



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: 12-1166 **Name:** Charles & Judy Martin
Type: General Agenda Item **Status:** Passed
File created: 12/3/2012 **In control:** Board of Supervisors
On agenda: 12/11/2012 **Final action:** 12/11/2012

Title: a. Approve the Parcel Map for the subdivision of an 80-acre parcel into two (2) 40-acre parcels.
b. Authorize the Chair to execute the Conservation and Scenic Easement Deed and Certificate of Acceptance and Consent to Recordation.
c. Authorize the Chair to execute Farmland Security Zone (FSZ) Contract No. 2007-005-A between the County and Leavens Ranches General Partnership (Leavens Ranches GP), amending FSZ and FSZ Contract No. 2007-005.
d. Accept the Parcel Map Guarantee and Property Tax Clearance Certification (Subdivision).
e. Direct the Clerk of the Board to submit the Parcel Map for filing with the County Recorder.
f. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed and FSZ Contract No. 2007-005-A to the County Recorder for recordation.
(PLN 070197 Charles E. & Judy A. Martin Trust, Trustees of the Martin Living Trust U/D/T July 25, 2005 (Martin Living Trust), Leavens Ranches General Partnership (Leavens Ranches GP), and Amaral Ranches General Partnership (Amaral Ranches GP), 31300 River Road Soledad, (APN: 216-013-019-000) Central Salinas Valley Area Plan)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Cover Letter to the Clerk of the Board, 2. Attachment B - Vicinity Map, 3. Attachment C - Parcel Map, 4. Attachment D - Tax Clearance Certificate, 5. Attachment E - Parcel Map Guarantee, 6. Attachment F - Conservation & Scenic Easement Deed, 7. Attachment G - Farmland Security Zone Contract No. 2007-005-A, 8. Completed Board Order/Recorded Cover Page/Recording Received, 9. Recorded FSZ Contract 2007-005-A

Date	Ver.	Action By	Action	Result
12/11/2012	1	Board of Supervisors	approved	

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(PLN 070197 Charles E. & Judy A. Martin Trust, Trustees of the Martin Living Trust U/D/T July 25, 2005 (Martin Living Trust), Leavens Ranches General Partnership (Leavens Ranches GP), and Amaral Ranches General Partnership (Amaral Ranches GP), 31300 River Road Soledad, (APN: 216-013-019-000) Central Salinas Valley Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN 070197

Owner: Charles E. & Judy A. Martin Trust, Trustees of the Martin Living Trust U/D/T July 25, 2005 (Martin Living Trust)

Project Location: 31300 River Road Soledad

APN: 216-013-019-000

Agent: Martin Living Trust

Area Plan: Central Salinas Valley Area Plan

Flagging and Staked: No

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

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve the Parcel Map for the subdivision of an 80-acre parcel into two (2) 40-acre parcels.
- b. Authorize the Chair to execute the Conservation and Scenic Easement Deed and Certificate of Acceptance and Consent to Recordation.
- c. Authorize the Chair to execute Farmland Security Zone (FSZ) Contract No. 2007-005-A between the County and Leavens Ranches General Partnership (Leavens Ranches GP), amending FSZ and FSZ Contract No. 2007-005.
- d. Accept the Parcel Map Guarantee and Property Tax Clearance Certification (Subdivision).
- e. Direct the Clerk of the Board to submit the Parcel Map for filing with the County Recorder.
- f. Direct the Clerk of the Board to submit the Conservation and Scenic Easement Deed and FSZ Contract No. 2007-005-A to the County Recorder for recordation.

SUMMARY:

On June 19, 2012, pursuant to Resolution No. 2012-146, the Board approved a Combined Development Permit (PLN070197) for the subject property (APN 216-013-019-000) owned by the Charles E. & Judy A. Martin Trust, Trustees of the Martin Living Trust U/D/T July 25, 2005 (Martin Living Trust) and surrounding property owned by Leavens Ranches General Partnership (Leavens Ranches GP) and Amaral Ranches General Partnership (Amaral Ranches GP). The Combined Development Permit (CDP) included: (1) a Lot Line Adjustment of Williamson Act Lands consisting of the removal of 0.68 acres from two (2) existing parcels under Williamson Act Farmland Security Zone (FSZ) and FSZ Contract No. 2007-005 (APN 216-013-025-000 and APN 216-013-022-000 owned by Leavens Ranches GP) to add to an existing 79.32 acre parcel (APN 216-013-019-000 owned by the Martin Living Trust) to create one (1) 80-acre parcel; (2) a Lot Line Adjustment consisting of an equal exchange of approximately 0.86 acres between APN 216-013-024-000, owned by Amaral Ranches GP, and APN 216-013-019-000, owned by the Martin Living Trust; and (3) a Minor Subdivision to divide the 80-acre parcel resulting from the adjustment into two (2) 40-acre parcels; and (4) an amendment to Williamson Act Farmland Security Zone (FSZ) and FSZ Contract No. 2007-005;

Said CDP included a Lot Line Adjustment through which 0.68 acres from the Leavens Ranches GP property were added to the then 79.32 acre Martin Living Trust property (APN# 216-013-019-000) in order to create enough acreage to subdivide the newly created eighty (80) acre parcel into the two (2) 40 acre parcels included in the Parcel Map for the Martin Living Trust property. Said CDP also authorized an amendment to FSZ Contract No. 2007-005 between the County and Leavens Ranches GP. Condition No. 19 of said CDP provides that the new or amended FSZ Contract (No. 2007-005-A between the County and Leavens Ranches GP) shall be recorded concurrently with the filing of the parcel map and/or with the Certificates of Compliance for the Williamson Act (FSZ) parcels whichever occurs first.

The Developer has substantially complied with all of the conditions of approval required for clearance prior to

recording the Parcel Map. The Parcel Map is in substantial compliance with the approved Minor Subdivision Vesting Tentative Map.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for filing the Parcel Map with the County Recorder:

- Environmental Health Bureau
- Public Works Department
- Monterey County Regional Fire Protection

FINANCING:

Funding for staff time associated with this project was included in the FY12-13 Adopted Budget for the Planning Department.

Prepared by: Lucy Bernal, Land Use Technician, ext 5235

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

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Wanda Hickman.

cc: Front Counter Copy; Board of Supervisors (10); Assessor's Office; Environmental Health Bureau; Fire Protection District; Public Works; Water Resources Agency; Wanda Hickman, Planning Services Manager; Charles E. Martin and Judy A. Martin, Trustees of the Martin Living Trust U/D/T, dated July 25, 2005; Leavens Ranches General Partnership, Amaral Ranches General Partnership, Applicants/Owners; Agricultural Preserve Review Committee: Planning Department - Steve Mason, Assessor's Office - Gregg MacFarlane, Agricultural Commissioner's Office - Robert A. Roach and Office of the County Counsel - Mary Grace Perry; The Open Monterey Project; LandWatch; Project File PLN070197

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

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| Attachment A | Cover letter to the Clerk of the Board |
| Attachment B | Vicinity Map |
| Attachment C | Parcel Map |
| Attachment D | Tax Clearance Certificate |
| Attachment E | Parcel Map Guarantee |
| Attachment F | Conservation and Scenic Easement Deed (Inland) |
| Attachment G | Farmland Security Zone Contract No. 2007-005-A |