



Legislation Details (With Text)

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Title: HEARING - Community Development Agency recommending the Board consider Williamson Act Contracts WAC14-0001/WAC14-0002/WAC14-0003/Boundary Line Adjustment BLA14-0016/White-McLees on property identified by Assessor's Parcel Numbers (APNs) 093-090-06, 093-090-11, 093-090-14, 093-090-15, 093-090-16, and 093-090-17, consisting of 247.62 acres, in the Somerset area, submitted by John White and Richard McLees 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 (WAC14-0001, WAC14-0002, and WAC14-0003) modifying existing Agricultural Preserve 202 (APNs 093-090-11 and 093-090-15 [portion]) consisting of 125.95 acres, and creating Agricultural Preserve 327 (APNs 093-090-06, 093-090-16, and 093-090-15 [portion]) consisting of 69.4 acres, and Agricultural Preserve 328 (APNs 093-090-17 and 093-090-14) consisting of 52.27 acres, based on the Findings and subject to the Conditions of Approval;
 3) Approve Boundary Line Adjustment BLA 14-0016 based on the Findings and subject to the Conditions of Approval;
 4) Approve and authorize Chair to sign said Williamson Act Contracts; and
 5) Adopt and authorize the Chair to sign Resolution 114-2015 for said Williamson Act Contracts. (Supervisory District 2) (Est. Time: 10 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route 7-14-15, 2. B - Resolution 7-14-15, 3. C - Staff Report 7-14-15, 4. D - Conditions of Approval 7-14-15, 5. E - Findings 7-14-15, 6. F - Staff Report Exhibits A-J 7-14-15, 7. G - WAC14-0001 Application 7-14-15, 8. H - WAC14-0001 Contract 7-14-15, 9. I - WAC14-0002 Application 7-14-15, 10. J - WAC14-0002 Contract 7-14-15, 11. K - WAC14-0003 Application 7-14-15, 12. L - WAC14-0003 Contract 7-14-15, 13. M - Board Hearing Letter 7-14-15, 14. N - Proof of Publication 7-14-15, 15. Recorded Resolution 114-2015, 16. Recorded Resolution 132-2017, 17. Recorded Resolution 133-2017

Date	Ver.	Action By	Action	Result
7/14/2015	1	Board of Supervisors	Approved	Pass

HEARING - Community Development Agency recommending the Board consider Williamson Act Contracts WAC14-0001/WAC14-0002/WAC14-0003/Boundary Line Adjustment BLA14-0016/White-McLees on property identified by Assessor's Parcel Numbers (APNs) 093-090-06, 093-090-11, 093-090-14, 093-090-15, 093-090-16, and 093-090-17, consisting of 247.62 acres, in the Somerset area, submitted by John White and Richard McLees 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 (WAC14-0001, WAC14-0002, and WAC14-0003) modifying existing Agricultural Preserve 202 (APNs 093-090-11 and 093-090-15 [portion]) consisting of 125.95 acres, and creating Agricultural Preserve 327 (APNs 093-090-06, 093-090-16, and 093-090-15 [portion]) consisting of 69.4 acres, and Agricultural Preserve 328 (APNs 093-090-17 and 093-090-14) consisting of 52.27 acres, based on the Findings and subject to the Conditions of Approval;

- 3) Approve Boundary Line Adjustment BLA 14-0016 based on the Findings and subject to the Conditions of Approval;
- 4) Approve and authorize Chair to sign said Williamson Act Contracts; and
- 5) Adopt and authorize the Chair to sign Resolution **114-2015** for said Williamson Act Contracts. (Supervisory District 2) (Est. Time: 10 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve Williamson Act Contracts WAC14-0001/WAC14-0002/WAC14-0003/Boundary Line Adjustment BLA14-0016/White-McLees which will modify existing Agricultural Preserve 202 and create two new Agricultural Preserves (327 and 328).

DISCUSSION / BACKGROUND

Request to consider Williamson Act Contract 14-0001/Williamson Act Contract 14-0002/Williamson Act Contract 14-0003/Boundary Line Adjustment BLA14-0016/White-McLees submitted by JOHN WHITE and RICHARD McLEES (Agent: Charlie Peters) for a boundary line adjustment between two parcels and the establishment of three Williamson Act Contracts. The property, identified by Assessor's Parcel Numbers 093-090-06, 093-090-11, 093-090-14, 093-090-15, 093-090-16, and 093-090-17, consisting of 247.62 acres, is located on the north side of Happy Valley Road, approximately one mile east of the intersection with the Happy Valley Road cutoff, in the Somerset area, Supervisorial District 2. [County Planner: Tiffany Schmid] (Categorical Exemption pursuant to Sections 15305 and 15317 of the CEQA Guidelines)

Application is for a boundary line adjustment between two parcels; APN 093-090-06 consists of 39.2 acres and APN 093-090-15 consists of 149.17 acres. The boundary line to be removed is the southern line of APN 093-090-06 and the new line to be added is between the southeast corner of APN 093-090-06 and the easternmost corner of APN 093-090-11. The resulting parcels would be APN 093-090-06 consisting of 69.4 acres and APN 093-090-15 consisting of 118.97 acres. Both parcels are currently under a Williamson Act Contract, Agricultural Preserve 202, which consists of 237.62 acres.

The applicant has applied for three new Williamson Act Contracts totaling 247.62 acres for APNs 093-090-06, -11, -14, -15, -16, and -17 to replace the existing Williamson Act Contract which is 237.62 acres. The three new contracts will result in a small increase in acreage (additional 10 acres) to the existing agricultural preserve.

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 fully executed and recorded copies of documents and correspondence to Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Division Director
Community Development Agency

CONCURRENCES

County Counsel