



County of Monterey

Item No.39

Board Report

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

Legistar File Number: 26-530

June 09, 2026

Introduced: 5/19/2026

Current Status: Housing & Community
Development - Consent

Version: 1

Matter Type: General Agenda Item

- a. Find that accepting the Parcel Map is Statutorily Exempt pursuant to section 15268(b)(3) of the California Environmental Quality Act (CEQA) Guidelines;
 - b. Accept the Parcel Map for a minor subdivision to divide a 23.67-acre parcel into two parcels containing 18.567 acres and 5.1 acres in size;
 - c. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
 - d. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, with applicable recording fees to be paid by the applicant.
- (Parcel Map - PLN240101/Bates Charles Carroll et al., 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan (APN:103-021-007-000))

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that accepting the Parcel Map is Statutorily Exempt pursuant to section 15268(b)(3) of the CEQA Guidelines;
- b. Accept the Parcel Map for a minor subdivision to divide a 23.67-acre parcel into two parcels containing 18.567 acres and 5.1 acres in size;
- c. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- d. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, with applicable recording fees to be paid by the applicant.

SUMMARY:

On July 16, 2025, the Chief of Planning approved a Tentative Map for a lot split at 577 Viejo Road, Carmel (File No. PLN240101). Since that time, the landowner has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and the Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act (SMA). The developer has also met all seven conditions of approval required for clearance prior to recording the Parcel Map. The applicant is now ready to record the final Parcel Map. Staff recommends that the Board accept the Parcel Map and direct the Clerk of the Board to submit the Bates Parcel Map to the County Recorder for recording.

DISCUSSION:

The Parcel Map was reviewed by Housing and Community Development (HCD) and Public Works, Facilities and Parks (PWFP) for compliance with Title 19 and the SMA. As presented in **Attachment A**, the Parcel Map conforms with the regulations and is ready to record.

Of the seven conditions of approval in Resolution No. 25-031 (HCD File No. PLN240101), four were standard legal requirements for a permit of this type (Condition No. 1, Specific Uses, Condition No. 2, record a Permit Approval Notice, and Condition No. 6, Standard Indemnification Obligation, and Condition No. 7, file a Notice of Exemption for the California Environmental Quality Act (CEQA) decision). The applicable public utility companies, Pacific Gas and Electric Co. and California American Water, were given an opportunity to review the draft Parcel Map and comment, therefore Condition No. 3 was met. Condition No. 4, to include Easements and Right-of-Way on the Parcel Map, was also met. Finally, Condition No. 5 requires the landholder to request a new address be assigned to the new parcel's following the recordation of the Parcel Map. The landholder/permit holder has agreed to comply with Condition No. 5 within 2026. In sum, the Parcel Map has satisfied conditions required and the map is ready to be recorded.

California Environmental Quality Act (CEQA)

Approval of final subdivision maps, including Parcel Maps, is considered a ministerial action, and is statutorily exempt from CEQA review, per CEQA Section 15268(b)(3). The project involves the recordation of a Parcel Map, for a previously approved minor subdivision, for which all "prior to recordation of map" conditions have been satisfied.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

The Office of the County Counsel has reviewed this report as to form.

Public Works reviewed the draft Parcel Map for compliance with Title 19 of the Monterey County Code and the Subdivision Map Act.

Cypress Fire Protection District reviewed the parcel design and access routes.

FINANCING:

Funding for staff time associated with this project is included in the FY2025-26 Adopted Budget within Community Development General Fund 001, Appropriation Unit HCD002, Unit 8543. Fees for filing the Parcel Map will be paid by the permit holder. Staff time associated with this project is charged to the deposit that the landholder provided for both the planning permit (PLN240101), Public Works staff and Cypress Fire Protection District staff time, and HCD's condition compliance activities.

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Approved by: Craig Spencer, HCD Director, 831-755-5233

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

Attachment A - Memorandum to the Clerk of the Board

Attachment B - Vicinity Map

Attachment C - Parcel Map

Attachment D - Property Tax Clearance Certificate