



County of Monterey

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

Board Report

File #: 12-501, **Version:** 1

- a. Approve the Parcel Map for a minor subdivision to divide a 5.095 acre parcel into two parcels of 2.998 acres and 2.097 acres; and
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing.
(Parcel Map - PLN100638/ Cara Mia II, LLC and Nancy B Ausonio, 10735 Ocean Mist Parkway, Castroville, North County Area Plan and Castroville Community Plan Area)

PROJECT INFORMATION:

Planning File Number: PLN100638

Owner: Cara Mia II, LLC and Nancy B Ausonio

Project Location: 10735 Ocean Mist Parkway, Castroville

APN: 030-301-014-000

Agent: John Silva

Plan Area: North County Area Plan and Castroville Community Plan Area

Flagged and Staked: No

CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268 (b)(3)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide a 5.095 acre parcel into two parcels of 2.998 acres and 2.097 acres; and
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for filing.

SUMMARY:

The developer has submitted a tax clearance certificate in accordance with Government Code Section 66492 and the Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act and has met all the conditions of approval required for clearance prior to recording the Parcel Map. The Parcel Map is in substantial compliance with the approved Tentative Map.

DISCUSSION:

On August 17, 2011, the Director of RMA-Planning Department approved the Cara Mia II, LLC and Nancy B Ausonio Minor Subdivision Tentative Map to subdivide an undeveloped 5.095 acre parcel into two parcels of 2.998 acres and 2.097 acres.

The proposed Parcel Map has been reviewed and determined by staff to be in substantial compliance with the approved Tentative Parcel Map and project conditions of approval, including a note on the Parcel Map for condition no. 4. Therefore, staff recommends that the Board approve the Cara Mia II, LLC and Nancy B Ausonio Map for recording.

General Plan policy NC-1.5 prohibits subdivisions of land with a residential designation in North County. The

policy does not apply to land designated Industrial or “within adopted Community Areas;” this site meets both of those criteria. Therefore, this subdivision is consistent with the policy.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording of the Parcel Map:

Planning Department
Public Works Department

FINANCING:

Funding for staff time associated with this project is included in the FY11-12 Final Budget for the Planning Department.

Prepared by: Joanne León, Land Use Technician ext. 5138

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Laura Lawrence, Planning Services Manager

cc: Front Counter Copy; Mike Novo; Laura Lawrence, Planning Services Manager; Cara Mia II, LLC and Nancy B Ausonio, Applicant/Owner; John Silva, Agent; The Open Monterey Project; LandWatch; Project File PLN100638.

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

Attachment A	Cover letter to the Clerk of the Board
Attachment B	Parcel Map
Attachment C	Vicinity Map
Attachment D	Parcel Map Guarantee
Attachment E	Tax Clearance Certificate