



Legislation Details (With Board Report)

File #: 13-1121 **Name:** Williamson Act Contract Applications 2014
Type: General Agenda Item **Status:** Passed
File created: 10/21/2013 **In control:** Board of Supervisors
On agenda: 11/5/2013 **Final action:** 11/5/2013
Title: a. Set a public hearing for December 3, 2013 at 10:30 a.m., to consider 2014 applications to establish twelve (12) Farmland Security Zones (“FSZ”) and Contracts.
b. Direct the Clerk of the Board of Supervisors to publish Notice of Hearing for the Public Hearing to take place on December 3, 2013 at 10:30 a.m., to consider 2014 applications to establish twelve (12) Farmland Security Zones (“FSZ”) and Contracts.
(REF130065 - /Williamson Act Contract Applications - 2014, County-wide)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Notice of Hearing, 2. Attachment B - Procedures for the Creation of FSZ & Ag Preserves, 3. Attachment C - 2014 Application Matrix, 4. Attachment D - County-wide Map, 5. Completed Board Order

Date	Ver.	Action By	Action	Result
11/5/2013	1	Board of Supervisors	approved	

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PROJECT INFORMATION:

Planning File Number: REF130065
Project Location: Various
APNs: Various
Plan Area: Various
Flagged and Staked: No
CEQA Action: TBD

RECOMMENDATION:

It is recommended that the Board of Supervisors:
Set a public hearing for December 3, 2013 at 10:30 a.m., to consider 2014 applications to establish twelve (12) Farmland Security Zones (“FSZ”) and Contracts (hereafter, “Applications”).

SUMMARY:

Each calendar year, the Board of Supervisors must consider Agricultural Preserve (AgP) and FSZ contract applications pursuant to the Land Conservation Act of 1965. This year, a total of twelve (12) applications for the establishment of FSZs and Contracts will be considered. The December 3, 2013 Staff Report will provide

the Board of Supervisors with the Agriculture Preserve Review Committee’s (Committee) recommendations for each of the applications. Board action is required to establish by contract, AgP and FSZ status for those selected applications, to commence in the year 2014, if the subject property meets the criteria found under Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves) and Board Resolution No. 01-486 (Procedure for the Creation of Farmland Security Zones and Contracts), set forth in Attachment “B”. No applications for the establishment of an AgP were received this year. However, one (1) application for an FSZ (FSZ Application No. 2014-003) which does not meet the statutory requirements for the creation of an FSZ, will be considered and processed as an application for an AgP pursuant to the applicant/owners’ request through their legal representative.

The twelve (12) applications total 32 parcels over approximately 2,702 acres. Approximately 544 of the 2,702 acres (10 of the 32 parcels) are already under Land Conservation Contract. Consequently, approval of the twelve (12) applications would account for an additional 2,158 acres and 22 parcels to the existing 781,707 acres and 3,374 parcels of contracted land in Monterey County.

<u>Existing AgP</u>	<u>AgP w/2014 proposed additions</u>	<u>Existing FSZ</u>	<u>FSZ w/2014 proposed additions</u>
729,266 acres	729,226 acres	52,481 acres	54,639 acres
3042 parcels	3042 parcels	332 parcels	354 parcels

<u>Existing Combined AgP & FSZ</u>	<u>Proposed Combined AgP & FSZ</u>
781,707 acres	783,865 acres
3,374 parcels	3,396 parcels

DISCUSSION:

The Agricultural Preserve Review Committee met on October 11, 2013 to review Applications to Establish FSZs and Contracts commencing on January 1, 2014. Final recommendations by the Committee with detailed analysis and maps of each application will be provided as part of the December 3, 2013 Board Report for final action.

Attached to this report is the 2014 Application Matrix (Attachment “C”) listing the name, acreage and parcel numbers and General Plan, Area Plan designation, for applications submitted for the 2014 round of applications with a large-scale map (Attachment “D”) showing the general locations of the proposed FSZs. The public will be informed of the scheduled December 3, 2013 public hearing by way of County-wide noticing through publication of notice in newspapers of general circulation. Notice of hearing will be mailed to applicants and/or their legal representatives.

OTHER AGENCY INVOLVEMENT:

The Agricultural Preserve Review Committee, consisting of representatives from the Agricultural Commissioner’s Office, Resource Management Agency-Planning Department, County Assessor’s Office and the Office of the County Counsel, has reviewed the 2014 Applications and will make its recommendations using the criteria set forth in Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves) and Board Resolution No. 01-486 (Procedures for the Creation of FSZs).

FINANCING:

In the event that the Board of Supervisors decides to approve the applications and enter into these Contracts at its December 3, 2013 meeting, the assessed valuation of properties placed under said Contracts shall be reduced to their respective restricted values, resulting in a property tax reduction. A full estimate of said reduction will be presented at the December 3, 2013 hearing.

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Benny Young, Director Resource Management Agency

This report was prepared with assistance by:
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cc: Front Counter Copy; California Coastal Commission; Jacqueline Onciano, Planning Services Manager; Steve Mason, Associate Planner; Mary Grace Perry, Deputy County Counsel; Gregg MacFarlane, Assessor-Recorder's Office; Bob Roach, Agricultural Commissioner's Office; Applicant/Owners and/or Applicant/Owners' respective Legal Representatives/Agents; The Open Monterey Project; LandWatch; Project File REF130065

The following attachments are on file with the Clerk of the Board:

Attachment A	Notice of Hearing for December 3, 2013 at 10:30 a.m.
Attachment B	Procedures for the Creation of Farmland Security Zones and Agricultural Preserves
Attachment C	2014 Application Matrix
Attachment D	County-wide Map - Monterey County 2014 Williamson Act Applications