



Monterey County

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Board Report

Legistar File Number: 17-0075

January 31, 2017

Introduced: 1/19/2017

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

PLN130690 - RCT Land Company LP

- a. Approve a Parcel Map for a minor subdivision to divide a 516 acre parcel into three (3) parcels (Parcel 1, 106 acres; Parcel 2, 210 acres; and Parcel 3, 200 acres);
- b. Approve a Contract Amendment or Amendments to Farmland Security Zone Contract No. 2017-007;
- c. Authorize the Chair to execute the Contract Amendment or Amendments to Farmland Security Zone Contract No. 2017-007; and
- d. Direct the Clerk of the Board to submit the Parcel Map and the Amendment or Amendments to Farmland Security Zone Contract No. 2017-007 to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owner.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3)
(Parcel Map and Amendment to Farmland Security Zone Contract No. 2017-007)

PROJECT INFORMATION:

Project Location: 24301 Old Stage Road, Chualar, Central Salinas Valley

Assessor's Parcel Number: 145-181-006-000

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: Not Applicable

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Parcel Map for a minor subdivision to divide a 516 acre parcel into three (3) parcels (Parcel 1, 106 acres; Parcel 2, 210 acres; and Parcel 3, 200 acres);
- b. Approve a Contract Amendment or Amendments to Farmland Security Zone Contract No. 2017-007;
- c. Authorize the Chair to execute the Contract Amendment or Amendments to Farmland Security Zone Contract No. 2017-007; and
- d. Direct the Clerk of the Board to submit the Parcel Map and the Amendment or Amendments to Farmland Security Zone Contract No. 2017-007 to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owner.

SUMMARY AND DISCUSSION:

On June 24, 2015, the Monterey County Planning Commission approved a Tentative Parcel Map for RCT Land Company LP (RMA-Planning File No. PLN130690). RCT Land Company LP 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, and has met all the conditions of approval required for clearance prior to recording the Parcel Map. The Parcel Map is in substantial compliance with

the approved Tentative Parcel Map, and all applicable fees associated with the recordation of the Parcel Map, have been satisfied, collected, and deposited. There are no subdivision improvements associated with this Parcel Map. Therefore, staff recommends that the Board approve the RCT Land Company LP Parcel Map for recording, subject to the submittal of the applicable recording fees by the Property Owner

Board of Supervisors Resolution No. 01-468, Amending Procedure for the Creation of Farmland Security Zones and Contracts, Section 11.c. provides as follows:

Minimum size and gross income. Applications for establishment of an agricultural preserve, and/or Farmland Security Zone as applicable, will not be considered unless the parcel or group of contiguous parcels to be include in the preserve contains 100 or more acres and shall have had an annual gross income during three of the last five years from the production of animals and/or unprocessed agricultural plant products of not less than \$8,000.00, or in the case of recently improved lands, have a potential during the next succeeding year of producing a gross income of \$8,000.00 from the production of animals and/or unprocessed agricultural plant products, provided, however, the Board of Supervisors will consider establishing agricultural preserves and/or creating Farmland Security Zones as applicable, of less than 100 acres, but of 40 or more acres if it finds that smaller preserves and/or Farmland Security Zones as applicable, are necessary due to the unique characteristics of the agricultural enterprises in the area and that establishment of preserves and/or Farmland Security Zones of less than 100 acres is consistent with the general plan of the County.

On December 6, 2016, the Board of Supervisors approved Farmland Security Zone (FSZ) Contract No. 2017-007 for the subject property. The FSZ Contract Amendment or Amendments would divide the existing FSZ Contract No. 2017-007 into three (3) separate contracts that would still meet the minimum acreage requirement of 100 acres and minimum income requirement of \$8,000.00 for three (3) of the past five (5) years for inclusion in the FSZ program. Therefore, staff recommends that the Board approve the FSZ Contract Amendment or Amendments for execution by the Chair and recordation with the County Recorder subject to the submittal of the applicable recording fees by the Property Owner.

OTHER AGENCY INVOLVEMENT:

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

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

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, ext. 5262
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the Clerk of 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 - Farmland Security Zone Contract Amendment or Amendments

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Joseph Sidor, Project Planner; RCT Land Company LP, Applicant/Owner; H.D. Peters Co., Inc., Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN130690