



County of Monterey

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

Board Report

File #: A 24-268, Version: 1

PLN200124 - 3175 DEL CIERVO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND LAW OFFICE AENGUS L JEFFERS (CERTIFICATE OF CORRECTION)

- a. Find that execution of the Certificate of Correction is categorically exempt under California Environmental Quality Act (CEQA) Guidelines section 15305(c);
- b. Accept the Certificate of Correction for 3175 Del Ciervo, LLC a California Registered Limited Liability Company; and Bloomer William S. III and Geraldine A. Trustees of the Del Ciervo Revocable Trust dated September 2, 2016;
- c. Authorize the Chair of the Board of Supervisors to execute the Certificate of Correction and;
- d. Direct the Clerk of the Board to submit the Certificate of Correction to the County Recorder for recording with all applicable recording fees paid by the applicant.

PROJECT INFORMATION:

Planning File Number: PLN200124

Owner: 3175 Del Ciervo, LLC; and Bloomer William S. III & Geraldine A., Trustees of the Del Ciervo Revocable Trust dated September 2, 2016

Project Location: 3175 & 3177 Del Ciervo Road, Pebble Beach

APN: 008-371-024-000 & 008-371-025-000

Agent: Laura Lawrence

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

CEQA Action: Find the project categorically exempt under CEQA Guidelines section 15305(c)

RECCOMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that execution of the Certificate of Correction is categorically exempt under CEQA Guidelines section 15305(c);
- b. Accept the Certificate of Correction for 3175 Del Ciervo, LLC A California Registered Limited Liability Company; and Bloomer William S. III and Geraldine A., Trustees of the Del Ciervo Revocable Trust dated September 2, 2016
- c. Authorize the Chair of the Board of Supervisors to execute the Certificate of Correction and;
- d. Direct the Clerk of the Board to submit the Certificate of Correction to the County Recorder for recording with all applicable recording fees paid by the applicant.

SUMMARY

Staff recommends approval of a Certificate of Correction to make modifications to the driveway and utility easement connecting Parcel A and Parcel B. On March 9, 2022, the Planning Commission adopted Resolution No. 22-003 approving a Coastal Development Permit (PLN200124) to allow a Lot Line Adjustment between two legal lots of record. The 0.60-acre lot line adjustment would result in two parcels of 1.72 acres (adjusted Parcel A) and 3.10 acres (adjusted Parcel B). To satisfy Condition of Approval No. 6. of their permit (PLN200124), the current owner, 3175 Del Ciervo, LLC a California Registered Limited Liability Company;

and Bloomer William S. III & Geraldine A. Trustees of the Del Ciervo Revocable Trust dated September 2, 2016, shall record a Certificate of Correction for the Parcel Map shown in Volume 17 Parcel Maps Page 50, in accordance with Monterey County Code section 19.08.015.A.7, which will accomplish the following:

1. Adjusts the Building Envelopes of both Parcels to incorporate the following existing structural development outside of the building envelopes: the "Two-Story Wood Frame & Stucco House" on Parcel A and the "Utility Shed" on Parcel B;
2. Removes the "Driveway & Utility Easement"; and
3. Adjusts the Building Envelope boundaries to create an appropriate front setback for Parcel "A" and driveway side setback for Parcel "B".

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Acceptance of the Certificate of Correction qualifies for a Class 5 categorical exemption under CEQA because this is a reversion to acreage in accordance with the Subdivision Map Act. (CEQA Guidelines, § 15305(c)).

OTHER AGENCY INVOLVEMENT

The Office of the County Counsel has approved the Conservation and Scenic Easement Deeds as to form.

FINANCING:

Funding for staff time associated with this project is included in the FY2023-24 Adopted Budget for HCD Appropriation Unit HCD002, Unit 8543. All costs associated with maintenance of the Certificate of Correction will be borne by the project applicant (Grantor), not the County (Grantee).

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD 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: Summer Obledo, ext 7096 Permit Technician III

Reviewed and Approved by: Craig W. Spencer, Director of HCD

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

Attachment A- Memorandum to the Clerk of the Board

Attachment B - Certificate of Correction

- Exhibit A - Adjusted Building envelope for Parcel A
- Exhibit B - Adjusted Building envelope for Parcel B

cc: Front Counter Copy; Board of Supervisors; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; California Coastal

Commission; Philip Angelio, Planner; Craig W. Spencer, Director of Housing and Community Development; 3175 Del Ciervo, LLC; and Bloomer William S. III & Geraldine A., Trustees of the Del Ciervo Revocable Trust, Property Owners; Laura Lawrence, Agent; Interested Parties; The Open Monterey Project (Molly Erickson); LandWatch; Planning File PLN200124