



Board Report

File #: RES 17-059, **Version:** 1

Adopt a resolution to approve a Lot Line Adjustment between four (4) existing legal lots of record of 123.63, 122.64, 340.40 and 165.24 acres resulting in four (4) lots of 126.18, 120.01, 343.98, and 161.73 acres. The properties are under Williamson Act Agricultural Preserve Land Contracts and the resultant parcels will not have a net decrease in acreage under Williamson Act Contracts.

Propose CEQA Action: Categorically Exempt per CEQA Guidelines Section 15305 PLN150490/ San Bernabe Vineyards LLC and Loma Del Rio Vineyards, LLC, Oasis Road, King City, Central Salinas Valley Area Plan)
RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution:

- a. Finding the project categorically exempt per California Environmental Quality Act Section 15305;
- b. Approving a Lot Line Adjustment between four (4) existing legal lots of record under Williamson Act Agricultural Preserve Land Conservation Contract Nos. 72-44, 69-9, and 68-101 established by County Resolution Nos. 72-33-44, 69-35-9, and 68-56-101 as amended by Resolution No. 79-32, respectively, and resulting in four (4) reconfigured lots consisting of 126.18, 120.01, 343.98, and 161.73 acres with no net decrease in acreage under Williamson Act Contracts;
- c. Authorizing the Chair to execute new or amended Land Conservation Contracts in order to rescind a portion of the existing Land Conservation Contracts as applicable to the reconfigured lots only and simultaneously execute a new or amended Land Conservation Contract or Contracts for the reconfigured lots between the County and both San Bernabe Vineyards, LLC and Loma Del Rio Vineyards 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 or Procedures; and
- d. Directing the Clerk of the Board to record the new or amended Contracts subject to the collection of the appropriate recording fees from the property owners by the Resource Management Agency-Planning Division.

PROJECT INFORMATION:

Project Location: Oasis Road, 1.47-mile to 2-mile east of Jolon Road, King City

APNs: 231-072-003-000; 231-072-004-000; 231-072-005-000; and 421-111-073-000

Zoning: F/40

SUMMARY:

The subject Lot Line Adjustment will re-configure four (4) existing legal lots of record totaling approximately 751.9 combined acres for the purpose of having the property lines align with existing roads and water lines, hence providing for a more viable agricultural operation. The subject lots currently comprise a portion of Williamson Act Agricultural Preserve Land Conservation Contract Nos. 72-44, 69-9, and 68-101. The lots, combined, also comprise the entirety of Assessors' Parcel Numbers 231-072-003-000, 231-072-004-000, 231-072-005-000, and 421-111-073-000 and will continue to do so following the proposed adjustment. The current configuration consists of approximately 123.63 acres (APN 231-072-003 known as "Lot 15"), 122.64 acres (APN 231-072-004 known as "Lot 16"), 340.40 acres (APN 231-072-005 known as "Lot 17"), and 165.24 acres (APN 421-111-073 known as "Lot A"). This adjustment moves 2.63 acres from Lot 16 and 3.51 acres from Lot A, owned by Loma Del Rio Vineyards, LLC; and adds 2.56 acres to Lot 15 and 3.59

acres to Lot 17, owned by San Bernabe Vineyards, LLC. The purpose of the Lot Line Adjustment is to move 6.14 acres from the Loma Del Rio Vineyard to the San Bernabe Vineyard. The Lot Line Adjustment will result in four (4) lots of 126.18 (Lot 15), 120.01 acres (Lot 16), 343.98 acres (Lot 17), and 161.73 acres (Lot A), as illustrated in **Attachment A, Exhibit 2**.

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

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our RMA customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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Reviewed by: Brandon Swanson, RMA Planning Services Manager, ext. 5193

Approved by: Carl P. Holm, AICP, RMA Director

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

Attachment A - Proposed Resolution with:

Exhibit 1 - Conditions of Approval

Exhibit 2 - Lot Line Adjustment Map

Attachment B - Vicinity Map

Attachment C - Agricultural Preserve Land Conservation Contract Nos. 72-44, 69-9, and 68-101

cc: Front Counter Copy; Jacqueline R. Onciano, RMA Chief of Planning; Nadia Amador, RMA Planning, Cody Phillips, c/o Anthony Lombardo & Associates, San Bernabe Vineyards LLC and Loma Del Rio Vineyards, LLC Applicant/Owners; The Open Monterey Project (Molly Erickson); LandWatch (Director); Project File PLN150490