



County of Monterey

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

Board Report

File #: 22-439, Version: 1

PLN040757 - PIPER LEO B & MARY JO TRS

Approval of a Final Parcel Map for a minor subdivision to divide a 10-acre parcel into two lots (2.72 acres and 7.28 acres) each.

Project Location: 662 Harrison Road, 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. Accept a Final Parcel Map for a minor subdivision to divide a 10-acre parcel into two lots (2.72 acres and 7.28 acres) each;
- b. Find that the Board's acceptance of the Final Map is statutorily exempt from environmental review per section 15268(b)(3) of the CEQA Guidelines;
- 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: Leo B Piper, and Mary Jo TRS

APN: 113-271-163-000

Agent: Gail Hatter-Crawford, Anthony Lombardo & Associates

Plan Area: Greater Salinas Area Plan

Flagged and Staked: N/A

SUMMARY/DISCUSSION:

On October 29, 2009, the Monterey County Minor Subdivision Committee approved a Vesting Tentative Map (Resolution No. 09-013) for the subdivision of a 10-acre property into two separate parcels for future residential development. The tentative map was approved subject to 29 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 A**).

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 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. 19-214, as amended by the Board), all reviewing County agencies met on October 9, 2021 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 per 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:

Monterey County Environmental Health Bureau

Monterey County Regional Fire District

Office of the County Counsel

FINANCING:

Funding for staff time associated with this project is included in the FY2021-22 Adopted Budget for Community Development Unit 8543, Appropriation Unit HCD002.

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, HCD-Planning Services Manager

Approved by: Erik V. Lundquist, HCD Director

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

Attachment A - Minor Subdivision Committee Resolution No. 09-013

Attachment B - Approved Vesting Tentative Map

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)

cc: Front Counter Copy; Craig Spencer, HCD-Chief of Planning Services; PIPER LEO B & MARY JO TRS, Property Owner, Gail Hatter-Crawford, Agent; Erik Lundquist, HCD-Director of Planning Services; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN040757.