



Legislation Details (With Board Report)

File #: 12-1041 **Name:** Harkins Road Limited Partnership
Type: General Agenda Item **Status:** Scheduled PM
File created: 10/26/2012 **In control:** Board of Supervisors
On agenda: 11/6/2012 **Final action:**

Title: a. Approving a Lot Line Adjustment of Williamson Act Lands to increase Parcel B (Assessor’s Parcel Number 223-042-022-000 and 223-042-025-000) from 30.76 acres to 30.91 acres and decrease Parcel A (Assessor’s Parcel Number 223-042-008-000) from 525.12 acres to 524.97 acres owned by Silverado Monterey Vineyards LLC. Parcel B is within Williamson Act Agricultural Preserves per Land Conservation Contract No. 73-032.A.2, owned by Harkins Road Building Limited Partnership; and
b. Authorizing the Chair to execute new or amended Land Conservation Contract, in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract for the reconfigured lots between the County and the Property Owners of Record, reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
c. Directing the Clerk of the Board to record the new or amended Contract concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.
(Lot Line Adjustment - PLN090248 / Harkins Road Building Limited Partnership, 32501 & 33155 Gloria Road, Gonzales, Central Salinas Valley Area Plan)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Discussion, 2. Attachment B - Draft Board Resolution, 3. Attachment C - Lot Line Adjustment Map, 4. Attachment C-1 - Recommended Conditions of Approval, 5. Attachment D - Vicinity Map, 6. Attachment E - Land Conservation Contract 83-26-3, 7. Attachment F - Land Conservation Contract 73-032.A.1, 8. Attachment G - Land Conservation Contract 73-032.A.2, 9. Attachment H - Board of Supervisors Resolution No. 06-081, 10. Completed Board Order

Date	Ver.	Action By	Action	Result
11/6/2012	1	Board of Supervisors	continued	

a. Approving a Lot Line Adjustment of Williamson Act Lands to increase Parcel B (Assessor’s Parcel Number 223-042-022-000 and 223-042-025-000) from 30.76 acres to 30.91 acres and decrease Parcel A (Assessor’s Parcel Number 223-042-008-000) from 525.12 acres to 524.97 acres owned by Silverado Monterey Vineyards LLC. Parcel B is within Williamson Act Agricultural Preserves per Land Conservation Contract No. 73-032.A.2, owned by Harkins Road Building Limited Partnership; and
b. Authorizing the Chair to execute new or amended Land Conservation Contract, in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract for the reconfigured lots between the County and the Property Owners of Record, reflecting the new legal description, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Preserve Policies or Procedures; and
c. Directing the Clerk of the Board to record the new or amended Contract concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.
(Lot Line Adjustment - PLN090248 / Harkins Road Building Limited Partnership, 32501 & 33155 Gloria Road, Gonzales, Central Salinas Valley Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN090248
Owner: Harkins Road Building Limited Partnership & Silverado Monterey Vineyards LLC.
Project Location: 32501 & 33155 Gloria Road, Gonzales
APN: 223-042-022-000, 223-042-025-000 and 223-042-008-000
Agent: Stephen Griffin
Plan Area: Central Salinas Valley Area Plan
Flagged and Staked: No
CEQA Action: Categorically Exempt per Section 15305(a)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Lot Line Adjustment of Williamson Act Lands to increase Parcel B (Assessor's Parcel Number 223-042-022-000 and 223-042-025-000) from 30.76 acres to 30.91 acres and decrease Parcel A (Assessor's Parcel Number 223-042-008-000) from 525.12 acres to 524.97 acres owned by Silverado Monterey Vineyards LLC. Parcel B is within Williamson Act Agricultural Preserve per Land Conservation Contract No. 73-032.A.2, owned by Harkins Road Building Limited Partnership; and
- b. Authorize the Chair to execute new or amended Land Conservation Contract, in order to rescind a portion of the existing Land Conservation Contract as applicable to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract for the reconfigured lots between the County and the Property Owners of Record, reflecting the new legal description, 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 Contract concurrently with the recordation of the Certificates of Compliance for the reconfigured Williamson Act parcels.

SUMMARY:

The subject Lot Line Adjustment will re-configure two (2) existing legal lots of record totaling 555.88 acres. One of the two parcels, Parcel B, is under Land Conservation Contract, Assessor's Parcel Numbers 223-042-022-000 and 223-042-025-000, Land Conservation Contract No. 73-032.A.2. The current configuration consists of 30.76 acres (Parcel B, Assessor's Parcel Numbers 223-042-022-000 and 223-042-025-000). The Lot Line Adjustment will result in two (2) parcels of 524.97 acres (Parcel A) and 30.91 acres (Parcel B) as illustrated in Exhibit 1 to the Resolution Attachment B.

DISCUSSION:

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

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- √ Public Works Department
- Water Resources Agency
- Parks Department
- Gonzales Rural Fire Department

FINANCING:

One of the parcels (Parcel B) is currently under Land Conservation Contract No: 73-032a. Funding for staff time associated with this project is included in the FY 2012-2013 Adopted Budget for the Planning Department.

Prepared by: Valerie Negrete, Assistant Planner ext. 5227

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

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by Laura Lawrence, Planning Services Manager

cc: Front Counter Copy; Laura Lawrence, Planning Services Manager; Harkins Road Building Limited Partnership, Applicant/Owner; The Open Monterey Project; LandWatch; Project File PLN090248

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

Attachment A	Discussion
Attachment B	Draft Board Resolution
Attachment C	Lot Line Adjustment Map
Attachment C-1	Recommended Conditions of Approval (Matrix)
Attachment D	Vicinity Map
Attachment E	Land Conservation Contract 83-26-3 (original)
Attachment F	Land Conservation Contract 73-032.A.1
Attachment G	Land Conservation Contract 73-031.A.2
Attachment H	Board of Supervisors Resolution No. 06-081