I. Call to Order

II. Roll Call

III. Agenda Modifications

IV. Approval of Minutes
   1. May 10, 2023 Meeting Minutes

V. Scheduled Matters:

   Item 1. Prior Lot Line Adjustment: A request to adjust the exterior boundaries of a Class B agricultural preserve and execute a revised Land Conservation Contract.

   File No.: PLN-11915
   Key Application Number: 216-317-006

   The Planning and Building Department is seeking a Williamson Act Guidelines consistency determination from the committee regarding the proposed Lot Line Adjustment and revised Land Conservation Contract.

   Item 2. Hurlbutt Lot Line Adjustment: A request to adjust the exterior boundaries of a Class B agricultural preserve and execute a revised Land Conservation Contract.

   File No.: PLN-2023-18159
   Key Application Number: 223-141-010

   The Planning and Building Department is seeking a Williamson Act Guidelines consistency determination from the committee regarding the proposed Lot Line Adjustment and revised Land Conservation Contract.

   Item 3. Frederic & Amy Diekmeyer Special Events: A Conditional Use Permit is being requested to allow for seasonal use of portions of the Class D agricultural preserve as a venue for weddings and other special events.

   APN’s: 211-273-005
   Record Number: PLN-2022-17869
The Planning and Building Department is seeking a Committee Recommendation regarding the proposed project’s consistency with the Williamson Act Guidelines.

VI. Old Business None

VII. New Business None

VIII. Correspondence None

IX. Public Comments

At this time persons may appear before this Committee and speak on any matter having to do with matters within the Committee’s jurisdiction. The Williamson Act Advisory Committee has jurisdiction to make recommendations to either the Board of Supervisors or the Planning Commission on application-related matters referred to the Committee by the Planning Division.

Persons recognized by the Chair will please address the Committee, and please do not use the public comment period to ask questions of the Committee or staff. Neither the Committee nor staff will answer questions presented during public comment.

The Chair will establish time limits depending on the number of people wishing to speak and the length of the agenda. All speakers are invited to state their names, but are not required to do so.

X. Adjournment
I. Call to Order

The meeting was called to order at 3:30 p.m. by Chair John Vevoda.

II. Roll Call

WAC Members Present: Jack Rice, John Vevoda, Martha Spencer, Mark Moore, Dean Hunt

Staff Members Present: Howard Lahie, John Ford, Cliff Johnson, Rodney Yandell, Audrey Hanks

III. Agenda Modifications

Martha Spencer thanked John Rice for his long service supporting the agricultural community and working on the Williamson Act Advisory Committee. The Committee welcomed new Committee member Jack Rice.

IV. Approval of Minutes

Motion for approval of the August 11, 2021 meeting minutes (Hunt/Moore) Approved 4-0. Rice abstains.

Motion for approval of the June 27, 2022 meeting minutes (Spencer/Moore) Approved 4-0. Rice abstains.

V. Scheduled Matters:

Item 1. The Wildlands Conservancy

The Planning and Building Department is seeking a Committee Recommendation regarding a request to modify the existing Agricultural Preserve in order to build a berm to protect agricultural land vulnerable to displacement from rising sea levels.

Motion to find that the proposed agricultural protection berm is consistent with the Williamson Act Guidelines and Land Conservation Contract with the stipulation that the Land Conservation Contract be partially non-renewed. (Spencer/Moore), Approved 4-0. Rice recused.

Item 2. The Wildlands Conservancy

The Planning and Building Department is seeking a Committee Recommendation regarding the establishment of a new Class B Preserve and Land Conservation Contract of 1,908 acres in the Alderpoint area.
Motion to recommend approval of the new Wildlands Conservancy Class B Preserve and Land Conservation Contract. (Hunt/Spencer). Approved 5-0.

**Item 3. Marshall Ranch, LLC**

The Planning and Building Department is seeking a Committee Recommendation regarding the establishment of a new Class B Preserve and Land Conservation Contract of 3,102 acres in the Briceland area.

Motion to recommend approval of the new Marshall Ranch, LLC Class B Preserve and Land Conservation Contract. (Moore/Rice) Approved 5-0.

<table>
<thead>
<tr>
<th>V.</th>
<th>Old Business</th>
<th>None</th>
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</thead>
<tbody>
<tr>
<td>VI.</td>
<td>New Business</td>
<td>None</td>
</tr>
<tr>
<td>VII.</td>
<td>Correspondence</td>
<td>None</td>
</tr>
<tr>
<td>VIII.</td>
<td>Public Comments</td>
<td>None</td>
</tr>
<tr>
<td>IX.</td>
<td>Adjournment</td>
<td>Motion to adjourn (Hunt/Spencer). Approved 5-0. The meeting was adjourned by Chair Vevoda at 4:13 p.m.</td>
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Memo

TO: WILLIAMSON ACT COMMITTEE (WAC) MEMBERS
FROM: CLIFF JOHNSON, PLANNING MANAGER
DATE: SEPTEMBER 6, 2023
RE: WAC MEETING OF SEPTEMBER 13, 2023

Scheduled Matters: Item 1. Prior Agricultural Preserve Lot Line Adjustment: The property owner bordering land under a Land Conservation Contract has applied for a Lot Line Adjustment that would relocate the exterior boundaries of the property under the Land Conservation Contract in order to resolve a property encroachment. An equal amount of land area (2.4 acres) would be adjusted to and from the Williamson Act property.

The project site is located in the Alderpoint area, on the east side of Alderpoint Road, approximately 0.3 miles north from the intersection of Stewart Ranch Road and Alderpoint Road. The Williamson Act property is approximately 4500 acres southeast of Blocksburg, east of Alderpoint Road, and north of Dobyn Creek.

Case Nos.: PLN-11915-CUP

Recommended WAC Action: Find that the proposed Lot Line Adjustment is consistent with the requirements of the County’s Williamson Act Guidelines and Section 51257 of the California Government Code, and recommend that the Board of Supervisors approve the Lot Line Adjustment and enter into a revised Land Conservation Contract for the Prior Agricultural Preserve.

Summary

The Prior Agricultural Preserve was established as a Class B preserve of approximately 4,500 acres in 1982 and has remained in the County’s Williamson Act program since its establishment. The property owner immediately south of the Prior preserve has applied for a Conditional Use Permit for approximately 20,000 square feet of pre-existing commercial cannabis cultivation occurring in greenhouses. During the review of the application it became apparent that some of the cannabis cultivation greenhouses and associated cultivation infrastructure has been installed on the Prior property. The applicant for the Conditional Use Permit, Punta Canna LLC, has been working with the landowners of the Prior preserve to negotiate the terms of a Lot Line Adjustment that would provide an equal exchange of land area between the two landholdings. A 2.4 acre portion of the property containing the historic cannabis cultivation and infrastructure would move north such that none of the historic cultivation area is located on the agricultural preserve property, and in exchange a 2.4 acre portion of land on the east side of the Punta
Canna property would be adjusted into the agricultural preserve, which would provide access to North Dobyn Creek. The Prior Agricultural preserve does not currently have access to North Dobyn Creek.

All land area within a Class B preserve must be zoned AE-B5(160) with the exception of any area zoned TPZ, and the Punta Canna property is zoned Unclassified. Accordingly, a Zone Boundary Adjustment would be processed along with the Lot Line Adjustment and Land Conservation Contract Amendment, to align the zone boundary with the revised property line.

Government Code Section 51257 allows for parties under a Land Conservation Contract to mutually agree to rescind the contract and simultaneously enter into a new contract provided that the Board of Supervisors makes the appropriate findings under this section. Below is an analysis of the Section 51257 findings:

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 or contracts, but for not less than 10 years.

   *The Prior contract automatically renews every year for a rolling ten-year period. The new contract will have the same rolling ten-year renewal period.*

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, the finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

   *The lot line adjustment is for an equal exchange of land area where 2.4 acres is being adjusted out of the land under contract, and 2.4 acres is being added. There is no net change in acreage that will be restricted.*

3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

   The lot line adjustment results in the removal of 2.4 acres of the 4,500 acre ranch, resulting in over 99.9% of the land area under the former contract remaining in the contract.

4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain the agricultural use, as defined in Section 51222.

   *The lot line adjustment results in an equal exchange of land area. The Prior preserve will remain at 4,500 acres which is large enough to sustain the cattle ranching operation, and the Punta Canna property will remain large enough to support its agricultural operation.*

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.

   *The adjustment helps to increase the productivity of the Prior preserve as it provide access to an additional water source. The adjustment will retain access to North Dobyn Creek for the Punta Canna property as well, meaning that there is no decrease in agricultural productivity of either parcel.*

6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

   *The lot line adjustment helps to retain the non-restricted adjacent parcel in a viable agricultural operation. Therefore, the adjustment is not likely to result in the removal of any adjacent land from agricultural use.*
7. The lot line adjustment does not result in a greater number or developable parcels that existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

The parcel of land under the Prior preserve was subject to continued merger under operation of law and is approximately 200 acres in size. The adjusted 2.4 acres will result in no change in the size of the parcel and does not create an additional developable parcel. The Punta Canna parcel is a property legally created through a filed Parcel Map. The lot line adjustment will not alter the size or result in any additional development potential. The proposed lot line adjustment is not inconsistent with the General Plan, as it will help to preserve the long-term agricultural productivity of both parcels.
The Prior agricultural preserve is shown in the red boundary, with the Punta Canna property shown in light blue.
ATTACHMENT 2

Proposed Lot Line Adjustment Map
PROPOSED LOT LINE ADJUSTMENT: No.___________

PLOT PLAN

S 86°09'37" E
N 1°18'01" W
634.44'

N 86°09'37" W
973.84'

NORTH

S 86°34'01" E, 1313.15'
566.84'

905.48'

S 85°45'06" E
828.75'

178.65'

NORTH

W

T

T

212.11'

S 82°02'36" W
201.94'

442.66'

303.84'

NORTH

S 85°44'58" E
S 86°59'39" E, 591.36'
412.66'

283.79'

SCALE: 1 INCH = 300 FEET

NOTES

1. Existing Boundary Survey Data is per Book 5 of Parcel Maps, Page 144

LEGEND

- Property Line Deleted
- Property Line Added
- Existing Property Line
- Lot Line Adjustment
- Centerline Road
- Right of Way
- Found 3/4" IronPipe per 5PM144

LLA ACREAGE SUMMARY

<table>
<thead>
<tr>
<th>APN</th>
<th>BEFORE</th>
<th>LLA 1</th>
<th>LLA 2</th>
<th>AFTER</th>
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<td>-2.40Ac.</td>
<td>+2.40Ac.</td>
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<td>216-317-006</td>
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<td>-2.40Ac.</td>
<td>17.86Ac.</td>
</tr>
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</table>

Agent: Ivan Fallio
Dobbyn Creek
In: S10,T3S,R5E,HM

Date of Survey: November 21, 2020
Date of Plot: December 11, 2020
ATTACHMENT 3

Close-Up Satellite Image of Existing Conditions near proposed LLA
Memo

TO: WILLIAMSON ACT COMMITTEE (WAC) MEMBERS
FROM: RODNEY YANDELL, SENIOR PLANNER
DATE: SEPTEMBER 6, 2023
RE: WAC MEETING OF SEPTEMBER 13, 2023

Scheduled Matters: Item 2. Hurlbutt Agricultural Preserve, Lot Line Adjustment (LLA), and Zone Boundary Adjustment (ZBA): The property owner bordering land under a Land Conservation Contract has applied for a Lot Line Adjustment and Zone Boundary Adjustment that would relocate the exterior boundaries of the property under the Land Conservation Contract and adjust the zone boundaries between the TPZ and AE-B-5(160) zones to coincide with the adjusted parcel boundaries in order to make the property lines work better with the topography of the parcels and to achieve an equal exchange of acreage between these two parcels as part of an agreement to bring PG&E power to the Sanders parcel. An equal amount of land area and aforementioned zoning (13.1 acres) would be adjusted to and from the Williamson Act property.

The project site is located in the Miranda area, on the north side of Dean Creek Road, approximately one mile northeast from the intersection of State Highway 101 and Dean Creek Road, on the property known as 30 Dean Creek Road. The Williamson Act property is approximately 5,000 acres north of Dean Creek, east of U.S. Route 101, and south of Rocky Glen Creek.

APN’s: 223-141-010 and 214-141-001
Record Number: PLN-2023-18159

Recommended WAC Action: Find that the proposed Lot Line Adjustment and Zone Boundary Adjustment are consistent with the requirements of the County’s Williamson Act Guidelines and Section 51257 of the California Government Code and recommend that the Board of Supervisors approve the Lot Line Adjustment and Zone Boundary Adjustment, and enter into a revised Land Conservation Contract for the Hurlbutt Agricultural Preserve.

Summary
The Hurlbutt Agricultural Preserve was established as a Class B preserve of approximately 6,000 acres in 1978 and later amended in 2005 to approximately 5,000 acres and has remained in the County’s Williamson Act program since its’ establishment. The property owner immediately south of the Hurlbutt preserve has an approved Conditional Use Permit for 20,000 square feet of pre-existing commercial cannabis cultivation occurring in greenhouses and in full sun. The LLA will exchange 13.1 acres resulting in no change to parcel
sizes. The ZBA would adjust the zone boundaries between the Timber Production Zone (TPZ) and Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) zone to coincide with the adjusted parcel boundaries. The purpose of the LLA is to make the property lines work better with the topography of the parcels and to achieve an equal exchange of acreage between these two parcels as part of an agreement to bring PG&E power to the Sanders parcel along an existing PG&E easement on the Hurlbutt property. As part of the LLA, the existing Hurlbutt Williamson Act contract will be amended to accommodate the exchange of lands.

All land area within a Class B preserve must be zoned AE-B5(160) with the exception of any area zoned TPZ, and the majority of the Sanders property is zoned TPZ, with an area of AE zoned land in the southeast corner. Accordingly, a ZBA would be processed along with the LLA and Land Conservation Contract Amendment, to align the zone boundary with the revised property line.

The proposed LLA and ZBA were presented to the Forestry Review Committee for consideration on May 25, 2023, and were approved by a vote of 5-0.

Government Code Section 51257 allows for parties under a Land Conservation Contract to mutually agree to rescind the contract and simultaneously enter into a new contract provided that the Board of Supervisors makes the appropriate findings under this section. Below is an analysis of the Section 51257 findings:

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 or contracts, but for not less than 10 years.

   *The Hurlbutt contract automatically renews every year for a rolling ten-year period. The new contract will have the same rolling ten-year renewal period.*

2. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, the finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

   *The lot line adjustment is for an equal exchange of land area where 13.1 acres is being adjusted out of the land under contract, and 13.1 acres is being added. There is no net change in acreage that will be restricted.*

3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

   *The lot line adjustment results in the removal of 13.1 acres of the approximately 5,000-acre ranch, resulting in over 99.7% of the land area under the former contract remaining in the contract.*

4. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain the agricultural use, as defined in Section 51222.

   *The lot line adjustment results in an equal exchange of land area. The Hurlbutt preserve will remain at approximately 5,000 acres which is large enough to sustain the cattle ranching operation, and the Sanders property will remain large enough to support its agricultural operation.*

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.

   *There is no evidence that the equal exchange of agricultural land area will compromise the long-term agricultural productivity of the Hurlbutt preserve, and the existing cannabis operation on the Sanders parcel will benefit from the resulting provision of grid power from PG&E.*
6. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

   The lot line adjustment helps to retain the non-restricted adjacent parcel in a viable agricultural operation. Therefore, the adjustment is not likely to result in the removal of any adjacent land from agricultural use.

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

   The parcel of land under the Hurlbutt preserve was legally created prior to 1964 and is approximately 334 acres in size. The adjusted 13.1 acres will result in no change in the size of the parcel and does not create an additional developable parcel. The Sanders parcel is a property legally created through Notice of Lot Line Adjustment and Certificate of Subdivision Compliance, Instrument No. 2002-38342. The lot line adjustment will not alter the size or result in any additional development potential. The proposed lot line adjustment is not inconsistent with the General Plan, as it will preserve the long-term agricultural productivity of both parcels.

Attachments:

Project Parcels Exhibit
Lot Line Adjustment Map
Sanders Parcel

Hurlbutt Parcels (Ag preserve)
PROJECT NOTES

1) This map represents a proposed Lot Line Adjustment between APN 223-141-010 (Eastland) and APN 214-141-001 (⛱️). The existing SandsLine parcel configuration is

2) The purpose of this Lot Line Adjustment is to achieve an equal exchange of airspace between the two parcels as part of an agreement to bring PUD power to the SandsLine parcel.

3) The SandsLine parcel was created by Lot Line Adjustment of 2002 by the Notice of Lot Line Adjustment recorded on Dec. 2002-13842-5. The Hurlbutt parcel is the portion of the original parcel remaining southewest of SandsLine parcel.

4) Existing easements of record shown here are based on information contained in a

5) Existing easements of record shown here are based on information contained in a Precedence Title report prepared by风水地产 Title Company, Title No. #000-000-000, recorded on Dec. 2012. All easements of record are shown on this TitleMap and will appear on the recorded redacted map.

6) Boundary shown here are based on the deed to record monuments per Book 69 of Surveys, Page 78.

7) Due to the differing zoning of the areas to be adjusted, a Zoned Boundary Adjustment will be required as part of the Lot Line Adjustment.

8) An "RPL Letter" by Hansen & Associates is included with this application regarding the suitability of the area to be added to the SandsLine parcel and suggests to ZSV zoning to shown compliance with Public Resources Code Section 40621.

9) The Hurlbutt parcel is evidenced by a Williamston Act contract. Per County Code Section 17-3700, the current contract will be included with the new contract entered (JAH development).

EASEMENT NOTES

Book 166 of Deeds, Page 386 - Easement granted to Superior Telephone & Telegraph Company for right of way to maintain poles, wires and fixtures therein. NOT LOCATABLE.

Book 276 of Deeds, Page 40 - Easement granted to Pacific Gas and Electric Company for public utilities. Easement is to the entire East half of Section 56, Township 3 South, Range 3 East. NOT LOCATABLE.

Book 277 of Deeds, Page 550 - Easement granted to Pacific Gas & Electric Company for ingress, egress and public utilities. Easement is to the entire East half of the Northeast quarter of Section 1, 140, R3E. NOT LOCATABLE.

Book 173 of Official Records, Page 590 - 20 feet wide easement granted to the Pacific Telephone and Telegraph Company for ingress, egress and public utilities. Also grants the right to real property 5 feet on each side of said easement - SHOWN HORIZON.

Book 181 of Official Records, Pages 106 - 20 feet wide easement granted to the Pacific Telephone and Telegraph Company for ingress, egress and public utilities - SHOWN ORIENTATION.

Book 183 of Official Records, Page 122 - Easement granted to Pacific Gas and Electric Company for ingress, egress and public utilities. Easement is to Section 31, T35S, R14E. NOT LOCATABLE.


Book 750 of Official Records, Pages 50 - Court order serving access from State Highway to Lands of Hurlbutt.

Book 931 of Official Records, Page 495 - Easement granted to Pacific Telephone & Telegraph Company for ingress, egress and public utilities - NOT ON SUBJECT PARCEL.

Deed Record 1999-013-9, 1 - Consent to enter into an agreement between the State of California and Pacific Gas and Electric Company. NOT LOCATABLE.

Deed Record 2002-10624-2, Parcel 2 thereof - A non-exclusive easement for ingress and egress and public utilities 10 feet in width granted to Treasor. SHOWN HORIZON.

Deed Record 2002-4288-8, Parcel 2 thereof - A non-exclusive easement for ingress and egress and public utilities 15 feet in width granted to Sandline. SHOWN HORIZON.

Deed Record 2002-4288-8, Parcel 3 thereof - Exclusive easement granted to Lasdline for "spring area" inspection with the exclusive right to take water and air for the existing maintenance of water coming from said "spring area" and parcel one. SHOWN HORIZON.

Deed Record 2002-20613-10 - Tenure, conditions and limitations of the use of the original north parcel.

Deed Record 2002-3172-1 - Nonexclusive easement granted to Dishes LLC and Sandline for ingress and egress to be used in emergencies only. NOT LOCATABLE.

Deed Record 2010-1526 - Partial reconveyance by Hurlbutt to the State of California.

Deed Record 2011-1157 - Easement granted to Pacific Gas & Electric for ingress, egress, and public utilities - Ten-footed area herein for approximate easement location.

VICTONY MAP

LOT LINE ADJUSTMENT PLOT PLAN

APNs 223-141-010 & 214-141-001

SECTIONS 3, 11, 31 & SECTION 1, 140, R3E

HURRBUTT IN THE UNINCORPORATED AREA OF HURRBUTT COUNTY, STATE OF CALIFORNIA

SCALE: 1" = 400'
Scheduled Matters: Item 3. **Frederic & Amy Diekmeyer Agricultural Preserve:** A Conditional Use Permit is being requested to allow for seasonal use of portions of the property as a venue for weddings and other special events. The property is enrolled as a Class D Preserve.

The project is located in Humboldt County, in the Camp Grant area, on property located on Dyerville Loop Road, approximately 3¼ miles from the intersection of Dyerville Loop Road with the Avenue of the Giants (Hwy 254) at Founders Grove.

APN’s: 211-273-005

Record Number: PLN-2022-17869

**Recommended WAC Action:**

Find that the proposal to host special events on the property would not interfere with ongoing agricultural use of the property or permanently diminish the agricultural potential of the land and find it consistent with the requirements of the County’s Williamson Act Guidelines and the State Williamson Act.

**Summary**

A Conditional Use Permit is being requested to authorize seasonal use of an approximately 26-acre parcel as a venue for special events (primarily weddings) between April and October. Now known as “Luna Farm”, the property was enrolled as a Class D Preserve in 2006. A maximum of 200 guests per event and 10-20 events per year are proposed. Events are mainly expected to occur during weekends (Friday through Sunday) and only occasionally on a weekday. Portable toilets will be used during events and on-site parking will be made available in several areas of mowed grass/pasture. Events are proposed to be catered on-site using a commercial kitchen located within an existing agricultural products processing building where agricultural produce from Luna Farm is to be utilized. Existing development on the parcel not associated with The River Orchard venue include the following: one (1) manufactured home, a barn, five (5) greenhouses, one (1) small outdoor kitchen, and one (1) outdoor produce processing area. In addition, the property contains a storage building/garage where a commercial kitchen for catering was recently constructed. Note: weddings and other special events have occurred on the property in recent years in violation of section 314-62 of Humboldt County Code, which requires a Conditional Use Permit to authorize Temporary Uses such as Special Events.
Project benefits to agriculture
The property is intensively managed for a variety of different crops. Introducing special events to the current range of agricultural uses allows for a hybrid approach whereby the land remains under production while allowing for seasonal dual use during weekend special events. Catering of events using produce grown on the property helps efficiently capture and maximize high value for the agricultural products grown on the property while supplying healthy and fresh food to event patrons, giving local residents and visitors a greater appreciation for and interest in locally grown agricultural products.

Request for Consistency Determination
The request of the applicant is that the Committee find that the project is consistent with the County’s Agricultural Preserve Guidelines. The requirements for a Class D agricultural preserve in the County’s Guidelines for Agricultural Preserves is that the preserve area should contain not less than 10 acres of prime agricultural land. The total footprint of the property used by events is less than one acre. Areas of the property used during events include two (2) 3,000 square foot areas used for group assembly during ceremonies and the reception as well as an approximately 0.7-acre area used for parking of 80 vehicles. The location and nature of the proposed operations are designed to be compact and close to existing improvements or non-productive areas so as not to interfere with or alter current agricultural operations or diminish the agricultural potential on the property. The remaining portions of the approximately 26-acre parcel will continue to be available for agricultural use. A review of the contemporary satellite imagery shows that over 11 acres of the property is currently under use as part of the agricultural operation. Planning staff is supportive of the determination of consistency.
ATTACHMENT 2

Satellite Image and Map Overlay
Detail “A”