



County of Monterey

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

Legislation Details (With Board Report)

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| File #: | 18-389 | Name: | REF170029 - SHEID VINEYARDS |
| Type: | General Agenda Item | Status: | Consent Agenda |
| File created: | 4/4/2018 | In control: | Board of Supervisors |
| On agenda: | 4/17/2018 | Final action: | |
| Title: | REF170029 - Sheid Vineyards California, Inc./Hearne Family Trust a. Approve and accept a movable/rolling 180-foot Agricultural Buffer Easement Deed on a portion of APN 221-011-068-000, and authorize the Chair to sign the Acceptance and Consent to Recordation; b. Approve and accept a 70-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-070-000 and APN 221-011-071-000, and authorize the Chair to sign the Acceptance and Consent to Recordation; c. Approve an Agricultural Conservation Easement Deed on APN 221-061-002-000 (10.56 acres); d. Approve and accept a 1-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-010-000, and authorize the Chair to sign the Acceptance and Consent to Recordation; and e. Direct the Clerk of the Board to submit the movable/rolling 180-foot Agricultural Buffer Easement Deed, 70-foot wide Agricultural Buffer Easement Deed, Agricultural Conservation Easement Deed and 1-foot wide Agricultural Buffer Easement Deed to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owners. Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268. | | |

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Cover Letter to the Clerk to the Board, 3. Attachment B - Scheid Moveable Rolling 180-foot Agricultural Buffer Deed, 4. Attachment C - Scheid Vineyards 70-foot Agricultural Buffer Easement Deed, 5. Attachment D - Scheid Agricultural Conservation Easement Deed, 6. Attachment E - Hearne 1-foot Ag Buffer Easement Deed, 7. Completed Board Order

| Date | Ver. | Action By | Action | Result |
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REF170029 - Sheid Vineyards California, Inc./Hearne Family Trust

- Approve and accept a movable/rolling 180-foot Agricultural Buffer Easement Deed on a portion of APN 221-011-068-000, and authorize the Chair to sign the Acceptance and Consent to Recordation;
- Approve and accept a 70-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-070-000 and APN 221-011-071-000, and authorize the Chair to sign the Acceptance and Consent to Recordation;
- Approve an Agricultural Conservation Easement Deed on APN 221-061-002-000 (10.56 acres);
- Approve and accept a 1-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-010-000, and authorize the Chair to sign the Acceptance and Consent to Recordation; and
- Direct the Clerk of the Board to submit the movable/rolling 180-foot Agricultural Buffer Easement Deed, 70-foot wide Agricultural Buffer Easement Deed, Agricultural Conservation Easement Deed and 1-foot wide Agricultural Buffer Easement Deed to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owners.

Proposed CEQA Action: Statutorily Exempt per CEQA Guidelines Section 15268.

PROJECT INFORMATION:

Planning File Number: REF170029

Owners: Scheid Vineyards California, Inc. and the 1999 Hearne Family Trust Dated May 8, 1999, Dennis J. and Sharon E. Hearne 1995 Revocable Family Trust Dated October 13, 1995, Francis J. and Patricia E.

Hearne 1995 Revocable Family Trust Dated August 25, 1995 and the Timothy M. and Kate Hearne 1995 Revocable Family Trust Dated November 27, 1995

Project Location: South of the existing city limits and north of Espinosa Road on both sides of Highway 101, Greenfield

Assessor's Parcel Numbers: 221-011-068-000, 221-011-070-000, 221-011-071-000, 221-061-002-000 and 221-011-010-000

Zoning: F/40 (Farmlands Minimum 40 acres)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that approving and accepting deeds is Statutorily Exempt per Section 15268 of the CEQA Guidelines;
- b. Approve and accept a movable/rolling 180-foot Agricultural Buffer Easement deed on a portion of APN 221-011-068-000, and authorize the Chair to sign the Acceptance and Consent to Recordation;
- c. Approve and accept a 70-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-070-000 and APN 221-011-071-000, and authorize the Chair to sign the Acceptance and Consent to Recordation;
- d. Approve an Agricultural Conservation Easement Deed on APN 221-061-002-000 (10.56 acres);
- e. Approve and accept a 1-foot wide Agricultural Buffer Easement Deed on portions of APN 221-011-010-000, and authorize the Chair to sign the Acceptance and Consent to Recordation; and
- f. Direct the Clerk of the Board to submit the movable/rolling 180-foot Agricultural Buffer Easement Deed, 70-foot wide Agricultural Buffer Easement Deed, Agricultural Conservation Easement Deed and 1-foot wide Agricultural Buffer Easement deed to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owners.

SUMMARY/DISCUSSION:

On October 23, 2017, the Local Agency Formation Commission of Monterey County (LAFCO Monterey) approved the City of Greenfield South End Annexation (LAFCO File 17-07) which involves four (4) parcels with a total of approximately 290 acres located at the City's southern edge. Most of the annexation area consists of irrigated farmland currently used to grow row crops and vineyards. The annexation is consistent with the "Final Greater Greenfield Area Memorandum of Agreement" between the City of Greenfield (adopted by the Greenfield City Council on May 21, 2013), County of Monterey (adopted by the Board of Supervisors on June 11, 2013) and LAFCO Monterey (adopted by LAFCO on June 24, 2013).

Mitigation for the annexation consists of placing APN 221-061-002-000 under a permanent Agricultural Conservation Easement, as well as placing Agricultural Buffer Easements on portions of APNs 221-011-068-000, 221-011-070-000, 221-011-071-000 and APN 221-011-010-000. The Agricultural Conservation Easement would be held and managed by the Ag Land Trust of Monterey County. The Agricultural Buffer Easements would be held and managed by Monterey County and the Ag Land Trust of Monterey County.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and LAFCO Monterey have reviewed the deeds for consistency with the "Final Greater Greenfield Area Memorandum of Agreement" and LAFCO File 17-07. The legal descriptions were reviewed by the County Surveyor.

FINANCING:

Funding for staff time associated with this project is included in the FY2017-2018 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. Agricultural buffer easements and agricultural conservation easements which serve as mitigation lands provide protection for on-going agricultural operations, which make a large portion of Monterey County's economy and is one of the four (4) economic pillars for economic development. The annexation will generate potential area for commercial and industrial development within the City of Greenfield.

Check the related Board of Supervisors Strategic Initiatives:

☒ Economic Development

☒ Administration

☐ Health & Human Services

☐ Infrastructure

☐ Public Safety

Prepared by: Bob Schubert, AICP, Senior Planner, ext. 5183

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, AICP, RMA Deputy Director of Land Use and Community Development

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

Attachment A - Cover Letter to the Clerk of the Board

Attachment B - Scheid - Moveable/Rolling 180-foot wide Agricultural Buffer Easement Deed

Attachment C - Scheid - 70-foot wide Agricultural Buffer Easement Deed

Attachment D - Scheid - Agricultural Conservation Easement Deed

Attachment E - Hearne - 1-foot wide Agricultural Easement Deed

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Bob Schubert, RMA-Planning; Kurt Gollnick, Property Owner; Francis Giudici, Property Owner; Kathy Franscioni, Interested Party; Amy Roberts, Moncrief and Hart; Mic Steinman, City of Greenfield; Sherwood Darington, Ag Land Trust; Kate McKenna, LAFCO Monterey, Darren McBain, LAFCO Monterey, Mary Grace Perry, Deputy County Counsel, Office of the County Counsel; Robert A. Roach, Assistant Agricultural Commissioner; Gregg MacFarlane, Senior Agricultural Appraiser, Assessor's Office; Nadia Garcia, Associate Planner, RMA Planning, The Open Monterey Project (Molly Erickson); LandWatch; John H. Farrow; Janet Brennan; Project File REF170029.