



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

File #: 16-0276 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 3/15/2016 **In control:** Board of Supervisors

On agenda: 4/19/2016 **Final action:** 4/19/2016

Title: HEARING - Community Development Agency, Development Services Division, recommending the Board consider the request for a non-renewal of Agricultural Preserve 283 and approve Williamson Act Contracts WAC13-0009/WAC13-0010/WAC13-0011/Van Noord on property identified by Assessor's Parcel Numbers 089-010-45, 089-010-67, 089-010-70, and 089-010-71, consisting of 209.62 acres, in the Placerville area, submitted by Thomas Van Noord and the Wellborn Family Trust and take the following actions:

- 1) Certify that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15317 and 15061(b)(3);
- 2) Approve the non-renewal (roll-out) of Agricultural Preserve 283;
- 3) Approve Williamson Act Contracts WAC13-0009 creating Agricultural Preserve 331 (Assessor's Parcel Number 089-010-71) consisting of 61 acres, WAC13-0010 creating Agricultural Preserve 329 (Assessor's Parcel Number 089-010-67) consisting of 75 acres, and WAC13-0011 creating Agricultural Preserve #330 (Assessor's Parcel Number 089-010-70) consisting of 50 acres, based on the Findings presented;
- 4) Approve and authorize the Chair to sign said Williamson Act Contracts; and
- 5) Adopt and authorize the Chair to sign Resolution 069-2016 for said Williamson Act Contracts creating Agricultural Preserves #329, #330, and #331. (Supervisory District 4) (Est. Time: 15 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Blue Route 4-19-16, 2. B - Resolution 4-19-16, 3. C - Staff Report 4-19-16, 4. D - Findings 4-19-16, 5. E - Staff Report Exhibits A-M 4-19-16, 6. F - WAC13-0009 Application 4-19-16, 7. G - WAC13-0009 Williamson Act Contract 4-19-16, 8. H - WAC13-0010 Application 4-19-16, 9. I - WAC13-0010 Williamson Act Contract 4-19-16, 10. J - WAC13-0011 Application 4-19-16, 11. K - WAC13-0011 Williamson Act Contract 4-19-16, 12. L - Proof of Publication 4-19-16, 13. FINAL Findings, 14. Executed WAC Resolution 069-2016 (4-19-16)

Date	Ver.	Action By	Action	Result
4/19/2016	1	Board of Supervisors	Approved	Pass

HEARING - Community Development Agency, Development Services Division, recommending the Board consider the request for a non-renewal of Agricultural Preserve 283 and approve Williamson Act Contracts WAC13-0009/WAC13-0010/WAC13-0011/Van Noord on property identified by Assessor's Parcel Numbers 089-010-45, 089-010-67, 089-010-70, and 089-010-71, consisting of 209.62 acres, in the Placerville area, submitted by Thomas Van Noord and the Wellborn Family Trust and take the following actions:

- 1) Certify that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15317 and 15061(b)(3);
- 2) Approve the non-renewal (roll-out) of Agricultural Preserve 283;
- 3) Approve Williamson Act Contracts WAC13-0009 creating Agricultural Preserve 331 (Assessor's Parcel Number 089-010-71) consisting of 61 acres, WAC13-0010 creating Agricultural Preserve 329

(Assessor's Parcel Number 089-010-67) consisting of 75 acres, and WAC13-0011 creating Agricultural Preserve #330 (Assessor's Parcel Number 089-010-70) consisting of 50 acres, based on the Findings presented;

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

5) Adopt and authorize the Chair to sign Resolution **069-2016** for said Williamson Act Contracts creating Agricultural Preserves #329, #330, and #331. (Supervisory District 4) (Est. Time: 15 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, recommending the Board approve the non-renewal of Agricultural Preserve #283 and approve Williamson Act Contracts WAC13-0009/WAC13-0010/WAC13-0011/Van Noord which will create three new Agricultural Preserves (#229, #230, and #231).

DISCUSSION / BACKGROUND

Request to consider Williamson Act Contract WAC13-0009/Williamson Act Contract WAC13-0010/Williamson Act Contract WAC13-0011/Van Noord submitted by THOMAS VAN NOORD and the WELLBORN FAMILY TRUST to request a non-renewal of Agricultural Preserve #283 and create three new contracts for three of the four contracted parcels (Assessor's Parcel Numbers 089-010-67, 089-010-70, and 089-010-71). The property, identified by Assessor's Parcel Numbers 089-010-45, 089-010-67, 089-010-70, and 089-010-71, consisting of 209.62 acres, is located on the north and south sides of Thompson Hill Road, approximately one mile east of the intersection with Lotus Road, in the Placerville area, Supervisory District 4. [County Planner: Aaron Mount] (Categorical Exemption pursuant to Sections 15317 and 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines)

Agricultural Preserve #283 was established in 2002 from a portion of Agricultural Preserve #133. The configuration of Agricultural Preserve #283 at its approval consisted of two parcels totaling 210 acres. Through a series of Certificates of Compliance and Lot Line Adjustments, the actual number of parcels in Agricultural Preserve #283 is now four.

A roll-out request has been submitted for Agricultural Preserve #283 and a proposal to create three new Agricultural Preserves (Assessor's Parcel Number 089-010-67 (75 acres), Assessor's Parcel Number 089-010-70 (50 acres), and Assessor's Parcel Number 089-010-71 (61 acres)) with Assessor's Parcel Number 089-010-45 (22 acres) remaining in roll-out. The Agricultural Commission re-reviewed this request on March 9, 2016 and found it consistent with their previous recommendation for approval.

The establishment of three new Williamson Act contracts is Categorically Exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines which exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act. The proposed non-renewal of the identified Williamson Act contracted parcel is exempt from CEQA pursuant to Section 15061(b)(3) in that the non-renewal of the contract will not have a potential for causing a significant effect on the environment. The non-renewal will not result in significant land use changes, as the contract stays in effect for nine years and the current zoning designation of the parcel restricts uses to those comparable to the restrictions of the Williamson Act.

A Staff Report is included as Attachment "E".

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendations.

FINANCIAL IMPACT

There is no financial impact associated with this item. The parcels included for all three proposed new Williamson Act Contracts and associated Agricultural preserves are currently under a Williamson Act Contract for Agricultural Preserve #283. Therefore, there will not be any associated reduction or changes to the property tax base for the subject parcels.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain the Chair's signature on three (3) of each Williamson Act Contract (one with original applicant signature, two copied).
- 2) Clerk to obtain the Chair's signature on two (2) originals of the Resolution creating Agricultural Preserves #329, #330, and #331.
- 3) Clerk to send two (2) fully executed and recorded copies of each Williamson Act Contract, including the Resolution, to the Development Services Division (Roger Trout).

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout
Development Services Division Director
Community Development Agency