



County of Monterey

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

Board Report

File #: 19-0664, **Version:** 1

PLN160605 - MALDONADO

- a. Accept the Parcel Map for a minor subdivision to divide a 26,500 square foot parcel resulting into two (2) parcels of 12,940 square feet (Lot 1), 13,560 square feet (Lot 2); 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 and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

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

Project Location: 441-A Hyland Drive, Salinas

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Parcel Map for a minor subdivision to divide a 26,500 square foot parcel resulting into two (2) parcels of 12,940 square feet (Lot 1), 13,560 square feet (Lot 2); 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 and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

PROJECT INFORMATION:

Planning File Number: PLN160605

Owner: Leticia Maravillo Maldonado

APN: 261-111-015-000

Plan Area: Greater Salinas Area Plan

Flagged and Staked: No

SUMMARY AND DISCUSSION:

RMA considered a Parcel Map by the owner Ms. Leticia Maldonado, to divide a 26,500 square foot parcel located on Hyland Drive in Salinas. This qualifies as a minor subdivision resulting into two (2) parcels of 12,940 square feet (Lot 1), 13,560 square feet (Lot 2). On December 6, 2017, the Resource Management Agency (RMA) Chief of Planning, as the Appropriate Authority, approved the Parcel Map (Resolution No. 17-060) subject to conditions.

Pursuant to Monterey County Code Section 19.04.060 (*Recording and acceptance of the parcel map*), the Board of Supervisors is that Appropriate Authority to accept a Parcel Map for recording. The Board must accept that a Parcel Map has complied with conditions before the map can be approved for filing with the County Recorder. Accepting that a parcel map has complied with conditions is a ministerial action under CEQA.

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), 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 (CCFs) and supporting documentation which have been entered into

the County's electronic database: Accela Automation, also known as "Accela." (See Attachment F.) The 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 two (2) 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 FY 2019-20 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. Development of vacant parcels generates revenue to the County through permit fees and property taxes.

Check the related Board of Supervisors Strategic Initiatives:

☒ Economic Development

☒ Administration

Health & Human Services

☐ Infrastructure

☐ Public Safety

Prepared by: Son Pham-Gallardo, Associate Planner, ext. 5226

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; Son Pham, Project Planner; Brandon Swanson, Interim RMA Chief of Planning; Leticia Maldonado, Owner/Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160605.

Attachments: The following attachments are 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