

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



PLANNING DEPARTMENT, Mike Novo, Director

168 W. Alisal St., 2nd Floor
Salinas, CA 93901

(831) 755-5025
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February 23, 2010

Lloyd Lowrey
Noland Hamerly Etienne and Hoss
PO Box 2510
Salinas, CA 93901

**SUBJECT: Marina Coast Water District Land Conveyance; Assessor's Parcel Number
175-011-031-000**

Dear Mr. Lowrey,

On January 26, 2010, staff received a written request from you requesting a determination of whether the Marina Coast Water District could receive property from a portion of the Armstrong Ranch (near Marina) without the need for a Parcel Map or Parcel Map process. The Subdivision Map Act, in Section 66428(a)(2), states that a Parcel Map "shall not be required" for the conveyance of land "to or from a governmental agency, ... public utility" and other public agencies, unless a showing is made that "public policy necessitates a parcel map."

We have reviewed the conveyance, which involves the conveyance of approximately 223 acres to the Marina Coast Water District from an approximately 877 acre parcel, and have determined that there is no public policy issues that would require a Parcel Map. We would encourage the Water District and/or the property owners to apply for and obtain Certificates of Compliance for the properties so that the record is clear that these parcels were legally created and are recognized as such by the County of Monterey.

If you have any questions regarding this matter, contact me by phone at (831) 755-5192 or by email at novom@co.monterey.ca.us.

Sincerely,

Mike Novo
Director

cc:

File No. REF100011

Property Owner J&J Armstrong Limited Partnership
270 River Road
Salinas, CA 93908-9660