



Legislation Text

File #: 16-1114, **Version:** 1

HEARING - Community Development Agency, Development Services Division, recommending the Board consider Williamson Act Contract WAC16-0003/Albright establishing a Williamson Act Contract (Agricultural Preserve) on property identified by Assessor's Parcel Number 093-210-11, consisting of 110.83 acres in the Grizzly Flat area, submitted by Doug Albright, and take the following actions:

- 1) Certify that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15317;
- 2) Approve Williamson Act Contract WAC16-0003 establishing a new Agricultural Preserve of approximately 110.83 acres in size, based on the Findings (Attachment E) and subject to the Conditions of Approval (Attachment F);
- 3) Approve and authorize the Chair to sign said Williamson Act Contract (Attachment C); and
- 4) Adopt and authorize the Chair to sign Resolution **183-2016** for said Williamson Act Contract (Attachment B). (Supervisory District 2) (Est. Time: 20 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, recommending the Board approve Williamson Act Contract WAC16-0003/Albright establishing a new Williamson Act Contract (Agricultural Preserve).

DISCUSSION / BACKGROUND

Request to consider Williamson Act Contract WAC16-0003/Albright submitted by Doug Albright to establish a Williamson Act Contract (Agricultural Preserve). The property, identified by Assessor's Parcel Number 093-210-11, consisting of 110.83 acres, is located on the south side of Grizzly Flat Road, approximately one mile east of the intersection with State Route E-16 and Grizzly Flat Road, in the Grizzly Flat area, Supervisory District 2. (County Planner: Mark Millard) (Categorical Exemption pursuant to Section 15317 of the California Environmental Quality Act [CEQA] Guidelines)

The applicant requests the establishment of a Williamson Act Contract (Agricultural Preserve) on Assessor's Parcel Number 093-210-11. The project parcel consists of 110.83 acres in size. The site has an existing residential dwelling as well as an assortment of accessory residential and agricultural structures. The agricultural use of the site will be low-intensive grazing in support of livestock operations.

The proposed agricultural use has shown that it will meet the minimum criteria to qualify as an Agricultural Preserve:

- 1) Capital outlay exceeds \$10,000;
- 2) Minimum acreage exceeds the 50 acre requirement; and
- 3) Gross income exceeds \$2,000. (Attachment G-Exhibit F).

The Agricultural Commission reviewed the applicant's request at their regularly scheduled meeting on October 12, 2016, and recommended approval of the application (Attachment G-Exhibit G).

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

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Assessor, Agricultural Commission, and County Counsel

CAO RECOMMENDATION

Approve the Department's recommendation.

FINANCIAL IMPACT

The proposed action results in minimal impact to the General Fund's property tax revenues. Tax reduction under the Williamson Act is based on the use of the land (in this case, grazing), and not its market value. The anticipated reduction in total property tax for the subject property is estimated by the Assessor's Office to be approximately \$3,000 annually.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on Williamson Act Contract.
- 2) Clerk to send two (2) fully executed and recorded copies of documents to Development Services Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Roger Trout, Development Services Division Director
Community Development Agency