



Legislation Text

File #: 18-0561, **Version:** 1

HEARING - Community Development Services, Planning and Building Department, recommending the Board consider Williamson Act Contract WAC17-0002/Rombauer Vineyards establishing a Williamson Act Contract (Agricultural Preserve) on property identified by Assessor's Parcel Number 046-071-27, consisting of 217.68 acres in the Somerset area, submitted by Rombauer Vineyards, Inc., and take the following actions:

- 1) Find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15317;
- 2) Approve Williamson Act Contract WAC17-0002 establishing a new Agricultural Preserve of approximately 217.68 acres in size, based on the Findings (Attachment D);
- 3) Approve and authorize the Chair to sign said Williamson Act Contract (Attachment B); and
- 4) Adopt and authorize the Chair to sign Resolution **075-2018** establishing an Agricultural Preserve for said Williamson Act Contract (Attachment A). (Supervisory District 2) (Est. Time: 15 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department recommending the Board approve Williamson Act Contract WAC17-0002/Rombauer Vineyards establishing a new Williamson Act Contract (Agricultural Preserve).

DISCUSSION / BACKGROUND

Request to consider Williamson Act Contract WAC17-0002/Rombauer Vineyards submitted by Rombauer Vineyards, Inc. to establish a Williamson Act Contract (Agricultural Preserve). The property, identified by Assessor's Parcel Number 046-071-27, consisting of 217.68 acres, is located on the north and south side of D'Agostini Road, approximately four miles west of the intersection with State Route E-16/Mt. Aukum Road, in the Somerset area, Supervisory District 2. (County Planner: Aaron Mount) (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 046-071-27. The project parcel consists of 217.68 acres in size. The site has an existing agricultural structure and is currently being used for high intensity agriculture as a vineyard.

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

- 1) Capital outlay exceeds \$45,000;
- 2) Minimum acreage exceeds the 20 acre requirement; and
- 3) Gross income exceeds \$13,500/year. (Attachment E-Exhibit E).

The Agricultural Commission reviewed the applicant's request at their regularly scheduled meeting on October 11, 2017, and recommended approval of the application (Attachment E-Exhibit F).

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

It is recommended that the Board approve this item.

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 and not its market value.

SHAWNE PLEASE IS IF YOU ARE OKAY WITH THAT STATEMENT.

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 the Resolution establishing an Agricultural Preserve for said Williamson Act Contract.
- 3) Clerk to send two (2) fully executed and recorded copies of documents to the Community Development Services, Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Director
Community Development Services, Planning and Building Department