



# County of Monterey

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

## Board Report

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**File #:** 18-1138, **Version:** 1

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- a. Accept a Final Parcel Map for the Geremia Minor Subdivision Project dividing an approximately 0.54-acre parcel into two lots of approximately 0.25 acres and 0.29 acres;
- b. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- c. Direct the Clerk of the Board to submit the Final Parcel Map to the County Recorder for filing with recording fees paid by the applicant, and the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

**Project Location:** 4026 Sunset Lane, Pebble Beach

**Proposed CEQA Action:** Statutorily exempt per CEQA Guidelines Sections 15268(b)(3)

**PROJECT INFORMATION:**

**Owner/Applicant:** Frank Geremia

**APN:** 008-112-036-000

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Not Applicable

**RECOMMENDATION:**

It is recommended that the Board of Supervisors:

- a. Find that accepting the Final Parcel Map is statutorily exempt from CEQA per section 15268(b)(3) of the CEQA Guidelines;
- b. Accept a Final Parcel Map for the Geremia Minor Subdivision Project dividing an approximately 0.54 acre parcel into two lots of approximately 0.25 acres and 0.29 acres;
- c. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- d. Direct the Clerk of the Board to submit the Final Parcel Map to the County Recorder for filing with recording fees paid by the applicant, and the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

**SUMMARY/DISCUSSION:**

On December 14, 2016 the Planning Commission approved a Combined Development Permit for the Geremia Minor Subdivision Project ("Project") consisting of: a) Coastal Development Permit for a Minor Subdivision of an approximately 0.54 acre parcel into two lots of approximately 0.25 acres (Lot 41) and 0.29 acres (Lot 42); and b) Coastal Administrative Permit and Design Approval to allow the construction of a 2,860 square foot two story single family residence with 532 square foot attached garage and 765 square foot veranda on the newly created Lot 42 (see Planning Commission Resolution No. 16-080).

On October 10, 2018, the applicant submitted a final parcel map to Resource Management Agency for review. The final Map was reviewed by all applicable reviewing agencies and signed by the County of Monterey Surveyor on October 24, 2018.

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting

Program, (adopted by the Monterey County Board of Supervisors Resolution No. 17-049), all reviewing agencies have ensured that all pre-filing Conditions of Approval are fully implemented prior to the approval of the final map.

Attached to this staff report are Dept./Agency Condition of Approval & Mitigation Measures Compliance Certification Forms signed by the reviewing agencies that certify that the applicant for the final map has complied with the applicable pre-filing conditions of approval and mitigation measures required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

This action is statutorily exempt from CEQA as it is a ministerial project for the acceptance of a final map. (CEQA Guidelines sec. 15268(b)(3)).

The project has been reviewed for consistency with the text, policies, and regulations in the 1982 Monterey County General Plan; Del Monte Forest Area Land Use Plan; and Monterey County Code Subdivision Ordinance, Coastal Zone (Title 19).

**OTHER AGENCY INVOLVEMENT:**

The Office of the County Counsel has reviewed the Final Parcel Map and Board Report and approved as to form and legality.

**FINANCING:**

Funding for staff time associated with this project is included in the FY17-18 Adopted Budget for RMA-Planning. All costs associated with maintenance of the easement will be born by the project applicant (Grantor) of the easement, not the County (Grantee).

**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: Elizabeth Gonzales, Associate Planner, ext. 5102

Reviewed by: Brandon Swanson, RMA-Planning Services Manager, ext. 5193

Approved by: John M. Dugan, FAICP, Deputy Director, RMA Land Use and Community Development

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

Attachment A - Final Parcel Map

Attachment B - Conditions of Approval & Mitigation Measures Compliance Forms

Attachment C - Property Tax Clearance Certification (Subdivision)

cc: Front Counter Copy; California Coastal Commission; Carl P. Holm, Director-Planning Department; Jacqueline R. Onciano, Planning Services Manager; Brandon Swanson, Planning Services Manager; Frank Geremia, owner; The Open Monterey Project; LandWatch; Project File PLN150809.