

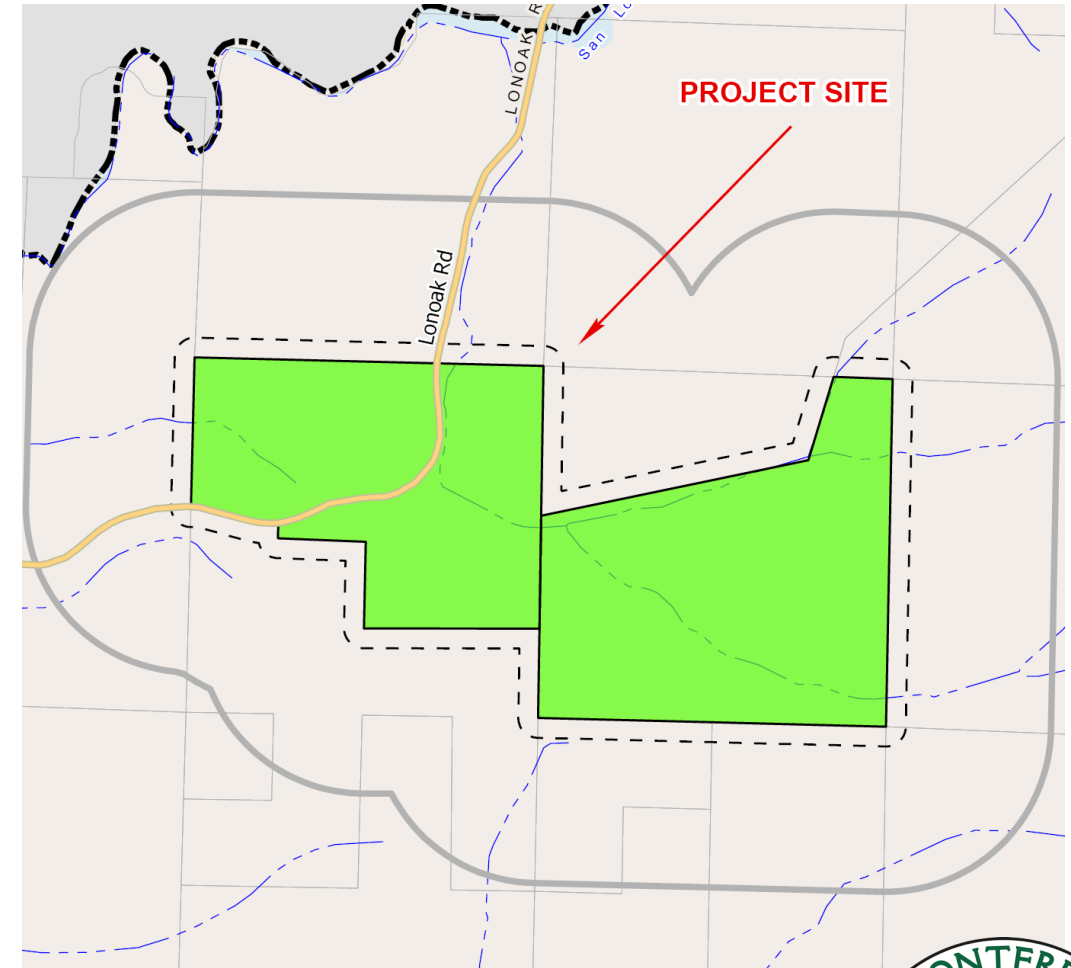
**PLN230230  
CA Ranches, LLC &  
Reynolds Land & Cattle Co.**

**Board of Supervisors**

June 24, 2025  
Agenda Item #12



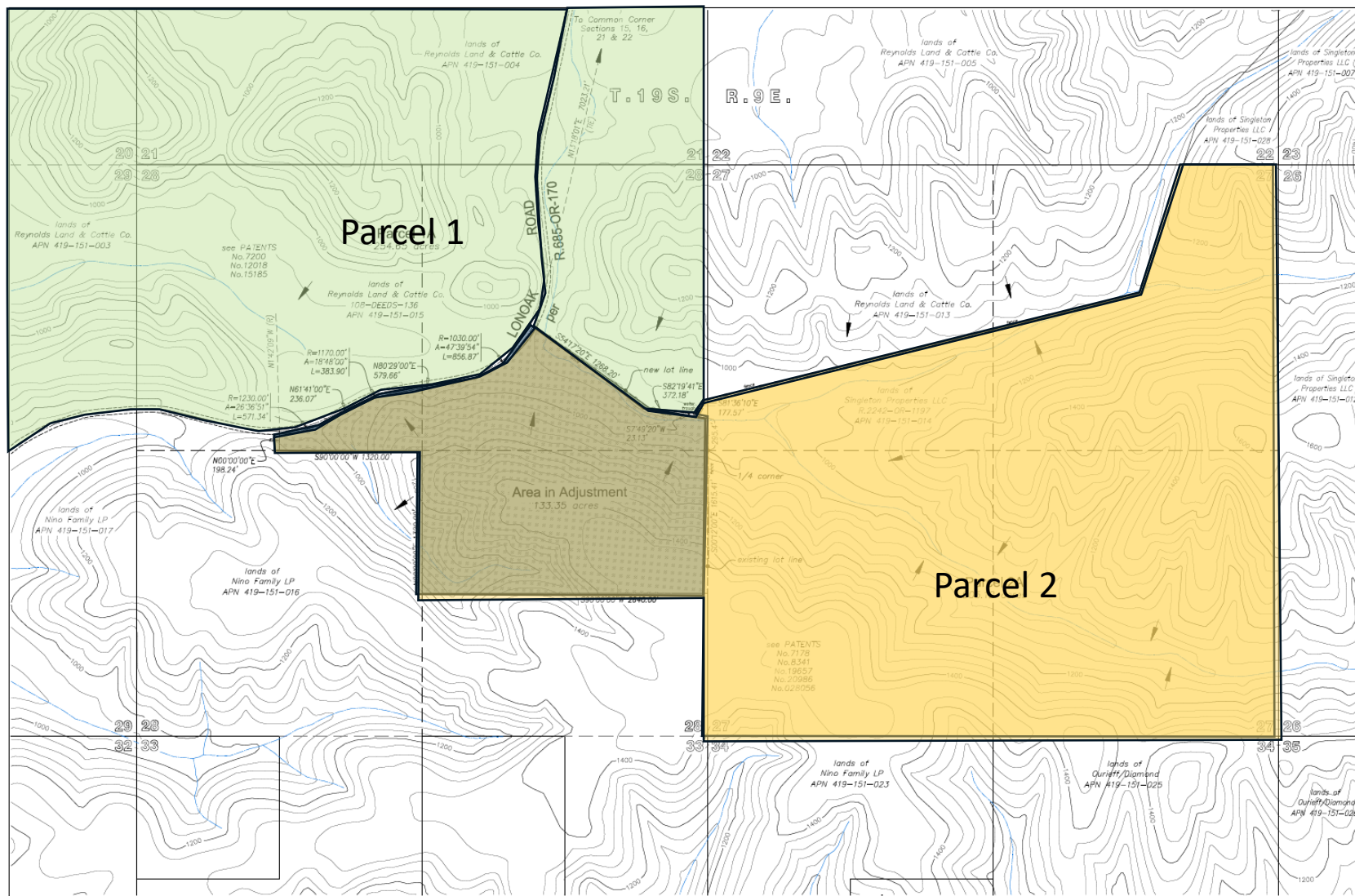
- **Location:** Located off of Lonoak Road, King City, Central Salinas Valley Area Plan
- **Zoning:** Parcel 1 - Split zoned PG/40 & F/40  
Parcel 2 – PG/40
- **Scope:** Lot Line Adjustment



# Current Site Plan

Parcel 1:  
Land Conservation  
Contract No. 68-34  
BOS Resolution 68-56-34  
**388 acres**

Adjusted Parcel 1:  
**254.65**



Parcel 2:  
Land Conservation  
Contract No. 69-2  
BOS Resolution 69-35-2  
**471.77 acres**

Adjusted Parcel 2:  
**605.12**



PLN230230

# 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 Committees

## Agricultural Advisory Committee

- June 27, 2024
- Voted 10-0 to recommend the project for approval

## South County Land Use Advisory Committee

- June 18, 2025
- Voted 3-0 to support the project as proposed



# Staff Recommendation

1. Find the project qualifies for a Class 5 categorical exemption as a minor lot line adjustment which does not result in any changes in land use or density pursuant to California Code of Regulations (CCR) Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to CCR Section 15300.2 of the CEQA Guidelines
2. Approve a Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 419-151-015-000) consisting of 388 acres subject to Agricultural Preserve and Land Conservation Contract No. 68-34 established by County pursuant to Board of Supervisors' Resolution No. 68-56-34 and Parcel 2 (Assessor's Parcel Number 419-151-014-000) consisting of 471.77 acres subject to Agricultural Preserve and Land Conservation Contract No. 69-2 established by County pursuant to Board of Supervisors' Resolution No. 69-35-2, resulting in two legal lots, 254.65 (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Land Conservation Contracts;
3. Authorize the Chair to execute new or amended Land Conservation Contract(s) in order to rescind a portion of the existing Land Conservation Contracts as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract or Contracts 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 Agricultural Preserve Policies or Procedures; and
4. Direct the Clerk of the Board to record the new or amended Land Conservation Contract or Contracts with the County Recorder and file the Lot Line Adjustment Map with the County Recorder for recording with all applicable recording fees paid by the Property Owners of record in conformance with the attached Lot Line Adjustment map.

