

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
BOARD OF SUPERVISORS
STAFF REPORT**



Agenda of: November 15, 2016

Staff: Mark Millard

WILLIAMSON ACT CONTRACT

FILE NUMBER: WAC16-0003/Albright

APPLICANT: Doug Albright

REQUEST: The project consists of the following request:

1) The establishment of a Williamson Act Contract (Agricultural Preserve).

LOCATION: On the south side of Grizzly Flat Road, approximately one mile east of the intersection with State Route E-16 and Grizzly Flat Road, in the Grizzly Flat area, Supervisorial District 2. (Exhibit A)

APN: 093-210-11

ACREAGE: 110.83 acres

GENERAL PLAN: Rural Residential, Agricultural District Overlay (RR-A) (Exhibit C)

ZONING: Planned Agriculture (PA) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15317 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Board of Supervisors take the following actions:

1. Certify that the project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to Section 15317; and

2. Approve Williamson Act Contract WAC16-0003 establishing a new Agricultural Preserve of approximately 110.83 acres in size, based on the Findings and subject to the Conditions of Approval.

BACKGROUND

PROJECT DESCRIPTION

Williamson Act Contract

The applicant requests the establishment of a Williamson Act Contract (Agricultural Preserve) on Assessor's Parcel No. 093-210-11. The project parcel consists of 110.83 acres in size. The site has an existing residential dwelling as well as an assortment of accessory residential and agricultural structures. The agricultural use of the site is to be low-intensive grazing in support of livestock operations.

The proposed agricultural has shown that it will meet the minimum criteria to qualify as an Agricultural Preserve:

- (1) Capital outlay exceeds \$10,000;
- (2) Minimum acreage exceeds the 50 acre requirement;
- (3) Gross income exceeds \$2,000 (Exhibit E)

The Agricultural Commission reviewed the applicant's requests at their regularly scheduled meeting on October 12, 2016 session and recommended approval of the application (Exhibit F).

CONSISTENCY ANALYSIS

General Plan: The project has been reviewed for consistency with applicable policies of the General Plan. As analyzed and discussed under Findings, the project is consistent with General Plan Policies 8.1.1.1. (Agricultural Districts), 8.1.1.4 (The Procedure for Evaluating the Suitability of Land for Agriculture), 8.1.3.5 and 8.1.4.1(Agricultural Commission Review of Agricultural Use and Adjacent Developments), and 8.2.4.1 (Agricultural Programs).

Zoning: The project has been reviewed for consistency with Section 130.21.010.C (Use of lands within the Planned Agricultural zone district) and Section 130.21.020 (Matrix of Allowed Uses). No changes to the current zoning of Planned Agricultural are proposed.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from the requirements of CEQA pursuant to Section 15317 which exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B1Assessor’s Parcel Map
Exhibit B2Parcel Map PM47/39/2
Exhibit CGeneral Plan Map
Exhibit D.....Agriculture District Overlay
Exhibit EZoning Map
Exhibit F.....Williamson Act Contract Information
Exhibit G.....Agricultural Commission Memorandum;
October 17, 2016
Exhibit H.....Aerial Photo