



County of Monterey

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

Legislation Details (With Board Report)

File #: 19-0433 **Name:** Armstrong Sandhill Ranch LLC_PLN160374

Type: General Agenda Item **Status:** Passed - RMA Land Use and Community Development

File created: 5/31/2019 **In control:** Board of Supervisors

On agenda: 6/18/2019 **Final action:** 6/18/2019

Title: a. Approve the Parcel Map for a minor subdivision to divide 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; and
 b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.
 (Parcel Map - PLN160374/Armstrong Sandhill Ranch LLC (Valle Del Sol Properties LLC et al), 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)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Vicinity Map, 3. Attachment B - Parcel Map, 4. Attachment C - Parcel Map Guarantee, 5. Attachment D - Property Tax Clearance Certification, 6. Attachment E - Condition Compliance Forms, 7. 74. Completed Board Order

Date	Ver.	Action By	Action	Result
6/18/2019	1	Board of Supervisors	approved - rma land use and community development	Pass

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PROJECT INFORMATION:

Planning File Number: PLN160374

Project Name: Armstrong Sandhill Ranch LLC (Valle Del Sol Properties LLC et al)

Owner(s): Valle Del Sol Properties, LLC, a California limited liability company; Carlos S. Ramirez and Deborah Ramirez of the 2004 Ramirez Family Revocable Trust dated January 16, 2004, and restated on June 14, 2013; Greg Thelen and Tammy Nunez, Trustees of the Villam Legacy Irrevocable Trust Dated October 16, 2017

Project Location: 14995 Del Monte Blvd, Marina CA

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 203-011-024-000

Plan Area: North County Area Plan

Flagged and Staked: No

CEQA Action: Statutorily Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15268 (b)(3) - Approval of Final Subdivision Maps.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for a minor subdivision to divide 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; and
- b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, subject to the collection of the applicable recording fees.

SUMMARY AND DISCUSSION:

Pursuant to Monterey County Code Section 19.04.060 - Recording and acceptance of the parcel map:

When all the statements, certificates and acknowledgments which appear on the final map, except the approval certificates of the Board of Supervisors, have been signed, the County Surveyor shall forward the parcel map to the Clerk of the Board for action by the Board of Supervisors. The Board of Supervisors shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve such map if it conforms to all the requirements of the Subdivision Map Act and the provisions of this Chapter.

Therefore, if a Parcel Map conforms to project conditions of approval, said map is approved for filing with the County Recorder. Title 19 also authorizes the Planning Commission to approve tentative parcel maps (minor subdivisions) in the inland areas.

On February 14, 2018, the County of Monterey Planning Commission approved the associated Tentative Map (Resolution No. 18-006) for the Valle Del Sol Properties, LLC, a California limited liability company; Carlos S. Ramirez and Deborah Ramirez of the 2004 Ramirez Family Revocable Trust dated January 16, 2004, and restated on June 14, 2013; Greg Thelen and Tammy Nunez, Trustees of the Villam Legacy Irrevocable Trust Dated October 16, 2017, subject to nine (9) conditions of approval for which compliance was required before the Parcel Map could be approved for filing with the County Recorder.

In accordance with the County of Monterey Conditions of Approval and Mitigation Monitoring and Reporting Program (adopted by the Monterey County Board of Supervisors pursuant to Resolution No. 17-049), all reviewing agencies have ensured that all pre-filing Conditions of Approval are fully implemented prior to the approval of the final parcel map. Attached to this report are Department/Agency Conditions of Approval & Mitigation Measures Compliance Certification Forms and supporting documentation which have been entered into the County's electronic database: Accela Automation, also known as "Accela." (See Attachment F.) The property owners have submitted a Property Tax Clearance Certification in accordance with California Government Code Section 66492 and the Parcel Map Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. RMA Planning staff has confirmed that all conditions of approval required for clearance prior to filing the Parcel Map with the County Recorder have been completed.

The Parcel Map is in substantial compliance with the approved Tentative Map which creates four (4) conforming, developable parcels and a remainder parcel. 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 owners.

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:

- RMA-Planning
- RMA-Public Works
- County Counsel

FINANCING:

Funding for staff time associated with this project is included in the FY18-19 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides for 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: Shelley Glennon, Senior Planner, ext. 5173

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

Approved by: John M. Dugan, FAICP, Deputy Director RMA Land Use and Community Development

cc: Front Counter Copy; Shelley Glennon, Project Planner; Craig Spencer, Supervising Planner; Anthony Lombardo, Agent, Valle Del Sol Properties, LLC, Carlos S. Ramirez and Deborah Ramirez; Greg Thelen and Tammy Nunez, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); City of Marina (Brian McMinn); Project File PLN160374.

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

- Attachment A - Cover letter to the Clerk of the Board
- Attachment B - Vicinity Map
- Attachment C - Parcel Map
- Attachment D - Parcel Map Guarantee
- Attachment E - Property Tax Clearance Certification
- Attachment F - Conditions of Approval & Mitigation Measures Compliance Forms