



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: 13-0717, **Version:** 1

- a. Approve the Parcel Map for a minor subdivision of a 10 acre parcel into two parcels of five acres each. Parcel 1 contains an existing 2,400 square foot winery building and a 2,900 square foot single family dwelling. Parcel 2 contains an existing 1,345 square foot single family dwelling.
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing.
(Parcel Map - PLN110145/ Burnstein, 645 River Road, Salinas, Toro Area Plan, Agriculture and Winery Corridor Plan)

PROJECT INFORMATION:

Planning File Number: PLN110145

Owner: Joel Barry Burnstein & Marilyn R Remark

Project Location: 645 River Road Salinas

APN: 167-081-002-000

Agent: Joel Barry Burnstein

Plan Area: Toro Area Plan and Agriculture and Winery Corridor 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 of a 10 acre parcel into two parcels of five acres each. Parcel 1 contains an existing 2,400 square foot winery building and a 2,900 square foot single family dwelling. Parcel 2 contains an existing 1,345 square foot single family dwelling.
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing;

SUMMARY:

The developer has submitted a Property Tax Clearance Certification (Subdivision) 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 property owner complied with all of the conditions of approval required for clearance prior to recording the Parcel Map. The Parcel Map is in substantial compliance with the approved Minor Subdivision Tentative Map.

DISCUSSION:

The Parcel Map has been reviewed by staff and the property owner has complied with all of the conditions of approval. On August 1, 2012 the Director of RMA-Planning approved a Minor Subdivision Tentative Map to allow the division of a 10 acre parcel into two parcels of five acres each. Parcel 1 contains an existing 2,400 square foot winery building and a 2,900 square foot single family dwelling. Parcel 2 contains an existing 1,345 square foot single family dwelling. Therefore, staff recommends that the Board approve the Parcel Map for filing with the County Recorder.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for filing the Parcel Map with the County Recorder:

- Environmental Health Bureau
- Public Works Department
- Monterey County Regional Fire Protection

FINANCING:

Funding for staff time associated with this project is included in the FY13-14 Adopted Budget for the RMA-Planning.

Prepared by: Valerie Negrete, Associate Planner, ext. 5227

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

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Laura Lawrence, Planning Services Manager.

cc: Front Counter Copy; Assessors Office; Environmental Health Bureau; Fire Protection District; Public Works; Water Resources Agency; Mike Novo, Planning Director; Laura Lawrence, Planning Services Manager; Marilyn Remark, Applicants/Owners; Joel Barry Burnstein, Agent , The Open Monterey Project; LandWatch; Project File PLN110145

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 | Parcel Map |
| Attachment C | Vicinity Map |
| Attachment D | Parcel Map Guarantee |
| Attachment E | Property Tax Clearance Certification (Subdivision) |