

Attachment A1
Draft Resolution Considering the
Negative Declaration and
Amending the General Plan

Exhibit 1
General Plan Amendment Map

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

- RESOLUTION NO. 12-_____**)
- a) Consider the Negative Declaration previously)
adopted by the Planning Commission for the)
project; and)
- b) Adopt a resolution to amend Figure LU-9 of the)
Monterey County General Plan, South County)
Area Plan, to reclassify 12.5 acres from the land)
use designation of "Farmlands 40-160 acre)
minimum" to the "Public/Quasi-Public" land use)
designation.)
(General Plan Amendment – PLN100573/)
Patterson, intersection of Jolon Road and)
Lockwood-Bradley Road, Lockwood, South County)
Area Plan))
)
)

The amendment to Figure LU-9 of the Monterey County General Plan, South County Area Plan came on for public hearing before the Monterey County Board of Supervisors on July 10, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors hereby finds and decides as follows:

RECITALS

1. On December 9, 2008, the Board of Supervisors approved a lot line adjustment (Resolution No. 06-221, amended 08-365) between four parcels to take 80.02 acres out of a Williamson Act contract (No. 73-034) and split the 80.02 acres into two parcels (40.01 acres each) for the possible future development of a museum/learning center and fire station. As a condition of approval of the lot line adjustment, the 80.02 acres can only be used as agricultural uses, a fire station and/or a museum (Condition No. 7, Resolution No. 08-365). The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood (APN: 423-061-035-000, 423-061-036-000 (portion) 423-071-006 (portion)], South County Area Plan, in the unincorporated area of the County of Monterey.
2. On April 25, 2012, at a duly noticed public hearing, the Planning Commission adopted a Negative Declaration, approved a lot line adjustment, and recommended approval of the proposed General Plan Amendment and Rezoning. The Lot Line Adjustment is between two 40 acre parcels resulting in a 67.5 and 12.5 acre parcel. The Planning Commission also approved creation of a 2.5 acre parcel to be divided out of the 12.5 acre parcel for public use as a future fire station, pursuant to Government Code Section 66428 which allows land to be conveyed to a government agency without a parcel map. The Planning Commission approval is contingent upon a General Plan Amendment to change the land use designation of the 12.5 acres (parcels 2 and 3) from Farmlands to Public and Quasi-Public and a rezoning of the 12.5 acres from "F/40" (Farmlands, 40 acre minimum) to "PQP" (Public/Quasi-Public). Parcel 1 (67.52 acres) will remain designated as Farmland.
3. The amendment to the General Plan land use designations is necessary in order for the lot line adjustment to be consistent with the General Plan and to establish the regulatory framework for future

actions because a museum and fire station are not permitted uses in the Farmlands designation. The amendment changes land use designations for the 12.5 acres on Figure LU-9 of the Monterey County General Plan, South County Area Plan, from "Farmlands 40-160 acre minimum" to "Public/Quasi-Public."

4. The General Plan Amendment will better achieve the overall goals of the General Plan and the amendment is in the public's interest. The owner's future goal to develop a museum/learning center and the establishment of fire station will benefit the Lockwood community. The owner intends to convey the 2.5 acres (Parcel 3) to the South County Fire Protection District in order to develop a new fire station with a training facility which will benefit the community. The owner intends to convey to the Nacitone Foundation, a non-profit organization, Parcel 2 (10 acres) to construct a museum dedicated to preserving the local history. The museum hopes to promote interpretation of the history of the Nacimiento/San Antonio River, gather and preserve oral histories from descendants of Native American and early settler families, and restore and exhibit items that demonstrate domestic, economic and social life among the Native American and Euro-American residents of the region.
5. Pursuant to Policy LU-9.6 and LU-9.7 of the Monterey County General Plan, the County may amend the General Plan provided the County follows certain procedures, including that the County Planning Commission make an early assessment and provide a written recommendation to the Board of Supervisors on the proposed amendment. On February 29, 2012, the proposed lot line adjustment, rezoning and General Plan amendment (PLN100573) was brought before the Planning Commission at a noticed public workshop. The workshop was intended to satisfy the early assessment requirement of Policy LU-9.6.
6. A Negative Declaration was prepared and circulated from March 22, 2012 to April 10, 2012, pursuant to Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1. The Negative Declaration analyzes the proposed General Plan Amendment/Rezoning as well as a conceptual plan of the museum that was submitted to the Planning Department on August 26, 2003. Six resources were identified as being potentially impacted by the proposed project: Aesthetics, Biological Resources, Cultural Resources, Hydrology/Water Quality, Land Use/Planning and Transportation/Traffic. The Negative Declaration identified each resource impact, based on technical reports and review by County staff, as being less-than significant. No comments were received on the Negative Declaration. The conditions of approval recommended in the Negative Declaration pertain to the development of the museum and fire station and would be applicable once a planning application is submitted. The Negative Declaration was considered and adopted by the Planning Commission on April 25, 2012. The Board of Supervisors has considered the Negative Declaration that was adopted by the Planning Commission and finds on the basis of the whole record before it that there is no substantial evidence that the General Plan amendment and rezone will have a significant effect on the environment and that the Negative Declaration reflects the County's independent judgment and analysis.
7. On April 25, 2012, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding the proposed land use designation and rezoning. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the *Monterey County Herald* and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property. The Planning Commission recommended approval of the General Plan Amendment and Rezoning.

8. On July 10, 2012, the Monterey County Board of Supervisors held a duly noticed public hearing to consider the Negative Declaration that was previously adopted by the Planning Commission as well as the General Plan Amendment and Rezoning. At least 10 days before the public hearing date, a notice of the hearing before Board of Supervisors was published in the *Californian* and was also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
9. The proposed amendment to General Plan Figure LU-9 is attached to the Resolution as **Exhibit 1** and is incorporated herein by reference. The amendment would amend Figure LU-9 of the Monterey County General Plan, South County Area Plan, to apply the "Public/Quasi-Public" land use designation over the 12.5 acres. An ordinance to rezone the 12.5 acres to PQP is being considered by the Board of Supervisors in a separate action.

DECISION

NOW, THEREFORE, BASED ON ALL THE ABOVE FINDINGS AND HAVING CONSIDERED THE NEGATIVE DECLARATION, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a) Adopt a resolution to amend Figure LU-9 of the Monterey County General Plan, South County Area Plan, to reclassify 12.5 acres from the land use designation of "Farmlands 40-160 acre minimum" to a "Public/Quasi-Public" land use designation, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of July, 2012 upon motion of Supervisor _____, seconded by Supervisor _____, by the following vote, to wit:

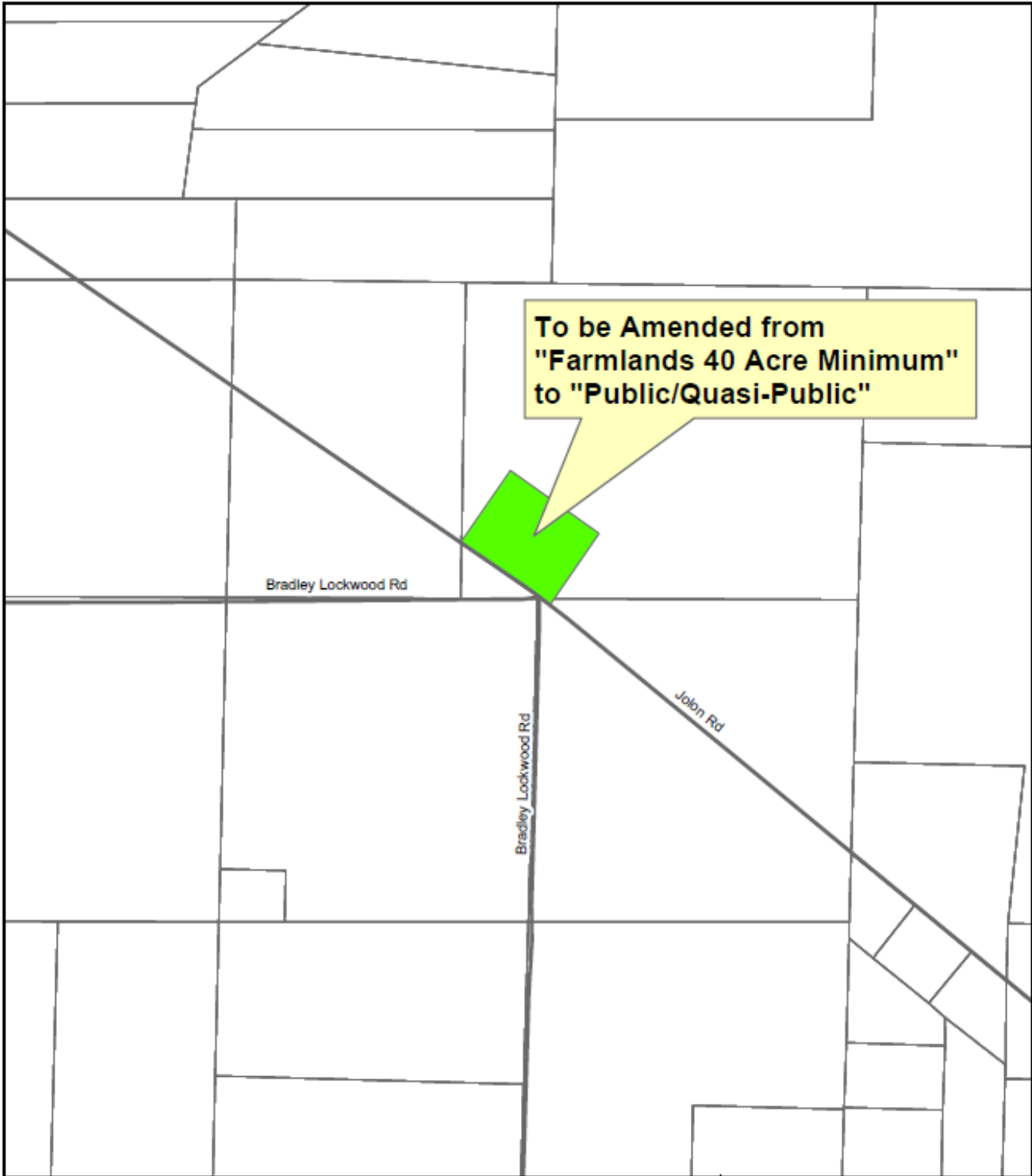
AYES:
 NOES:
 ABSENT:
 ABSTAIN:

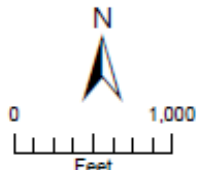

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisor duly made and entered in the minutes thereof of Minute Book ___ for the meeting on _____.

Dated: Gail T. Borkowski, Clerk of the Board of Supervisors
 County of Monterey, State of California

By _____
 Deputy

EXHIBIT 1



<p>GENERAL PLAN AMENDMENT, SOUTH COUNTY AREA</p>		
<p>APN: 423-061-035, 036, & 423-071-006</p>		
<p>FILE # PLN100573, PATTERSON</p>		