



County of Monterey

Item No.

Board Report

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

Legistar File Number: A 26-139

May 12, 2026

Introduced: 4/20/2026

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Accept a Parcel Map for a Spreckels Industrial Park LLC Minor Subdivision dividing one parcel (155.4 acres) into two parcels of 109.1 acres (Parcel 1) and 46.3 acres (Parcel 2).
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, with all applicable recording fees paid by the applicant.
(Parcel Map - PLN180496/Spreckels Industrial Park LLC, 129 Spreckels Blvd., Spreckels, CA, Greater Salinas Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN180496

Owner: Spreckels Industrial Park LLC

Project Location: 129 Spreckels Blvd., Spreckels

APNs: 177-021-025-000 & 177-021-016-000

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

CEQA Action: Mitigated Negative Declaration as adopted by the Planning Commission on August 26, 2020, pursuant to Resolution No. 20-029 for the minor subdivision (**Attachment B**). Accepting the Final Parcel Map is statutorily exempt from CEQA review pursuant to section 15268(b)(3) of the CEQA Guidelines.

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 a Parcel Map for a Minor Subdivision dividing one parcel (155.4 acres) into two parcels of 109.1 acres (Parcel 1) and 46.3 acres (Parcel 2);
- 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 all applicable recording fees paid by the applicant.

SUMMARY:

On August 26, 2020, the Monterey County Planning Commission approved a Vesting Tentative Map for a Minor Subdivision (Resolution No. 20-029; **Attachment B**) for the division of a 155.4-acre lot, resulting in two (2) parcels containing 109.1 acres (Parcel 1) and 46.3 acres (Parcel 2). The Minor Subdivision creates two parcels for Agricultural Industrial use at the Tanimura & Antle facility in Spreckels. The subdivision was approved with five conditions of approval that required actions prior to or concurrent with acceptance and filing of the Parcel Map with the County Recorder. All pre-filing

Conditions of Approval contained in adopted Resolution No. 24-040 have been cleared. The Applicant/Owner has submitted a Property Tax Clearance Certification (**Attachment E**) in accordance with California Government Code Section 66492 and a Parcel Map Guarantee (**Attachment D**) in accordance with Government Code Section 66465 of the Subdivision Map Act.

The Parcel Map (**Attachment C**) is in substantial compliance with the approved Tentative Map which creates two conforming 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:

- Public Works, Facilities, and Parks
- Environmental Health Bureau

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.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD customers. Processing this application 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: Steve Mason, Associate Planner (831-759-7375)

Reviewed and Approved by: Craig Spencer, Director

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

- Attachment A - Cover Letter to the Clerk of the Board
- Attachment B - Resolution No. 20-029
- Attachment C - Parcel Map
- Attachment D - Parcel Map Guarantee
- Attachment E - Property Tax Clearance Certification

cc: Front Counter Copy; Steve Mason, Project Planner; Craig Spencer, HCD-Director; Spreckels

Industrial Park LLC, Owner/Applicant; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN180496