



# County of Monterey

Item No.

## Board Report

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

Legistar File Number: 23-629

July 25, 2023

**Introduced:** 7/18/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

### **PLN190204 - ANTLE MIKE V ET AL**

Consider approval of a Final Parcel Map for the Antle minor subdivision dividing a 47-acre parcel into two lots of 8 acres and 39 acres.

**Project Location:** 701 Monterey-Salinas Highway, Salinas, CA

**Proposed 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 Monterey County Board of Supervisors:

- a. Find that accepting the Parcel Map is statutorily exempt per section 15268(b)(3) of the CEQA Guidelines
- b. Accept a Final Parcel Map for a minor subdivision to divide a 47-acre parcel into two lots (8 acres and 39 acres) each;
- 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 recording with all applicable recording fees paid by the applicant and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

### PROJECT INFORMATION:

**Owner:** Antle Mike v tr et al.

**APN:** 161-251-002-000

**Agent:** Dale Ellis, Anthony Lombardo & Associates

**Plan Area:** Toro Area Plan

**Flagged and Staked:** N/A

### SUMMARY/DISCUSSION:

On April 14, 2021, the Monterey County Planning Commission approved a Vesting Tentative Map (Resolution No. 21-012) for the subdivision of a 47-acre property into two separate parcels. The tentative map was approved subject to 11 conditions of approval.

Approval of a "Tentative Map" does not create separate lots. Lots are created once a final parcel map is recorded. Pursuant to Monterey County Code section 19.04.060 (recording and acceptance of the parcel map), the Board of Supervisors is the Appropriate Authority to accept a Final Parcel Map for recording. The final map must be consistent with the approved tentative map and all conditions applied to approval of the tentative map must be satisfied at the time the final map is accepted for filing with the County Recorder. Staff has reviewed the final parcel map and found it consistent with the

approved tentative map (**Attachment B**).

All conditions have been or will be satisfied at the time of final map filing with the County Recorder or are either ongoing and/or conditions that must be met after the recordation of the final map. 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. 22-311), all reviewing County agencies met on July 6, 2023, and confirmed that all pre-filing Conditions of Approval have been fully implemented. Attached to this report are the Department/Agency Condition of Approval & Mitigation Measures Compliance Certification Forms (CCFs) and supporting documentation which have been entered into the County's electronic database: Accela Automation, also known as "Accela." (**Attachment F**).

The owner has submitted a Property Tax Clearance Certification in accordance with California Government Code section 66492 (**Attachment E**) and a Parcel Map Guarantee in accordance with Government Code section 66465 of the Subdivision Map Act (**Attachment D**).

All applicable fees associated with the recordation of the Final Parcel Map have been collected. There are no subdivision improvements associated with this Final Parcel Map. Therefore, staff recommends that the Board approve the Final Parcel Map for filing with the County Recorder. The property owner is responsible for the applicable recording fees.

CEQA:

The acceptance of a Final Parcel Map is statutorily exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines section 15268(b)(3) as a ministerial project that requires no discretionary action by the appropriate authority.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the Final Parcel Map:

Environmental Health Bureau

FINANCING:

Funding for staff time associated with this project is included in the FY2023-24 Adopted Budget for HCD Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD customers. Processing this Final Parcel Map 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: Kenny Taylor, Associate Planner, ext. 5096

Reviewed by: Craig Spencer, Interim Director of Housing & Community Development

<sup>DS</sup>  
CS

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

Attachment A - Minor Subdivision Planning Commission Resolution No. 21-012

Attachment B - Approved Vesting Tentative Map

Attachment C - Final Parcel Map

Attachment D - Parcel Map Guarantee

Attachment E - Property Tax Clearance Certification

Attachment F - Condition of Approval & Mitigation Measures Compliance Forms (CCF)

cc: Front Counter Copy; Craig Spencer, Interim HCD Director, Dale Ellis c/o Anthony Lombardo and Associates, Agent; Mike Antle, Applicant/Owner; Michael Weaver, interested party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190204.