



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
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MEMORANDUM

October 16, 2018

**TO:** Board of Supervisors  
**FROM:** Planning and Building Services – Russ Ford

**RE:** A 2018-0001, Request to establish a new Williamson Act contract for Eagle Creek Pacific, LLC

You have before you an application to create a new Williamson Act contract on two parcels in Boonville. Staff has reviewed the application and recommended approval to the Planning Commission. This project was heard by the Planning Commission on August 2<sup>nd</sup>, 2018 and approved unanimously. Together with this memo, you have the Staff Report presented to the Planning Commission. Additionally, staff makes the following recommendation:

The Board of Supervisors, by resolution, approves A 2018-0001, making the following findings, consistent with the General Plan and Mendocino County Code Section 22.08:

**Environmental Findings:** This project is categorically exempt from CEQA review per Section 15317 of the CEQA Guidelines (Class 17).

**Agricultural Preserve Findings:** The lands referenced in this Staff Report are currently zoned Agriculture (AG). Per Section 4.2(a) of the Revised Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, only lands zoned Agriculture (AG), Rangeland (RL), or Forestland (FL) are eligible to qualify as Agricultural Preserves. Furthermore, as there is currently no process in place to establish an Agricultural Preserve as a separate and distinct restriction from that of a Williamson Act contract, all lands zoned AG and RL are considered de facto Agricultural Preserves and thus eligible for contract.

**Williamson Act Findings:** The proposed Williamson Act contract is consistent with requirements as specified in the Revised Policies and Procedures with regard to lot size, agricultural use type, accessory development and income threshold.

Russell Ford  
Planner III/Cartographer/Address Coordinator