



Monterey County Planning Commission

Agenda Item No. 2

Legistar File Number: PC 18-010

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February 14, 2018

Introduced: 2/5/2018

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN160374 - ARMSTRONG SANDHILL RANCH

Public hearing to consider a merger and re-subdivision (minor subdivision) to divide two legal lots totaling 1,477 acres into four lots of record and a remainder parcel.

Project Location: 14995 Del Monte Boulevard, Marina

Proposed CEQA Action: Negative Declaration

RECOMMENDATION:

It is recommended at the Planning Commission adopt a resolution to:

- 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.

A draft resolution with findings and evidence is attached for consideration. Staff recommends approval subject to 6 conditions.

PROJECT INFORMATION:

Planning File Number: PLN160374

Owner: Armstrong Sandhill Ranch LLC Et Al

APNs: 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

Agent: Michael Harrington (Finnegan & Harrington)

Zoning: Permanent Grazing (PG) & Light Industrial (LI)

Acreage: 1,477.11 total acres

Plan Area: North County Area Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The project consists of a merger and re-subdivision of two existing legal lots (8 separate parcel numbers) totaling approximately 1,477.11 combined acres used for agricultural purposes, into four new lots of record of approximately 418.65 acres (Parcel 1), 590.69 acres (Parcel 2), 242.5 acres (Parcel 3), 73.84 acres (Parcel 4) and one remainder parcel (151.43 acres) which will match the existing long-term agricultural leases on the lands. The bulk of the lands are designated as Permanent Grazing (PG), with a minimum density of 40 acres. The remainder parcel would remain under the existing Light Industrial (LI) zoning. None of the parcels are currently under Williamson Act contract.

Two legal lots of record currently exist; Parcel A as shown in Volume 7 of Survey Maps Page 102 (**Exhibit I**) containing 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 both 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. If approved, 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 entirely in the unincorporated area of the County. The County is not the lead agency for projects and subdivisions within the City of Marina. However, the City of Marina has issued an email stating they do not take issue with the County of Monterey processing this application (**Exhibit E**).

The proposed project is intended to realign Parcel 1 and 2 (within the County) with the existing agricultural leases; Parcels 3 and 4 will be aligned with the existing City of Marina jurisdictional boundary; and create a remainder parcel entirely within the unincorporated area of Monterey County.

Proposed Parcels 1 and 2, and the remainder lot will experience no change in the land use and will continue to be used for grazing land and row crop/agricultural production purposes. Proposed Parcels 3 and 4 would be created to align with the existing City of Marina jurisdictional boundary, and would be located within the boundary of the City of Marina, and would be consistent with a prior LAFCO action (12/14/2012) establishing the City of Marina jurisdictional boundary and sphere of influence (**Exhibit H**).

No development or change in land use is proposed on any of the created lots beyond what was contemplated, evaluated and mitigated within either the County of Monterey or the City of Marina. It should be noted that the parcels within the City of Marina have existing entitlements (Marina Station Specific Plan - EMC Planning) and prior environmental review (EIR - State Clearinghouse No. 200506105). The Marina Station Specific Plan was adopted by the Marina City Council in March 2008 - Resolution Nos. 2008-41, 2008-42, 2008-43, 2008-44, 2008-45, and 2008-46; Ordinance Nos. 2008-03 and 2008-04. Because potential impacts resulting from the Marina Station project have already been analyzed under the Marina Station Specific Plan EIR, this Staff Report and associated Initial Study/Negative Declaration does not analyze impacts resulting from that project on proposed Parcels 3 and 4.

Per an email dated August 1, 2017 (**Exhibit E**) the City of Marina does not object to the County of Monterey taking the lead on the processing of the proposed minor subdivision, since the minor subdivision will not have any impact or effect on the conditions of approval for the Marina Station project. As stated earlier, the minor subdivision will be consistent with the existing City of Marina jurisdictional boundary and prior LAFCO action for annexation.

The following is a break-down of the proposed acreage and development on each proposed parcel:

- 1) **Proposed Parcel 1** - 418.65 acres, fully within Monterey County jurisdiction (Permanent Grazing Zoning); No structures; No development proposed; retain existing agricultural and grazing activities.
- 2) **Proposed Parcel 2** - 590.69 acres, fully within Monterey County jurisdiction (Permanent Grazing Zoning); No structures; No development proposed; retain existing agricultural and grazing activities.
- 3) **Proposed Parcel 3** - 242.5 acres, fully within Marina jurisdiction; No structures or development proposed as part of minor subdivision application; located within the jurisdiction of the City of Marina.
- 4) **Proposed Parcel 4** - 73.84 acres, fully within Marina jurisdiction; No structures or development proposed as part of minor subdivision application, located within the jurisdiction of the City of Marina.
- 5) **Remainder Parcel** - 151.43 acres, fully within Monterey County jurisdiction (Light Industrial Zoning, Coastal Zone); No structures; no development proposed; no change to proposed or allowed uses.

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. Since the remainder parcel is within the Coastal Zone, the Minor Subdivision is partially within the jurisdiction of the Coastal Commission. 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.

California Environmental Quality Act (CEQA) Review

An Initial Study/Negative Declaration (State Clearinghouse No. 2017041032) was prepared and circulated for a period of 30 days, from April 10, 2017, to May 10, 2017 (**Exhibit F**). Issues that were analyzed in the Negative Declaration include biological resources.

The Monterey County GIS portrays that *Kellogg's Horkelia* has previously been located within the general vicinity of the proposed remainder parcel. While no biological assessment was prepared for the proposed subdivision, no impacts to this species are anticipated, since no development or change in land use(s) are proposed as a part of the application; therefore, the project is not anticipated to result in a substantial adverse effect, either directly or through habitat modification, on any species in local or regional plans, policies or regulations. If development is proposed on any of the proposed parcels at some time in the future, discretionary permits would be required, which would trigger the need for additional CEQA evaluation and review.

One comment letter, from Ms. Sandra Bennett, was received during the public review period (**Exhibit G**). Ms. Bennett expressed concerns about potential development adjacent to her residence, and desires to not have development in the area. Upon receipt of the comment letter, RMA Staff called Ms. Bennett to explain the details of the proposed minor subdivision, and explained that no development is proposed with this project. Ms. Bennett had no further comment(s).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA - Planning
Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Water Resources Agency
North County Fire Protection District

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). LUAC minutes are included with this report as **Exhibit D**.

Prepared by: Bob Schubert, AICP, Senior Planner, x5183 *BS*
Reviewed by: Brandon Swanson, RMA Planning Services Manager *BS*
Approved by: Carl P. Holm, AICP, Director of RMA *CPH*

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Resolution

- Recommended Conditions of Approval
- Parcel Map

Exhibit C - Vicinity Map

Exhibit D - North County LUAC

Exhibit E - Email(s) from City of Marina - Processing of Permit

Exhibit F - Initial Study/Negative Declaration

Exhibit G - Comment Letter from Ms. Sandra Bennett

Exhibit H - LAFCO Map date December 14, 2012.

Exhibit I - Volume 7 of Survey Maps Page 102

cc: Front Counter Copy; California Coastal Commission; North County Fire Department; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Bob Schubert, Senior Planner; Brandon Swanson, RMA Services Manager; Armstrong Sandhill Ranch LLC Et Al, Property Owner; Michael Harrington, Agent; David Mack, City of Marina, The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Planning File PLN160374