

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 11/03/2015 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution No. 2015/327

Coelho and Machado Family Limited Partnership (Owners) own approximately 596 acres of land comprised of three parcels on Vasco Road in the Byron area, Assessor's Parcel Numbers 003-150-004, 003-160-006 and 003-160-007 (Property). They have applied to encumber the Property by a Land Conservation Contract. The Property was previously contracted under Land Conservation Contract 8-74 but the Owner took it out of the Williamson Act Program. The Owners now wish to place the Property back under a Williamson Act Contract (AP15-0002).

The Williamson Act Program (Government Code Sections 51200 et. seq.) through Land Conservation Contracts, restricts land uses and structures on property under the contract. Under the Williamson Act, property that was subject to a Williamson Act Contract, but is no longer, may again be encumbered by a new Land Conservation Contract by mutual agreement between the County and the land owner, provided that the land complies with the current requirements of the Williamson Act and the County's Williamson Act Program. The Property, which is comprised of three parcels (average parcel size 193 acres) complies with the current requirements of the Williamson Act and the County's Williamson Act Program.

The Property is currently being used for grazing and the Owners intend to continue using the land for grazing. There are no structures on the Property and the Owner does not propose any structures. This contract would reflect the agricultural uses that are consistent with the County's Williamson Act Program and the County General Plan. The Property is zoned A-4, Agricultural Preserve District and the uses thereon are consistent with this zoning designation.

The actions associated with the establishment of a Land Conservation Contract under the Williamson are categorically exempt from environmental review under the California Environmental Quality Act (CEQA Regs, Section 15317, Class 17). Further, encumbering the Property under this new Land Conservation Contract would not cause a significant effect on the environment because it only authorizes uses on the Property that will not have a significant effect on the environment (see CEQA Regs. 15061 (b) (3). 15317 (Class 17).

1. FINDS that the propose establishment of Land Conservation Contract No. AP15-0002 is consistent with the provisions of the Williamson Act Program and the County's Williamson Act Program.
2. FINDS that the use of the Property is consistent with the Williamson Act's principle of compatibility found at Government Code Section 51238.1 in that (1) the use (grazing) will not significantly compromise the long-term productive agricultural capability of the subject contract parcels , (2) the use will not significantly impair current or reasonably foreseeable agricultural operations on the subject parcels, and (3) the use will not result in removal of any adjacent contracted land from agricultural production.
3. FINDS that the proposed action is categorically exempt from the environmental review under CEQA pursuant to Article 19, Section 15317, Class 17 and Section 15061 (b) (3).
4. APPROVES Land Conservation Contract No. AP15-0002 as to APNs 003-150-004, 003-160-006 and 003-160-007, and AUTHORIZES the Board Chair to execute that contract which is attached as Attachment B.
5. DIRECTS the Department of Conservation and Development to record Resolution ____ and Land Conservation Contrac No. AP15-0002 with the County Clerk Recorder and forward copies to the State Department of Conservation, and the County Assessor.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 3, 2015

Contact: John Osborne / 0/4- / /25

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc: