



County of Monterey

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

Board Report

File #: 12-633, **Version:** 1

Public hearing to consider:

- a. A Negative Declaration previously adopted by the Planning Commission for the project;
 - b. Adopting a resolution to amend Figure LU-9 of the Monterey County General Plan, South County Area Plan, to reclassify 12.5 acres from the land use designation of "Farmlands 40-160 acre minimum" to the "Public/Quasi-Public" land use designation; and
 - c. Adopting an ordinance amending Section 21-79 of the Sectional District Maps of Section 21.08.060 of Title 21 (zoning) of the Monterey County Code to rezone 12.5 acres from the "F/40" [Farmland, 40 acres per unit] zoning classification to the "PQP" [Public/Quasi-Public] zoning classification.
- (General Plan Amendment and Rezoning - PLN100573/Patterson, intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN100573

Owner: Floyd Patterson III

Project Location: Intersection of Jolon Road and Lockwood-Bradley Road, Lockwood

APN: Predominantly within 423-061-036-000

Agent: Floyd Patterson III

Plan Area: South County Area Plan

Flagged and Staked: No

CEQA Action: Negative Declaration adopted by the Planning Commission on April 25, 2012

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the Negative Declaration previously adopted by the Planning Commission for the project;
- b. Adopt a resolution to amend Figure LU-9 of the Monterey County General Plan, South County Area Plan, to reclassify 12.5 acres from the land use designation of "Farmlands 40-160 acre minimum" to the "Public/Quasi-Public" land use designation; and
- c. Adopt an ordinance amending Section 21-79 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to rezone 12.5 acres from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classification.

SUMMARY:

The lot line adjustment approved by the Planning Commission on April 25, 2012 is contingent upon Board of Supervisors' approval of a general plan amendment and rezoning to change the land use designation and zoning on 12.5 acres to Public/Quasi-Public. On April 25, 2012, the Monterey County Planning Commission took the following actions:

- 1) Adopted the Negative Declaration;
- 2) Approved a Lot Line Adjustment between two 40 acre parcels, resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres) and the creation of parcel 3 (2.5 acres) from parcel 2 pursuant to Government Code 66426.5 [sic./Government Code section 66428 was meant], based on the findings and

- evidence and subject to the conditions of approval; and
- 3) Recommended that the Board of Supervisors approve the amendment of Figure LU-9 of the Monterey County General Plan, South County Area Plan, to reclassify a 2.5 acre parcel and a 10 acre parcel from the Land Use Designation of "Farmlands 40-160 acre minimum" to a "Public/Quasi-Public" land use designation and adopt an ordinance to amend Section 21-79 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to rezone a 2.5 acre parcel and a 10 acre parcel from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classification.

DISCUSSION:

The applicant, Floyd Patterson III, applied for a Lot Line Adjustment, Rezoning and General Plan Amendment. The applicant eventually plans to develop the Nacitone Museum/Learning Center and to convey land to the South County Fire Protection District for a new fire station. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road in Lockwood, 2 miles from the Lockwood Post Office and 2.7 miles from Lockwood Market on Jolon Road/Interlake Road. The site is surrounded by a mix of land zoned as Farmland and Permanent Grazing.

In 2006, a Lot Line adjustment, which created the two 40 acre parcels, was approved by the Board of Supervisors (Resolution No. 06-221 & 08-365, amended/ PLN050039). The action created two 40 acres parcels and removed the 80 acres from a Williamson Act Contract (Contract No. 73-034) through an equal land swap in order to pursue the future goal of rezoning a total of 12.5 acre portion of the site into Public/Quasi-Public use for the placement of the museum and fire station (**Attachment D & E**).

On April 25, 2012, the Monterey County Planning Commission adopted a Negative Declaration, approved a Lot Line Adjustment resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres), and approved creation of parcel 3 (2.5 acres) from parcel 2 pursuant to Government Code 66428, contingent upon a General Plan amendment and rezoning to change the land use designation and zoning to PQP. The lot line adjustment is conditioned to take effect once the General Plan Amendment and rezoning are approved (**Attachment C**). The requested rezoning and General Plan Amendment will better achieve the overall goals of the Monterey County General Plan and the amendment is in the public's interest. The owner's goal is to develop a museum/learning center and establish a fire station that will benefit the Lockwood community. The owner intends to convey to the Nacitone Foundation, a non-profit organization, 10 acres to construct the Nacitone Regional Interpretative Center, a museum dedicated to preserving the local history. The museum would promote interpretation of the history of the Nacimientto/San Antonio River, gather and preserve oral histories from descendants of Native American and early settler families, and restore and exhibit items that demonstrate domestic, economic and social life among the Native American and Euro-American residents of the region. The owner intends to convey 2.5 acres to the South County Fire Protection District in order to develop a new fire station with a training facility which will benefit the community. A General Plan Amendment and rezoning are required to accomplish these goals because museums and fire stations are not permitted uses in the Farmlands designation or the F/40 District.

A Negative Declaration (ND) was prepared and circulated from March 22, 2012 to April 10, 2012, pursuant to Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 (**Attachment F**). The Negative Declaration analyzes the proposed General Plan Amendment/Rezoning as well as a conceptual plan of the museum that was submitted to the Planning Department on August 26, 2003. Six resources were identified as being potentially impacted by the proposed project:

- Aesthetics
- Biological Resources
- Cultural Resources
- Hydrology/Water Quality
- Land Use/Planning
- Transportation/Traffic

The ND concluded that the impacts are less-than significant. No comments were received on the Negative Declaration. The Planning Commission adopted the Negative Declaration on April 25, 2012. The conditions of approval recommended in the ND pertain primarily to the development of the museum and fire station and would be applicable once planning applications for those uses are submitted.

OTHER AGENCY INVOLVEMENT:

The Office of County Counsel has approved the ordinance as to form. Due to late submission of this Board Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy or other implication to the County of Monterey.

FINANCING:

The fees for the project were waived through a Fee Waiver Request on September 1, 2011

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

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This report was prepared with assistance by Wanda Hickman, Planning Services Manager and reviewed by Mike Novo, Director of Planning and Wendy Strimling, Senior Deputy County Counsel.

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; South County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Floyd Patterson III, Owner; The Open Monterey Project; LandWatch; Planning File PLN100573.

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

Attachment A1 Draft Resolution Considering the Negative Declaration and Amending the General Plan
Exhibit 1 - General Plan Amendment Map

Attachment A2 Draft Ordinance Rezoning the Property
Exhibit 1 - Rezoning Map

Attachment B Vicinity Map

Attachment C Planning Commission Resolution No. 12-013

Attachment D Board of Supervisor Resolution 06-221

Attachment E Board of Supervisor Resolution 08-365

Attachment F Adopted Negative Declaration