

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** November 10, 2016  
**Staff:** Jennifer Franich

**REZONE/WILLIAMSON ACT CONTRACT**

**FILE NUMBERS:** Z16-0003/WAC16-0002/Hermosa Vista Ranch

**APPLICANTS:** John and Maria Taylor

**REQUEST:** The project consists of the following requests:

- 1) Establish a new Williamson Act Contract (Agricultural Preserve); and
- 2) Approve rezone from Rural Lands-40 Acres (RL-40) to Limited Agriculture (LA)

**LOCATION:** South side of Hermosa Vista Drive, approximately 0.5 mile south of the intersection with Cosumnes Mine Road, in the Somerset Area, Supervisorial District 2. (Exhibit A)

**APN:** 041-031-04 (Exhibit B)

**ACREAGE:** 154.04 acres

**GENERAL PLAN:** Natural Resource (NR) (Exhibit C)

**ZONING:** Rural Lands 40 acres (RL-40) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Sections 15305 and 15317 of the CEQA Guidelines

**RECOMMENDATION:** Staff recommends that the Planning Commission recommend the Board of Supervisors take the following actions:

1. Find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15305 and 15317;

2. Approve Williamson Act Contract WAC16-0002 establishing a new Agricultural Preserve of approximately 154.04 acres based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve Z16-0003 rezoning Assessor's Parcel Number 041-031-04 from Rural Lands-40 Acres to Limited Agriculture based on the Findings as presented.

## **EXECUTIVE SUMMARY**

Approval of this Rezone and Williamson Act Contract would rezone a 154.04 acre parcel from Rural Lands-40 Acres (RL-40) to Limited Agriculture (LA), and establish an agricultural preserve for continued use of the land as an apiary. These requests must first be heard by the Planning Commission, with a recommendation to be forwarded to the Board of Supervisors. In order to establish a new Agricultural Preserve, a property owner must enter into a Williamson Act Contract with the County subject to the provisions and criteria set forth in California Government Code Chapter 51200 et seq. and Resolutions adopted by the Board establishing Williamson Act criteria, including that the property be zoned to Planned Agricultural (PA), Limited Agricultural (LA), or Agricultural Grazing (AG). Animal Raising and keeping, including of small animals, is allowed in both the RL and LA zones, subject to the requirements in sections 130.40.030 of the Zoning Ordinance. Bees fit the definition of small animals, according to 130.40.080 (B). Staff has determined that the proposed project meets these criteria, and is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

## **PROJECT INFORMATION**

**Site Description:** The project site is located at an average elevation ranging from 2,800 to 3,100 feet above mean sea level. The topography is characterized by rolling and steep pasture land with mature oaks and pines. The Steely Fork of the Cosumnes River runs near the southern and western boundary of the project site. The convergence of the Steely Fork and the North Fork of the Cosumnes River is 1,700 feet to the north. Currently the site contains a well with a solar panel pump, a gravel driveway, and an apiary. Surrounding land uses include single family residences and vacant land.

**Project Description:** This application is for a Williamson Act Contract and rezone of APN 041-031-04 from Rural Lands-40 Acres (RL-40) to Limited Agriculture (LA). The Williamson Act Contract would include the entirety of the 154.4 acre parcel. There are plans for the construction of a bee storage shed and for the planting of native wildflowers to support the bees. The Agricultural Commission reviewed the request and confirmed the property meets the required three criteria for Low-Intensive Farming Operations for establishment of Agricultural Preserves (See Finding 2.4). This contract would include two property owners; John and Maria Taylor. The proposed rezone would change the zoning designation from Residential Lands 40 acres (RL-40) to Limited Agriculture (LA), in accordance with subsection 130.40.060 (B)(1), which requires that property for which an agricultural preserve is to be established shall be zoned to Planned Agricultural (PA), Limited Agricultural (LA), or Agricultural Grazing (AG).

## ENVIRONMENTAL REVIEW

This project is Categorically Exempt from the requirements of CEQA pursuant to Sections 15305 and 15317, which exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.

## SUPPORT INFORMATION

### Attachments:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Assessor's Parcel Map  
Exhibit C.....Land Use Map  
Exhibit D.....Zoning Map  
Exhibit E.....Assessor's Response Email; April 15, 2016  
Exhibit F.....Agricultural Commission Memorandum;  
August 11, 2016