

COASTAL CONSERVANCY

Staff Recommendation
December 3, 2015

**VICTORINE RANCH
DISPOSITION PLAN AMENDMENT**

Project No. 81-043-01
Project Manager: Christopher Kroll

RECOMMENDED ACTION: Consideration and approval of the revision of the Craven-Nation Property Disposition/Implementation Plan, adopted by the Conservancy on March 23, 2000, to clarify that the Executive Officer is authorized to market and sell its Victorine Ranch property in Big Sur, California as a single lot, two separate lots or three separate lots.

LOCATION: Victorine Ranch subdivision, located on the east side of State Highway 1, approximately six miles south of the City of Carmel in Monterey County. (see Exhibit 1)

PROGRAM CATEGORY: Coastal Restoration

EXHIBITS

Exhibit 1: [Project Location Map](#)

Exhibit 2: [March 23, 2000 Staff Recommendation](#)

Exhibit 3: [Revised Disposition Plan](#)

Exhibit 4: [December 5, 2013 Staff Recommendation](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31107, 31107.1 and 31200-31215 of the Public Resources Code:

“The State Coastal Conservancy hereby approves modification of the Disposition/Implementation Plan (Disposition Plan) for the “Craven-Nation” property in the Victorine Ranch subdivision, previously approved by the Conservancy on March 23, 2000, by revising the language of the Disposition Plan, as shown in the accompanying Exhibit 3 to this staff recommendation, to allow for the marketing and sale of the property as one single lot, two separate lots, or three separate lots.

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization remains consistent with Chapter 5 of Division 21 of the Public Resources Code, regarding coastal restoration, and Section 31107 regarding transfer of Conservancy land interests.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. Marketing and sale of the Victorine Ranch property, as revised by this authorization, remains consistent with the authority of the Conservancy under Section 31107 of the Public Resources Code, with property disposition procedures developed by the Conservancy and the Department of General Services pursuant to Section 31107.1 of the Public Resources Code.”

PROJECT SUMMARY:

Staff is recommending that the Conservancy authorize the revision of the “Craven-Nation Property” Disposition/Implementation Plan (Disposition Plan) approved by the Conservancy on March 23, 2000 (Exhibit 2). The revised Disposition Plan, attached as Exhibit 3, clarifies that staff is allowed to market and sell the property as one, two, or three separate lots.

In December 2013, the Conservancy authorized the Executive Officer (Exhibit 4) to retain the services of a real estate broker to assist in the marketing and sale of the Conservancy’s 100-acre property at Victorine Ranch, also known as the Craven-Nation property. Sotheby’s International Realty, Inc. was retained in March 2014.

The Disposition Plan, as originally approved in 2000, refers to the property as “two undeveloped parcels”, which was the understanding at the time of the original approval. However, in fact, the property consists of three parcels. A chain of title search in 2010 revealed an “unperfected” third parcel. This cloud on the property title was resolved in 2013 and Monterey County has now issued certificates of compliance for three parcels comprising the 100-acre property owned by the Conservancy.

In order to make all documents related to the sale of the Victorine Ranch property consistent, the Disposition Plan needs to be revised to clarify that the Conservancy can sell its property as one lot consisting of all three legal parcels or as two lots where two of the legal parcels are sold together (e.g. the middle and eastern parcels as one lot and the western parcel as the second) or as three separate lots (each of the three legal parcels sold separately).

Site Description: The Conservancy’s Victorine Ranch property is part of the former Victorine Ranch, an area of approximately 460 acres of coastal bluff, marine terrace, hillside and steep canyon, located east of State Highway 1 at the northern boundary of the Big Sur region of Monterey County. Victorine Ranch is approximately six miles south of the City of Carmel and 0.75 miles south of Malpas Creek. Garrapata State Park abuts the property on the south.

Victorine Ranch was subdivided into 18 parcels in the late 1950s and individual parcels were then sold. Several homes have been built in the Victorine Ranch subdivision.

The Conservancy’s property consists of three undeveloped parcels (APNs 243-211-025, 243-211-026 and 243-221-019) which comprise a total of approximately 100 acres located at the southern boundary of Victorine Ranch. The site is currently zoned Watershed/Scenic Conservation with a minimum lot size of 40 acres, a designation that could potentially permit the

development of up to one residence on each parcel (since the creation of the three parcels pre-dated the current zoning). Access to the property is provided by a common private road serving the other residential properties in the subdivision. The property is within the service area of the Victorine Ranch Mutual Water Company, and the Conservancy has secured entitlements for the future owner of the property to subscribe to the private mutual water company for water service.

Project History: See December 5, 2013 staff recommendation (Exhibit 4). Commencing in mid-2014, the Conservancy's Victorine Ranch property has been on the market for sale, through the Conservancy's retained broker, Sotheby's International Realty, Inc .

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

The project remains consistent with the Conservancy's enabling legislation, Public Resources Code Sections 31107 and 31200-31215, as described in the December 5, 2013 authorization (Exhibit 4).

CONSISTENCY WITH CONSERVANCY'S 2013 STRATEGIC PLAN GOAL(S) & OBJECTIVE(S), AS REVISED JUNE 25, 2015:

The project remains consistent with the Conservancy's Strategic Plan, as described in the December 5, 2013 authorization (Exhibit 4).

CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA & GUIDELINES:

The project remains consistent with the Conservancy's prior Project Selection Criteria, as described in the December 5, 2013 authorization (Exhibit 4). However, in October 2014, the Conservancy adopted an additional criterion. The new criterion requires that the proposed project promotes and implements state plans and policies.

3. Promotion and implementation of state plans and policies: The proposed project is consistent with the following state plan:

- **Coastal Act** (California Coastal Commission, 1976) By conditioning the sale of the property on the reservation of conservation easements, an access easement, and an offer to dedicate (public access easement), the sale of the Victorine Ranch property will carry out the public access (Sections 30210 and 30212) and environmentally sensitive habitat (Section 30240) policies of the Coastal Act.

CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:

The project remains consistent with the County of Monterey's Local Coastal Program policies, as described in the December 5, 2013 authorization (Exhibit 4).

COMPLIANCE WITH CEQA:

The Conservancy has previously considered and undertaken appropriate review under CEQA for the sale of the Victorine Ranch property. In approving the Disposition Plan at its March 23, 2000 meeting, the Conservancy found that the sale of the Victorine Ranch property was categorically exempt from review under CEQA. The process for sale of the Victorine Ranch and nature and circumstances of the sale have not materially changed and continue to comport fully with the Disposition Plan as it was approved in 2000. Accordingly, no further CEQA review is required.