

Williamson Act Contracts

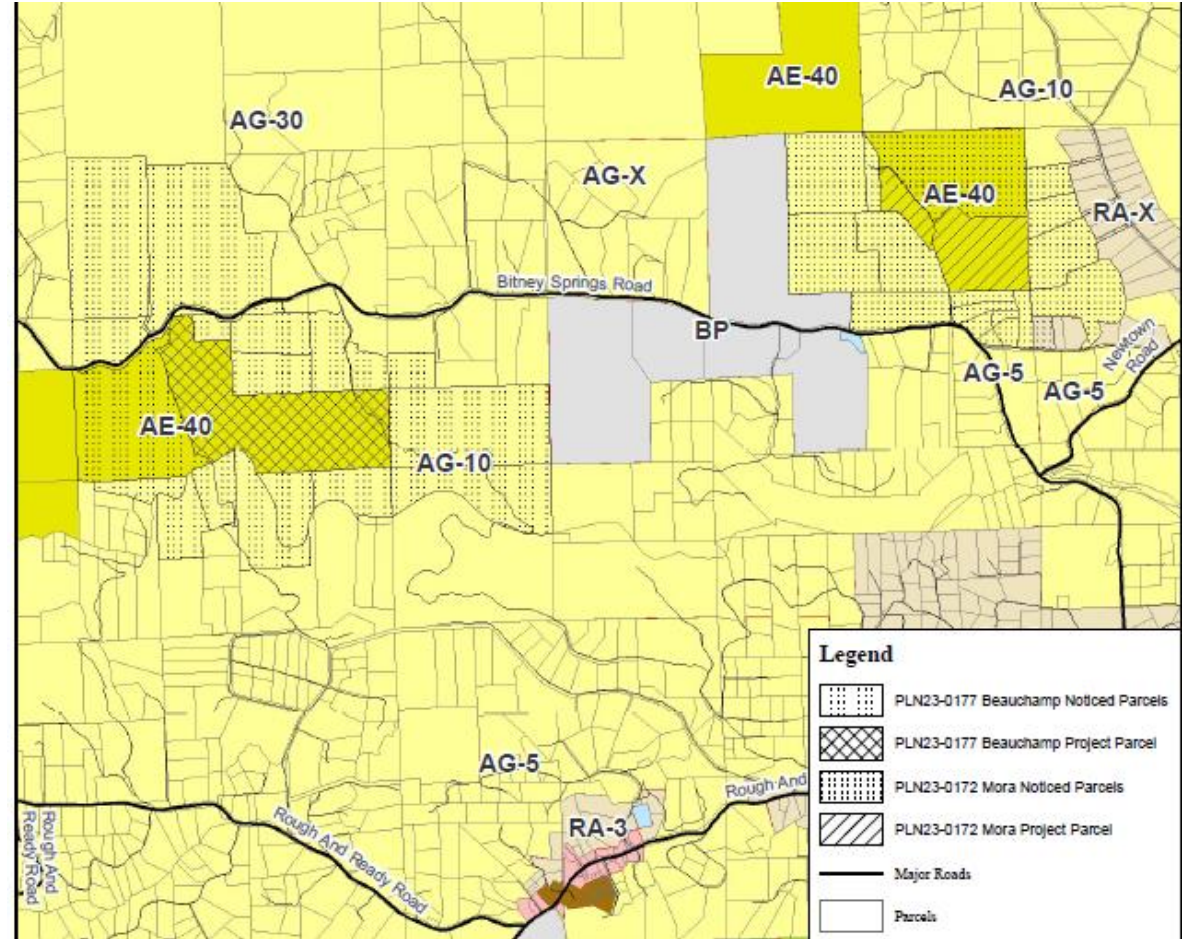
PLN23-0172; WAC23-0001 Mora/Gates
12515 Personeni Lane, Nevada City
APN 004-021-005

PLN23-0177; WAC23-0002 Beauchamp
14634 Bitney Springs Road, Nevada City
APN 052-030-026



Project Description

- Currently under the same contract
- One amendment (PLN23-0172)
- One new contract (PLN23-0177)
- Due to sale of one of the parcels
- No net change to Williamson Act acreage or parcels



Williamson Act History

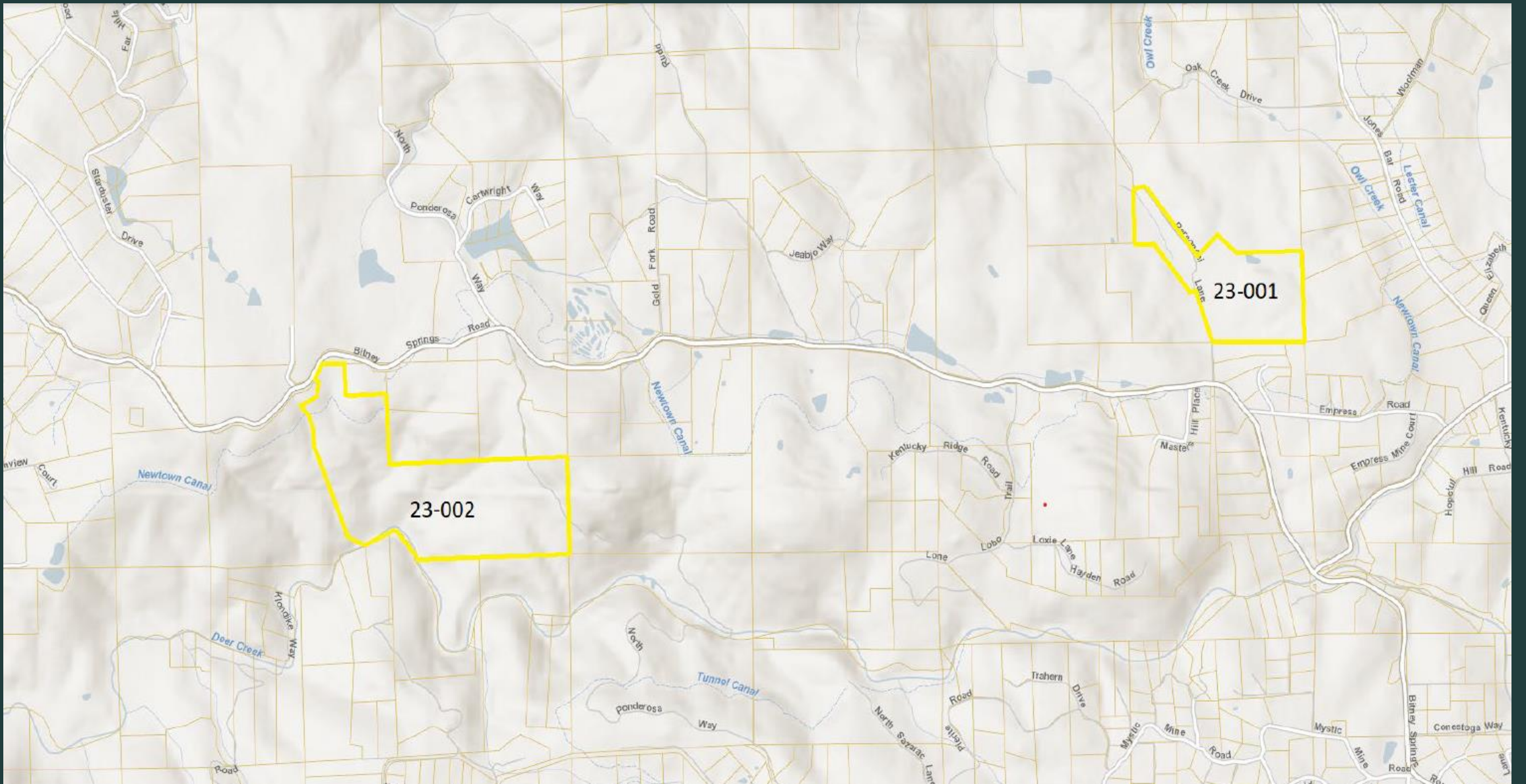
- The California Land Conservation Act of 1965 (Williamson Act)
- Adopted by Nevada County in 1975 with amendments through 1994
- Enables local governments to enter into contracts with private landowners to preserve land for agricultural uses.

Williamson Act Benefits

- Landowners receive lower annual property tax assessments
- Encourages open space preservation, diversification of the economy, and local food sources
- 10-year term with automatic renewals

Williamson Act Qualifications

- AE, AG, or TPZ zoning
- Minimum capital outlay for agricultural improvements of \$15,000
- Minimum of \$3,000 annual gross profit
- Conservation/agricultural production plan



Mora/Gates Parcel PLN23-0172

- 12515 Personeni Lane,
Nevada City
- 54.67 acres
- Agriculture Exclusive
(AE) zoning
- Originally enrolled in
Williamson Act in 1976
- Currently used to finish
beef cattle for market



Qualifications

- **Capital Outlay**
 - Barbed wire & electric fencing
 - Irrigation pipeline and pumps
 - Water storage ponds
- **Gross Revenue**
 - Sale of livestock can be up to \$33,000 gross annually
- **Agricultural Production Plan**
 - Supported by UC Cooperative Extension Services





Beauchamp Parcel PLN23-0177

- 14634 Bitney Springs Road, Nevada City
- 116.46 acres
- Agriculture Exclusive (AE) zoning
- Originally enrolled in Williamson Act in 1976
- Can support up to 26 animal units



Beauchamp Qualifications

- **Capital Outlay**
 - Barbed wire perimeter and cross fencing
 - Irrigation pipelines and sprinklers
 - Stock water systems
- **Gross Revenue**
 - Sale of livestock can be up to \$21,120 gross annually
- **Agricultural Production Plan**
 - Supported by UC Cooperative Extension Services





Agricultural Advisory Committee

- On January 17, 2024 the Agricultural Advisory Committee voted 9-0 to recommend the Board of Supervisors approve an amended contract for Mora/Gates and a new contract for Beauchamp

General Plan Consistency

- **Objective 16.8 encourages the placement of significant agricultural lands into the Williamson Act**
- **Policy 16.13 encourages participation in the Williamson Act program**

Environmental Review

- **CEQA Categorical Exemption**
 - Section 15317 for Open Space Contracts or Easements
 - Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

Public Comment

- No comments were received on this project from the public or other agencies

Recommendations

Staff recommends the Board of Supervisors take the following actions:

- I. Adopt the attached Resolution for one (1) amended Williamson Act Contract (PLN23-0172; WAC23-0001) and
- II. Adopt the attached Resolution for one (1) new Williamson Act Contract (PLN23-0177; WAC23-0002)