



County of Monterey

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

Board Report

File #: 20-905, **Version:** 1

- a. Accept a Final Parcel Map for a minor subdivision to divide a 9.26-acre parcel into three parcels of 3.086 acres each.
- b. Direct the Clerk of the Board to submit the Final Parcel Map to the County Recorder for recording, subject to the collection of the applicable fees.

Project Title: PLN040529 - MARIA A VASQUEZ, FERMIN VASQUEZ, AND JUAN ANTONIO VASQUEZ

Project Location: 34735 Metz Road, Soledad, 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. Accept a Final Parcel Map for a minor subdivision to divide a 9.26-acre parcel into three parcels of 3.086 acres each.
- b. Direct the Clerk of the Board to submit the Final Parcel Map to the County Recorder for recording, subject to the collection of the applicable fees.

PROJECT INFORMATION:

Owner: Maria A Vasquez, Fermin Vasquez, and Juan Antonio Vasquez

APN: 257-121-019-000

Agent: Joel Panzer, Maureen Wruck Planning Consultant, LLC

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

On September 11, 2018, the Monterey County Board of Supervisors approved the associated Vesting Tentative Map (Resolution No. 18-317) for Vasquez, et al, dated January 2012, subject to conditions for which compliance was required before the Parcel Map could be approved for filing with County Recorder.

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.

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. 17-060, as amended by the Board), all reviewing County agencies met on October 1, 2020 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 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 Final Parcel Map is in substantial compliance with the approved Vesting Tentative Map which creates three (3) conforming, previously developed parcels. All applicable fees associated with the recordation of the Final Parcel Map have been satisfied, collected, and deposited. There are no subdivision improvements associated with this Final Parcel Map. Therefore, staff recommends that the Board approve the subject Final Parcel Map for filing with the County Recorder, subject to the submittal of the applicable recording fees by the property owner.

CEQA

The acceptance of a Final Parcel Map is Statutorily Exempt 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:

- Monterey County Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Mission Soledad Rural Fire Protection Department
- Office of County Counsel

FINANCING:

Funding for staff time associated with this project is included in the FY2020-21 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA 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: Brandon Swanson, RMA Services Manager

Approved by: Carl P. Holm, AICP, RMA Director

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Tony Vasquez, Property Owner, Joel Panzer, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN040529.

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

Attachment A - Cover letter to the Clerk of the Board

Attachment B - Project Data Sheet

Attachment C - Parcel Map

Attachment D - Parcel Map Guarantee

Attachment E - Property Tax Clearance Certification

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