



Monterey County

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Board Report

Legistar File Number: 17-0339

April 18, 2017

Introduced: 4/5/2017

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Accept the Parcel Map for a minor subdivision to allow the reconfiguration of twenty (20) existing patents totaling 4,607 acres into twenty (20) legal lots totaling 4,607 acres;
- b. Approve Contract Amendments to Agricultural Preserve Land Conservation Contract Nos. 69-10 and 72-15;
- c. Authorize the Chair to execute the Contract Amendments to Agricultural Conservation Contract Nos. 69-10 and 72-15;
- d. Approve the subject deed restrictions;
- e. Direct the Clerk of the Board to submit the Parcel Map and the Amendments to Agricultural Preserve Land Conservation Contracts No. 69-10 and 72-15, and the subject deed restrictions to the County Recorder for recording, subject to the property owners' submittal of the applicable recording fees.

Proposed CEQA Action: Statutorily Exempt per California Environmental Quality Act (CEQA) Guidelines Sections 15268 (b) (3); 15305(a); and 15061 (b) (3).
(PLN110015/Aurignac & Garrissere Ranch Co.)

PROJECT INFORMATION:

Planning File Number: PLN110015

Project Location: located approximately 28 miles south of King City, east and west of Highway 101, accessed by County Road G19, South County

Owners: Jacqueline R. Traynor, Leslie Ann Aurignac, Paul Albert Aurignac, Paulette A. Aurignac, Jeffrey Dennis Traynor, Michael Paul Traynor, and Greg Michael Traynor, Garrissere Ranch (sometimes referred to as "applicant")

APNs: 422-121-037-000, 422-121-039-000, 422-121-051-000, 422-231-001-000, 422-231-004-000, 422-231-005-000, 422-231-011-000, 422-231-012-000, 423-061-016-000, 423-061-017-000, 423-061-018-000, 423-061-019-000, 423-061-020-000, 423-081-001-000, 423-081-008-000, 423-081-027-000, 423-081-029-000, 423-081-030-000, 423-081-031-000, and 423-091-001-000.

Agent: Denise Duffy, DDA, Inc.

Plan Area: South County Area Plan

Flagged and Staked: No

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Accept the Parcel Map for a minor subdivision to allow the reconfiguration of twenty (20) existing patents totaling 4,607 acres into twenty (20) legal lots totaling 4,607 acres;
- b. Approve Contract Amendments to Agricultural Preserve Land Conservation Contract Nos. 69-10 and 72-15;
- c. Authorize the Chair to execute the Contract Amendments to Agricultural Conservation Contract Nos. 69-10 and 72-15;

- d. Approve the subject deed restrictions;
- e. Direct the Clerk of the Board to submit the Parcel Map and the Amendments to Agricultural Preserve Land Conservation Contracts No. 69-10 and 72-15, and the subject deed restrictions to the County Recorder for recording, subject to the property owners' submittal of the applicable recording fees.

SUMMARY:

The applicant has submitted a Property Tax Clearance Certification in accordance with California Government Code Section 66492 and the Parcel Map 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 Map.

DISCUSSION:

On May 9, 2013, the Monterey County Minor Subdivision Committee passed and adopted Resolution No. 13-003 which allowed for the reconfiguration of twenty (20) legal lots of record, totaling approximately 4,607 acres at Aurignac and Garrissere Ranch (RMA-Planning File No. PLN110015). The project emanates from a court ordered re-subdivision settlement decision taken by the Superior Court of California in Monterey County, (Case No. M57139) to partition the overall 9,518.6 acres at Aurignac Ranch.

Conditions placed on the subdivision include recording deed restrictions addressing access, wastewater disposal system, and sufficient quality or quantity of water to meet state and local drinking water standards. These deed restrictions are drafted according to the County's guidelines and are being presented as an item for the Board to take action on. Additionally, other conditions placed on the subdivision prior to approval, have been satisfied accordingly. 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. Moreover, the Contract Amendments to Agricultural Preserve Land Conservation Contracts have been reviewed and their validity has been established within the reconfigured boundary lines as approved pursuant to Minor Subdivision Committee Resolution No. 13-003. The land is best suited for its existing use of permanent grazing and as such, the project is not proposing any development, physical changes or intensification of this use. There are no subdivision improvements associated with this Parcel Map.

Therefore, staff recommends that the Board (a) accept the Parcel map for a minor subdivision to allow the reconfiguration of twenty (20) existing patents totaling 4,607 acres into twenty (20) legal lots totaling 4,607 acres, (b) approve Contract Amendments to Agricultural Preserve Land Conservation Contract Nos. 69-10 and 72-15, (c) authorize the Chair to execute the Contract Amendments, (d) approve the subject deed restrictions, and (e) direct the Clerk of the Board to submit the Parcel Map and the Amendments to Agricultural Preserve Land Conservation Contracts No. 69-10 and 72-15 and the subject deed restrictions to the County Recorder for recording, subject to the property owners' submittal of the applicable recording fees.

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 & Facilities

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The Board of Supervisors FY 15-16 Strategic Initiatives include objectives to:

- Improve efficiency and effectiveness of County services (Administration).
- Create better paying jobs, reduce poverty and increase the revenue base through business expansion while adding to the economic vitality of the County (Economic Development).

RMA has Key Performance Measures to implement the Board's Strategic Initiatives by improving the permit process. Maintaining parcels under Land Conservation Agreements will ensure the protection of land designated for farming and permanent grazing and further the vitality and economic development of Monterey County.

Check the related Board of Supervisors Strategic Initiatives:

Economic Development

Administration

Health & Human Services

Infrastructure

Public Safety

Prepared by: Maira Blanco, Assistant Planner, ext. 5052

Reviewed by: Brandon Swanson, RMA Services Manager and
Jacqueline Onciano, Interim Chief of Planning, RMA-Planning

Approved by: Carl P. Holm, AICP, Resource Management Agency Director

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

Attachment A Cover letter to the Clerk of the Board

Attachment B Vicinity Map

Attachment C Parcel Map

Attachment D Parcel Map Guarantee

Attachment E Property Tax Clearance Certification

Attachment F Access Deed Restriction

Attachment G EHB Deed Restrictions: Wastewater disposal system Deed Restriction and Sufficient quality or quantity of water Deed Restriction

Attachment H Land Conservation Contract Nos. 69-10 and 72-15

Attachment I Amendments to Land Conservation Contract Nos. 69-10 and 72-15

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; Jacqueline R. Traynor, Leslie Ann Aurignac, Paul Albert Aurignac, Paulette A. Aurignac, Jeffrey Dennis Traynor, Michael Paul Traynor, and Greg Michael Traynor, Garrissere Ranch, Owners; Denise Duffy and Associates, Agent; Monterey County Agricultural Preserve

Review Committee; Robert A. Roach - Assistant Agricultural Commissioner, Gregg MacFarlane - Senior Agricultural Appraiser, Nadia Amador - Associate Planner, Mary Grace Perry - Deputy County Counsel; Nicole Fowler, Environmental Health Bureau; Michael Goetz, Public Works & Facilities;
Project File PLN110015.