



County of El Dorado

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Legislation Details (With Text)

File #: 16-1122 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 10/25/2016 **In control:** Board of Supervisors

On agenda: 12/13/2016 **Final action:** 12/13/2016

Title: HEARING - To consider the recommendation of the Planning Commission on the Hermosa Vista Ranch Project (Rezone Z16-0003/Williamson Act Contract WAC16-0002) to establish a new Williamson Act Contract (Agricultural Preserve) and rezone from Rural Lands-40 Acres to Limited Agriculture on property identified by Assessor's Parcel Number 041-031-04, consisting of 154.04 acres, in the Somerset area, submitted by John and Maria Taylor; and recommending the Board take the following actions:

- 1) Find that the Project is Categorically Exempt from the California Environmental Quality Act 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 (Attachment B) and subject to the Conditions of Approval (Attachment C);
- 3) Approve Z16-0003 rezoning Assessor's Parcel Number 041-031-04 from Rural Lands-40 Acres to Limited Agriculture based on the Findings (Attachment B);
- 4) Approve and authorize the Chair to sign said Williamson Act Contract (Attachment E);
- 5) Adopt and authorize the Chair to sign Resolution 207-2016 for said Williamson Act Contract (Attachment 2A); and
- 6) Adopt and authorize the Chair to sign Ordinance 5046 for said Rezone (Attachment 2B). (Supervisory District 2) (Est. Time: 30 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Blue Route and Resolution-Ag Preserve BOS 12-13-16, 2. 2B - Blue Route and Ordinance-Rezone BOS 12-13-16, 3. 2C - Proof of Publication-Mountain Democrat BOS 12-13-16, 4. Executed Ordinance 5046 12-13-16, 5. Ordinance 5046 Proof of Publication, 6. Executed Resolution 207-2016 Est WAC 12-13-16, 7. FINAL Findings, 8. FINAL Conditions of Approval, 9. RECEIPT-Notice of Exemption, 10. FILED Notice of Exemption, 11. A - Staff Report PC 11-10-16, 12. B - Findings PC 11-10-16, 13. C - Conditions of Approval PC 11-10-16, 14. D - Staff Report Exhibits A-F PC 11-10-16, 15. E - Williamson Act Contract PC 11-10-16, 16. F - Application PC 11-10-16, 17. G - Proof of Publication-Mountain Democrat PC 11-10-16, 18. Public Comment Rcvd 11-03-16 PC 11-10-16

Date	Ver.	Action By	Action	Result
12/13/2016	2	Board of Supervisors	Failed	
12/13/2016	2	Board of Supervisors	Approved	Pass
11/10/2016	1	Planning Commission	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on the Hermosa Vista Ranch Project (Rezone Z16-0003/Williamson Act Contract WAC16-0002) to establish a new Williamson Act Contract (Agricultural Preserve) and rezone from Rural Lands-40 Acres to Limited Agriculture on property identified by Assessor's Parcel Number 041-031-04, consisting of 154.04 acres, in the Somerset area, submitted by John and Maria Taylor; and recommending the Board take the following actions:

- 1) Find that the Project is Categorically Exempt from the California Environmental Quality Act 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 (Attachment B) and subject to the Conditions of Approval (Attachment C);
 - 3) Approve Z16-0003 rezoning Assessor's Parcel Number 041-031-04 from Rural Lands-40 Acres to Limited Agriculture based on the Findings (Attachment B);
 - 4) Approve and authorize the Chair to sign said Williamson Act Contract (Attachment E);
 - 5) Adopt and authorize the Chair to sign Resolution **207-2016** for said Williamson Act Contract (Attachment 2A); and
 - 6) Adopt and authorize the Chair to sign Ordinance **5046** for said Rezone (Attachment 2B).
- (Supervisory District 2) (Est. Time: 30 Min.)

BACKGROUND

Request to consider Rezone Z16-0003 and Williamson Act Contract WAC16-0002/Hermosa Vista Ranch submitted by John and Maria Taylor to establish a new Williamson Act Contract (Agricultural Preserve) and rezone from Rural Lands-40 Acres (RL-40) to Limited Agriculture (LA). The property, identified by Assessor's Parcel Number 041-031-04, consisting of 154.04 acres, is located on the south side of Hermosa Vista Drive, approximately 0.5 mile south of the intersection with Cosumnes Mine Road, in the Somerset Area, Supervisory District 2. (County Planner: Jennifer Franich) (Categorical Exemption pursuant to Sections 15305 and 15317 of the California Environmental Quality Act Guidelines)

These applications were considered by the Planning Commission on November 10, 2016. One of the Commissioners discussed the 200-foot agricultural setback required by the Zoning Ordinance if the property is rezoned to LA. Staff explained that the Board has adopted procedures for administrative relief from the 200-foot agricultural setback. The Project was recommended for approval by the Planning Commission by a vote of 3-2, with Commissioners Stewart and Miller opposing based on the agricultural setbacks resulting from the rezone.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on Williamson Act Contract.
- 2) Clerk to obtain Chair's signature on Resolution for Williamson Act Contract.
- 3) Clerk to obtain Chair's signature on Ordinance for rezone.
- 4) Clerk to send two (2) fully executed and recorded copies of documents to the Community Development Agency, Development Services Division.

CONTACT

Roger Trout
Development Services Division Director
Community Development Agency