



County of Monterey

Item No.

Board Report

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

Legistar File Number: 25-394

June 17, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

PLN180560 - GOMEZ SALLY T

Consider approval of a Final Parcel Map for the Gomez minor subdivision dividing a .50-acre parcel into two lots.

Project Location: 22 Willow Road, Royal Oaks

Proposed CEQA Action: Statutorily Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15268(b)(3) - Approval of Final Subdivision Maps.

RECOMMENDATION:

It is recommended that the County of Monterey 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 a Final Parcel Map for the Gomez minor subdivision dividing a .50-acre parcel into two lots consisting of .23 acres (Parcel 1) and .27 acres (Parcel 2);
- 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: Sally Gomez

APN: 119-121-031-000

Agent: Lee Marcum

Plan Area: North County Land Use Plan, Coastal Zone

Flagged and Staked: N/A

SUMMARY/DISCUSSION:

On July 31, 2019, the County of Monterey Planning Commission approved a Vesting Tentative Map (Planning File No. PLN180560, Resolution No. 19-022) for the subdivision of a 21,780 square foot (.50-acre) property located at 22 Willow Road in Royal Oaks, into two separate parcels. Prior to the subdivision, there were two existing single family dwellings on the lot. The subdivision involved creating two separate lots, each with an existing dwelling. The Tentative Map was approved subject to 5 conditions of approval.

Approval of a "Tentative Map" does not create separate lots for the purposes of sale, lease, or finance. 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 concurrent with 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 County of Monterey Board of Supervisors pursuant to Resolution No. 22-311), all reviewing County agencies confirmed that pre-Final Map 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**).

Fees associated with the review 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 pursuant to 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:

Public Works, Facilities, and Parks

FINANCING:

Funding for staff time associated with this project is included in the Adopted Budget for FY2024-25, Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents an 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 the 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: Kayla Nelson, Associate Planner, ext. 6408

Reviewed by: Craig Spencer, HCD Director

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

Attachment A - Minor Subdivision Planning Commission Resolution No. 19-022

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, HCD Director; Kayla Nelson, Associate Planner; Lee Marcum, Agent; Sally Gomez, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN180333.