



# County of Yolo

John Bencomo  
DIRECTOR

## PLANNING AND PUBLIC WORKS DEPARTMENT

292 West Beamer Street  
Woodland, CA 95695-2598  
(530) 666-8775 FAX (530) 666-8728  
www.yolocounty.org

### PLANNING COMMISSION STAFF REPORT

July 9, 2009

**FILE #2009-012:** A Lot Line Adjustment, Zone Boundary Change, and Williamson Act Successor Agreements for parcels zoned A-1 (Agricultural General) and A-P (Agricultural Preserve), located in the upper Yolo Bypass. The project will reconfigure lot lines to run along the centerlines of the bypass levee, adjust boundary lines between A-P and A-1 zoned properties, and provide for Williamson Act Successor Agreements on the A-P zoned parcels (**Attachment A**).

**APPLICANT:** Scott Daly  
89 Scripps Drive, Suite 340  
Sacramento, CA 95825

**OWNERS:** Knaggs Farming Company;  
Neal Dow; and  
Sacramento Valley Conservancy

**LOCATION:** Approximately 3.5 miles northeast of the City of Woodland, within the upper Yolo Bypass (APNs: (portion of) 057-090-06, 057-090-10, 057-100-12, 057-130-09, 057-150-01, 057-150-02, 057-160-01, and 057-160-02) (**Attachment B**).

**SUPERVISOR DISTRICTS:** 3 (Rexroad) and 5 (Chamberlain)

**FLOOD ZONE:** A, A1, and A1-33 (areas within the 100-year flood plain), B (area within the 500-year flood plain), and C (area outside the 100-year and 500-year flood plains).

**GENERAL PLAN:** Agriculture

**ZONING:** Agricultural Preserve (A-P) and Agricultural General (A-1)

**SOILS:** Water (w), Sycamore complex (Sw), flooded (Class IV), Sycamore complex (Sv), drained (Class II), Sycamore complex (Su) (Class III), Laugenour very fine sandy loam (Lg) (Class I), Laugenour very fine sandy loam (Lk), deep, flooded (Class IV), Laugenour very fine sandy loam (Lh), flooded (Class IV), Loamy alluvial land (Lm) (Class IV), Riverwash (Rh) (Class VIII), Soboba gravelly sandy loam (Sn) (Class IV), Clear Lake soils (Cn), flooded (Class IV), Maria silt loam (Md), deep (Class II), Maria silt loam (Mb) (Class I), Maria silt loam (Mc), flooded (Class IV), Sacramento clay (Sc) (Class III), Sacramento soils (Sg), flooded (Class IV), Sycamore silty loam (Sr), flooded (Class IV), Lang sandy loam (La) (Class II), Lang sandy loam (Lc), deep, flooded (Class IV), Tyndall very fine sandy loam (Te), deep (Class III)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**REPORT PREPARED BY:**

**REVIEWED BY:**

Stephanie Berg, Associate Planner

David Morrison, Assistant Director

## **RECOMMENDED ACTIONS**

That the Planning Commission recommend the Board of Supervisors take the following actions:

1. **HOLD** a public hearing and receive comments;
2. **DETERMINE** that a Categorical Exemption is the appropriate level of environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines (**Attachment C**);
3. **ADOPT** the Findings (**Attachment D**) for approval of the Lot Line Adjustment and Zone Boundary Change;
4. **APPROVE** the Conditions of Approval (**Attachment E**) for the Lot Line Adjustment and Williamson Act Successor Agreements;
5. **APPROVE** the Resolution for the Lot Line Adjustment and Williamson Act Successor Agreements (**Attachment F**);
6. **ADOPT** an Ordinance approving the Zone Boundary Change (**Attachment G**); and
7. **APPROVE** the Williamson Act Successor Agreements to divide the existing contract into two contracts (**Attachment H**).

## **REASONS FOR RECOMMENDED ACTIONS**

The proposed actions will reconfigure lot lines between three legal parcels to run through the centerlines of the levee on the bypass. No new parcels will be created, but parcels will be adjusted to a more desirable configuration, and farming practices will remain the same. A Zone Boundary Change will accommodate the newly adjusted property lines between A-1 and A-P zoned parcels, and the Williamson Act Successor Agreements will correspond to the newly adjusted property lines on the A-P zoned parcels. No acreage will be lost on contracted land, but will be increased by approximately 15± acres.

## **BACKGROUND**

The project area is located northeast of the City of Woodland within the northern portion of the Yolo Bypass. The project consists of three separately owned parcels zoned for agricultural uses and farmed in seasonal row crops. Two of the parcels, the proposed Parcel 2 and Parcel 3, which are zoned A-P (Agricultural Preserve) and are currently under separate Williamson Act contracts, will require Williamson Act Successor Agreements to reflect the newly adjusted property lines. The A-1 (Agricultural General) zoned parcel (proposed Parcel 1), owned by Sacramento Valley Conservancy, and the proposed Parcel 2 will require a zone boundary change to reflect the exchange of A-P zoned and A-1 zoned property.

The project proposes a Lot Line Adjustment to reconfigure lot lines between an 89.7-acre A-1 zoned parcel, a 1,687-acre A-P zoned parcel, and a 649.7-acre A-P zoned parcel to place parcel lines along the centerlines of the levee bypass on portions of the east and southwest boundaries of the 1,687-acre parcel (**Attachment A**). All three parcels are under separate ownership. Acreages on the parcels will be adjusted, but farming practices will not change. The proposed Parcel 1, currently 89.7 acres will result in a newly adjusted 74.9-acre A-1 zoned parcel; the proposed Parcel 2, currently 1,687 acres, will result in a newly adjusted 1,702.9-acre A-P zoned parcel; and the proposed Parcel 3, currently 649.7 acres, will result in a newly adjusted 620.8-acre A-P zoned parcel. Please note that parcel acreages are approximate and based on the best available information as provided by Assessor's Parcel maps, surveys, and

current title reports. A ten percent margin of error may occur between current acreages and proposed acreages.

### **STAFF ANALYSIS**

The proposed Lot Line Adjustment will better reflect current farming practices and will clean up boundary lines in order to follow existing field breaks, i.e., centerlines of the levee bypass. All three parcels are currently in, and will remain in, compliance with current county codes. No new parcels will be created, but acreages will decrease slightly on the proposed Parcel 1 and the proposed Parcel 3. However, both parcels more than meet minimum parcel size requirements for A-1 and A-P zoned parcels (20 acres and 80 acres, respectively).

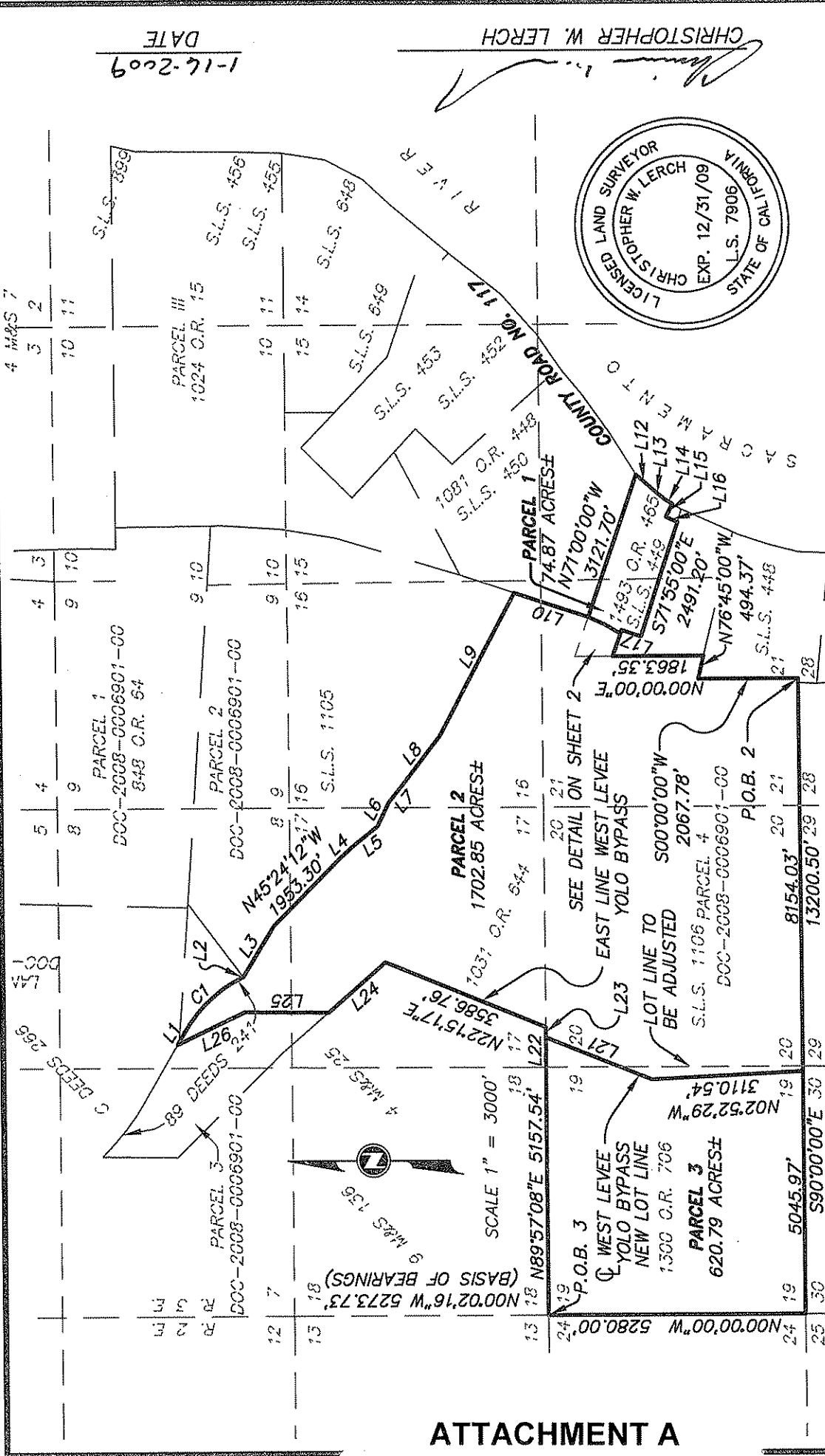
Staff supports the request for a Lot Line Adjustment, which will readjust parcels to a more desirable configuration. Access has been identified for all three newly adjusted parcels. No new buildable parcels will be created, farming practices will not be disturbed, and Williamson Act contracted land will increase by approximately 15 acres.

### **AGENCY COMMENTS**

A "Request for Comments" was prepared and circulated for the project from May 13, 2009 to May 27, 2009. Additionally, the project was reviewed at the May 20, 2009 Development Review Committee meeting. No significant comments were received, with the exception of the Assessor's Office, who indicated the application included three separate property owners and three separate tax rate areas. The application has been deemed complete and included all three property owner signatures. Tax rate areas can be identified through the use of separate Assessor's Parcel Numbers. The Agricultural Commissioner had no comment on this project.

### **ATTACHMENTS**

- Attachment A -** Site Plan
- Attachment B -** Location Map
- Attachment C -** Categorical Exemption
- Attachment D -** Findings for approval of the Lot Line Adjustment and Zone Boundary Change
- Attachment E -** Conditions of Approval for the Lot Line Adjustment and Williamson Act Successor Agreements
- Attachment F -** Resolution for the Lot Line Adjustment and Williamson Act Successor Agreements
- Attachment G -** Ordinance approving the Zone Boundary Change
- Attachment H -** Williamson Act Successor Agreements



**ATTACHMENT A**

EXHIBIT TO ACCOMPANY DESCRIPTIONS  
AFTER LOT LINE ADJUSTMENT

FOR

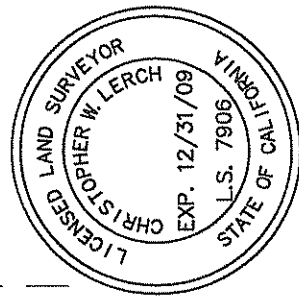
**KNAGGS MANAGEMENT COMPANY**

BEING A PORTION OF SECTIONS 8, 9, 10, 16, 17, 19,  
20, 21, AND 22 TOWNSHIP 10 NORTH, RANGE 3 EAST,  
AND ALSO SECTIONS 13 AND 24

TOWNSHIP 10 NORTH, RANGE 2 EAST,  
MOUNT DIABLO BASE AND MERIDIAN.

YOLO COUNTY, CALIFORNIA  
JANUARY 15, 2009

SHEET 1 OF 2



CHRISTOPHER W. LERCH

1-14-2009  
DATE

#220-17

**LM LAUGENOUR AND MEIKLE**  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755  
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°02'00"E	303.69'
L2	S26°45'00"E	32.68'
L3	N58°43'09"W	1222.92'
L4	S42°40'22"E	374.95'
L5	S39°06'39"E	671.30'
L6	S63°39'11"E	557.25'
L7	S51°15'57"E	451.20'
L8	N52°21'44"W	1299.39'
L9	N61°48'06"W	3351.44'
L10	N18°22'01"E	1606.56'
L12	N42°37'01"E	402.77'
L13	N40°13'00"E	368.42'
L14	S32°25'00"W	190.36'
L15	S64°13'00"E	302.07'
L16	N25°47'00"E	253.00'
L17	S18°38'30"W	419.98'
L18	S24°45'30"W	356.37'
L19	S31°13'13"W	387.30'
L20	N71°00'00"W	576.64'
L21	N22°15'17"E	2352.34'
L22	N89°56'55"W	623.33'
L23	N89°56'55"W	215.10'
L24	S41°18'27"E	1580.32'
L25	N00°30'56"E	1733.32'
L26	N25°39'38"W	1546.84'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	2864.90'	1664.18'	33°16'56"

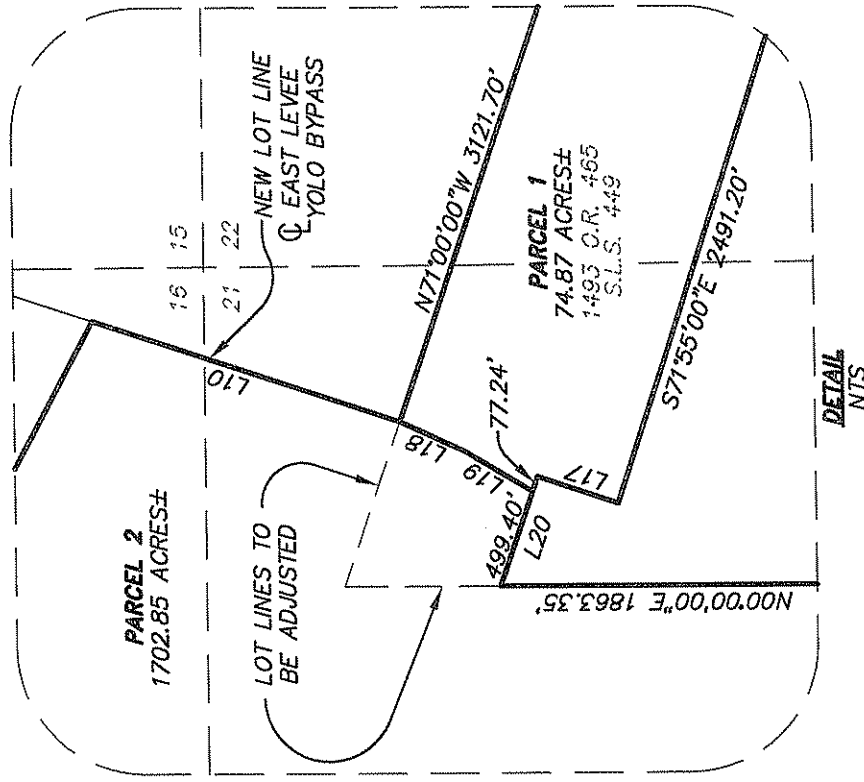


EXHIBIT TO ACCOMPANY DESCRIPTIONS  
AFTER LOT LINE ADJUSTMENT

FOR  
**KNAGGS MANAGEMENT COMPANY**

BEING A PORTION OF SECTIONS 8, 9, 10, 16, 17, 19,  
20, 21, AND 22 TOWNSHIP 10 NORTH, RANGE 3 EAST,  
MOUNT DIABLO BASE AND MERIDIAN.

YOLO COUNTY, CALIFORNIA  
JANUARY 15, 2009

SHEET 2 OF 2

#220-17

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 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

**LAND DESCRIPTION**

**PARCEL 1**  
**AFTER LOT LINE ADJUSTMENT**

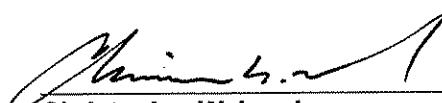
ALL that real property in the County of Yolo, State of California, and being a portion of projected Sections 21 and 22, Township 10 North, Range 3 East, Mount Diablo Base and Meridian, and also being a portion of that parcel of land as described in Book 1493 of Official Records at Page 465, said County Records, and being more particularly described as follows:

BEGINNING at the intersection of the Northerly line of Swamp Land Survey No. 449 and the centerline of the East levee of the Yolo Bypass, said point also being a point on the North line of said Parcel of land as described in Book 1493 of Official Records at Page 465, said County Records; thence, from said POINT OF BEGINNING, and along said centerline of said East levee of the Yolo Bypass the following two (2) courses and distances: 1) South 24°45'30" West 356.37 feet; and 2) South 31°13'13" West 387.30 feet to a point on the South line of said Parcel; thence, along said South line the following five (5) courses and distances: 1) South 71°00'00" East 77.23 feet; 2) South 18°38'30" West 419.98 feet; 3) South 71°55'00" East 2,491.20 feet; 4) North 25°47'00" East 253.00 feet; and 5) South 64°13'00" East 302.07 feet to the East line of said Parcel; thence, along said East line the following three (3) courses and distances: 1) North 32°25'00" East 190.36 feet; 2) North 40°13'00" East 368.42 feet; and 3) North 42°37'01" East 402.77 feet to the Northeast corner of said Parcel; thence, along the North line of said Parcel, North 71°00'00" West 3,121.70 feet to the POINT OF BEGINNING.

Containing 74.87 acres of land, more or less.

End of description.



  
Christopher W. Lerch

1-16-2009  
Date

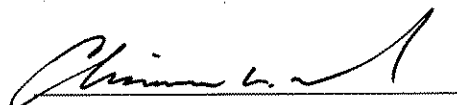
**LAND DESCRIPTION**

**PARCEL 2**  
**AFTER LOT LINE ADJUSTMENT**

ALL that real property in the County of Yolo, State of California, and being a portion of projected Sections 8, 16, 17, 19, 20 and 21, Township 10 North, Range 3 East, Mount Diablo Base and Meridian, and also being all of Parcel 4 as described in Document No. 2008-0006901-00, said County Records, and also being all of that certain parcel as described in Book 1493 of Official Records, at Page 465, said County Records, and also being a portion of that parcel of land as described in Book 1300 of Official Records at Page 706, said County Records, and being more particularly described as follows:

BEGINNING at the South Quarter corner of said Section 21, thence, from said POINT OF BEGINNING, and along the South line of said Sections 21, 20 and 19, North 90°00'00" West 8,154.03 feet to the centerline of the West levee of the Yolo Bypass; thence, along said centerline the following two (2) courses and distances: 1) North 02°52'29" West 3,110.54 feet; and 2) North 22°15'17" East 2,352.34 feet to the North line of said Section 20; thence, along said North line, South 89°56'55" East 215.10 feet to the East line of the West levee of the Yolo Bypass; thence, along said East line, North 22°15'17" East 3,586.76 feet to the centerline of Tule Canal; thence, along said centerline, North 41°18'27" West 1,580.32 to a point distant the following two (2) courses and distances from the Southwest corner of the "Gray Ranch" as described in Book "C" of Deeds, at Page 266: 1) South 44°33'57" East 3,117.10 feet; and 2) South 41°18'27" East 1,229.21 feet; thence, leaving said centerline, North 00°30'56" East 1,733.32 feet; thence North 25°39'38" West 1,546.84 to the centerline of that property described as Parcel 1 in the Order of Final Judgment of Condemnation, entitled Knights Landing Ridge Drainage District vs. Ella L. Hershey et al, recorded November 17, 1915, in Book 89 of Deeds, at Page 241, said County Records, said point being distant North 60°02'00" West 303.69 feet from the terminus of that certain course and distance shown as South 60°02'00" East 1,634.83 in said Book 89 of Deeds, at Page 241;



  
Christopher W. Lerch

1-16-2009  
Date

thence, along said centerline, South 60°02'00" East 303.69 feet, said point being the beginning of a curve concave Southwesterly with a radius of 2,864.90 feet; thence, Southeasterly along said centerline through a central angle of 33°16'56" and an arc distance of 1,664.18 feet; thence, continuing on said centerline, South 26°45'00" East 32.68 feet, to the proposed Westerly line of said Yolo Basin Bypass; thence, leaving said Westerly line, South 58°43'09" East 1,222.92 feet to a point in the centerline of an existing road; thence, along said centerline the following eight (8) courses and distances: 1) South 45°24'12" East 1,953.30 feet; 2) South 42°40'22" East 374.95 feet; 3) South 39°06'39" East 671.30 feet; 4) South 63°39'11" East 557.25 feet; 5) South 51°15'57" East 451.20 feet; 6) South 52°21'44" East 1,299.39 feet; 7) South 61°54'37" East 1,528.81 feet; and 8) along said centerline and the Easterly projection thereof South 61°48'06" East 3,351.44 feet to the centerline of the East levee of the Yolo Bypass; thence, along said centerline, the following three courses and distances: 1) South 18°22'01" West 1,606.56 feet; 2) South 24°45'30" West 356.37 feet; 3) South 31°13'13" West 387.30 feet to the South line of that said Parcel of land as described in said Book 1493 of Official Records at Page 465; thence, along said South line, North 71°00'00" West 499.40 to the West line of Swamp Land Survey No. 449; thence, along said West line, South 00°00'00" West 1,863.35 feet to the Southwest corner of said Swamp Land Survey No. 449, said point also being a point on the Northerly line of Swamp Land Survey No. 448; thence, along said Northerly line, North 76°45'00" West 494.37 feet to the Northwest corner of said Swamp Land Survey No. 448; thence, along the West line of said Swamp Land Survey No. 448, South 00°00'00" West 2,067.78 feet to the POINT OF BEGINNING.

Containing 1,702.85 acres of land, more or less.

End of description.



**LAND DESCRIPTION**

**PARCEL 3**  
**AFTER LOT LINE ADJUSTMENT**

ALL that real property in the County of Yolo, State of California, and being a portion of projected Sections 19 and 20, Township 10 North, Range 3 East, Mount Diablo Base and Meridian, and also being a portion of Parcel 4 as described in Document No. 2008-0006901-00, said County Records, and also being a portion of that parcel of land as described in Book 1300 of Official Records at Page 706, said County Records, and being more particularly described as follows:

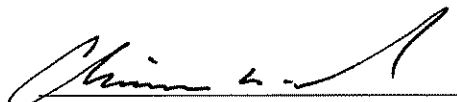
BEGINNING at the Northwest corner of said projected Section 19; thence, from said POINT OF BEGINNING, and along the North line of said projected Section 19, North 89°57'08" East 5,157.54 feet to the Northeast corner of said projected Section 19; thence, along the North line of said projected Section 20, South 89°56'55" East 623.33 feet to the centerline of the West levee of the Yolo Bypass; thence, along said centerline the following two (2) courses and distances: 1) South 22°15'17" West 2,352.34 feet; and 2) South 02°52'29" East 3,110.54 feet to the South line of said projected Section 19; thence, along said South line, North 90°00'00" West 5,045.97 feet to the Southwest corner of said projected Section 19; thence, along the West line of said projected Section 19, North 00°00'00" West 5,280.00 feet to the POINT OF BEGINNING.

Containing 620.79 acres of land, more or less.

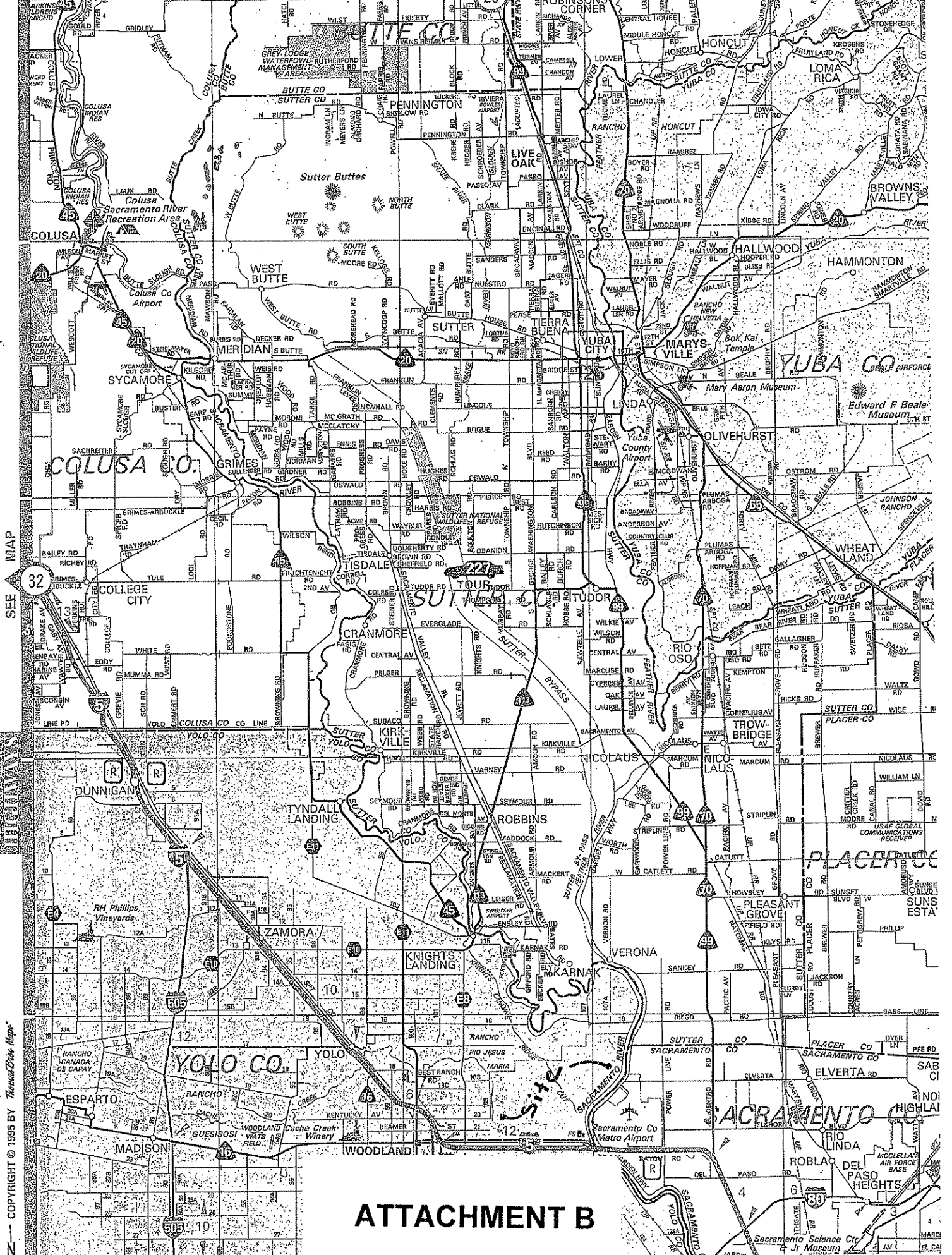
The Basis of Bearing for this description is the West line of the Northwest Quarter of Section 7 shown as North 00°00'00" West, in Book 9 of Maps and Surveys, at Page 136, said County Records.

End of description.



  
\_\_\_\_\_  
Christopher W. Lerch

1-16-2009  
Date



SEE MAP

SEE MAP

COPYRIGHT © 1995 BY Thomson Data Maps

# ATTACHMENT B

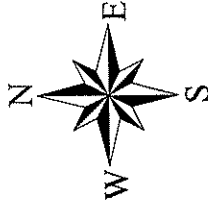
ZF 2009-012

Yolo County

Planning and

Public Works

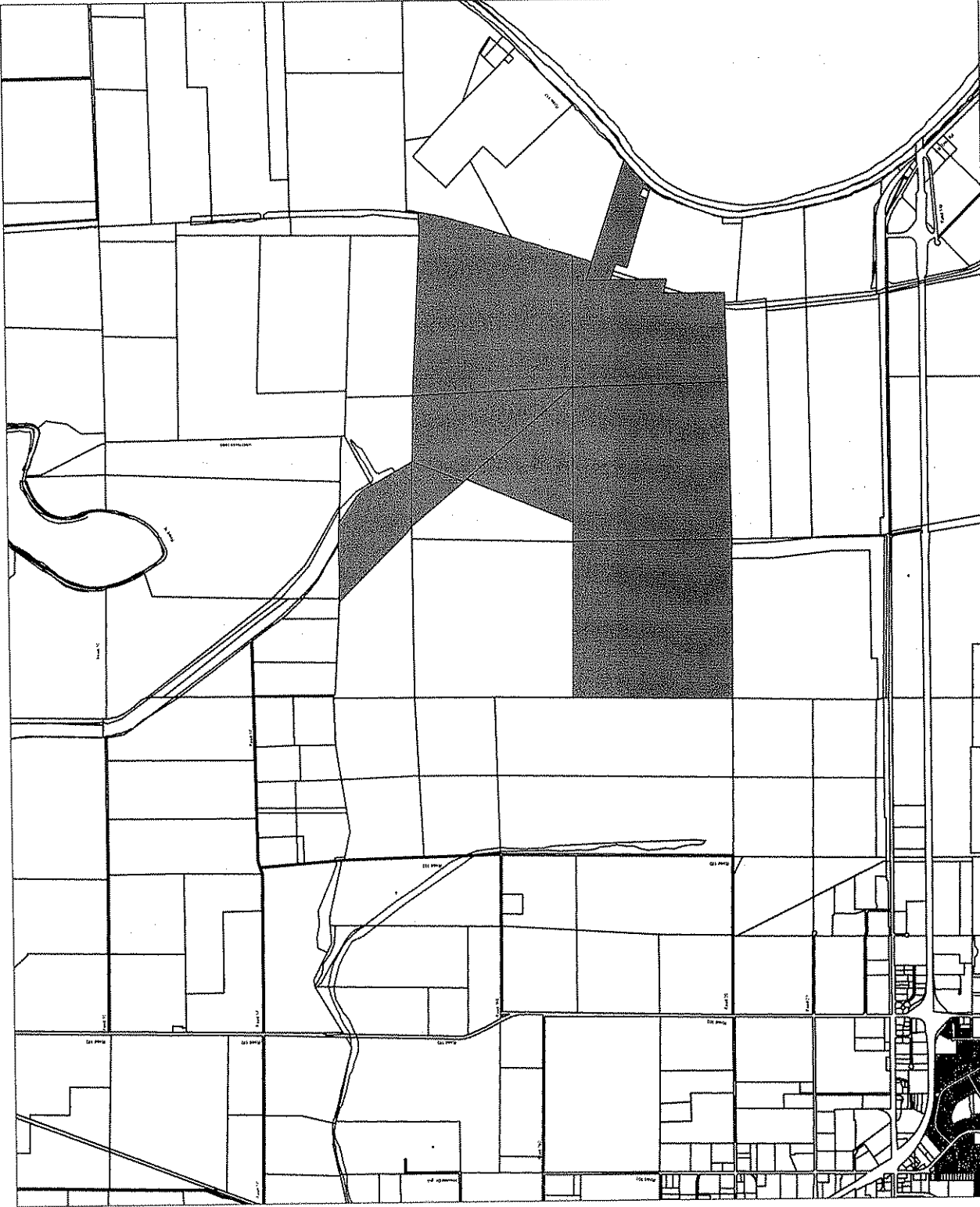
Knaggs Farming LLA



Scale 1 in = 5000 ft



Printed 6/29/2009



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# Notice of Exemption

To: Yolo County Clerk  
625 Court Street  
Woodland, CA 95695

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project Title: **ZF# 2009-012 (Knaggs Farming Lot Line Adjustment/Zone Boundary Adjustment/Williamson Act Successor Agreements)**

Scott Daly  
Knaggs Farming Company, LP  
89 Scripps Drive, Suite 340  
Sacramento, CA 95825

Project Location: Subject properties are located north east of the City of Woodland in the upper Yolo Bypass (APNs: 057-090-06 (portion of), 057-090-10, 057-100-12, 057-130-09, 057-150-01, 057-150-02, 057-160-01, and 057-160-02).

Project Description: A Lot Line Adjustment between three parcels to place lot lines along the centerlines of the bypass levee; a Zone Boundary Change to reflect the new parcel lines between an A-P (Agricultural Preserve) zoned parcel and an A-1 (Agricultural General) zoned parcel; and Williamson Act Successor Agreements for the newly adjusted A-P zoned parcels, both encumbered under separate contracts.

Exempt Status:

**Categorical Exemption: Minor Alterations in Land use Limitations “15305” Class 5 and Open Space Contracts “15317” Class 17**

Reasons why project is exempt:

**§ 15305, Class 5, consists of minor alterations in land use limitations in areas with an average slope of 20%, which do not result in any changes in land use or density including but not limited to (a) *Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcels.***

**§ 15317, Class 17, consists of the maintenance of open space contracts under the Williamson Act.**

**Lead Agency Contact Person:** Stephanie Berg, Associate Planner

**Telephone Number:** (530) 666-8850

Signature (Public Agency): \_\_\_\_\_ Date:

Date received for filing at OPR:

## ATTACHMENT C

## FINDINGS FOR ZONE FILE #2009-012

### KNAGGS FARMING LOT LINE ADJUSTMENT, ZONE BOUNDARY ADJUSTMENT, AND WILLIAMSON ACT CONTRACT SUCCESSOR AGREEMENTS

*(A summary of evidence to support each FINDING is shown in Italics.)*

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2009-012, the Yolo County Board of Supervisors find the following:

#### **California Environmental Quality Act (CEQA) and Guidelines**

That the recommended Class 5 and Class 17 Categorical Exemptions are the appropriate levels of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines.

*Pursuant to CEQA Section 15305, Class 5 (Lot Line Adjustments), and Section 15317, Class 17 (Open Space Contracts or Easements), the project is categorically exempt from further environmental review. Class 5 includes minor lot line adjustments not resulting in the creation of any new parcels. Class 17 covers the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.*

#### **General Plan**

That the project is consistent with the Yolo County General Plan and policies in the Agricultural Element in that it continues to conserve and preserve agricultural lands, especially areas currently farmed, and that it ensures compatibility of land uses adjacent to agricultural operations, so that agricultural productivity is not substantially affected.

*The proposed Lot Line Adjustment, Zone Boundary Change, and concurrent Williamson Act Successor Amendments will not result in the creation of any new parcels, nor will it result in a decrease of agricultural production. The exchange of land is relatively minor, resulting in an additional 15 acres of newly contracted land. The proposed parcel configurations will place lot lines along the centerlines of the bypass levee and conform to existing field breaks; the Williamson Act Successor Agreements would redefine parcel boundaries for the two existing contracts. No residential use of the land is proposed under this application.*

#### **Williamson Act (Government Code Section 51257)**

To facilitate a Lot Line Adjustment, pursuant to subdivision (d) of Section 66412 of the Subdivision Map Act, and not withstanding any other provision of the Williamson Act, the parties may mutually agree to rescind the contract and simultaneously enter into a new contract pursuant to Government Code Section 51200 et. seq., provided that the Board of Supervisors finds all of the following:

1. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract, but not less than 10 years.

*Upon approval of the project, the applicants shall be required to enter into new Williamson Act Successor Agreements for the initial term of ten years. The new contracts for the reconfigured parcels of approximately 1,702.9± acres and 620.8± acres will be restricted in accordance with Government Code Section 51200 et. seq.*

2. There is no net decrease in the amount of the acreage restricted.

*There will be no decrease in the amount of total acreage restricted. The proposed Lot Line Adjustment will result in an additional 15 acres of contracted land.*

3. At least 90 percent of the land under the former contracts remain under the new contracts.

*The new Williamson Act Successor Agreements will not decrease but will increase the total acreage under contract. The 1,702.9-acre parcel will increase by approximately 15.9 acres; and the 620.8-acre parcel will decrease by approximately 15.1 acres. Additionally, 15 acres of land will be exchanged between the 1,702.9-acre parcel and a 75.9-acre parcel not under contract.*

4. After the Lot Line Adjustment, the parcels of land subject to contract will be large enough to sustain its agricultural use, as defined in Section 51222.

*The proposed parcels subject to the Williamson Act are approximately 1,702.9± acres and 620.8± acres and will more than meet the requirements as defined in Section 51222 of the Government Code.*

5. The Lot Line Adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

*Amending the current Williamson Act contracts will not have an impact on agricultural activity. Readjusting lot lines will place parcel boundaries along the centerlines of the bypass levee. Total acreage restricted by the Williamson Act contracts will slightly increase, and the project will not compromise the long-term agricultural productivity of the parcels under contract.*

6. The Lot Line Adjustment is not likely to result in the removal of adjacent land from agricultural use.

*Farming operations will remain the same. No land will be taken out of agricultural production as a result of the proposed Lot Line Adjustment.*

7. The Lot Line Adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

*The Lot Line Adjustment will not create any new parcels. The Lot Line Adjustment will not result in an uneven exchange of developable land and is in conformance with the County's General Plan Land Use policies that support efficient use of land, as well as County Code setback requirements.*

### **Zoning Code**

That the purpose of the Agricultural Preserve Zone (A-P), Section 8-2.401 of the Yolo County Code, shall be to preserve land best suited for agricultural use from the encroachment of nonagricultural uses. The A-P Zone is intended to be used to establish agricultural preserves in accordance with the California Land Conservation Act of 1965, as amended. Uses approved on contracted land shall be consistent and compatible with the provisions of the Act.

*The proposed Lot Line Adjustment, Zone Boundary Change, and concurrent Williamson Act Successor Agreements will not conflict with farming practices on both the A-P zoned parcels or the operations on the A-1 zoned parcel. The project is consistent with zoning requirements that regulate land use contracts.*

**CONDITIONS OF APPROVAL  
ZF #2009-012**

**KNAGGS FARMING  
LOT LINE ADJUSTMENT/ZONE BOUNDARY CHANGE/WILLIAMSON ACT SUCCESSOR  
AGREEMENTS**

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein.
2. Upon approval by the Board of Supervisors, the property owner(s) or administrators of trust shall execute the Williamson Act Successor Agreements for the subject properties on a form approved by the Office of the County Counsel of Yolo County. Said contracts shall be recorded in the Office of the Yolo County Clerk-Recorder, and a copy of the recorded contracts shall be returned to the Planning and Public Works Department prior to the issuance of any building entitlement on the subject properties.
3. The properties subject to a single Williamson Act contract shall not be divided for the purpose of sale, non-agricultural lease or financing unless approval of Williamson Act Successor Agreements are granted, as provided in the Yolo County Zoning Ordinance and Land Conservation Act of 1965 (Williamson Act).
4. Upon approval of the Lot Line Adjustment by the Board of Supervisors, the Planning and Public Works Department shall issue a "Certificate of Compliance" with Lot Line Adjustment plat map and legal descriptions, as provided by the applicants. The Certificate of Compliance shall be recorded in the Office of the Yolo County Clerk-Recorder within 30 days of issuance. A copy of the recorded Certificate of Compliance shall be returned to the Planning and Public Works Department prior to the issuance of any building permits on the subject properties.
5. Recordation of the Certificate of Compliance for the Lot Line Adjustment shall not in any way result in the elimination, obstruction, or reduction in size of any access way to the resulting parcels.
6. The applicant shall obtain all necessary approvals from the Planning and Public Works Department prior to the issuance of any building permits. All building permit plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.
7. The applicant shall pay the appropriate fees prior to the issuance of any building permits, including, but not limited to, the Woodland Joint Unified School District, Yolo Fire District, County Facilities Fees and Yolo County Environmental Health fees.
8. Prior to the issuance of any building permits, Yolo County Environmental Health shall approve a septic system design. Special designed septic system or on-site sewage disposal system may be required due to unfavorable soil conditions.

**ATTACHMENT E**

9. Prior to the issuance of any building permits, a geotechnical report addressing foundation design in expansive soils shall be submitted for review and approval by the Building Division. Building foundations and slabs shall comply with any special requirements included in the geotechnical report.
10. Any development shall include private and public improvements in compliance with all applicable federal and state laws, Yolo County Code regulations, and County Engineering Design Specifications and Standards.
11. Prior to commencement of any grading and/or construction activities, the applicant shall submit to the Yolo County Planning and Public Works Department proof of any necessary approvals from, or notification to, the Regional Water Quality Control Board.
12. In accordance with Yolo County Code Section 8-2.2415, the applicants, owners, their successors or assignees shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
17. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to the action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Board of Supervisors may result in the following:

- Non-issuance of future building permits;
- Legal action.



**RESOLUTION NO. \_\_\_-\_\_\_**

**Resolution of the Yolo County Board of Supervisors Approving  
a Lot Line Adjustment and Williamson Act Contract Successor Agreements**

**WHEREAS**, Scott Daly, (“Applicant”) has applied for a lot line adjustment for three parcels of 89.7, 1,687, and 649.7 acres, respectively; and

**WHEREAS**, the 1,687-acre parcel is currently subject to Williamson Act Agreement No. 08-192; and

**WHEREAS**, the 649.7-acre parcel is currently subject to Williamson Act Agreement No. 08-78; and

**WHEREAS**, the proposed lot line adjustment will reconfigure the lot lines of three parcels to place parcel boundaries along the centerlines of the bypass levee; and

**WHEREAS**, the 89.7-acre parcel will be adjusted to a 74.9-acre parcel; the 1,687-acre parcel will be adjusted to a 1,702.9-acre parcel; and the 649.7-acre parcel will be adjusted to a 620.8-acre parcel, as shown in **Exhibit 1** and described in **Exhibit 2**; and

**WHEREAS**, under the Yolo County Code, an applicant must apply for and enter into a Successor Agreement in connection with a lot line adjustment that reconfigures the lot lines of a parcel covered by a Williamson Act Contract; and

**WHEREAS**, the proposed Williamson Act Successor Agreements will amend the existing contracts to reflect newly adjusted property lines; and

**WHEREAS**, the Board of Supervisors has reviewed and determined to approve the proposed lot line adjustment and Successor Agreements based on the grounds set forth in this Resolution;

**NOW, THEREFORE**, the Board of Supervisors hereby resolves as follows:

1. The lot line adjustment and Successor Agreements are conditionally approved based on the findings set forth in **Attachment B** to the Board letter for this matter.
2. The lot line adjustment and Successor Agreements are subject to the conditions of approval set forth in **Attachment C** to the Board letter for this matter, and shall be of no effect until all of those conditions have been satisfied.
3. The Chairman of the Board is authorized to sign the Successor Agreements and to take such other further actions as may be necessary in connection with this application.

**PASSED AND ADOPTED** by the Board on this \_\_\_ day of \_\_\_\_\_, 2008, by the following vote:

**ATTACHMENT F**

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

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Mike McGowan, Chair  
Board of Supervisors

Attest:  
Ana Morales, Clerk of the Board

Approved As To Form:  
Robyn Truitt Drivon, County Counsel

By: \_\_\_\_\_  
Deputy (Seal)

By: \_\_\_\_\_  
Philip J. Pogledich, Senior Deputy