



Monterey County

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Board Report

Legistar File Number: RES 14-104

November 04, 2014

Introduced: 10/15/2014

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Adopt a Resolution to:

- a. Approve a Lot Line Adjustment between two existing legal lots of record under a Williamson Act contract (FSZ 2014-003) consisting of Parcel 1 (45.9 acres) and Parcel 2 (523.4 acres). The lot line adjustment would result in two (2) parcels: Parcel 1 (385.1 acres) and Parcel 2 (184.2 acres);
- b. Authorize the Chair to execute a new or amended Land Conservation Contract and/or Farmland Security Zone Contract or Contracts as applicable in order to rescind the existing Land Conservation Contract and/or Farmland Security Zone Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation and/or Farmland Security Zone Contract 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 Williamson Act Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contract or Contracts concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.

(Lot Line Adjustment - PLN140327/Cling, located near the intersection of US Highway 101 and Arroyo Seco Road, Soledad, Central Salinas Valley Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN140327

Owner: Michael D. Cling, Trustee of the Hitchcock Children's Trust #1 UTA Dated January 11, 2011 and David L. Gill and Susan Gill, Trustees of the David and Susan Gill Family Trust established 1/26/1983, as Amended

Project Location: Near the intersection of US Highway 101 and Arroyo Seco Road, Soledad

APN: 183-011-014-000 and 257-101-014-000

Agent: Michael D. Cling, Esq.

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: No

CEQA Action: Categorically Exempt per Section 15305(a)

RECOMMENDATION:

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

- a. Approve a Lot Line Adjustment between two existing legal lots of record under a Williamson Act contract (FSZ 2014-003) consisting of Parcel 1 (45.9 acres) and Parcel 2 (523.4 acres). The lot line adjustment would result in two (2) parcels: Parcel 1 (385.1 acres) and Parcel 2 (184.2 acres);

- b. Authorize the Chair to execute a new or amended Land Conservation Contract and/or Farmland Security Zone Contract or Contracts as applicable in order to rescind the existing Land Conservation Contract and/or Farmland Security Zone Contract as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation and/or Farmland Security Zone Contract 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 Williamson Act Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contract or Contracts concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.

SUMMARY:

The proposed lot line adjustment entails the transfer of 339.2 acres from Parcel 2 (523.4 acres) to Parcel 1 (45.9 acres), resulting in one 385.1 acre parcel (Parcel 1) and one 184.2 acre parcel (Parcel 2). Both lands are zoned F/40 (Farmlands, 40 acres per unit). Both properties are under Williamson Act contract (FSZ 2014-003), owned by Michael D. Cling, Trustee of the Hitchcock Children's Trust #1 UTA Dated January 11, 2011 and David L. Gill and Susan Gill, Trustees of the David and Susan Gill Family Trust established 1/26/1983, as Amended.

A lot line adjustment between two existing legal lots of record is being requested in order to place the 184.2 acre parcel into a Farmland Security Zone Contract. The 385.1 acre parcel will maintain at least 60 acres of productive agricultural and will remain under a Williamson Act Contract.

DISCUSSION:

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



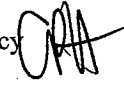
OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
RMA - Public Works
Water Resources Agency
Mission Soledad Rural Fire Protection District

FINANCING:

Funding for staff time associated with this project was provided by payment of application fees and is included in the FY14-15 Adopted Budget for RMA - Planning.

Prepared by: Dan Lister, Assistant Planner ext. 6617 
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192 
Carl Holm, 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; Dan Lister, Project Planner; Office of the County Counsel; Michael D. Cling, Esq., Agent; Agricultural Preserve Review Committee - Steve Mason, Gregg MacFarlane, Robert A. Roach, and Mary Grace Perry; The Open Monterey Project; Land Watch; Project File PLN140327

The following attachments 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 Williamson Act Contract (FSZ 2014-003)