



County of Monterey

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

Board Report

File #: 19-0284, **Version:** 1

- a. Approve the Parcel Map for a minor subdivision to divide a 24,000 square foot parcel resulting into three (3) parcels of 7,632 square feet (Lot 1), 6,678 square feet (Lot 2), and 9,690 square feet (Lot 3); and
b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.

(Parcel Map - PLN170907/William H. Coffey, Vacant land at the intersection of Crane Street and McDougal Street, Castroville, Castroville Community Plan, North County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN170907

Owner: William H. Coffey (Formerly owned by Patricia L. Cooney Trust)

Project Location: Vacant land at the intersection of Crane Street and McDougal Street, Castroville

APN: 030-116-012-000

Plan Area: Castroville Community Plan, North County Area Plan

Flagged and Staked: No

CEQA Action: Statutorily Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15268 (b)(3) - Approval of Final Subdivision Maps.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide a 24,000 square foot parcel resulting into three (3) parcels of 7,632 square feet (Lot 1), 6,678 square feet (Lot 2), and 9,690 square feet (Lot 3); and
b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.

SUMMARY AND DISCUSSION:

Pursuant to Monterey County Code Section 19.04.060 (*Recording and acceptance of the parcel map*), the subject Parcel Map shall be approved by the Monterey County Board of Supervisors for recording, which is a ministerial action. Title 19 also authorizes the Chief of Planning to approve parcel maps (minor subdivisions) in the inland areas.

On September 19, 2018, the Resource Management Agency (RMA) Chief of Planning approved the associated Tentative Map (Resolution No. 18-054) for the Patricia L. Cooney Trust dated August 8, 2018 subject to conditions for which compliance was required before the Parcel Map could be approved for filing with the County Recorder. Since the Tentative Map approval, the property has been purchased and it is now owned by William H. Coffey.

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (adopted by the Monterey County Board of Supervisors pursuant to 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 report are Department/Agency Condition of Approval & Mitigation Measures Compliance Certification Forms and supporting documentation which have been entered into the County's electronic database: Accela Automation, also known as "Accela." (See Attachment F.) The new

owner has recently submitted a Property Tax Clearance Certification in accordance with California Government Code Section 66492 and the Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. RMA Planning staff has confirmed that all conditions of approval required for clearance prior to filing the Parcel Map with the County Recorder have been completed.

The Parcel Map is in substantial compliance with the approved Tentative Map which creates three (3) conforming, developable parcels. All applicable fees associated with the recordation of the Parcel Map have been satisfied, collected and deposited. There are no subdivision improvements associated with this Parcel Map. Therefore, staff recommends that the Board approve the subject Parcel Map for filing with the County Recorder, subject to the submittal of the applicable recording fees by the property owner.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for the filing of the parcel map with the County Recorder:

RMA-Planning
RMA-Public Works

FINANCING:

Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

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: Nadia Garcia, Associate Planner, ext. 5114

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

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

cc: Front Counter Copy; Nadia Garcia, Project Planner; Craig Spencer, Supervising Planner; William Coffey, Owner/Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN170907.

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

Attachment A - Cover letter 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

Attachment F - Conditions of Approval & Mitigation Measures Compliance Forms