



Legislation Details (With Text)

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Title: HEARING - Community Development Agency, Development Services Division, recommending the Board consider Williamson Act Contracts WAC15-0002/WAC15-0003/Boundary Line Adjustment BLA15-0014/Stigall on property identified by Assessor's Parcel Numbers 089-010-02, 089-010-27, and 089-010-29, consisting of 161 acres, in the Lotus area, submitted by Terry Stigall and take the following actions:

- 1) Certify that the project is Categorically Exempt from CEQA pursuant to Sections 15305 and 15317;
- 2) Approve Williamson Act Contracts (WAC15-0002 and WAC15-0003) modifying existing Agricultural Preserve No. 133 (Assessor's Parcel Numbers 089-010-02 and 089-010-27) to increase from 101 acres to 111 acres and modify existing Agricultural Preserve No. 316 (Assessor's Parcel Number 089-010-29) to decrease from 60 acres to 50 acres, based on the Findings and subject to the Conditions of Approval;
- 3) Approve Boundary Line Adjustment BLA 15-0014 adjusting common property line between three parcels resulting in Assessor's Parcel Number 089-010-02 increasing from 40 acres to 50.7 acres, Assessor's Parcel Number 089-010-27 decreasing from 61.3 acres to 60.7 acres, and Assessor's Parcel Number 089-010-29 decreasing from 60.1 acres to 50 acres based on the Findings and subject to the Conditions of Approval;
- 4) Approve and authorize the Chair to sign said Williamson Act Contracts; and
- 5) Adopt and authorize the Chair to sign Resolution 174-2015 for said Williamson Act Contracts. (Supervisory District 4) (Est. Time: 10 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route 10-20-15, 2. B - Resolution 10-20-15, 3. C - Staff Report 10-20-15, 4. D - Conditions of Approval 10-20-15, 5. E - Findings 10-20-15, 6. F - Staff Report Exhibits A-H 10-20-15, 7. G - WAC15-0002 Application 10-20-15, 8. H - WAC15-0002 Williamson Act Contract 10-20-15, 9. I - WAC15-0003 Application 10-20-15, 10. J - WAC15-0003 Williamson Act Contract 10-20-15, 11. K - Board Hearing Letter 10-20-15, 12. L - Proof of Publication 10-20-15, 13. FINAL Findings.pdf, 14. FINAL Conditions of Approval.pdf, 15. Executed Recorded WAC Resolution 174-2015 10-20-15

Date	Ver.	Action By	Action	Result
10/20/2015	1	Board of Supervisors	Approved	Pass

HEARING - Community Development Agency, Development Services Division, recommending the Board consider Williamson Act Contracts WAC15-0002/WAC15-0003/Boundary Line Adjustment BLA15-0014/Stigall on property identified by Assessor's Parcel Numbers 089-010-02, 089-010-27, and 089-010-29, consisting of 161 acres, in the Lotus area, submitted by Terry Stigall and take the following actions:

- 1) Certify that the project is Categorically Exempt from CEQA pursuant to Sections 15305 and 15317;
- 2) Approve Williamson Act Contracts (WAC15-0002 and WAC15-0003) modifying existing Agricultural Preserve No. 133 (Assessor's Parcel Numbers 089-010-02 and 089-010-27) to increase from 101 acres to 111 acres and modify existing Agricultural Preserve No. 316 (Assessor's Parcel Number 089

-010-29) to decrease from 60 acres to 50 acres, based on the Findings and subject to the Conditions of Approval;

3) Approve Boundary Line Adjustment BLA 15-0014 adjusting common property line between three parcels resulting in Assessor's Parcel Number 089-010-02 increasing from 40 acres to 50.7 acres, Assessor's Parcel Number 089-010-27 decreasing from 61.3 acres to 60.7 acres, and Assessor's Parcel Number 089-010-29 decreasing from 60.1 acres to 50 acres based on the Findings and subject to the Conditions of Approval;

4) Approve and authorize the Chair to sign said Williamson Act Contracts; and

5) Adopt and authorize the Chair to sign Resolution **174-2015** for said Williamson Act Contracts. (Supervisorial District 4) (Est. Time: 10 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve Williamson Act Contracts WAC15-0002/WAC15-0003/Boundary Line Adjustment BLA15-0014/Stigall which will modify existing Agricultural Preserve Nos. 133 and 316.

DISCUSSION / BACKGROUND

Request to consider Williamson Act Contract WAC15-0002/Williamson Act Contract WAC15-0003/Boundary Line Adjustment BLA15-0014/Stigall submitted by TERRY STIGALL for the following: (1) Amendment to two existing Williamson Act Contracts (Agricultural Preserve) consisting of the following changes: Agricultural Preserve No. 133 (Assessor's Parcel Numbers 089-010-02 and 089-010-27) increasing from 101 acres to 111 acres and Agricultural Preserve No. 316 (Assessor's Parcel Number 089-010-29) decreasing from 60 acres to 50 acres; and (2) Boundary Line Adjustment adjusting common property line between three parcels resulting in the following changes: Assessor's Parcel Number 089-010-02 increasing from 40 acres to 50.7 acres, Assessor's Parcel Number 089-010-27 decreasing from 61.3 acres to 60.7 acres, and Assessor's Parcel Number 089-010-29 decreasing from 60.1 acres to 50 acres. The property, identified by Assessor's Parcel Numbers 089-010-02, 089-010-27, and 089-010-29, consisting of 161 acres, is located approximately one and one-quarter mile east of Thompson Hill Road from its intersection with Lotus Road, in the Lotus area, Supervisorial District 4. [County Planner: Mel Pabalinas] (Categorical Exemption pursuant to Sections 15305 and 15317 of the CEQA Guidelines)

The original contract, Agricultural Preserve No. 133, was established in 1971 and it encompassed a total of 370 acres. In 2002, under Resolution No. 021-2002, the Board approved a new preserve (Agricultural Preserve No. 283) for the 209 acre portion of the original preserve which was acquired by a different property owner, leaving the remaining 161 acres under the original preserve contract. In October 2006, a Non-Renewal was approved by the Board of Supervisors for the entire 161 acres of Agricultural Preserve No. 133, initiating the 10-year roll out of the property.

In August 2008, under Resolution No. 239-2008, the Board approved a new Agricultural Preserve No. 316 (61 acres under Assessor's Parcel Number (APN) 089-010-29) out of a portion of Agricultural Preserve No. 133. The balance of 100 acres remained under Agricultural Preserve No. 133 (APNs 089-010-02 and 089-010-27) and its preserve status was re-activated. Both agricultural preserve contracts are currently active under the common ownership of the applicant.

The applicant is requesting an amendment to two existing agricultural preserves. Agricultural Preserve No. 133 (Williamson Act Contract WAC15-0002), consisting of APNs 089-010-02 and 089-010-27, would increase from 101 acres to 111 acres after the boundary line adjustment. Three

existing structures would be retained within the preserve including a single family residence, a barn and a shop. Agricultural Preserve No. 316 (Williamson Act Contract WAC15-0003), consisting of APN 089-010-29, would decrease from 60 acres to 50 acres after the boundary line adjustment and would retain an existing residence, a garage, and a barn. The agricultural use of both sites is low-intensive grazing. The existing agricultural preserve numbers will be retained as described above and will continue to meet the Williamson Act Contract criteria after the boundary line adjustment.

The proposed boundary line adjustment would reconfigure the common property lines resulting in new parcels. APN 089-010-02 would increase from 40 acres to 50.7 acres and APN 089-010-27 would be reduced from 61.3 acres to 60.7 acres. Both parcels are under Agricultural Preserve No. 133. APN 089-010-29 would be reduced from 60.1 acres to 50 acres and would remain under Agricultural Preserve No. 316. The adjusted common property line would coincide with Big Sky Ranch Road, which is the primary access to the properties.

The Agricultural Commission reviewed the applicant's requests at their regularly scheduled meeting on August 12, 2015, and recommended approval of the applications.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15305 and 15317, and it is not subject to any further environmental review.

A Staff Report is attached.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

CAO recommending moving staff's recommendations.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on Williamson Act Contracts.
- 2) Clerk to send one fully executed and recorded copy of documents and correspondence to Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Division Director
Community Development Agency

CONCURRENCES

County Counsel