:** 11450 Poole Street, fronting the south side of Poole and west side of Haight Streets, Castroville.

**APN:** 030-096-001-000

**Agent:** Hector Montejano

**Plan Area:** North County Area Plan

**Flagged and Staked:** No

**CEQA Action:** Final Map acceptance is a ministerial action exempt under CEQA

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide a 15,051 square foot parcel into three (3) 5,016 square foot lots; and
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing, with filing fees paid by the applicant.

### SUMMARY AND DISCUSSION:

On July 25, 2007, the Director of Resource Management Agency (RMA) - Planning approved a Minor Subdivision Tentative Map for Micheletti (RMA - Planning File No. PLN060581). Since that time, ownership of the property has changed, and the current owner is Javier Montejano. On November 9, 2016, the Planning Commission approved an amendment to condition number 8 (RMA Planning File No. PLN160158 & PLNM060581 - AMD1) changing the inclusionary housing requirement from a payment to an agreement acknowledging that the owner will occupy one of the units and thereby satisfy the inclusionary housing ordinance. A legally binding agreement has been signed by both the County and Mr. Montejano (Inclusionary Housing Owner-Occupied Exemption Agreement) and is ready for recordation. All required conditions of approval have been satisfied. Fees for filing the Parcel Map will be paid by applicant.

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, and has met all the conditions of approval required for clearance prior to recording the Parcel Map.

Staff finds that the Parcel Map is in substantial compliance with the approved Tentative Map. Therefore, staff recommends that the Board approve the Micheletti (Premier Real Estate Inc.) Parcel Map for filing.

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
- RMA-Environmental Services
- Water Resources Agency
- Parks Department
- Fire Agency North County

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Ramon Montano, Assistant Planner  
Reviewed by: Jacqueline R. Onciano, Interim Chief of Planning, Ext 5193  
Approved by: Carl P. Holm, AICP, RMA Director

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

- Attachment A - Cover memo to the Clerk of the Board
- Attachment B - Vicinity Map
- Attachment C - Parcel Map
- Attachment D - Parcel Map Guarantee
- Attachment E - Property Tax Clearance Certification

cc: Front Counter Copy; Jacqueline Onciano RMA Interim Chief of Planning; Property Owner, Javier Montejano; Agent/Applicant, Hector Montejano Premier Real Estate Inc.; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File Nos. PLN160158, PLN060581-AMD1 & PLN060581.