



County of Monterey

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

Board Report

File #: RES 14-032, **Version:** 1

Consider a Resolution to:

- a. Approve a Lot Line Adjustment between three (3) legal lots of record under Land Conservation Contract No. 76-4, established by County Resolution No. 76-45-4, with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Lance and Christina Batistich reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Policies or procedures; and
- c. Direct the Clerk of the Board to cause the new or amended Contract or Contracts to be filed with the Recorder on payment of fees to the Recorder concurrently with the recordation of the Certificates of Compliance for the reconfigured parcels.

(Lot Line Adjustment - PLN120829/Lance and Christina Batistich, 32800 Johnson Canyon Rd, Gonzales, Central Salinas Valley)

PROJECT INFORMATION:

Planning File Number: PLN120829

Owner: Lance and Christina Batistich

Project Location: 32800 Johnson Canyon Rd, Gonzales

APN: 416-481-020-000, 416-481-021-000, and 416-481-026-000

Agent: Phil Pearman

Plan Area: Central Salinas Valley

Flagged and Staked: No

CEQA Action: Categorical Exemption per Section 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 Land Conservation Contract No. 76-4, established by County Resolution No. 76-45-4 with no net decrease in acreage under Williamson Act Contract; and
- b. Authorize the Chair to execute a new or amended Land Conservation Contract or Contracts in order to rescind a portion of the existing Land Conservation Contract as it applies to the reconfigured lots only and simultaneously execute new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and Lance and Christina Batistich reflecting the new legal descriptions, current ownership interests and to incorporate any legislative changes to State Williamson Act provisions and current County Agricultural Policies or procedures; and
- c. Direct the Clerk of the Board to cause the new or amended Contract or Contracts to be filed with the Recorder on payment of fees to the Recorder concurrently with the recordation of the Certificates of Compliance for the reconfigured parcels.

SUMMARY:

The subject Lot Line Adjustment will reconfigure three (3) existing legal lots of record totaling approximately 318 acres. The three (3) lots comprise a portion of Williamson Act Land Conservation Contract No. 76-4. The three (3) lots comprise the entirety of Assessor's Parcel Numbers 416-481-020-000, 416-481-021-000 and 416-481-026-000 and will continue to comprise the entirety of the parcels with no changes to said parcels' exterior boundaries or total acreage. The current lot configuration consists of Parcel "A" at approximately 158 acres, Parcel "B" at 80 acres, and Parcel "C" at 80 acres. The approved Lot Line Adjustment of Parcel A, B, and C will result in three (3) lots of approximately 140 acres (Parcel 1), 77.8 acres (Parcel 2) and 100.2 acres (Parcel 3) respectively.

DISCUSSION:

A 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
- RMA-Public Works
- Water Resources Agency
- Cal-Fire (South County)

FINANCING:

The subject parcels are currently under Land Conservation Contract No 76-4. The proposed Lot Line Adjustment will continue the Agricultural Preserve status of the properties, with no reduction in overall acreage. Said Lot Line Adjustment will not reduce the assessed property valuation of the respective lots and, as such, will not have an impact on the County General Fund.

Prepared by: Ramon A. Montano Assistant Planner, ext. 5169

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

Benny Young, Director Resource Management Agency

cc: Front Counter Copy; Board of Supervisors; Office of the County Counsel; Environmental Health Bureau; RMA-Public Works; Water Resources Agency; Cal-Fire (South County); Laura Lawrence, Planning Services Manager; Phil Pearman, Agent; Lance and Christina Batistich, Applicant/Owner; Agricultural Preserve Review Committee (Bob Roach, Gregg MacFarlane, Steve Mason, Mary Grace Perry); The Open Monterey Project; LandWatch; Project File PLN120829.

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

- Attachment A Discussion
- Attachment B Draft Board Resolution and Conditions of approval/Implementation
Plan/Mitigation Monitoring Reporting Plan
- Attachment C Vicinity Map
- Attachment D Lot Line Adjustment Map
- Attachment E Land Conservation Contract No. 76-4