

# Attachment D

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# GOETZ LAND SURVEYORS

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November 27, 2017

County of Monterey Resource Management Agency- Planning  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Attn: Nadia Amador, Associate Planner



Re: Richard Alderson Lot Line Adjustment PLN160371

Dear Nadia:

On April 5, 2016 a Proposed Lot Line Adjustment Map for four lots was prepared by Goetz Land Surveyors, showing three proposed lots of 40+ acres each and one lot of 27 acres. The rationale for this was that since there was one existing parcel (APN 429-101-029) of 27 acres, we would turn the existing parcel 90°, widen it, make it shorter, but still 27 acres. An Application Request Form was submitted on June 1, 2016 with the 27 acre lot, and was reviewed by four planners. The application for the Lot Line Adjustment was submitted showing the 27 acre lot. On February 23, 2017 the Agricultural Advisory Committee heard a request to amend the existing Ag. Preserve contract, with a planner and someone from the County Counsel present, with no comment regarding the 27 acre lot. On June 1, 2017, the County Planning Department and the office of the County Counsel informed our office that since there is sufficient acreage for all lots to be 40+ acres, we would have to revise our map

This could be done, of course, but there are some constraints, that we had to consider, that I shall describe later. So research was done that led to the Monterey County General Plan, Land Use Element, from which the Regulations for Permanent Grazing Zoning Districts, or "PG" Districts, are derived. Under the heading of "Goals and Policies – Land Use" is Goal LU-1, which reads "Promote Appropriate and Orderly Growth and Development While Protecting Desirable Existing Land Uses". Under this goal are listed 20 policies. Attention is drawn to Policy LU-1.16, which applies to the lot line adjustment application at hand, ie, A lot that does not conform to minimum parcel size standards may be allowed if the lot line adjustment would:

- a) LU-1.16d. "produce a superior parcel configuration". Parcel A, as proposed, has a building site that is 500 feet away from Elm Avenue and over a ridge, rather than only 30 feet from the county road. An existing graded road will be utilized to access all of the building sites. This parcel has approximately 14 acres of land suitable for a vineyard, which is allowed in a "PG" district. Also the parcel, as proposed, incorporates an impractical and unusable finger of land that is a portion of Parcel "B" resulting from a lot line adjustment, which was approved by PLN050682. This will make a better configuration of the parcel.

b) LU-1.16g “better achieve the goals, policies, and objectives of the General Plan”. Parcel A is part of a rural clustering concept which will result in less than 15% of the total acreage of this application being used for housing, vineyards, etc. This is “strongly encouraged” in Policy LU-1.7 and by Policy AG-1.7 of the General Plan Agriculture Element, which says that such clustering “shall be encouraged”.


c) LU-1.16h “facilitate Routine and Ongoing Agricultural activities”. Parcel A will continue to support agricultural activities with grazing for 1 or 2 head of cattle, or for a small vineyard that would be compatible with existing vineyards on properties to the east and to the north of the parcel.

In addition to these excerpts from the Monterey County General Plan that support allowing Parcel A to remain in the non-conforming minimum parcel size (27 acres), there is a physical feature of an old gravel pit that runs north and south through the center of existing Parcels 1 and 2 containing approximately 21 acres that forms a rift in the topography. The proposed adjusted lots were designed around the constraints of that rift.

So in summary it would appear that the intent of the Monterey County General Plan goals and policies are being met by allowing Parcel A to remain 27 acres in size. A question contained in Item 12 of the Development Project Application was “What is the purpose of the adjustment?” The answer remains the same “Better locations of building sites; steeper terrain will remain cattle grazing.”

If there are any questions or comments regarding the points made in this letter, please feel free to call or write.

Sincerely,

  
Gary Goetz  
Goetz Land Surveyors







Google Earth

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meters



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