



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Agency Director

DATE: March 24, 2009

**SUBJECT: REQUEST TO APPROVE AMENDED BOUNDARIES FOR
AGRICULTURAL PRESERVE 546 TO COMPLETE A MINOR
BOUNDARY RESOLUTION - ERIC HAMMON (PAGP 20080573)**

ACTION REQUESTED:

The Board of Supervisors is being asked to approve a resolution to amend the boundaries of Agricultural Preserve 546 and to rescind the contract for the Preserve in favor of execution of an amended contract reflecting revised Preserve boundaries. Approval of this request would allow the Parcel Review Committee to approve a Minor Boundary Line Adjustment between the Preserve, for which the applicant has made a concurrent application request. The total area of the Preserve would not be reduced.

BACKGROUND:

Project Description

The applicant proposes to amend the boundaries of Agricultural Preserve 546 in order to complete a Minor Boundary Line Adjustment between Assessor's Parcel Number 026-212-023, which comprises Agricultural Preserve 546 in its entirety, and a contiguous 9.1-acre property located to the southeast of the Preserve (APN 026-212-024), which is not enrolled in the Williamson Act. The properties would exchange an equal amount of land (approximately 3.30-acres), as shown in Exhibit 5 to this report. Both properties are owned by the applicant.

Both parcels are bisected by Baxter Grade Road with portions of each property being located on the northwest side of the roadway and on the southeast side of the roadway. The proposed boundary adjustment would result in an equal exchange of land between the two parcels such that all portions of APN 026-212-023 would be located on the northwest side of the road only, and all portions of APN 026-212-024 would be located on the southeast side of the road only. Total acreage of each property would be unchanged.

ANALYSIS:

Consistency with the California Land Conservation Act

Section 51257 of the Williamson Act governs Minor Boundary Line Adjustments. Listed below are the specific findings that must be made to approve an amendment to the boundaries of an Agricultural Preserve and to execute a new Williamson Act contract reflecting the revised preserve boundaries:

1. The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term of at least 10 years.
2. There is no net decrease in the amount of acreage restricted.
3. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
4. 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.
5. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
6. 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.

Planning Department review of this request has determined that all requirements of Section 51257 of the Williamson Act would be met by this proposal, and that this request would comply with all requirements of the Placer County Administrative Rules for Williamson Act Lands.

Agricultural Commission Hearing on Proposed Preserve Modification

On January 12, 2009 Planning Department staff presented information on the requested amendment to the Agricultural Commission. The Agricultural Commission concurred with staff's analysis of the request and unanimously approved a motion (8 to 0 with Commissioner Morbeck absent) to recommend that the Board of Supervisors approve the requested boundary amendment to Agricultural Preserve 546 and execute a revised contract reflecting amended Preserve boundaries.

General Plan Consistency

The proposed boundary amendment to Agricultural Preserve 546 is consistent with goals and policies of the of the Placer County General Plan because agricultural land would not be removed from agricultural production, the total area of land enrolled in the Williamson Act would not be reduced, and neither property would be reduced below County zoning requirements or minimum Preserve area requirements of the California Land Conservation Act.

Fiscal Impact

The Assessor's Office has determined that this proposal would have no net fiscal impact.

CONCLUSION

Staff has attached one contract and one resolution that, if executed, would rescind the contract for Agricultural Preserve 546 in favor of approval of revised boundaries for the Preserve and execution of an amended contract. The resultant contract reflects the property owner's application submittal and has been determined by the Agricultural Commission to be consistent with the provisions of the California Land Conservation Act and with Placer County's requirements for amendment of contracts enrolled in the County's Williamson Act Program. Staff has prepared Findings of Fact for a Categorical Exemption from CEQA, and for approval of the amendment to the Agricultural Preserve and execution of an amended Williamson Act contract.

RECOMMENDATION:

Staff recommends that the Board take the following action:

1. Adopt the Finding in Support of the determination that rescission of the contract for Agricultural Preserve 546 in order to amend the boundaries of the Preserve and execute an amended contract is Categorically Exempt from environmental review pursuant to Section 15317 of the California

Environmental Quality Act and Class 17, Section 18.36.190 of the Placer County Environmental Review Ordinance (Open space contracts or easements).

2. Find that the amendment of Agricultural Preserve 546 is consistent with the Placer County General Plan.
3. Find that the amendment of Agricultural Preserve 546 is consistent with the requirements of the California Land Conservation Act and the Placer County Administrative Rules for Williamson Act Lands.
4. Approve and authorize the Chair to sign the attached resolution to rescind the contract for Agricultural Preserve 546 and execute the attached amended Williamson Act contract.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Agency Director

Attached to this report for the Board's information/consideration are:

ATTACHMENTS:

- | | |
|------------|--|
| Exhibit 1: | Finding in Support of Categorical Exemption from CEQA and Findings of Fact in Support of rescission of the contract for Agricultural Preserve 546, amendment of the Preserve boundary, and execution of a new contract |
| Exhibit 2: | Resolution and Contract amending AGP 546. |
| Exhibit 3: | Agricultural Commissioner's Memo dated February 6, 2009 |
| Exhibit 4: | Vicinity Map |
| Exhibit 5: | Exhibit of Resultant Parcels |

cc: Christine Turner, Agricultural Commissioner
Kristen Spears, County Assessor
Loren Clark, Director of Natural Resources and Special Projects
Eric Hammon, Property Owner

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EXHIBIT 1

FINDINGS OF FACT: PAGP 20080573 (AGP-546)

CEQA

1. The Board of Supervisors of the County of Placer finds that that rescission of the contract for Agricultural Preserve 546 in order to amend the boundaries of the Preserve and execute an amended contract reflecting revised Preserve boundaries is categorically exempt from review under CEQA pursuant to Section 15317, Open Space Contracts or Easements (Class 17) of the CEQA Guidelines (ERO Section 18.36.019). There is no exception to this finding.

Agricultural Preserve

1. Rescission of the contract for Agricultural Preserve 546 in order to amend the boundary of the Preserve and execute an amended contract reflecting revised Preserve boundaries is consistent with the goals and policies of the Placer County General Plan because agricultural land would not be removed from agricultural production, the total area of land enrolled in the Williamson Act would not be reduced, and neither property would be reduced below County zoning requirements or minimum Preserve area requirements of the California Land Conservation Act.
2. Rescission of the contract for Agricultural Preserve 546 in order to amend the boundary of the Preserve and execute an amended contract reflecting revised Preserve boundaries is consistent with the requirements of the California Land Conservation Act and the Placer County Administrative Rules for Williamson Act Lands because the Preserve would be required to execute an amended contract with an unexpired ten year term, because there is no net decrease in the amount of acreage restricted, because the amended contract area will be large enough to sustain its agricultural use, because the boundary adjustment will not compromise long-term agricultural productivity, because the boundary adjustment will not result in the removal of adjacent lands from agricultural use, and because the boundary adjustment will not create a greater number of developable parcels.

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF PLACER, STATE OF CALIFORNIA**

**In the matter of: A RESOLUTION AMENDING
AGRICULTURAL PRESERVE 546**

Reso. No:

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage

Chairman, Board of Supervisors

ATTEST:
Clerk of said Board

F.C. Rockholm

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE THAT:

Pursuant to the provisions of Government Code Section 51200, et seq., the boundaries of Agricultural Preserve 546 are hereby amended, and the contract for Agricultural Preserve 546 is hereby rescinded in favor of execution of an amended contract on that real property described in the Land Conservation Agreement attached hereto and incorporated herein by reference and illustrated on that map attached as an exhibit thereto.

BE IT FURTHER RESOLVED that the Chairman be authorized to sign said Agreement.

RECORDED BY COUNTY OF PLACER

Return to:

Placer County Planning Department
Planning Commission Clerk
3091 County Center Drive
Auburn, CA 95603

LAND CONSERVATION AGREEMENT - AGP 546 (Amended)

THIS AGREEMENT, made and entered into this 24th day of March, 2009, by and between ERIC HAMMON, hereinafter called "OWNER" and the COUNTY OF PLACER, hereinafter called "COUNTY".

WITNESSETH:

WHEREAS, OWNER possesses certain real property, located within Placer County, as described and shown in Exhibit "A", attached hereto, which is devoted to the production of agricultural commodities for commercial purposes, and which is located within an Agricultural Preserve previously established; and

WHEREAS, both OWNER and COUNTY desire to limit the use of said property to agricultural purposes in order to discourage premature and unnecessary conversion of such land to urban use, recognizing that such land has substantial public value as open space and that the preservation of such land in agricultural production constitutes an important physical, social, aesthetic, and economic asset to COUNTY, and both parties having determined that the highest and best use of such land, during the life of this contract, is for agricultural purposes.

NOW, THEREFORE, the parties, in consideration of the mutual covenants and conditions set forth herein, and the substantial public benefits to be derived therefrom, do agree as follows:

1. Authority: This Agreement is made under authority of the Land Conservation Act of 1965, Government Code Section 51200 et seq. (The Act)
2. Limitation on Land Use: During the term of this Agreement, the above-described land shall only be used for the production of plant and animal products for commercial purposes.

No structures shall be erected upon such land except those directly related to, and compatible with, production of plant and animal products for commercial purposes, and except those residence buildings for such individuals as are engaged in the care, use, operation, or management of said land. Compatible land use shall include, but not be limited to:

- A. Public Utilities: Electric, gas, water, sewer, oil, and communication lines, both overhead and underground.
- B. Communication equipment buildings and distribution substations.

C. Public Utility substations and service yards.

No division of said land shall be made, except in accordance with COUNTY Ordinances as from time to time amended.

3. Eminent Domain: When any permissible action in Eminent Domain, for the condemnation of the fee title of the land under Agreement is filed, or when such land is acquired in lieu of Eminent Domain for a public improvement, by a public agency or person, the following rules shall apply:

- A. If the taking is of the entire acreage, this Agreement shall be null and void as of the date the action is filed and, thereafter, the contract shall not be binding on any party to it.
- B. If the taking is of a portion of the entire acreage, this Agreement shall be null-and-void as to the acreage so taken as of the date the action is filed, and, thereafter, the contract shall not be binding on any party to it as to such acreage taken. If, after such taking, the remaining land qualifies for an Agreement under COUNTY'S criteria, this Agreement shall continue as to such remaining acreage; if it does not qualify, then this Agreement to be null-and-void as to such remaining acreage.

As to such taking, OWNER shall be entitled to compensation for such land as he would have received if this Agreement had never been executed. OWNER shall not be subject to any penalty for termination of the Agreement as hereinabove provided.

4. Length of Agreement: This Agreement shall be effective commencing on January 1, 2010, and shall remain in effect for a period of ten (10) years therefrom, except as provided by Paragraph 5 and 6 thereof.
5. Renewal: This Agreement shall be automatically renewed on the first day of January of each year, for a period of ten (10) years from the date of said renewal, unless written notice of Non-Renewal is given by COUNTY within 60 days of the renewal or by OWNER within 90 days of the renewal date. If notice of Non-Renewal is given as provided above, this Agreement shall then expire automatically nine (9) years from January 1st following such notice of Non-Renewal. There is no penalty attached to any notice of Non-Renewal.
6. Cancellation: This Agreement may be canceled by mutual agreement of all parties to this Agreement if:
- A. COUNTY holds a public hearing on the matter after mailing notice to each and every OWNER of property under contract or agreement within the agricultural preserve in which the agreement property is located, and after publishing notice of such hearing, as specified in Government Code Section 6061; and

- B. At or before such hearing, less than 51% of the contracted or agreement acreage in such preserve protest such cancellation.

It is the intention of the parties hereto that cancellation will not be requested by OWNER, and will not be approved by COUNTY, except on a clear showing, to the COUNTY'S exclusive judgment and satisfaction that there has occurred a change of circumstances beyond the control of OWNER and his successors in interest, and that such change would clearly promote the public welfare.

The existence of an opportunity for another use of the land shall not be sufficient reason for cancellation. A potential alternative use of the land may be considered only if there is no proximate land, not subject to a Land Conservation Act Contract or Agreement, suitable for the use to which it is proposed the subject land be put. The uneconomic character of the existing agricultural use shall not be sufficient reason for cancellation. The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put.

The cancellation fee shall be 12½% of the full market value of the land, when relieved of the restriction, as found by the Assessor. The determination of unrestricted value may be made the subject of an Equalization Hearing.

If, in the COUNTY'S judgment, there has occurred a change of circumstances, beyond the control of the OWNER or his successors in interest, COUNTY may waive all or part of the penalty, if the Waiver is subject to these findings by the COUNTY:

If the Board of Supervisors finds that it is in the public interest to do so, the Board may waive any payment or any portion of a payment by the landowner, or may extend the time for making the payment or a portion of the payment contingent upon the future use made of the land and its economic return to the landowner for a period of time not to exceed the unexpired period of the contract, had it not been canceled, if all of the following occur:

(1) The cancellation is caused by an involuntary transfer or change in the use which may be made of the land and the land is not immediately suitable, nor will be immediately used, for a purpose which produces a greater economic return to the owner.

(2) The Board has determined that it is in the best interests of the program to conserve agricultural land use that the payment be either deferred or is not required.

(3) The waiver or extension of time is approved by the Secretary of the Resources Agency. The Secretary shall approve a waiver or extension of time if the secretary finds that the granting of the waiver or extension of time by the Board of Supervisors is consistent with the policies of this chapter and that the Board complied with this article.

In evaluating a request for a waiver or extension of time, the Secretary shall review the findings of the Board, the evidence in the record of the Board, and any other evidence the Secretary may receive concerning the cancellation, waiver, or extension of time.

7. Amendment: It is the intention of the parties hereto that this Agreement will not be amended, except on a clear showing, to the COUNTY'S exclusive judgment and satisfaction, that amendment of this Agreement would be consistent with the COUNTY'S administrative rules and The Act, and that any such amendment would clearly promote

agricultural and open space uses.

8. Assessor's Report: The COUNTY'S Assessor shall annually, during the continuation of this Agreement, report to the OWNER and to the COUNTY'S Board of Supervisors the equalized, unrestricted assessed value.
9. Payment: OWNER shall not receive any payment from COUNTY in consideration of the obligations imposed hereunder, it being recognized and agreed that the consideration for the execution of the within agreement is the substantial public benefit to be derived therefrom, and the advantage which might accrue to OWNER as the result of possible reduction in the assessed value of said property, due to the imposition of the limitations on its use contained herein, as such factors are relevant to appraising and assessing standards under the California Constitution and California Revenue and Taxation Code 402.1, and all amendments thereto, and all other relevant sections therein.
10. Running with Land: This Agreement shall run with the land described above and shall be binding upon the heirs, successors, and assigns of the parties hereto.
11. Constitutionality: If the Land Conservation Act of 1965, contained in Government Code Sections 51200, et. seq., be declared to be unconstitutional by a Final Judgment of a Court of the State of California, or the Federal Government, then this Agreement shall be null-and-void.
12. Transfer of Contract: If OWNER enters into a Contract, pursuant to Government Code Section 51240, on all or any portion of land covered under this Agreement, this Agreement shall then terminate as to such land covered by such Contract. There shall be no cost or penalty to OWNER for the termination of this Agreement as to such contracted lands.
13. Compatible Uses: As used in this Agreement, the term "Compatible Uses" includes, but is not limited to the following:
 - (1) The cultivation of ground, including the preparation of soil, planting or seeding, and the raising and harvesting of trees, timber, fruits, vegetables, flowers, grains, and other stock crops; the raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals; greenhouses; the excavation of earth, and the drilling of wells exclusively for agricultural and domestic uses; single family dwellings for persons who labor full-time on such land, together with barns, corrals, and other outbuildings and structures accessory to the foregoing. The sale on the premises of products produced hereon. The operation of private clubs for hunting and fishing. The packing, storing, and processing of products grown on the land, together with accessory buildings and structures required therefor. Commercial raising, feeding, managing, breeding, and sale on the premises of fish.
 - (2) With a valid Land Development Permit issued under the COUNTY Zoning Laws: Stands and other facilities, for the purpose of selling products produced on the land, together with accessory picnic facilities; sales of agricultural products

produced off the premises, provided that the sale of such products is incidental and secondary to the sale of agricultural products produced on the premises; non-commercial airstrips, for the use of aircraft used for agricultural purposes, together with accessory buildings and structures required therefor, feeding lots, oil wells, gas wells, mining, seasonal housing for farm labor.

14. All determinations as to whether a use is a compatible use shall be made by the hearing body with the authority to render a written determination on the proposed use, following a recommendation by the Agricultural Commission.

OWNER:



(Attach Acknowledgement
for each signature)

COUNTY OF PLACER

By: _____
Chairman, Board of Supervisors

CERTIFICATION

The foregoing Instrument is a correct copy of the original on file in this Office.

DATED: _____ ATTEST:

Clerk of the Board of Supervisors of the County of Placer, State of California

By: _____
Clerk of the Board

(Attach EXHIBIT "A")

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer }

On 3-4-09 before me, Cindy Denton, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eric Hammon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cindy Denton
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Land Conservation Agreement

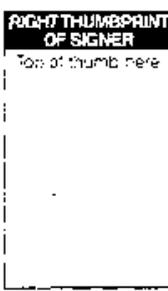
Document Date: 3-4-09 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

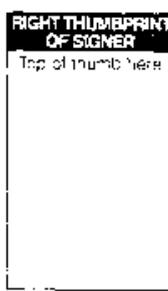
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION
for the
NORTHERLY RESULTING PARCEL
from
Minor Boundary Line Adjustment No. #####

All that property described in a deed to Eric Daniel Hammon 2005 Revocable Trust recorded as Document No. 2006-138623 of Official Records of Placer County, and a portion of the property described in a deed to the Eric Daniel Hammon 2005 Revocable Trust recorded as Document No. 2006-138624 of Official Records of Placer County, all situate in the Southeast Quarter of Section 35, Township 13 North, Range 07 East, M.D.M., County of Placer, State of California, and further described as follows:

Beginning at the East Quarter corner of said Section 35 as shown upon that Record of Survey filed in Book 7 of Surveys, at Page 78 in Placer County Records;
thence from said **Point of Beginning**, along the East line of said Section 35
South 00°10'23" West 879.49 feet to a point being 10.00 feet Northerly
of the center of Baxter Grade Road as measured at right angles thereto;
thence, along a line being 10 feet Northerly and Westerly of the center of said Baxter
Grade Road as measured at right angles thereto, the following fourteen (14)
courses:

- 1) South 47°10'28" West 238.41 feet,
- 2) along the arc of a tangent curve to the right having a radius of 440.00 feet,
a central angle of 19°07'42", an arc length of 146.89 feet,
- 3) South 66°18'10" West 275.55 feet,
- 4) along the arc of a tangent curve to the right having a radius of 90.00 feet,
a central angle of 17°01'52", an arc length of 26.75 feet,
- 5) along the arc of a reverse curve to the left having a radius of 135.00 feet,
a central angle of 56°49'51", an arc length of 133.90 feet,
- 6) South 26°30'11" West 69.82 feet,
- 7) along the arc of a tangent curve to the right having a radius of 85.00 feet, a
central angle of 107°51'54", an arc length of 160.02 feet,
- 8) North 87°22'05" West 213.65 feet,
- 9) along the arc of a tangent curve to the left having a radius of 200.00
feet, a central angle of 30°41' 49", an arc length of 107.15 feet,
- 10) South 15°13'59" East 58.46 feet,
- 11) along the arc of a tangent curve to the right having a radius of 160.00 feet,
a central angle of 57°32'44", an arc length of 160.70 feet,
- 12) South 15°27'50" West 167.48 feet,
- 13) along the arc of a tangent curve to the right having a radius of 160.00 feet, a
central angle of 56°25'37", an arc length of 156.64 feet, and

14) South 71°33'27" West 92.29 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 35; thence along the South line of said North Half of the Southwest Quarter of the Southeast Quarter, South 89°56'25" West 1308.10 feet to the Southwest corner of the North Half of the Southwest quarter of the Southeast Quarter of said Section 35; thence along the West and North lines of the Southeast Quarter the following three (3) courses:

- 1) North 00°34'27" West 665.35 feet,
- 2) North 00°34'27" West 1330.70 feet, and
- 3) South 89°43'54" East 2642.21 feet to the **Point of Beginning**, encompassing 101.01 acres more or less.

END OF DESCRIPTION

This description is prepared by me pursuant to Sections 8708 and 8761 of the Professional Land Surveyors Act.

Marc R. Van Zuuk P.L.S.

Notes required by County of Placer:

- 1) The above description encompasses one parcel of land as approved by Minor Boundary Line Adjustment No. 200#####.

AUBURN SURVEYORS

Post Office Box 3296, Auburn, California 95604
Telephone (530) 889-2121 ♦ FAX (530) 889-2632



PLACER COUNTY DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

11477 E Avenue, Auburn, CA 95603-2799 (530) 889-7372 FAX (530) 823-1698

CHRISTINE E. TURNER
Agricultural Commissioner/
Sealer of Weights and Measures

February 6, 2009

TO: Alex Fisch, Planning Department

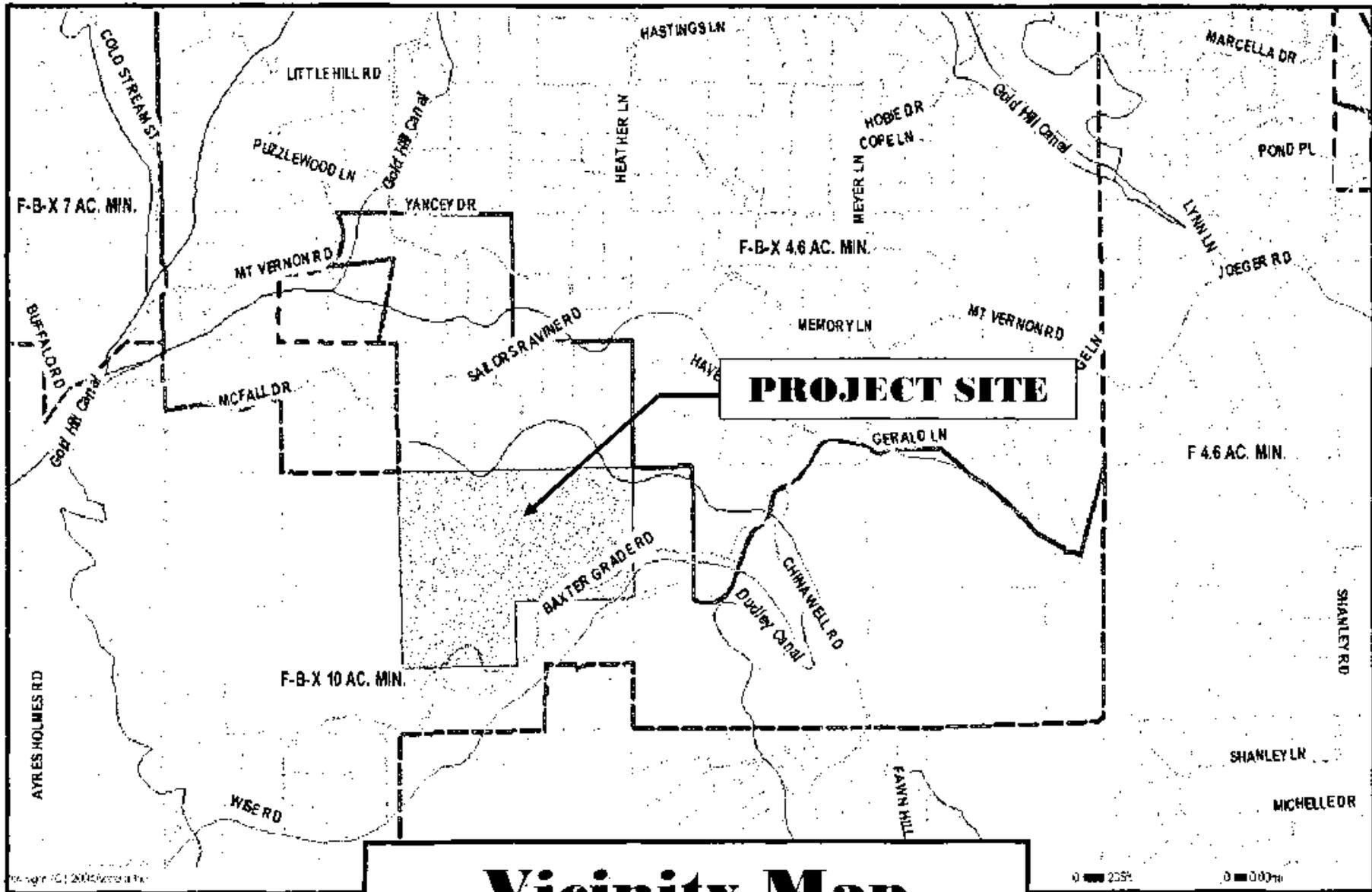
FROM: Christine Turner, Agricultural Commissioner

SUBJECT: Proposed Amendment to the Exterior Boundary of Agricultural Preserve 546 to Complete a Minor Boundary Line Adjustment – PAGP 20080573 - Hammon (APN 026-212-023 and APN 026-212-024)

During the Agricultural Commission's January 12, 2009 meeting, the Commission voted unanimously, 8 – 0 (one member absent), to support a request from Eric Hammon to amend the exterior boundary of Agricultural Preserve 546 to complete a Minor Boundary Line Adjustment. The Commission's action included the following:

1. Finding that the proposed amendment to the boundaries of Agricultural Preserve 546 is consistent with the goals and policies of the Placer County General Plan.
2. Finding that the proposed amendment to the boundaries of Agricultural Preserve 546 is consistent with the requirements of the California Land Conservation Act and with the Placer County Administrative Rules for Williamson Act Lands.
3. Recommending that the Board of Supervisors approve a Resolution to modify the exterior boundary of Agricultural Preserve 546 and to rescind the current Williamson Act contract in order to simultaneously enter into a new contract reflecting revised Agricultural Preserve boundaries.
4. Recommendation to the Parcel Review Committee that the proposed amendment to the boundaries of Agricultural Preserve 546 is consistent with the requirements of the California Land Conservation Act and with the Placer County Administrative Rules for Williamson Act Lands.

cc Hammon Williamson Act file
Placer County Agricultural Commission



Vicinity Map



An aerial photograph of a preserve area, showing a grid of land parcels. The image is high-contrast, with dark areas representing vegetation and lighter areas representing cleared land or roads. A central parcel is outlined with a white border. Three text labels are overlaid on the image: 'AGP 546 - APN 026-212-023' at the top, 'Baxter Grade Road' on the right side, and 'APN 026-212-024' at the bottom center. A large title 'PRESERVE AERIAL EXHIBIT' is at the bottom.

AGP 546 - APN 026-212-023

Baxter Grade Road

APN 026-212-024

PRESERVE AERIAL EXHIBIT

AGP 546 – APN 026-212-023

Revised Property
Boundary

APN 026-212-024

PRESERVE AERIAL EXHIBIT