

Victorine Ranch

** Background Information **

January 20, 2012

Summary

- The California State Coastal Conservancy is offering for sale two adjacent parcels that together make up 100 acres of spectacular undeveloped coastal land on the Big Sur coast at the Victorine Ranch. Victorine Ranch is a 460-acre historic ranch property that was subdivided into 18 residential lots beginning in the late 1950s.
- The Conservancy's property consists of two parcels, Monterey County Assessor's Parcel Numbers 243-211-017 (74.47 acres) and 243-221-019 (25.53 acres). Both parcels have sweeping views of the Big Sur coastline and Pacific Ocean. They also contain potential building sites located outside of the Big Sur Critical Viewshed (see Zoning section below).
- The Conservancy will be holding an auction on April 12, 2012. Bids will be accepted in writing by 10:00 a.m. on April 11, 2012. Bids will be accepted for each parcel separately.
- The Conservancy will also be holding a separate auction on the same day for two Transfer of Development Credits (TDCs). These TDCs can be used to develop residential building sites at receiver sites within the Big Sur Coast Land Use Plan area. Bids will be accepted for 1 or 2 TDCs.

Site Tours

- Interested parties may tour the property prior to the submission of bids. Tours will be held by appointment only. For information regarding appointments for tours, contact Christopher Kroll at (510) 286-4169 or ckroll@scc.ca.gov. If Mr. Kroll is unavailable, contact Trish Chapman at tchapman@scc.ca.gov.

Location

- Victorine Ranch is located along the northern Big Sur coast about six miles south of Carmel-by-the-Sea (see attached maps). It is located on the east side of State Route 1 (Highway 1). Garrapata State Park is adjacent to the property's southern boundary. Open space land owned by the County of Monterey is located north of the property. To the west is Highway 1 and then Garrapata State Beach directly west of the highway.

Physical Features

- *Orientation and Size.* The two parcels are oriented west to east. The western parcel (Monterey County Assessor's Parcel No. 243-211-019) is approximately 25.53 acres and the eastern parcel (APN 243-211-017) is approximately 74.47 acres.
- *Access.* The property is accessed via Victorine Ranch Road, a private road that has direct access to Highway 1. Access is controlled by an electric gate. An unpaved driveway connects the road with the western parcel. Should the parcels be sold separately, the driveway will have to be extended to the eastern parcel. A draft easement and map have been prepared to allow for the extension of the driveway.
- *Terrain.* The property is located primarily on a western facing slope with views of Soberanes Point, Garrapata State Park, and the Pacific Ocean. Both parcels include areas that are relatively flat and gently sloped and are likely suitable for building sites. The western parcel is situated along the eastern boundary of Highway 1 and ranges in elevation from approximately 80 feet to 360 feet above mean sea level (msl). The western parcel consists primarily of a level to moderately sloping coastal terrace with open grassland and coastal scrub vegetation. The eastern parcel extends eastward ranging in elevation from approximately 240 feet to 1,400 feet above msl at the ridgeline, then descending to the bottom of Malpaso Creek. This parcel is generally steeper but also contains a mix of mostly coastal scrub and coastal grassland. A small drainage occurs near the northern property boundary.

Zoning and Allowed and Restricted Uses of the Property

- *Zoning.* The property is located within the California Coastal Zone and zoned Watershed/Scenic Conservation (WSC(CZ)) with a minimum lot size of 40 acres.
- *Allowed Uses.* The property may be used for residential development, wildlife habitat enhancement, grazing, and limited other uses, as described in the conservation easement to be retained by the Coastal Conservancy (available soon on the website).
- *Restricted Uses.* The Monterey County Local Coastal Program (LCP), and specifically the Big Sur Coast Land Use Plan portion of the LCP, contains various provisions regarding sensitive habitats, visual resources, and hazards that could affect potential uses of portions of the property. In particular, no development is allowed within the Big Sur Critical Viewshed. A significant portion of the property is within the Critical Viewshed.
- The Coastal Conservancy will retain a conservation easement and has created a public access easement (available soon on the website).

Transfer of Development Credits

- The Conservancy will hold an auction for two transfer of development credits (TDCs) held by the Conservancy. The TDC program is intended to provide opportunities for development rights to be transferred from “donor sites” whose development rights are restricted by the viewshed policies of the Big Sur Coast Land Use Plan of Monterey County’s Local Coastal Program to other sites that can serve as “receiver sites.” The Conservancy obtained the development credits through the purchase of a TDC donor site south of the Victorine Ranch. The two TDCs may be purchased and used on a receiver site approved by Monterey County.

Water Availability

- The property is located within the Victorine Ranch Mutual Water Company (VRMWC) service area. The property was allocated a total of four water connections, one water connection for each primary residence that is constructed on the existing parcels and two additional water connections for legal lots that may be created. Water service is provided by the VRMWC at actual cost plus necessary expenses to the purchaser.
- The VRMWC stands ready to issue shares in the VRMWC upon demand by the purchaser of the property. There are no preconditions or impediments to such issuance except demand by the purchaser and those set forth in the corporate Bylaws and the Subscription Agreement. These documents can be viewed at the property’s website, <http://victorineranch.scc.ca.gov/>
- Water use is for domestic purposes. These include household use for one single family residence and accessory structure (barn, garage, guest house or senior citizen unit), residential landscaping and gardening purposes, swimming pools, and for livestock, pasture and crop irrigation. In the event of a water shortage domestic uses have priority over livestock uses and livestock uses have priority over crop uses, and crop uses shall have priority over pasture uses.
- APN 243-211-017 may have riparian water rights to Malpas Creek that flows along the north western property boundary and also to the intermittent creek that flows through the valley on the western side of the property into Malpas Creek.

Hazardous Materials

- Although the Coastal Conservancy is unaware of any hazardous contamination of the property, the parcels are being sold "as is," without warranty as to toxic materials.

Endangered Species

- No threatened or endangered plant or animal species have been found on the site. However, patches of seacliff buckwheat (*Eriogonum parvifolium*) which serves as a host plant for the federally-endangered Smith’s blue butterfly (*Euphilotes enoptes smithii*) are located on the property. Therefore, it is likely that Smith’s blue butterfly can be found on the property. Federally-endangered Yadon’s rein orchid (*Piperia yadonii*) may also be found on the property.

There are a number of special status species and natural communities found on the property. The baseline biological assessment will be available soon on the property's website, <http://victorineranch.scc.ca.gov/>

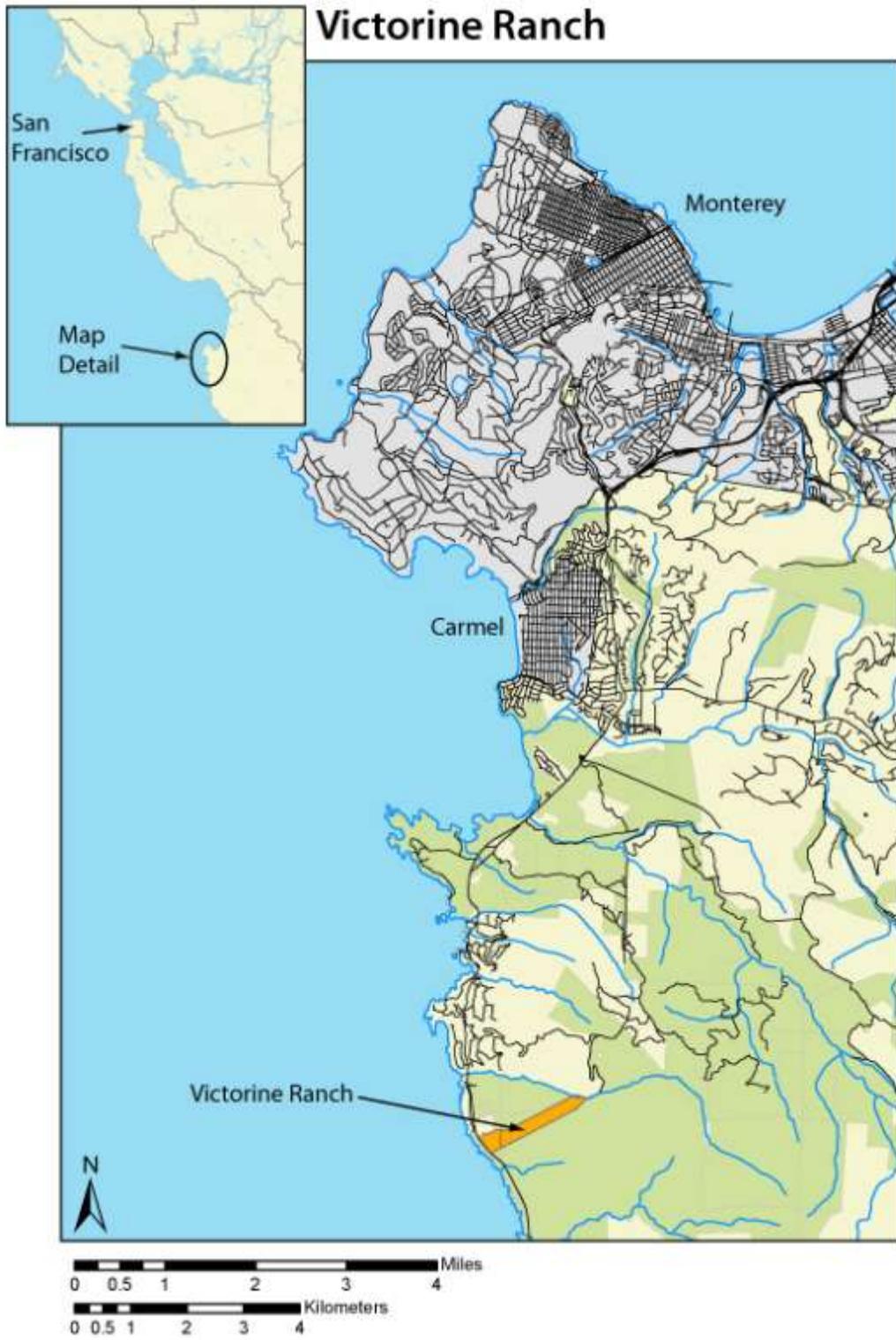
Title Exceptions

- Title exceptions are included in a preliminary title report for the Coastal Conservancy's Victorine Ranch property dated December 1, 2010. This preliminary title report, or a more recent report if available, is available from the Coastal Conservancy upon request and may be reviewed by interested parties at the property's website, <http://victorineranch.scc.ca.gov/>. Further investigation of the title exceptions shall be the sole responsibility of the buyer.
- The Conservancy is currently completing a quiet title action to resolve a title discrepancy relating to an unperfected parcel. This issue will be resolved prior to sale of the property.

Appraisal

- In an appraisal report dated March 20, 2011, the western parcel (APN 243-221-019) was valued at \$2,800,000 and the eastern parcel (APN 243-211-017) was valued at \$3,200,000. The appraisal is available at the property's website, <http://victorineranch.scc.ca.gov/>.

The information presented above was obtained and prepared by Coastal Conservancy staff and consultants from sources deemed reliable, but the Coastal Conservancy makes no representation as to its accuracy or completeness. It is furnished solely as an aid to interested parties.



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