



# Monterey County

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

## Board Report

Legistar File Number: RES 14-105

November 04, 2014

**Introduced:** 10/15/2014

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Resolution

Adopt a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) existing legal lots of record under Williamson Act Farmland Security Zone Contracts (FSZ K No. 2001-006 and FSZ K No. 2001-007) consisting of Parcel 1 (1140.62 acres), Parcel 2 (40.00 acres) and Parcel 3 (661.88 acres). The lot line adjustment would result in three (3) parcels: Parcel 1 (1139.5 acres), Parcel 2 (40 acres) and Parcel 3 (663 acres);
- b. Authorize the Chair to execute a new or amended Contract or Contracts in order to rescind a portion of the existing Contract or Contracts as applicable to the reconfigured lots only and simultaneously execute a new or amended 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 Williamson Act Policies or Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contract or Contracts concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.

(Lot Line Adjustment - PLN140369/South County Property Co. LLC/Fairview Real Properties, LLC, located at 59020 Paris Valley Road, San Lucas [Assessor's Parcel Numbers: 233-021-006, 233-021-009, 233-021-022, 233-021-023, 233-021-030], South County Area Plan)

### PROJECT INFORMATION:

**Planning File Number:** PLN140369

**Owner:** South County Property Co. LLC/Fairview Real Properties, LLC

**Project Location:** 59020 Paris Valley Road, San Lucas

**APN:** Assessor's Parcel Numbers: 233-021-006, 233-021-009, 233-021-022, 233-021-023, and 233-021-030

**Agent:** Paul Toeppen, South County Property Co. LLC

**Plan Area:** South County Area Plan

**Flagged and Staked:** No

**CEQA Action:** Categorically Exempt per Section 15305(a)

### RECOMMENDATION:

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

- a. Approve a Lot Line Adjustment between three (3) existing legal lots of record under Williamson Act Farmland Security Zone Contracts (FSZ K No. 2001-006 and FSZ K No. 2001-007) consisting of Parcel 1 (1140.62 acres), Parcel 2 (40.00 acres) and Parcel 3 (661.88 acres). The lot line adjustment would result in three (3) parcels: Parcel 1 (1139.5

- acres), Parcel 2 (40 acres) and Parcel 3 (663 acres);
- b. Authorize the Chair to execute a new or amended Contract or Contracts, in order to rescind a portion of the existing Contract or Contracts as applicable to the reconfigured lots only and simultaneously execute a new or amended 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 Williamson Act Policies or Procedures; and
  - c. Direct the Clerk of the Board to record the new or amended Contract or Contracts concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.

SUMMARY:

The proposed lot line adjustment entails the transfer of 1.12 acres from Parcel 1 (1140.62 acres) to Parcel 2 (40 acres), then 1.12 acres from Parcel 2 to Parcel 3 (661.88 acres); resulting in one 1139.50 acre parcel (Parcel 1), one 40 acre parcel (Parcel 2), and one 663 acre parcel (Parcel 3). All lands are zoned F/40 (Farmlands, 40 acres per unit). All properties are under Williamson Act Farmland Security Zone Contracts (FSZ K No. 2001-006 and FSZ K No. 2001-007), owned by Fairview Real Properties LLC and South County Property Company LLC.

A lot line adjustment between three (3) existing legal lots of record is being requested in order to clearly delineate the leased area within Parcel 2 from the vineyards areas within Parcel 1 and Parcel 3, while not reducing the acreage of Parcel B to less than 40 acres. No new uses are proposed. The exterior boundaries of the contracts will not change.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

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

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

FINANCING:

Funding for staff time associated with this project is included in the FY14-15 Adopted Budget for the Planning Department.

Prepared by: Ashley Nakamura, Assistant Planner ext. 5892  
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192  
Benny Young, Director Resource Management Agency

This report was reviewed by John Ford, RMA - Services Manager.

cc: Front Counter Copy; Board of Supervisors (10); John Ford, RMA - Services Manager; Ashley Nakamura, Project Planner; Office of the County Counsel; Paul Toeppen, South County Property Co. LLC, Owner/Applicant; Agricultural Preserve Review Committee - Steve Mason, Gregg MacFarlane, Robert A. Roach, Mary Grace Perry; The Open Monterey Project; LandWatch; Project File PLN140369

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

- Attachment A Discussion
- Attachment B Proposed Board Resolution
- Attachment C Recommended Conditions of Approval
- Attachment D Vicinity Map
- Attachment E Proposed Lot Line Adjustment Survey Map
- Attachment F Farmland Security Zone Contracts (FSZ K No. 2001-006 & 007)