



County of Monterey

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

Board Report

File #: 12-1136, **Version:** 1

- a. Approve the Parcel Map for a minor subdivision to divide a 36.7 acre parcel into two parcels of 11.5 acres (Parcel 1), 15.1 acres (Parcel 2) and a remainder parcel of 10.1 acres,
- b. Direct the Clerk of the Board to submit the Parcel Map and Declaration of Covenants, Conditions and Restrictions for a Water System to the County Recorder for filing and recordation;
(Parcel Map - PLN090145/Miller, 797, 799, 801 and 803 Laureles Grade, Carmel Valley Master Plan)

PROJECT INFORMATION:

Planning File Number: PLN090145
Owner: Tracy N. and Peggy S. Miller
Project Location: 797, 799, 801 and 803 Laureles Grade
APN: 151-011-005-000
Agent: Joel Panzer
Plan Area: Carmel Valley Master Plan
Flagged and Staked: No
CEQA Action: Statutorily exempt per CEQA Guidelines Section 15064.a.1

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide a 36.7 acre parcel into two parcels of 11.5 acres (Parcel 1), 15.1 acres (Parcel 2) and a remainder parcel of 10.1 acres.
- b. Direct the Clerk of the Board to submit the Parcel Map and Declaration of Covenants, Conditions and Restrictions for a Water System (Re. EHB condition No. 19) to the County Recorder for filing and recordation;

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. A Declaration of Covenants, Conditions and Restrictions for a Water System has been submitted to the Environmental Health Bureau (EHB) in substantial compliance with EHB Condition No. 19. The Developer has substantially 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 Vesting Tentative Map.

DISCUSSION:

On August 12, 2010 the Minor Subdivision Committee approved a Minor Subdivision, Vesting Tentative Map to allow the division of a 36.7 acre parcel into two parcels of 11.5 acres (Parcel 1), 15.1 acres (Parcel 2), and a remainder parcel of 10.1 acres. The Parcel Map has been reviewed and determined by staff to be in substantial compliance with the approved vesting tentative map. The Developer has substantially complied with project conditions of approval.

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 FY12-13 Adopted Budget for the Planning Department.

Prepared by: Lucy Bernal, Land Use Technician ext. 5235

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

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Wanda Hickman, Planning Services Manager.

cc: Front Counter Copy; Assessors Office; Environmental Health Bureau; Fire Protection District; Public Works; Water Resources Agency; Mike Novo, Planning Director; Wanda Hickman, Planning Services Manager; Tracy N. and Peggy S .Miller, Applicants/Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch; Project File PLN090145

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) |
| Attachment F | Declaration of Covenants, Conditions and Restrictions for a Water System |