

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: July 12, 2011		CONSENT X	AGENDA NO: 64
SUBJECT:			
<p>a. Approve the Final Map to allow the merger and re-subdivision of eight legal lots of record ranging in size from 0.115 to 1.531 acres, resulting in: one parcel (Parcel "A" - 0.150 acres) to separate/subdivide an existing single family dwelling, one parcel (Parcel "B" - approximately 3.371 acres) for a 59-unit apartment complex, five parcels (Parcels "C"–"G" approximately 0.125 acres each) for single family residences, one parcel (Parcel "H"- approximately 0.5934 acres) with approximately 0.466 acres located in the Coastal Zone, designated as a Conservation and Scenic Easement, and a Well Lot (0.046 acres).</p> <p>b. Accept and authorize the Chair to sign the Conservation and Scenic Easement Deed;</p> <p>c. Accept and authorize the Chair to sign the Subdivision Improvement Agreement;</p> <p>d. Direct the Clerk of the Board to submit the Final Map, Conservation and Scenic Easement Deed and the Subdivision Improvement Agreement to the County Recorder for recording.</p> <p>(PLN080039/ Chapin-Axtell / Preston St & Axtell St Castroville/ Castroville Community Plan Area)</p>			
Project Location:	Northern Corner of Axtell Street and Preston Street and areas north and west of Davis Street, Castroville.	APN:	030-041-001-000, 030-041-003-000, 030-041-004-000, 030-041-005-000, 030-041-008-000, 030-011-009-000 and 030-011-011-00
Planning Number:	PLN 080039	Name:	Chapin
Plan Area:	Castroville Community Plan	Flagged	
Zoning Designation:	HDR/*Z; MDR/1; and RC (CZ)	and	NO
CEQA Action:	Addendum to EIR (SCH# 2005061132)	Staked:	
DEPARTMENT:	RMA – Planning Department		

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Final Map to allow the merger and re-subdivision of eight legal lots of record ranging in size from 0.115 to 1.531 acres, resulting in: one parcel (Parcel "A" - 0.150 acres) to separate/subdivide an existing single family dwelling, one parcel (Parcel "B" - approximately 3.371 acres) for a 59-unit apartment complex, five parcels (Parcels "C"–"G" approximately 0.125 acres each) for single family residences, one parcel (Parcel "H"- approximately 0.5934 acres) with approximately 0.466 acres located in the Coastal Zone, designated as a Scenic Easement, and a Well Lot (0.046 acres).
- b. Accept and Authorize the Chair to sign the Conservation and Scenic Easement Deed.
- c. Accept and authorize the Chair to sign the Subdivision Improvement Agreement;
- d. Direct the Clerk of the Board to submit the Final Map, Conservation and Scenic Easement Deed and Subdivision Improvement Agreement to the County Recorder for recording.

SUMMARY:

The subject subdivision was approved by the Board of Supervisors on March 17, 2009 as part of a Combined Development Permit (PLN080039). The Combined Development Permit includes a Standard Subdivision Tentative Map to allow the merger and re-subdivision of eight legal lots of record ranging in size from 0.115 to 1.531 acres, resulting in: one parcel (Parcel "A" - 0.150 acres) to separate/subdivide an existing single family dwelling, one parcel (Parcel "B" - approximately 3.371 acres) for a 59-unit apartment complex, five parcels (Parcels "C"–"G" approximately 0.125 acres each) for single family residences, one parcel (Parcel "H"- approximately 0.5934 acres) with approximately 0.466 acres located in the Coastal Zone, designated as a Scenic Easement, and a Well Lot (0.046 acres).

DISCUSSION:

The Chapin Combined Development Permit (PLN080039) was approved by the Subdivision Committee on December 11, 2008. On March 17, 2009 the Board of Supervisors considered the certified Environmental Impact Report (EIR) for the Castroville Community Plan and an Addendum to the EIR and approved the Combined Development Permit (Resolution # 09-185). The Combined Development Permit was approved subject to 61 Conditions of Approval including compliance with 10 Mitigation Measures of the Castroville Community Plan Environmental Impact Report. The Conditions of Approval applicable to the subdivision include the recordation of a Conservation and Scenic Easement over proposed Parcel "H" (Condition No. 10) and compliance with the Inclusionary Housing requirements (Condition No. 37). The developer has submitted a tax certificate in accordance with Government Code Section 66492 and a final Map Guarantee pursuant to Govt. Code Section 66465 of the Subdivision Map Act and has met all applicable conditions of the approved tentative map. The documents listed above need to be accepted by the Board and submitted with the map for recording.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the Conservation and Scenic Easement Deed as to form. Due to late submission of this Board Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy or other implication to the County of Monterey.

FINANCING:

There is no financial impact on the County General Fund. Funding for the staff time associated with this project has been collected for processing and review required for the applicant to proceed.

Prepared by:

Approved by:

Lucy Bernal, Land Use Technician
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Mike Novo Director-RMA Planning
Department

This report was prepared with assistance by Wanda Hickman.

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Environmental Health Bureau; Public Works; Monterey County Water Resources Agency; North County Fire Protection District; Mike Novo; Wanda Hickman ; Planning Services Manager; Applicant/Owner (Don Chapin); Project File

Attachments: Exhibit A Board Order
Exhibit B Cover letter to the Clerk of the Board
Exhibit C Conservation and Scenic Easement Deed
Exhibit D Vicinity Map

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

- Final Map
- Property Tax Clearance Certification (Subdivision)
- Parcel Map Guarantee
- Subdivision Improvement Agreement
- Inclusionary Housing Agreement