



Legislation Details (With Board Report)

File #: RES 14-051 **Name:** Sea Mist Farms, LLC
Type: BoS Resolution **Status:** Passed
File created: 5/21/2014 **In control:** Board of Supervisors
On agenda: 6/3/2014 **Final action:** 6/3/2014

Title: Adopt a Resolution to:
a. Approve a Lot Line Adjustment between three (3) legal lots of record under Farmland Security Zone Contract No. 12-010, established by County Resolution No. 11-379, with no net decrease in acreage under Williamson Act Contract; and
b. Authorize the Chair to execute new or amended Farmland Security Zone Contract in order to rescind a portion of the existing Contract as it applies to the reconfigured lots only and simultaneously execute a new or amended Contract or Contracts for the reconfigured lots between the County and Sea Mist Farms, LLC, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Williamson Act Program Policies and Procedures; and
c. Direct the Clerk of the Board to record the new or amended Contract or Contracts.
(Lot Line Adjustment - PLN110031/Sea Mist Farms, LLC, River Road, Chualar, Toro & Central Salinas Valley Area Plans)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Discussion, 2. Attachment B - Draft Board Resolution, 3. Attachment C - Vicinity Map, 4. Attachment D - Lot Line Adjustment Map, 5. Attachment E - FSZ Contract No. 2012-010, 6. Completed Board Order; Resolution w/Conditions, 7. Recorded Amendment to FSZ Sea Mist Farms

| Date | Ver. | Action By | Action | Result |
|----------|------|----------------------|---------|--------|
| 6/3/2014 | 1 | Board of Supervisors | adopted | Pass |

Adopt a Resolution to:
a. Approve a Lot Line Adjustment between three (3) legal lots of record under Farmland Security Zone Contract No. 12-010, established by County Resolution No. 11-379, with no net decrease in acreage under Williamson Act Contract; and
b. Authorize the Chair to execute new or amended Farmland Security Zone Contract in order to rescind a portion of the existing Contract as it applies to the reconfigured lots only and simultaneously execute a new or amended Contract or Contracts for the reconfigured lots between the County and Sea Mist Farms, LLC, reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Williamson Act Program Policies and Procedures; and
c. Direct the Clerk of the Board to record the new or amended Contract or Contracts.
(Lot Line Adjustment - PLN110031/Sea Mist Farms, LLC, River Road, Chualar, Toro & Central Salinas Valley Area Plans)

Planning File Number: PLN110031
Owner: Sea Mist Farms, LLC
Project Location: River Road, Chualar
APNs: 167-081-006-000, 137-151-006-000 & 137-151-007-000
Agent: Michael Cling
Plan Area: Toro & Central Salinas Valley Area Plans

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 three (3) legal lots of record under Farmland Security Zone Contract No. 12-010, established by County Resolution No. 11-379, with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute new or amended Farmland Security Zone Contract in order to rescind a portion of the existing Contract as it applies to the reconfigured lots only and simultaneously execute a new or amended Contract or Contracts for the reconfigured lots between the County and Sea Mist Farms, LLC, 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 and Procedures; and
- c. Direct the Clerk of the Board to record the new or amended Contracts.

SUMMARY:

The subject Lot Line Adjustment will re-configure three (3) existing legal lots of record totaling approximately 339.05 combined acres. The three (3) lots comprise a portion of Williamson Act Farmland Security Zone Contract No. 12-010. The current lot configuration consists of Lot "1" at approximately 335.16 acres, Lot "2" at 2.31 acres and Lot "3" at 1.58 acres. The approved Lot Line Adjustment would result in a Lot "A" of approximately 306.73 acres, a Lot "B" of 18.01 acres and a Lot "C" of 14.31 acres, respectively.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

Environmental Health Bureau
RMA-Public Works Department
Water Resources Agency
Monterey County Regional Fire Protection District

FINANCING:

There is no impact to the General Fund as a result of this action. The subject lots are currently under Farmland Security Zone Contract No. 12-010. This Lot Line Adjustment will continue the Agricultural Preserve status of the properties, with no reduction in overall acreage, and will not reduce the assessed property valuation of the lots. Staff costs associated with preparing this report is included in the FY 2013-14 Adopted Budget for RMA - Planning.

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

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

Benny Young, Director Resource Management Agency

This report was reviewed by Luke Connolly, Planning Services Manager and Mary Grace Perry, Deputy County Counsel

cc: Front Counter Copy; Board of Supervisors; Office of the County Counsel; Environmental Health Bureau; RMA-Public Works; Water Resources Agency; Monterey County Regional Fire Protection District; John Ford, Planning Services Manager; Ag Preserve Review Committee (Assessor's Office - Gregg MacFarlane; Agricultural Commissioner's Office - Robert A. Roach, Assistant Agricultural Commissioner; Office of the County Counsel - Mary Grace Perry, Deputy County Counsel) Sea Mist Farms, Applicant/Owner; Michael Cling, Agent; The Open Monterey Project; LandWatch; Project File PLN110031

The following attachments are 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 | Farmland Security Zone Contract No. 12-010 |