

# Attachment A

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# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Mike Novo, AICP, Interim Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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### MEMORANDUM

**Date:** February 23, 2021; for the May 4, 2021 Board of Supervisors public hearing consent calendar

**To:** Valerie Ralph  
Clerk of the Board

**From:** Victoria Kim, Assistant Planner  
HCD-Planning

**Subject:**

- a. Find the Lot Line Adjustment is Categorically Exempt as a minor alteration in land use limitations per Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines;
- b. Approve a Lot Line Adjustment between two (2) legal lots of record, consisting of transferring approximately 70 acres from a 160 acre property (Parcel 1) to a separate 160 acre property (Parcel 2), resulting in two (2) parcels of approximately 90 acres (adjusted Parcel 1) and approximately 230 acres (adjusted Parcel 2);
- 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 Parcel 2 and simultaneously execute a new or amended Land Conservation Contract for the reconfigured lot (adjusted Parcel 2) between the County and Sanders Family Vineyard LLC, reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
- d. Direct the Clerk of the Board to file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to seven (7) conditions of approval.

Lot Line Adjustment Map and Land Conservation Contract Amendment; South County Area Plan; HCD-Planning File No. PLN190283 (Legistar File ID Number RES 21-082)

After approval of the Lot Line Adjustment by the Board of Supervisors, the Clerk of the Board will file the Lot Line Adjustment Map with the County Recorder with all applicable recording fees paid by the Property Owner in conformance with the attached Lot Line Adjustment map and subject to seven (7) conditions of approval. After recordation of the Deeds and/or Certificates of Compliance, the Office of

the County Counsel shall prepare a new or amended Land Conservation Contract or Contracts to reflect adjusted Parcel 2 for execution by the property owner(s) of record and Chair of the Board. Once executed by the property owner(s) of record and Chair of the Board, the Clerk of the Board will record the new or amended Contract or Contracts with the County Recorder subject to the submittal of applicable recording fees by the Property Owner(s) of record.

Please contact Victoria Kim, HCD-Planning, at (831) 755-5198, prior to filing the Lot Line Adjustment Map and/or recording the new or amended Land Conservation Contract or Contracts.