



Legislation Text

File #: 19-1078, **Version:** 1

Williamson Act Contract Application WAC10-0002 Varozza Trucking Inc.

DISCUSSION / BACKGROUND

Planning Services is processing a application for a new Williamson Act Contract. of approximately 240 acres on a portion of an existing contract (agricultural preserve No. 64, approx. 477 acres) as a result of property reconfiguration under Lot Line Adjustment BLA 08-0057 and land ownership changes. The property is located on the east and west sides of Bonetti road, 1.25 miles east of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District 2

HISTORY

On October 13, 2010, the County Agricultural Commission reviewed the project and recommended approval of an initial request to split existing agricultural preserve No. 64 (approximately 474 acres) into two approximately equal preserves due to land ownership changes (WAC10-0002 - Varozza Trucking, Inc. and WAC10-0002 - Brandon Ranch LLC). The Agricultural Commission staff memo, including required findings for creation of two new agricultural preserves, is attached.

On May 1, 2012, the county Board of Supervisors approved Lot Line Adjustment BLA08-0057 to reconfigure adjacent lots under the Varozza Trucking Inc. and Brandon Ranch LLC ownership to realign property boundaries to match the two requested preserves. The staff report for BLA08-0057, including required findings for consistency with the Zoning Ordinance (Title 130 of the County Ordinance Code), the General Plan and applicable sections of the California Government Code, is attached.

On May 2, 2014, owner Varozza Trucking Inc. (Varozza) granted the Brandon Ranch LLC approximately half of the original 474-acre property for consistency with the 2012 lot line adjustments. Ownership of the lands originally in Agricultural Preserve No. 64 (approximately 474 acres) is currently divided as follows: Varozza Trucking- approximately 240 acres (APN 091-030-52) and Brandon Ranch LLC - approximately 234 acres (APNs 091-030-54 and 091-030-55). A copy of the property transfer deed is attached.

On April 22, 2019, Brandon Ranch LLC (T. Naygrow) requested Planning Services cancel further processing of WAC10-0003 (APNs 091-030-54 and 091-030-55) due to a pending sale of those properties. A copy of the owner's email request is attached. Based on conversations with staff, the owner also indicated his LLC would like to pursue immediate cancellation of Williamson Act encumbrances on the Brandon Ranch holdings. Staff notified the owner that pursuing an immediate cancellation of WAC10-0003 would require a formal written request, including a separate application submitted to Planning Services. Staff discussed how any immediate cancellation request must be supported by required Government Code findings.

On April 17, 2019, Varozza Trucking Inc. (Wayne and Jean Varozza) requested their portion of the project (WAC10-0002) be completed as originally proposed in 2010. Since their original request, no land use changes have occurred on the Varozza property (APN 091-030-52) and the owners are still

actively grazing cattle on site.

Due to the lapse of time since the Agricultural Commission previously reviewed WAC10-0002, Agricultural Department staff has requested the Commission re-review application WAC10-0002 (Varozza Trucking, Inc.) and provide an updated recommendation for the Board of Supervisors regarding required Williamson Act findings.