



Monterey County

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

Board Report

Legistar File Number: RES 15-102

November 17, 2015

Introduced: 11/4/2015

Version: 1

Current Status: Consent Agenda

Matter Type: BoS Resolution

Consider a Resolution to:

- a. Approve a Lot Line Adjustment between four (4) legal lots of record under Land Conservation Contract Nos. 69-027 and 69-028 established by County Resolution Nos. 69-35-27 and 69-35-28, respectively, with no net decrease in acreage under Williamson Act Contract;
- b. Authorize the Chair to execute new or amended Land Conservation Contracts 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 Eric Lindberg and Megan Lindberg, Trustees of the Lindberg Revocable Trust, dated February 14, 2006, and Anthony L. Lombardo, as Trustee of the Anthony L. Lombardo Separate Property Trust, created UTA dated September 28, 2007, 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
- c. Direct the Clerk of the Board to record the new or amended Contracts subject to the submittal of recording fees by the property owner(s).

(Lot Line Adjustment - PLN150357/ Eric Lindberg and Megan Lindberg, Trustees of the Lindberg Revocable Trust, dated February 14, 2006, and Anthony L. Lombardo, as Trustee of the Anthony L. Lombardo Separate Property Trust, created UTA dated September 28, 2007, Hare Canyon Road, San Miguel, South County Area Plan)

..Recommendation

PROJECT INFORMATION:

Planning File Number: PLN150357

Owner: Eric Lindberg and Megan Lindberg, Trustees of the Lindberg Revocable Trust, dated February 14, 2006, and Anthony L. Lombardo, as Trustee of the Anthony L. Lombardo Separate Property Trust, created UTA dated September 28, 2007

Project Location: Hare Canyon Road, San Miguel

APNs: 423-133-021-000, 423-133-002-000, 423-133-022-000 and 423-111-009-000

Agent: Susan Lombardo

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 a Lot Line Adjustment between four (4) legal lots of record under Land Conservation Contract Nos. 69-027 and 69-028 established by County Resolution Nos. 69-35-27 and 69-35-28, respectively, with no net decrease in acreage under Williamson

Act Contract; and

- b. Authorize the Chair to execute new or amended Land Conservation Contracts in order to rescind a portion of the existing Land Conservation Contracts as applicable to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Eric Lindberg and Megan Lindberg, Trustees of the Lindberg Revocable Trust, dated February 14, 2006, and Anthony L. Lombardo, as Trustee of the Anthony L. Lombardo Separate Property Trust, created UTA dated September 28, 2007, 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
- c. Direct the Clerk of the Board to record the new or amended Contracts subject to the submittal of recording fees by the property owner(s).

SUMMARY:

The subject Lot Line Adjustment will re-configure four (4) existing legal lots of record totaling approximately 652.49 combined acres. The four (4) lots comprise portions of Williamson Act Land Conservation Contract Nos. 69-027 and 69-028. The four (4) reconfigured parcels would not result in any change of overall acreage under Williamson Act Contract. The current lot configuration consists of Lot "A" at approximately 120.57 acres, Lot "B" at 40.62 acres, Lot "C" at 320 acres and Lot "D" at 171.3 acres. The approved Lot Line Adjustment would result in a Lot "A" of approximately 156.93 acres, a Lot "B" of 175.51 acres, Lot "C" of 160 acres and Lot "D" of 160.05 acres, respectively. (See ATTACHMENT D)

For a more detailed discussion, see ATTACHMENT A.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

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

FINANCING:

The subject lots are currently under Land Conservation Contract Nos. 69-027 and 69-028. This Lot Line Adjustment will continue the Agricultural Preserve status of the properties, with no reduction in overall acreage, but will not reduce the assessed property valuation of the lots and, as such, will not have an impact on the County General Fund.

Prepared by: Steve Mason, Associate Planner, ext. 5228

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl P. Holm, Director, Resource Management Agency, ext. 5103

This report was reviewed by Mary Grace Perry, Deputy County Counsel

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

Attachment A Discussion

Attachment B Draft Board Resolution
Attachment C Vicinity Map
Attachment D Lot Line Adjustment Map
Attachment E Land Conservation Contract Nos. 69-027 and 69-028

cc: Front Counter Copy; Board of Supervisors; Office of the County Counsel; Environmental Health Bureau; RMA-Public Works Department; RMA-Environmental Services; Water Resources Agency; Cal-Fire (South County); John Ford, Planning Services Manager; Mike Novo; Eric Lindberg and Megan Lindberg, Trustees of the Lindberg Revocable Trust, dated February 14, 2006, and Anthony L. Lombardo, as Trustee of the Anthony L. Lombardo Separate Property Trust, created UTA dated September 28, 2007, Applicants/Owners; Susan Lombardo, Agent; Agricultural Preserve Review Committee (Associate Planner - Steve Mason, Senior Agricultural Appraiser - Gregg MacFarlane, Assistant Agricultural Commissioner - Robert A. Roach, Deputy County Counsel - Mary Grace Perry); The Open Monterey Project; LandWatch; Project File PLN150357