



Monterey County

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Board Report

Legistar File Number: RES 15-031

April 07, 2015

Introduced: 3/24/2015

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Consider adopting a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) existing legal lots of record under an existing Williamson Act Agricultural Preserve and Land Conservation Contract No. 69-29 (AgP No. 69-29) consisting of Parcel 1 (318.79 acres), Parcel 2 (250.90 acres) and Parcel 3 (35.60 acres). The Lot Line Adjustment would result in three (3) parcels: Parcel A (449.65 acres), Parcel B (40 acres) and Parcel C (115.64 acres);
- b. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts, in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and the Property Owners of Record, reflecting the new legal descriptions, current ownership interests and, to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contract or Contracts for the reconfigured lots after the Certificates of Compliance for the reconfigured lots have been recorded and recording fees for said new or amended Contract or Contracts have been submitted by the Property Owners of Record.

(Lot Line Adjustment - PLN120819 /Long Valley Partners, LP, a California limited partnership, located at 58103 Cattlemen Road and Pine Valley Road, San Ardo [Assessor's Parcel Numbers: 421-0161-001, 002, 046, 047, and 421-141-004-000], South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN120819

Owner: Long Valley Partners, LP, a California limited partnership

Project Location: 58103 Cattlemen Road and Pine Valley Road, San Ardo

APN: Assessor's Parcel Numbers: 421-161-001, 421-161-002, 421-161-046, 421-161-047, and 421-141-004

Agent: Philip Pearman/Salinas Valley Surveyors, Inc.

Plan Area: South County Area Plan

Flagged and Staked: No

CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305(a)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) existing legal lots of record under an existing Williamson Act Agricultural Preserve and Land Conservation Contract No. 69-29 (AgP No. 69-29) consisting of Parcel 1 (318.79 acres), Parcel 2 (250.90 acres) and Parcel 3 (35.60 acres). The Lot Line Adjustment would result in three (3) parcels: Parcel A

(449.65 acres), Parcel B (40 acres) and Parcel C (115.64 acres);

- b. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts, in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and the Property Owners of Record, reflecting the new legal descriptions, current ownership interests and, to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contract or Contracts for the reconfigured lots after the Certificates of Compliance for the reconfigured lots have been recorded and recording fees for said new or amended Contract or Contracts have been submitted by the Property Owners of Record.

SUMMARY:

The proposed Lot Line Adjustment will reconfigure three (3) existing parcels with areas of 318.79, 250.90, and 35.60 acres into three (3) parcels with areas of 449.65, 40, and 115.64 acres. All parcels are zoned F/40 (Farmlands, 40 acres per unit). Existing Parcels 1, 2 and 3 are subject to a Williamson Act Agricultural Preserve and Land Conservation Contract No. 69-29 (AgP No. 69-29). The subject property is owned by Long Valley Partners, LP, a California limited partnership. The result will be three (3) parcels which conform to the existing zoning minimum lot size as shown in the following table:

Table 1 - Redistribution of Acreage

Existing Parcel	Existing Acreage	Proposed Parcel - Acreage	Difference
Parcel 1	318.79	Parcel A - 449.65	+130.86
Parcel 2	250.90	Parcel B - 40	-210.90
Parcel 3	35.60	Parcel C - 115.64	+80.04
Total	605.29	605.29	

A Lot Line Adjustment between three (3) existing legal lots of record is being requested in order to isolate the farmable land from a forty acre building site. The proposed Lot Line Adjustment will adjust existing lot lines to relocate an existing dwelling structure from Parcel 1 to proposed Parcel B; therefore, leaving proposed Parcel A and C free for agricultural operations.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA - Public Works
- Water Resources Agency
- Cal-Fire: South County

FINANCING:

Funding for staff time associated with this project is included in the FY 14-15 Adopted Budget for RMA - Planning.

Prepared by: Ashley Nakamura, Assistant Planner ext. 5892

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl P. Holm, AICP, Acting Director Resource Management Agency

This report was reviewed by John Ford, RMA - Services Manager

cc: Front Counter Copy; Board of Supervisors (10); John Ford, RMA - Services Manager; Ashley Nakamura, Project Planner; Office of the County Counsel; Philip Pearman, Salinas Valley Surveyors, Inc., Agent; Long Valley Partners, LP, a California limited partnership, Owner; Agricultural Preserve Review Committee - Steve Mason, Gregg MacFarlane, Robert A. Roach, and Mary Grace Perry; The Open Monterey Project; LandWatch; Project File PLN120819

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

Attachment A - Discussion

Attachment B - Proposed Board Resolution

Attachment C - Recommended Conditions of Approval

Attachment D - Vicinity Map

Attachment E - Proposed Lot Line Adjustment Survey Map

Attachment F - Agricultural Preserve Land Conservation Contact No. 69-29