



Monterey County

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Board Report

Legistar File Number: 18-601

June 12, 2018

Introduced: 5/29/2018

Current Status: Consent Agenda

Version: 1

Matter Type: General Agenda Item

PLN100065 - Ventana Property Holdings, LLC

- a. Find that accepting the Parcel Map is statutorily exempt per section 15268(b)(3) of the CEQA Guidelines;
- b. Accept the Parcel Map for a minor subdivision to divide a 354.10-acre parcel into five (5) agricultural parcels of 56.05 acres (Parcel 1), 56.03 acres (Parcel 2), 56.00 acres (Parcel 3), 55.99 acres (Parcel 4), and 130.03 acres (Parcel 5);
- c. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- d. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording with all applicable recording fees paid by the applicant, and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3)

Project Location: 38740 Los Coches Road, Soledad, Central Salinas Valley Area Plan

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that accepting the Parcel Map is statutorily exempt per section 15268(b)(3) of the CEQA Guidelines;
- b. Accept the Parcel Map for a minor subdivision to divide a 354.10-acre parcel into five (5) agricultural parcels of 56.05 acres (Parcel 1), 56.03 acres (Parcel 2), 56.00 acres (Parcel 3), 55.99 acres (Parcel 4), and 130.03 acres (Parcel 5);
- c. Accept the Tax Clearance Letter and Subdivision Map Guarantee; and
- d. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording with all applicable recording fees paid by the applicant, and submit the Tax Clearance Letter from the Tax Collector as required by the County Recorder's Office.

PROJECT INFORMATION:

Owner: Ventana Property Holdings LLC

Project Location: 38740 Los Coches Road, Soledad, Central Salinas Valley Area Plan

Assessor's Parcel Number: 183-021-035-000

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: Not Applicable

SUMMARY/ DISCUSSION:

Ventana Property Holdings LLC, pursuant to Monterey County Code Section 19.04.005, proposes the subdivision of an approximately 354-acre legal lot of record into five parcels ranging in size from approximately 56 to 130 acres. This subdivision of agricultural lands does not include any changes to the existing land/agricultural uses or any development of structures. The proposed lots are configured

to reflect existing crop patterns, the site would remain in active agricultural production, and the subdivided parcels would remain viable agricultural units. Ventana Property Holdings LLC requested the subdivision to allow for increased agricultural operation and financing flexibility, thereby helping to preserve and enhance the agricultural viability of the property. The Monterey County Agricultural Advisory Committee, at a public meeting on February 26, 2015, voted unanimously to support the subdivision as proposed. None of the parcels are encumbered with Williamson Act Contracts.

On March 11, 2015, the Planning Commission approved a Tentative Parcel Map for this subdivision of agricultural lands (RMA-Planning File No. PLN100065), and the subject Parcel Map is in substantial conformance with the approved Tentative Parcel Map. Pursuant to Government Code Section 66452.6 (Subdivision Map Act), on February 27, 2017, Ventana Property Holdings LLC timely filed the Tentative Parcel Map to the County Surveyor prior to its expiration date. Ventana Property Holdings LLC has submitted a Property Tax Clearance Certification in accordance with Government Code Section 66492 and the Subdivision Guarantee in accordance with Government Code Section 66465 of the Subdivision Map Act. All pre-filing conditions of approval have been fully implemented as verified in the Condition Compliance Form included with this report as **Attachment E**. There are no subdivision improvements associated with this Parcel Map. Therefore, staff recommends that the Board approve the Ventana Property Holdings LLC Parcel Map for recording.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for recording of the Parcel Map:

- Monterey County Agricultural Commissioner
- Environmental Health Bureau
- RMA-Parks
- RMA-Public Works
- Water Resources Agency
- Economic Development (Housing)
- Monterey County Regional Fire Protection District

FINANCING:

Funding for staff time associated with this project is included in the FY2017-2018 Adopted Budget for RMA-Planning 001-3000-8172-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.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Joseph Sidor, Associate Planner, ext. 5262
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: John M. Dugan, FAICP, RMA Deputy Director for Land Use and Community
Development

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

- Attachment A - Cover Letter to the Clerk of the Board
- Attachment B - Parcel Map
- Attachment C - Subdivision Guarantee
- Attachment D - Property Tax Clearance Certification
- Attachment E - Condition Compliance Form

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Joseph Sidor, Planner;
Ventana Property Holdings LLC, Applicant/Owner; Law Office of Michael D. Cling, Attorney for the
Applicant; Salinas Valley Surveyors, Agent; The Open Monterey Project (Molly Erickson);
LandWatch; Project File PLN100065