



Monterey County

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Board Report

Legistar File Number: RES 15-022

March 10, 2015

Introduced: 2/24/2015

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Consider a Resolution to:

- a. Approve an application to add the entirety of Assessor's Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve Land Conservation Contract No. 69-28a and amend Contract No. 69-28a; and
- b. Approve a Lot Line Adjustment between three (3) legal lots of record, two (2) of which are subject to Land Conservation Contract No. 69-28a, established by County Resolution No. 69-35-28, and Assessor's Parcel Number 423-111-010-000, with a net increase in acreage under Williamson Act Contract of 160 acres; and
- c. Authorize the Chair to execute Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a and a new or amended Land Conservation Contract or Contracts as applicable to the reconfigured lots only and execute a new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and the property owner(s) of record, reflecting the new legal descriptions and, current ownership interests; and
- d. Direct the Clerk of the Board to record the Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a upon execution by the parties and submittal of recording fees by the property owner(s) of record; and,
- e. Direct the Clerk of the Board to record the new or amended Contract or Contracts for the reconfigured lots after Certificates of Compliance for the reconfigured lots have been recorded and recording fees for said new or amended Contract or Contracts have been submitted by the property owner(s) of record.

(Lot Line Adjustment - PLN140484/Anthony Lombardo and the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007, Hare Canyon Road, San Miguel, California, South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN140484

Owner: Anthony Lombardo; the Anthony L. Lombardo Separate Property Trust Dated September 28, 2007

Project Location: Hare Canyon Road, San Miguel

APNs: 423-111-011-000, 423-111-009-000 & 423-111-010-000

Agent: Anthony Lombardo & Associates (Shandell Clark)

Plan Area: South County Area Plan

Flagged and Staked: No

CEQA Action: Categorically Exempt - 15305(a)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve an application to add the entirety of Assessor's Parcel Number 423-111-010-000 (160 acres) to existing Agricultural Preserve Land Conservation Contract No. 69-28a and amend Contract No. 69-28a; and
- b. Approve a Lot Line Adjustment between three (3) legal lots of record, two (2) of which are subject to Land Conservation Contract No. 69-28a, established by County Resolution No. 69-35-28, and Assessor's Parcel Number 423-111-010-000, with a net increase in acreage under Williamson Act Contract of 160 acres; and
- c. Authorize the Chair to execute Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a and a new or amended Land Conservation Contract or Contracts as applicable to the reconfigured lots only and 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
- d. Direct the Clerk of the Board to record the Amendment to Contract No. 69-28a to add 160 acres to Agricultural Preserve No. 69-28a upon execution by the parties and submittal of recording fees by the property owner(s) of record; and,
- e. Direct the Clerk of the Board to record the new or amended Contract or Contracts after Certificates of Compliance for the reconfigured lots have been recorded and recording fees for said new or amended Contract or Contracts have been submitted by the property owner(s) of record.

SUMMARY:

The proposed Lot Line Adjustment will reconfigure three (3) existing legal lots of record totaling approximately 960 combined acres. All of the subject parcels are presently undeveloped aside from water tanks, watering troughs and fencing. The proposed lot line adjustment would serve to re-align all the parcels so as to maximize their respective frontages on Hare Canyon Road and to move their respective acreage entirely to one side (or the other) of Hare Canyon Road. See the following illustrations for additional details:

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Water Resources Agency
Cal Fire - South County

FINANCING:

Two (2) of the three (3) existing lots are currently under Land Conservation Contract No. 69-28a. This Lot Line Adjustment, with approved inclusion of the acreage under APN 423-111-010-000 to 69-28a, will continue the Agricultural Preserve status of all of the property subject to the proposed lot line adjustment, with a net increase of approximately 160 acres in overall contracted acreage. Accordingly, approval will moderately decrease the assessed property valuation of the combined lots and, as such, will have a moderate impact on the County General Fund.

Prepared by: Steve Mason, Associate Planner ext. 5228 *SM*
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192 *MN*
Carl Holm, Interim Director Resource Management Agency *CH*

This report was reviewed by Luke Connolly, Planning Services Manager and Mary Grace Perry, Deputy County Counsel

cc: Front Counter Copy; Board of Supervisors; County Counsel; Environmental Health Bureau; RMA-Public Works Department; Water Resources Agency; Cal Fire South County; Luke Connolly, Planning Services Manager; Mike Novo; Anthony & Sue Lombardo, Applicant/Owner; Shandell Clark, Agent; The Open Monterey Project; LandWatch; Project File PLN140484

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

- Attachment A Discussion
- Attachment B Draft Board Resolution
- Attachment C Vicinity Map and Lot Line Adjustment Maps
- Attachment D Application for inclusion of APN 423-111-010-000 to Land Conservation Contract No. 69-28a
- Attachment E Board Resolution No. 03-383 (Procedures for establishing Agricultural Preserve Contracts)