



MEMORANDUM

DATE: DECEMBER 5, 2023

TO: HONORABLE BOARD OF SUPERVISORS

FROM: STEVEN SWITZER, PLANNING AND BUILDING SERVICES

SUBJECT: **A_2023-0001, REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT OVER 250± ACRES IN THE WILLITS AREA**

The applicant, Paul Sousa, is requesting the establishment of an Agricultural Preserve and Williamson Act Contract over 250± acres for the lands of the same. The land is located in the Willits area, 2.5± miles northeast of Willits city center, on the south side of Canyon Road (CR 308), 500± feet south of its intersection with East Side Road (CR 304), located at 23701 East Side Road, Willits; APN's: 108-120-17, -11, 108-150-06, 103-180-08, & 108-181-01. The land is used for animal husbandry including grazing, feeding, and caring of cattle, horses, sheep, goats, and pigs.

The Project is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, as summarized below:

Pursuant to Section 4.2 (A), the properties within the proposed preserve boundaries have Agriculture (AG) and Rangeland (RL) zoning designations.

Pursuant to Section 4.2 (B), the land proposed to be restricted by contract meets the 100 minimum acreage requirements as discussed in the staff report and supporting materials.

Pursuant to Section 5.2(A), the Board of Supervisors may approve an application for the establishment of an agricultural preserve concurrently with its approval of an application for a contract within the preserve.

Pursuant to Section 5.2(B), more than 50 percent of the land proposed to be restricted by contract has been devoted to agricultural uses as evidenced by the submitted application materials.

Pursuant to Section 5.2(C), the land proposed to be restricted by contract meets the minimum parcel size requirements as discussed in the staff report and supporting materials.

Pursuant to Section 5.2(D), the land proposed to be restricted by contract meets the annual income requirements as discussed in the staff report and supporting materials.

The project was heard by the Planning Commission on November 16, 2023, where the Commission, by resolution, recommended unanimous approval to the Board of Supervisors.

RECOMMENDATION: Hold the public hearing and adopt the Resolution approving Agricultural Preserve No. A_2023-0001, authorizing the placement of approximately two hundred and fifty (250±) acres into an Agricultural Preserve and Williamson Act Contract for Paul Sousa, in the Willits Area (APN's: 108-120-17, -11, 108-150-06, 103-180-08, & 108-181-01); and authorize Chair to sign same.

ATTACHMENTS:

- A. RESOLUTION
- B. PLANNING COMMISSION PACKET
- C. PLANNING COMMISSION DRAFT MINUTES
- D. PLANNING COMMISSION RESOLUTION NO. PC_2023-0023