



Monterey County

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Board Report

Legistar File Number: RES 17-081

June 20, 2017

Introduced: 6/9/2017

Version: 1

Current Status: Agenda Ready

Matter Type: BoS Resolution

Adopt a resolution to:

- a. Approve a Lot Line Adjustment between four (4) existing parcels totaling 2,638.9 acres; and
- b. Amend Williamson Act Agricultural Preserve Land Contract No. 69-12 with no net decrease in acreage.

(PLN160782/Echenique Ranch and Scheid Vineyards California Inc.)

CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305

Project Location: 58211 Paris Valley Road, King City, South County Area Plan

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution:

- a. Finding the project categorically exempt per California Environmental Quality Act Section 15305;
- b. Approving a Lot Line Adjustment between four (4) existing legal lots of record of 153.20, 1,848.11, 63.80 and 573.80 acres under Williamson Act Agricultural Preserve Land Conservation Contract No. 69-12 established by County Resolution No. 69-35-12, resulting in four (4) reconfigured lots consisting of 311.03 (Parcel A), 1,288.68 (Parcel B), 639.20 (Parcel C) and 399.99 (Parcel D) acres with no net decrease in acreage under the Williamson Act Contract;
- c. Authorizing 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 Echenique Ranch and Scheid Vineyards California Inc., 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
- d. Directing the Clerk of the Board to record the new or amended Contracts subject to the submittal of the appropriate recording fees by the property owners of record.

PROJECT INFORMATION:

PLN160782/Echenique Ranch and Scheid Vineyards California Inc.

Project Location: 58211 Paris Valley Road, King City

APNs: Portions of APN 237-011-019-000; 237-011-018-000; 237-091-004-000; 237-091-002-000; and 237-091-003-000

Zoning: F/40 and PG/40

SUMMARY:

The subject Lot Line Adjustment will re-configure four (4) existing legal lots of record totaling approximately 2,638.9 combined acres for the purpose of transferring property from Echenique Ranch to Scheid Vineyards California Inc. The reconfigured parcels will all be above the 40 acre minimum lot size requirements per the applicable Farmlands/40 acre minimum (“F/40”) and Permanent Grazing/40 acre minimum (“PG/40”) zoning designations. This Lot Line Adjustment would allow the property owners to efficiently sustain their agricultural operations.

The Lot Line Adjustment consists of the following existing configuration:

1. 153.20 acres (Lot 7- under a portion of APN 237-011-019-000);
2. 1,848.11 acres (Lot 6- under a portion of APN 237-011-019-000 and all of APN 237-011-018-000);
3. 63.80 acres (Parcel 3-under APN 237-091-004-000); and
4. 573.80 acres (Parcel 2- under APNs 237-091-002-000 and 237-091-003-000)

The proposed Lot Line Adjustment will result in four (4) reconfigured parcels consisting of approximately 2,638.9 combined acres of the following sizes as illustrated in Attachment A, Exhibit 2:

1. 311.03 acres (Proposed Parcel A)
2. 1,288.68 acres (Proposed Parcel B)
3. 639.20 acres (Proposed Parcel C)
4. 399.99 acres (Proposed Parcel D)

All of the existing parcels are under one Williamson Act Contract, Agricultural Preserve Land Conservation Contract No. 69-12 (LCC No. 69-12) established by County Resolution No. 69-35-12. LCC No. 69-12 will require a new or amended contract or contracts to reflect the new parcel configurations and corresponding ownership interests. The proposed Lot Line Adjustment will not result in any net decrease in acreage under LCC No. 69-12.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency

FINANCING:

Funding for staff time associated with this project is included in the FY2016-17 Adopted Budget for RMA-Planning’s General Fund 001/Appropriation Unit RMA001.

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 the County accountability for proper management of our land resources. Agriculture is one of the economic pillars for Monterey County. Williamson Act Contracts help to retain lands in commercial agricultural production.

Check the related Board of Supervisors Strategic Initiatives:

Economic Development

Administration

Health & Human Services

Infrastructure

Public Safety

Prepared by: Nadia Amador, Associate County Planner

Reviewed by: Brandon Swanson, RMA Planning Services Manager, ext. 5193

Approved by: Carl P. Holm, AICP, RMA Director

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

Attachment A - Proposed Resolution with:

Exhibit 1 - Conditions of Approval

Exhibit 2 - Lot Line Adjustment Map

Attachment B - Vicinity Map

Attachment C - Agricultural Preserve Land Conservation Contract No. 69-12

cc: Front Counter Copy; Jacqueline R. Onciano, RMA Chief of Planning; Nadia Amador, RMA Planning; Echenique Ranch and Scheid Vineyards Ca. Inc., Applicant/Property Owners; Lynn Kovach, Agent; Agricultural Preserve Review Committee - Robert A. Roach, Assistant Agricultural Commissioner, Gregg MacFarlane, Senior Agricultural Appraiser, Nadia Amador, Associate Planner, Mary Grace Perry, Deputy County Counsel; The Open Monterey Project (Molly Erickson); LandWatch (Director); Project File PLN160782