



County of Monterey

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

Board Report

File #: 12-1049, **Version:** 1

- a. Approve a Lot Line Adjustment between two existing legal lots of record under Williamson Act Contract (AGP 73-34A) consisting of the removal of 47.8 acres from an existing 322.8 acre parcel [Assessor's Parcel Numbers: 423-061-035-000, 423-061-036-000, 423-061-038-000, and portion of 423-071-006-000 (Parcel D)] and the addition of 47.8 acres to an existing 93.4 acre parcel [Assessor's Parcel Number: 423-071-006-000 (Parcel C)]. The lot line adjustment would result in two (2) parcels of 141.2 acres (Parcel C) and 275 acres (Parcel D);
- b. Authorize the Chair to execute a 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 a new or amended Land Conservation Contract for the reconfigured lots between the County and the Property Owners of Record, 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
- 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.
(Lot Line Adjustment - PLN110335/ Floyd Lester Patterson III and Dawn Patterson, Successor Trustees of the 1991 Patterson Irrevocable Trust dated October 13, 2006, Janelle J. Kelly, Barbara E. Koester, Pamela R. Davis, Floyd Lester Patterson III and Floyd Lester Patterson, located at 69461 Bradley-Lockwood Road, Lockwood [Assessor's Parcel Numbers: 423-061-035-000, 423-061-036-000, 423-061-038-000, and 423-071-006-000], South County Area Plan)

PROJECT INFORMATION:

Planning File Number: PLN110335

Owner: Floyd Lester Patterson III and Dawn Patterson, Successor Trustees of the 1991 Patterson Irrevocable Trust dated October 13, 2006, Janelle J. Kelly, Barbara E. Koester, Pamela R. Davis, Floyd Lester Patterson III and Floyd Lester Patterson

Project Location: 69461 Bradley-Lockwood Road, Lockwood

APN: 423-061-035-000, 423-061-036-000, 423-061-038-000, and 423-071-006-000 **Agent:** Gary Goetz, Surveyor

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 adopt a Resolution to:

- a. Approve a Lot Line Adjustment between two existing legal lots of record under Williamson Act Contract (AGP 73-34A) consisting of the removal of 47.8 acres from an existing 322.8 acre parcel [Assessor's Parcel Numbers: 423-061-035-000, 423-061-036-000, 423-061-038-000, and portion of 423-071-006-000 (Parcel D)] and the addition of 47.8 acres to an existing 93.4 acre parcel [Assessor's Parcel Number: 423-071-006-000 (Parcel C)]. The lot line adjustment would result in two (2) parcels of 141.2 acres (Parcel C) and 275 acres (Parcel D);

- b. Authorize the Chair to execute a 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 a new or amended Land Conservation Contract for the reconfigured lots between the County and the Property Owners of Record, 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
- 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 proposed lot line adjustment entails the transfer of 47.8 acres from Parcel D (322.8 acres) to Parcel C (93.4 acres), resulting in one 141.2 acre parcel (Parcel C) and one 275 acre parcel (Parcel D). Both lands are zoned F/40 (Farmlands, 40 acres per unit) and RG/40 (Rural Grazing, 40 acres per unit). Both properties are under Williamson Act Agricultural Preserve per Land Conservation Contract No. 73-34A, owned by Floyd Lester Patterson III and Pamela Davis.

A lot line adjustment between two existing legal lots of record is being requested due to different ownership interest as a result of the death of the previous owner, Jessie Lee Patterson, and the subsequent distribution of her trust. The new lot line adjustment would return ownership lines to the location set forth in the distribution of trust.

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
- South County Fire Protection District

FINANCING:

Funding for staff time associated with this project is included in the FY12-13 Adopted Budget for the Planning Department.

Prepared by: Dan Lister, Assistant Planner ext. 6617

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

<mailto:> Benny Young, Director Resource Management Agency

This report was reviewed by John Ford, Senior Planner

cc: Front Counter Copy; Board of Supervisors (10); Wanda Hickman, Planning Services Manager; John Ford, Senior Planner; Dan Lister, Project Planner; County Counsel; Floyd Lester Patterson III and Dawn Patterson, Successor Trustees of the 1991 Patterson Irrevocable Trust dated October 13, 2006, Janelle J. Kelly, Barbara E. Koester, Pamela R. Davis, Floyd Lester Patterson III and Floyd Lester Patterson - Applicants/Owners; Gary Goetz, Agent; Agricultural Preserve Review Committee - Steve Mason, Gregg MacFarlane, Robert A. Roach, and Mary Grace Perry; The Open Monterey Project; LandWatch; Project File PLN110335

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

Attachment A	Discussion
Attachment B	Proposed Board Resolution
Attachment C	Recommended Conditions of Approval
Attachment D	Vicinity Map
Attachment E	Proposed Lot Line Adjustment Survey Map
Attachment F	Land Conservation Contract No. 73-34A