



Board Report

File #: 13-0720, Version: 1

Public hearing to consider:

- a. Approving a Lot Line Adjustment of Williamson Act Lands to decrease Parcel A (Assessor's Parcel Number 424-081-079-000 and southern portion of Assessor's Parcel Number 424-081-078-000) from 160 acres to 156 acres; decrease Parcel B (Assessor's Parcel Number 424-081-080-000) from 160 acres to 157 acres; increase Parcel C (Assessor's Parcel Number 424-081-077-000) from 148 acres to 227.6 acres and decrease Parcel D (western portion of Assessor's Parcel Number 424-081-083-000) from 177.6 acres to 105. Parcel A (Assessor's Parcel Number 424-081-079-000) is within a Williamson Act Agricultural Preserve per Land Conservation Contract No. 71-38;
- 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 - PLN120371 / Porter Estates Company Bradley Ranch, Inc., south of Jolon Road and north of Nacimiento Lake Drive, South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN120371

Owner: Porter Estates Company Bradley Ranch, Inc.

Project Location: south of Jolon Road and north of Nacimiento Lake Drive, Bradley

APN: 424-081-079-000 and southern portion of Assessor's Parcel Number 424-081-078-000, 424-081-080-000, 424-081-077-000, western portion of Assessor's Parcel Number 424-081-083-000

Agent: Richard Smith

Plan Area: South County 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 decrease Parcel A (Assessor's Parcel Number 424-081-079-000 and southern portion of Assessor's Parcel Number 424-081-078-000) from 160 acres to 156 acres; decrease Parcel B (Assessor's Parcel Number 424-081-080-000) from 160 acres to 157 acres; increase Parcel C (Assessor's Parcel Number 424-081-077-000) from 148 acres to 227.6 acres and decrease Parcel D (western portion of Assessor's Parcel Number 424-081-083-000) from 177.6 acres to 105 acres, all owned by Porter Estates Company Bradley Ranch, Inc. Parcel A (Assessor's Parcel Number 424-081-079-000) is within a Williamson Act Agricultural Preserve per Land Conservation Contract No. 71-38, owned by Porter Estates Company Bradley Ranch, Inc;

- 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 four (4) existing legal lots of record totaling 645.6 acres. The lot line adjustment will 1) decrease Parcel A from 160 acres to 156 acres, 2) decrease Parcel B from 160 acres to 157 acres, 3) increase Parcel C from 148 acres to 227.6 acres and 4) decrease Parcel D from 177.6 acres to 105 acres respectively. The Lot Line Adjustment will result in four (4) parcels of 156 acres (Parcel A), 157 acres (Parcel B), 227.6 acres (Parcel C), and 105 acres (Parcel D) 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
South County Fire Protection District

FINANCING:

A portion of one of the proposed parcels (Parcel A) is currently under Land Conservation Contract No: 71-38; however, there will be no financial impact as a result of the recordation of the new or amended Contract. 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; Porter Estates Company Bradley Ranch, Inc, Owner; Phil Pearman, Agent; Richard Smith, Applicant; The Open Monterey Project; LandWatch; Project File PLN120371

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

Attachment A	Discussion
Attachment B	Draft Board Resolution
	Exhibit 1 Lot Line Adjustment Map
	Exhibit 2 Recommended Conditions of Approval (Matrix)
Attachment C	Vicinity Map
Attachment D	Land Conservation Contract 71-38
Attachment E	Board of Supervisors Resolution No. 71-14-38