



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 25-100

June 24, 2025

Introduced: 6/13/2025

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

CA RANCHES, LLC AND REYNOLDS LAND & CATTLE CO., PLANNING FILE NO. PLN230230

Public hearing to consider adoption of a resolution to:

- a. 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 Section 15300.2 of the CEQA Guidelines;
- b. 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, consisting of 254.65 acres (adjusted Parcel 1) and 605.12 acres (adjusted Parcel 2), with no net change in acreage under the Williamson Act Land Conservation Contracts;
- c. 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
- d. 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.

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

- a. 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 Section 15300.2 of the CEQA Guidelines;
- b. 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;

c. 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

d. 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.

PROJECT INFORMATION:

Owner: CA Ranches, LLC (CA Ranches) and Reynolds Land & Cattle Co. (Reynolds)

Agent: Lee Marcum

Planning File No.: PLN230230

Project Location: Lonoak Road, east of King City.

Assessor's Parcel Numbers: 419-151-014-000 & 419-151-015-000

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The project is located off of Lonoak Road, King City, Central Salinas Valley Area Plan and involves a lot line adjustment between two parcels that combined include 859.77 acres. Parcel 1 (Reynolds) is zoned Permanent Grazing, 40 acres per unit [PG/40] and is bisected by Lonoak Road. Parcel 2 (CA Ranches) is split zoned Permanent Grazing, 40 acres per unit [PG/40] and Farmland, 40 acres per unit [F/40] with access provided via ranch roads that connect to Lonoak Road across Parcel 1. The properties are both used for cattle grazing and the lot line adjustment would transfer 133.35 acres from Parcel 1 (Reynolds) to Parcel 2 (CA Ranches) providing Parcel 2 with a boundary fronting on Lonoak Road. Both Parcel 1 and Parcel 2 are subject to Williamson Act Agricultural Preserve and Land Conservation Contracts. Parcel 1 is subject to Agricultural Preserve and Land Conservation Contract No. 68-34 established by the County pursuant to Board of Supervisors Resolution No. 68-56-34. Parcel 2 is subject to Agricultural Preserve and Land Conservation Contract No. 69-2 established by the County pursuant to Board of Supervisors Resolution No. 69-35-2.

Pursuant to California Government Code Section 66412(d), Government Code Section 51257 and Monterey County Code Section 19.09.005, the applicant proposes a lot line adjustment between two legal lots of record, consisting of the following existing and proposed configuration:

Before Adjustment:

Parcel 1: 388 acres

Parcel 2: 471.77 acres

Total: 859.77 acres

After Adjustment

Parcel 1A (Adjusted Parcel 1): 254.65 acres

Parcel 2A (Adjusted Parcel 2): 605.12 acres

Total: 859.77 acres

The Lot Line Adjustment does not include any changes to the existing land/agricultural uses or any development of structures. The existing agricultural use (grazing) is consistent with the applicable agricultural zoning designations. The purpose of the Lot Line Adjustment is for CA Ranches LLC to acquire 133.35 acres from Reynolds Land & Cattle Co to provide CA Ranches LLC with road access from their property to Lonoak Road. The adjusted boundaries will better achieve current overall agricultural operations and improve agricultural operation efficiency.

California Government Code Section 51257, applicable to lot line adjustments of Williamson Act lands, provides:

To facilitate a lot line adjustment of Williamson Act Lands, pursuant to Government Code Section 51257 and subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the Board or Council finds all of the following:

- (1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
- (2) There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- (3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
- (a) Nothing in this section shall limit the authority of the board or council to enact additional conditions or restrictions on lot line adjustments.
- (b) Only one new contract may be entered into pursuant to this section with respect to a given parcel, prior to January 1, 2004.

(Amended by Stats. 2012, Ch. 128, Sec. 1. (AB 2680) Effective January 1, 2013.)

Staff has reviewed the proposed Lot Line Adjustment and has provided findings with evidence to support the approval of the project and new Land Conservation Contracts (Attachment A). The Monterey County Agricultural Advisory Committee, at a public meeting on June 27, 2024,

recommended approval of the lot line adjustment as proposed.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau

South County Fire Protection District

Agricultural Advisory Committee

South County Land Use Advisory Committee

AGRICULTURAL ADVISORY COMMITTEE:

The project was referred to the Agricultural Advisory Committee (AAC) for review on June 27, 2024. The AAC unanimously recommended approval (10 - 0, 2 members absent) to support the project at a duly noticed meeting.

LAND USE ADVISORY COMMITTEE:

The project was referred to the South County Land Use Advisory Committee (LUAC) because it involves a lot line adjustment between two parcels that are under Williamson Act contracts. On June 18, 2025 the LUAC reviewed the proposed Lot Line Adjustment. Minutes from the LUAC meeting were not available prior to release of this report. Staff will provide a summary of the vote at the hearing.

FINANCING:

Funding for staff time associated with this project is included in the Fiscal Year 2024-25 Adopted Budget within Community Development General Fund 001, Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD 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: Hya Honorato, Assistant Planner, ext. 5173

Reviewed and Approved by: Craig Spencer, Director of Housing and Community Development

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

Attachment A - Draft Resolution with:

☐ Recommended Conditions of Approval

□ Lot Line Adjustment Map

Attachment B - Vicinity Map

Attachment C - Williamson Act Agricultural Preserve and Land Conservation Contract (AGP) No. 68-34(Parcel 1)

Attachment D - Williamson Act Agricultural Preserve and Land Conservation Contract (AGP) No. 69-2(Parcel 2)

Attachment E - AAC Meeting Minutes June 27, 2024

cc: Front Counter Copy; Craig Spencer, Director of Housing & Community Development (HCD); Agricultural Preservation Review Committee - Mary Grace Perry, Deputy County Counsel, Office of the County Counsel, Nadia Ochoa, Management Analyst III, Agricultural Commissioner's Office, Gregg MacFarlane, Assistant Assessor-Valuation, Assessor-Recorder's Office; Hya Honorato, Assistant Planner, HCD; Kayla Nelson, Associate Planner, HCD; Melanie Beretti, AICP, HCD Chief of Planning; Lee Marcum, Agent; Singleton Properties, LLC and Reynolds Land & Cattle Co., Property Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers' International Union of North America (Lozeau Drury, LLP); Project File PLN230230