

# PLN220367 – CV VISTA FARMS, LLC AND D'ARRIGO BROTHERS COMPANY OF CALIFORNIA

BOARD OF SUPERVISORS

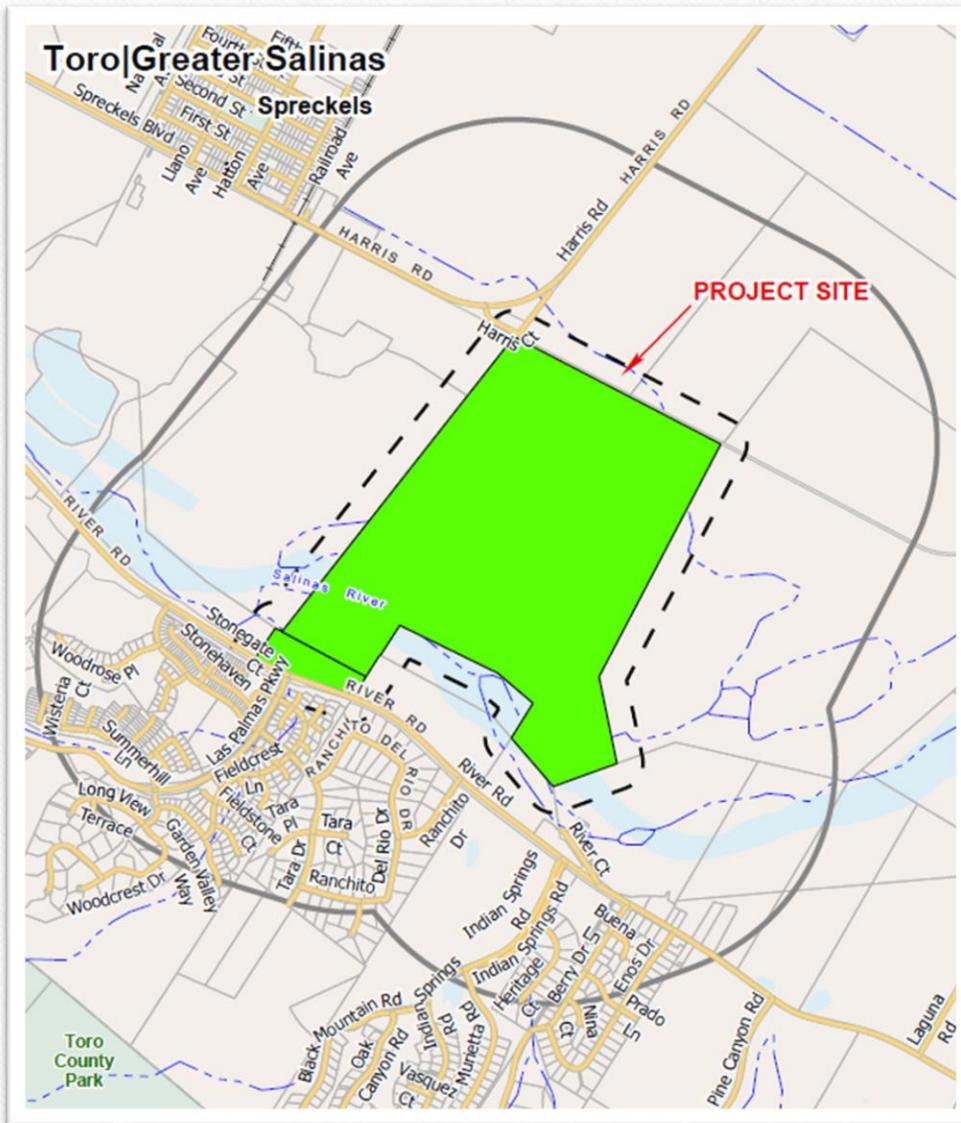
AUGUST 13, 2024

Agenda item #21

Project Planner: Kayla Nelson

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# LOCATION

- 2100 Harris Court, Salinas  
Greater Salinas Area Plan  
(APN: 177-011-010-000)
- 221 River Road, Salinas  
Toro Area Plan  
(APN: 139-011-003-000)
- Zoned: F/40 and F/40-D

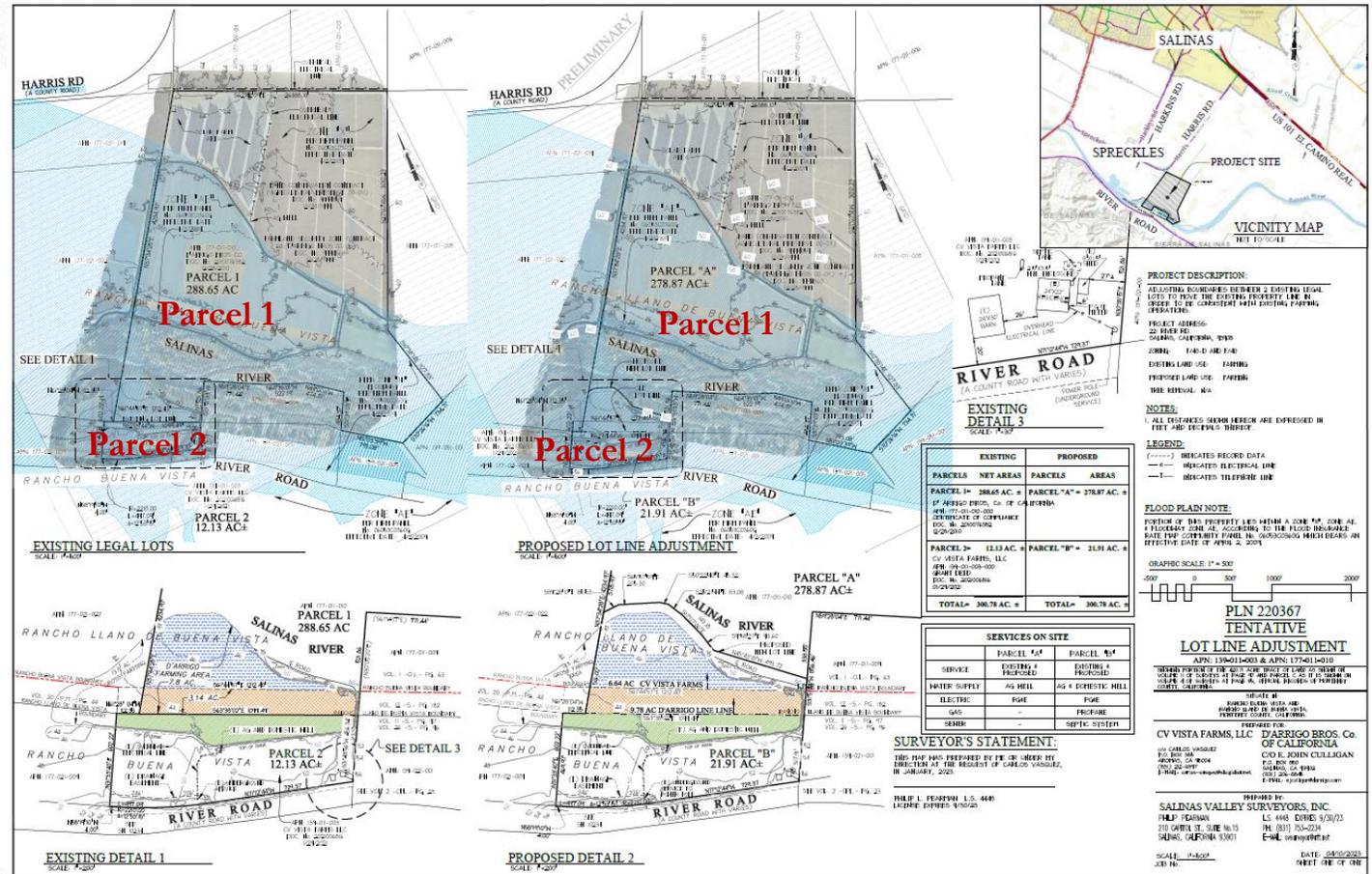
# LOT LINE ADJUSTMENT

## Current Configuration:

- Parcel 1 = 288.65 acres under Williamson Act Contract (No. 00-011)
- Parcel 2 = 12.13 acres not under Contract

## Resulting Lots:

- Parcel 1 = 278.87 acres to remain under Amended Contract
- Parcel 2 = 21.91 acres not under Contract



# CONSISTENT WITH COUNTY & STATE REGULATIONS

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## **2010 Monterey County General Plan:**

- Policy LU-1.16 - Lot Line Adjustments for Lots not meeting minimum parcel size must:
  - ✓ Resolve a boundary issue
  - ✓ Reduce non-conformity
  - ✓ Better achieve the goals, policies & objectives of the General Plan
  - ✓ Facilitate routine & ongoing agricultural activities

## **Williamson Act Contract Findings:**

- ✓ No Net Acreage Decrease
- ✓ New Contract
- ✓ Sustain Agricultural Use
- ✓ Long-Term Agricultural Productivity
- ✓ Adjacent Agricultural Land Use
- ✓ No New Developable Parcels
- ✓ Contract Rescission & Amendment

# ADVISORY COMMITTEE REVIEW

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- On August 24, 2023, Agricultural Advisory Committee unanimously recommended approval by a vote of 8-0 with 3 members absent
- On October 23, 2023, Toro Land Use Advisory Committee unanimously recommended approval by a vote of 6-0 with 2 members absent

# RECOMMENDATION



1. Find that the minor Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines California Code of Regulations (CCR) Section 15305 and that the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act qualifies for a Class 17 Categorical Exemption pursuant to CCR Section 15317, and there are no exceptions pursuant to CCR Section 15300.2; and
2. Approve a Lot Line Adjustment between two legal lots of record with a pre Lot Line Adjustment area of 288.65 acres (area under Williamson Act Contract) (Parcel 1) and 12.13 acres (area not currently under Williamson Act) (Parcel 2), and a post Lot Line Adjustment configuration consisting of two lots containing 278.87 acres (Parcel A) and 21.91 acres (Parcel B), with resulting Parcel A to remain under a new or amended Williamson Act Farmland Security Zone Contract and subject to the attached Lot Line Adjustment Map and Conditions of Approval.