

**Before the Monterey County Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

Armstrong Sandhill Ranch LLC Et Al (PLN160374)

RESOLUTION NO. 18-006

Resolution by the Monterey County Planning Commission:

- 1) Adopting a Negative Declaration; and
- 2) Approving a merger and re-subdivision (Minor Subdivision) to subdivide two legal lots totaling 1,477.11 acres into four new lots of record consisting of 418.65 acres (Parcel 1), 590.69 acres (Parcel 2), 242.5 acres (Parcel 3), 73.84 acres (Parcel 4), and a remainder parcel of 151.43 acres.

(PLN160374), Armstrong Sandhill Ranch LLC Et Al, 14995 Del Monte Boulevard, Marina, North County Area Plan (APN: 175-011-038-000, 175-011-044-000, 175-011-045-000, 175-011-046-000, 175-011-050-000, 203-011-021-000, 203-011-023-000, and 203-011-024-00)

The Armstrong Sandhill Ranch LLC Et Al application (PLN160374) for a Minor Subdivision came on for public hearing before the Monterey County Planning Commission on February 14, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the use proposed.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Inland Subdivision Ordinance (Title 19).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 14995 Del Monte Boulevard, Marina (Assessor’s Parcel Numbers: 175-011-038-000, 175-011-044-000, 175-011-045-000, 175-011-046-000, 175-011-050-000, 203-011-021-000, 203-011-023-000, and 203-011-024-00), North County Area Plan. The parcels are zoned PG/40-UR-D-S or “Permanent Grazing, Urban Reserve, with Design Control and Site Plan Review Overlays”,

which allows agricultural grazing of land as an allowed use. The minor subdivision does not propose any development and is being proposed to allow parcel lines to match long-term agricultural leases. The project includes a remainder parcel with is zoned LI(CZ) or “Light Industrial, Coastal Zone”, which is also under active grazing operations. No development is proposed on this parcel as a part of the minor subdivision application. Therefore, the project is an allowed land use for this site.

- c) Monterey County Subdivision Ordinance (Inland) Section 19.04.025.C, allows the Chief of Planning to consider minor subdivision applications proposed within the inland zoned areas of the County.
- d) Two legal lots of record currently exist; Parcel A as shown in Volume 7 of Survey Maps Page 102 containing of approximately 1,252 acres and Parcel B as shown on the same survey map containing approximately 225 acres. Parcel A is located east of Highway 1 and includes lands within the City of Marina and within the unincorporated areas of Monterey County. Parcel B is located west of Highway 1 (in the Coastal Zone) and is also located partially within the City of Marina and partially within the unincorporated area of Monterey County. This minor subdivision would divide Parcel A into three lots; Parcel 1, approximately 419 acres; Parcel 2, approximately 591 acres; and Parcel 3, approximately 242 acres and would split Parcel B into two lots including Parcel 4, approximately 79 acres and a 151 acre remainder lot. Parcels 3 and 4 of the minor subdivision would be located entirely within the City of Marina limits and Parcels 1, 2, and the remainder lot would be located in the unincorporated area of the County. The County is not the lead agency for projects and subdivisions within the City of Marina.
- e) Monterey County Subdivision Ordinance (Coastal) Section 19.04.025.A requires minor subdivision applications to be considered by the Planning Commission. In this particular case, only the remainder parcel is located within the unincorporated area of the Coastal Zone. Pursuant to the Subdivision Map Act, Section 66424.6(a)(1), “*The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required*”. Therefore, the remainder parcel is not considered as a “parcel” included in the proposed minor subdivision; and the project does not require review by the Planning Commission
- f) The proposed parcel sizes range from 73.84 acres to 590.69 acres, which is consistent with the required minimum parcel size (40 acres) under the zoning and land use designations of the parcels.
- g) The project is consistent with 2010 General Plan Policy AG-1.1. Within the unincorporated area of the County, the boundary reconfiguration is proposed to improve efficiency in management of the existing grazing and row-crop operations and assure financing and will not interfere with the routine and ongoing agricultural operations. The proposed project does not include any construction activities. Therefore, the existing agricultural operations will not be impacted or disrupted by the proposed subdivision.

- h) The proposed minor subdivision is consistent with Policy AG-1.4 of the 2010 General Plan. The proposed boundary reconfiguration maintains the minimum parcel size requirement under the zoning classification.
- i) The minor subdivision is consistent with Policy AG-1.3 of the 2010 General Plan. Within the unincorporated areas, the minor subdivision is being requested in order to efficiently continue existing agricultural activities while allowing the owner to obtain necessary financing of the land to continue ongoing operations.
- j) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- k) The project planner conducted a site inspection to verify that the project on the subject parcels conforms to the plans listed above.
- l) The project was referred to the North County Land Use Advisory Committee (LUAC) for review on July 6, 2016. The LUAC recommended approval of the project with a 9-0 vote (no members absent).
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160374.

2. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) There would be no increase in need for emergency services as a result of the subdivision. Accessibility of the lots to and by public agencies would not change as a result of creating one new lot. The existing agricultural uses (row crops/grazing) would not change nor require additional or improved public services.
 - c) See preceding and following Findings and Evidence.

3. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection to verify that the site has no violations.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160374.

4. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN160374).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference.
 - e) The Draft Negative Declaration ("ND") for PLN160374 was prepared in accordance with CEQA and circulated for public review from April 10, 2017 through May 19, 2017 (SCH#: 2017041032).
 - f) Issues that were analyzed in the Negative Declaration include: biological resources. No potentially significant effects warranting mitigation have been identified.
 - g) Evidence that has been received and considered includes: the application, project analysis (see Finding 1/Site Suitability), staff reports that reflect the County's independent judgment, and information presented during project review. These documents are on file in RMA-Planning (PLN160374) and are hereby incorporated herein by reference.
 - h) All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

The site has the potential to support Kellogg's Horkelia. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- i) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Negative Declaration.
- j) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

5. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:** The project has an adequate water supply system to serve the development. The project is not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1.

- EVIDENCE:**
- a) The proposed project is a division of existing agricultural lands with no proposal of development.
 - b) The proposed project is located within Zone 2C of the Salinas Valley groundwater basin for which a rebuttable presumption of Long-Term Sustainable Water Supply exists.
 - c) There is no expansion of use which will require the use of additional water from the onsite well. The onsite well will continue to serve the existing agricultural operations.
 - d) See preceding and following Findings and Evidence.

6. **FINDING:** **SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:

- 1. That the proposed map is not consistent with the applicable general plan and specific plans.
- 2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
- 3. That the site is not physically suitable for the type of development.
- 4. That the site is not physically suitable for the proposed density of development.
- 5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

None of the circumstances requiring denial of the minor subdivision apply.

- EVIDENCE:**
- a) Consistency. The project as designed and conditioned is consistent with the 2010 Monterey County General Plan, and North County Area Plan (See also Finding 1 with supporting evidence).
 - b) Design. The lot design is consistent with the Lot Design Standards of MCC Section 19.10.030.
 - c) Site Suitability. The site is suitable for the proposed project including the type and density of the development (see Finding 1).
 - d) Environment. The subdivision design and improvements will not cause environmental damage to fish or wildlife habitat (see Finding 4).
 - e) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding 2).
 - f) Water Supply. MCC Section 19.10.070 requires provisions shall be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. MCC Sections 19.03.015.L and 19.07.020.K require Water Supply and Nitrate Loading Information in order to assess these adequacy of the water supply and proof that there is a long term water supply to serve the project. The project is a division of existing agricultural lands and proposes no development. The proposed project is located within Zone 2C of the Salinas Valley groundwater basin for which a rebuttable presumption of Long-Term Sustainable Water Supply Exists (see Finding Nos. 5).
 - g) Public Services. The proposed project will result in the creation of one new lot within the PG (Permanent Grazing) zoning designation. While it would potentially allow the construction of a new residence in the future, no development is proposed or anticipated. The land(s) will remain in active agricultural (row crop/grazing) use and are covered by long-term agricultural leases. Therefore, the project will not require water or wastewater facilities or water entitlements and would not produce solid waste.
 - h) Easements. The subdivision or the type of improvements will not conflict with easements. A 30-foot wide road easement is proposed to be recorded over an existing access road, along the boundaries of Parcel 1 and Parcel 3, to provide access to Parcel 2. This easement is shown on the proposed tentative map, and is required to be shown on the recorded Parcel Map (Conditions 7 and 8).
 - i) Traffic. The proposed project will result in the creation of one new lot within the PG (Permanent Grazing) zoning designation. While it would potentially allow the construction of a new residence in the future, no development is proposed or anticipated and the lands will remain in long-term agricultural leases and production. Furthermore, under the PG zoning designation, only agricultural related residence (accessory to the agricultural use of the property) would be allowed. Access for the area would remain unchanged so there is no increase in hazards due to a design feature (e.g., sharp curves or dangerous

intersections) or incompatible uses (e.g., farm equipment). Although the project increases the number of lots by one, there would be no new access impact since the number of access points would not increase.

j) See preceding and following Findings and Evidence.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
 - c) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Coastal Land Use Plan).
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN160374.
- 8 **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 19.16.020.B of the Monterey County Zoning Ordinance.


DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Adopt a Negative Declaration; and
- B. Approve a merger and re-subdivision (Minor Subdivision) to subdivide two legal lots totaling 1,477.11 acres into four new lots of record consisting of 418.65 acres (Parcel 1), 590.69 acres (Parcel 2), 242.5 acres (Parcel 3), 73.84 acres (Parcel 4), and a remainder parcel of 151.43 acres, in general conformance with the attached plans and subject to the conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of February 2018 upon motion of Commission Padilla, seconded by Commissioner Diehl, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Mendez, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None
ABSENT: None
ABSTAIN: None



Jacqueline R. Onciano,
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 16 2018,

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 26 2018.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

- 1. This permit expires 3 years after the above date of granting thereof unless recordation of the Parcel Map has occurred, or an extension has been granted.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN160374

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor Subdivision (PLN160374) allows the subdivision of two parcels of 1,477.11 combined acres into four parcels of 418.65 acres (Parcel 1), 590.69 acres (Parcel 2), 242.5 acres (Parcel 3), 73.84 acres (Parcel 4), and a remainder of 151.43 acres. The property is located at 14995 Del Monte Blvd, Marina (Assessor's Parcel Numbers 175-011-038-000, 175-011-044-000, 175-011-045-000, 175-011-046-000, 175-011-050-000, 203-011-021-000, 203-011-023-000, and 203-011-024-00), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor Subdivision (Resolution Number 18-006) was approved by the RMA Chief of Planning for Assessor's Parcel Numbers: 175-011-038-000, 175-011-044-000, 175-011-045-000, 175-011-046-000, 175-011-050-000, 203-011-021-000, 203-011-023-000, and 203-011-024-000 on June 7, 2017. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. PD051 - REMAINDER PARCEL ON THE PARCEL/FINAL MAP

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the parcel/final map stating "Prior to a permit or other grant of approval for the development of a remainder parcel, a Certificate of Compliance shall be recorded for the remainder parcel." Notes shall also be placed on the parcel/final map specifying the conditions required for the remainder parcel. The conditions shall enumerate all construction requirements for improvements, including payment of fees associated with any deferred improvements, which are necessary for public health or safety or as a prerequisite to the orderly development of the surrounding area. The conditions shall be fulfilled prior to a permit or other grant of approval for the development of a remainder parcel. (RMA- Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the parcel/final map, the Owner/Applicant shall submit a draft parcel/final map with conditions applicable to the remainder parcel to RMA - Planning and RMA - Public Works for review and approval.

Prior to a permit or other grant of approval for the development of a remainder parcel, the Owner/Applicant shall request that RMA-Planning record a Certificate of Compliance for the remainder parcel.

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

6. PDSP01 - APPLICABILITY OF CONDITIONS OF APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Parcels 1, 2 and the remainder parcel are located within the jurisdiction of the County of Monterey. Parcels 3 and 4 are within the jurisdiction of the City of Marina. The conditions of approval are applicable only to Parcels 1 and 2. The Final Parcel Map shall include signature lines for both the County Surveyor and the City of Marina Public Works Director.

Compliance or Monitoring Action to be Performed: The applicant shall submit a Final Parcel Map that includes signature lines for both the County Surveyor and the City of Marina Public Works Director. Prior to the recordation of the Final Parcel Map, the map shall be signed by both the County Surveyor and the City of Marina Public Works Director.

7. PW0015 – UTILITY’S COMMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map Owner/Applicant/Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW.

8. PW0031 - PARCEL MAP

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: File a parcel map delineating all existing and required easements or rights-of-way and monument new lines.

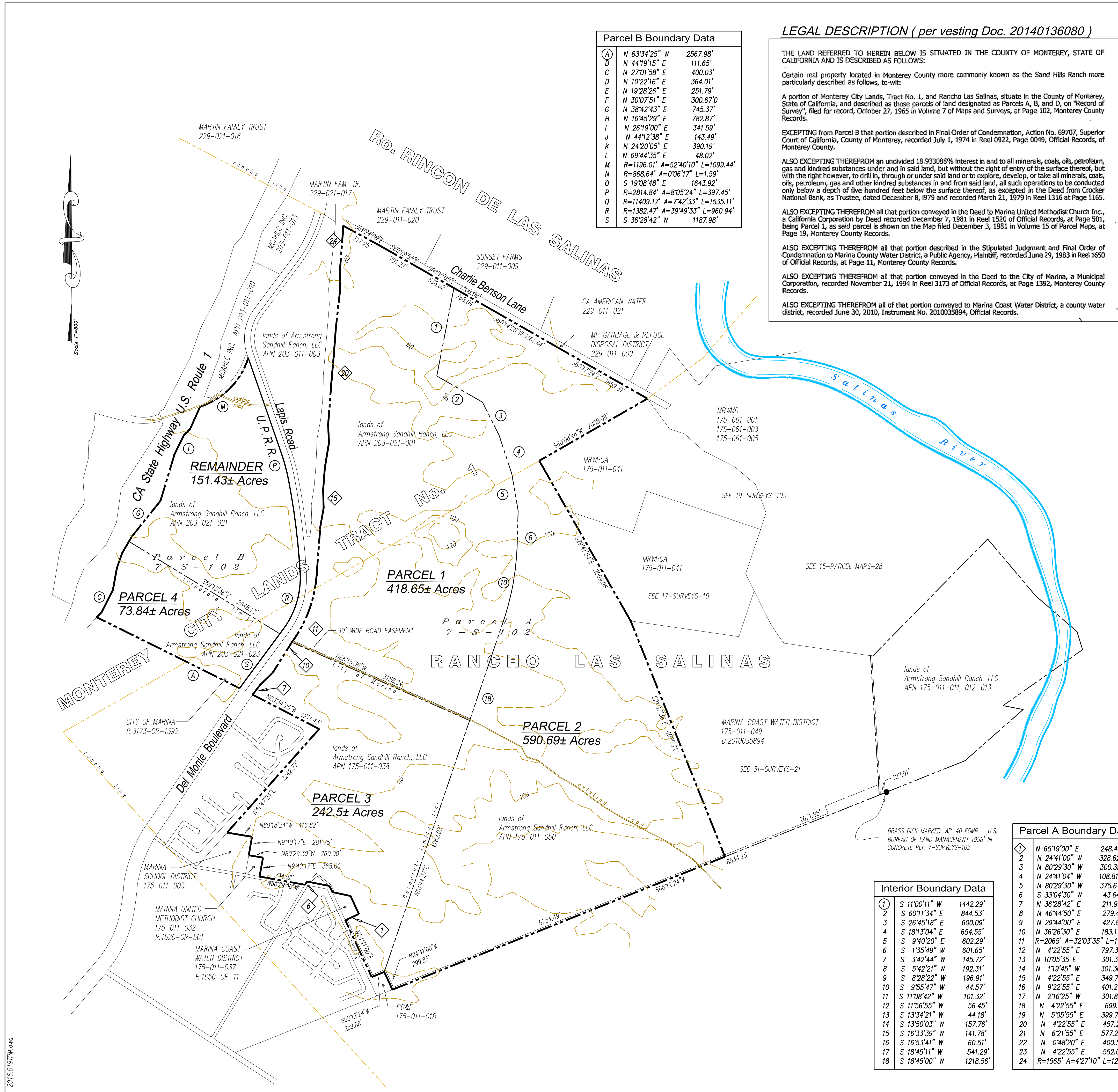
Compliance or Monitoring Action to be Performed: Prior to Recordation of Parcel Map Owner/Applicant/Engineer Applicant's surveyor shall prepare Parcel Map and submit to DPW for review and approval.

9. PW0036 - EXISTING EASEMENTS AND ROW

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Provide for all existing and required easements or rights of way.

Compliance or Monitoring Action to be Performed: Prior to recordation of the Parcel Map, Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.



Parcel B Boundary Data

A	N 63°34'25" W	2567.98'
B	N 44°19'15" E	111.65'
C	N 27°01'58" E	400.03'
D	N 10°22'16" E	364.01'
E	N 19°28'26" E	251.79'
F	N 30°07'51" E	300.67'
G	N 38°42'43" E	745.37'
H	N 16°45'29" E	782.87'
I	N 26°19'00" E	341.59'
J	N 44°12'38" E	143.49'
K	N 24°20'05" E	390.19'
L	N 69°44'35" E	48.02'
M	R=1196.01' A=52°40'10" L=1099.44'	
N	R=868.64' A=0°06'17" L=1.59'	
O	S 19°08'48" E	1643.92'
P	R=2814.84' A=8°05'24" L=397.45'	
Q	R=11409.17' A=7°42'33" L=1535.11'	
R	R=1382.47' A=39°49'33" L=960.94'	
S	S 36°28'42" W	1187.98'

LEGAL DESCRIPTION (per vesting Doc. 20140136080)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Certain real property located in Monterey County more commonly known as the Sand Hills Ranch more particularly described as follows, to-wit:

A portion of Monterey City Lands, Tract No. 1, and Rancho Las Salinas, situate in the County of Monterey, State of California, and described as those parcels of land designated as Parcels A, B, and D, on "Record of Survey", filed for record, October 27, 1965 in Volume 7 of Maps and Surveys, at Page 102, Monterey County Records.

EXCEPTING FROM Parcel B that portion described in Final Order of Condemnation, Action No. 69707, Superior Court of California, County of Monterey, recorded July 1, 1974 in Reel 0922, Page 0049, Official Records, of Monterey County.

ALSO EXCEPTING THEREFROM an undivided 18.933088% interest in and to all minerals, coals, oils, petroleum, gas and kindred substances under and in said land, but without the right of entry of the surface thereof, but with the right however, to drill in, through or under said land or to explore, develop, or take all minerals, coals, oils, petroleum, gas and other kindred substances in and from said land, all such operations to be conducted only below a depth of five hundred feet below the surface thereof, as excepted in the Deed from Crocker National Bank, as Trustee, dated December 8, 1979 and recorded March 21, 1979 in Reel 1316 at Page 1165.

ALSO EXCEPTING THEREFROM all that portion conveyed in the Deed to Marina United Methodist Church, Inc., a California Corporation by Deed recorded December 7, 1981 in Reel 1520 of Official Records, at Page 501, being Parcel 1, as said parcel is shown on the Map filed December 3, 1981 in Volume 15 of Parcel Maps, at Page 19, Monterey County Records.

ALSO EXCEPTING THEREFROM all that portion described in the Stipulated Judgment and Final Order of Condemnation to Marina County Water District, a Public Agency, Plaintiff, recorded June 29, 1983 in Reel 1650 of Official Records, at Page 11, Monterey County Records.

ALSO EXCEPTING THEREFROM all that portion conveyed in the Deed to the City of Marina, a Municipal Corporation, recorded November 21, 1994 in Reel 3173 of Official Records, at Page 1392, Monterey County Records.

ALSO EXCEPTING THEREFROM all of that portion conveyed to Marina Coast Water District, a county water district, recorded June 30, 2010, Instrument No. 2010035894, Official Records.

Interior Boundary Data

1	S 11°00'11" W	1442.29'
2	S 60°11'34" E	844.53'
3	S 26°45'18" E	600.09'
4	S 18°13'04" E	654.55'
5	S 9°40'20" E	602.29'
6	S 1°35'49" W	601.65'
7	S 3°42'44" W	145.72'
8	S 5°42'21" W	192.31'
9	S 8°28'22" W	196.91'
10	S 9°55'47" W	44.57'
11	S 11°08'42" W	101.32'
12	S 11°56'55" W	56.45'
13	S 13°34'21" W	44.18'
14	S 13°50'03" W	157.76'
15	S 16°33'39" W	141.78'
16	S 16°53'41" W	60.51'
17	S 18°45'11" W	541.29'
18	S 18°45'00" W	1218.56'

Parcel A Boundary Data

1	N 65°19'00" E	248.44'
2	N 24°41'00" W	328.62'
3	N 80°29'30" W	300.35'
4	N 24°41'04" W	108.81'
5	N 80°29'30" W	375.67'
6	S 33°04'30" W	43.64'
7	N 36°28'42" E	211.96'
8	N 46°44'50" E	279.45'
9	N 29°44'00" E	427.84'
10	N 36°28'30" E	183.11'
11	R=2065' A=32°03'35" L=1155.47'	
12	N 4°22'55" E	797.36'
13	N 10°05'35" E	301.30'
14	N 17°19'45" W	301.30'
15	N 4°22'55" E	349.77'
16	N 4°22'55" E	401.26'
17	N 2°16'28" W	301.83'
18	N 4°22'55" E	699.54'
19	N 5°05'55" E	399.76'
20	N 4°22'55" E	457.25'
21	N 6°21'55" E	577.27'
22	N 0°48'20" E	400.51'
23	N 4°22'55" E	552.04'
24	R=1565' A=2°7'10" L=121.62'	

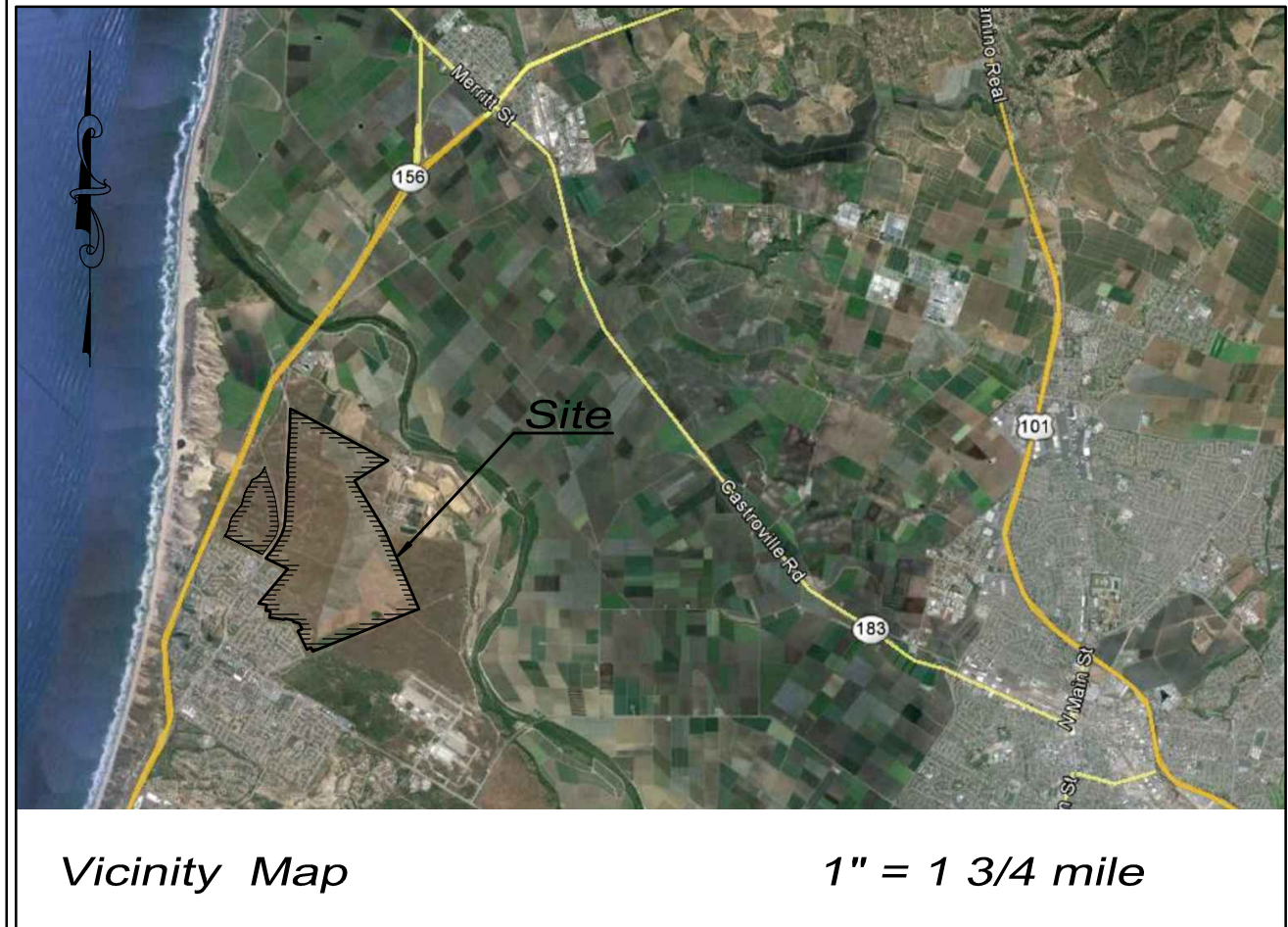
- NOTES:**
- THIS APPLICATION WILL PROVIDE FOR A RESUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN UPON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, MONTEREY COUNTY RECORDS, AS FOLLOWS:

PARCEL A WILL BE FURTHER DIVIDED TO CREATE PARCEL 1 OF 418.65± ACRES AND PARCEL 2 OF 590.69± ACRES FROM APNs 175-011-050 & 203-021-001, AND PARCEL 3 OF 242.5± ACRES FROM APN 175-011-038 LYING WITHIN THE CITY OF MARINA CITY CORPORATE LIMITS.

PARCEL B WILL BE FURTHER DIVIDED TO CREATE PARCEL 4 OF 73.84± ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF MARINA, AND PARCEL 5 OF 151.43± ACRES.
 - ALL AREAS ARE APPROXIMATE ONLY, AND WILL BE REVISED UPON COMPLETION OF A BOUNDARY SURVEY.
 - DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - DATUM IS NGVD 1929, SOURCED FROM USGS 7.5' QUADRANGLE SHEET MARINA, CA. CONTOUR INTERVAL IS 20 FOOT.
 - LOCATIONS OF SUBSURFACE UTILITIES ARE TAKEN FROM SURFACE INDICATIONS. VERIFY IN FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD NOT SHOWN UPON THIS MAP. THE OWNER SHALL BE RESPONSIBLE FOR FURNISHING A TITLE REPORT TO DISCLOSE SUCH EASEMENTS WHICH MAY OR MAY NOT EXIST, AND MONTEREY COUNTY SURVEYORS, INC. SHALL BEAR NO RESPONSIBILITY FOR NON DISCLOSURE OF SAID EASEMENT(S), THEIR EXISTENCE OR LOCATION.
 - BOUNDARY LOCATION IS BASED UPON RECORD DATA. NO BOUNDARY SURVEY HAS BEEN COMPLETED.
 - EXISTING LAND USES:
APN 175-011-050 - FARMING
APN 203-021-001 - FARMING
APN 203-011-021 & 023 - GRAZING
NO CHANGE TO THESE LAND USES IS PROPOSED.
 - NO CHANGE TO EXISTING SURFACE DRAINAGE, UTILITY SERVICES, OR WASTEWATER DISPOSAL IS PROPOSED WITH THIS APPLICATION.
 - THERE ARE NO FIRE HYDRANTS ON EITHER PARCEL.

SUBDIVIDER'S STATEMENT

- A CURRENT ZONING DESIGNATION "PG/40-UR-D-S"
- B NO GRADING IS PROPOSED
- C WATER BY EXISTING INDIVIDUAL WELLS, SEPTIC DISPOSAL BY TANK / LEACH FIELD
- D NO TREES ARE TO BE REMOVED
- E PROPOSED EASEMENTS AS SHOWN HEREON
- F STRUCTURE HEIGHT 30 FT. MAXIMUM
- G FOR SALE AS LOTS



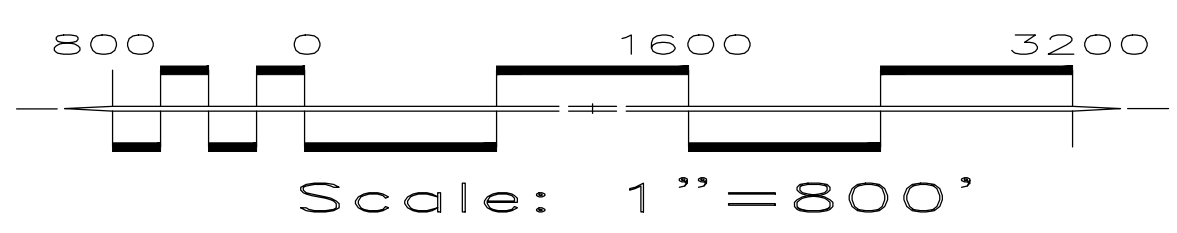
Assessors Parcels

Book	Page	Parcel(s)
175	011	011, 012, 013
		031, 038
		044, 045, 046
203	011	003, 008
		021, 023, 024
203	021	001

Owner's Data

Armstrong Sandhill Ranch LLC
c/o Mr. Michael Harrington
Brian Finegan, a Professional Corp.
60 West Alisal Street, Suite 1
Salinas, CA 93901

p: 831.757.3641
f: 831.757.9329
e: mharrington@bfinegan.com



REVISIONS

MONTEREY COUNTY SURVEYORS, INC.
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f:424.4099 email:mcs@montereycountysurveyors.com
Serving Monterey County since 1937

MCS INC

LICENSED LAND SURVEYOR
DARYL P. WHITCHER
PLS 5992
Expires 12/31/16
STATE OF CALIFORNIA

Tentative Parcel Map
A RESUBDIVISION OF PARCELS A AND B OF THE ARMSTRONG SANDHILL RANCH AS SHOWN UPON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, SITUATE IN THE RANCHO LAS SALINAS AND MONTEREY CITY LANDS TRACT NO. 1, MONTEREY COUNTY, CALIFORNIA
prepared for
Armstrong Sandhill Ranch LLC

DATE: 04/12/2016
SCALE: 1"=800'
DRAWN BY: dpw
APN: 175-011-050
JOB NO. 2016.019
SHEET
1
ONE SHEET ONLY