



PLANNING AND BUILDING DEPARTMENT

3015 H Street Eureka CA 95501  
Phone: (707) 445-7541

**WILLIAMSON ACT COMMITTEE**  
***Agricultural Center***  
***5630 South Broadway, Eureka***

**July 31, 2025 Draft Meeting Minutes**

**I. Call to Order**

The meeting was called to order at 3:00 p.m. by Chair Vevoda.

**II. Roll Call**

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

Staff Members Present: Cliff Johnson, Alice Vasterling, Audrey Hanks, Michael Damico

**III. Agenda Modifications**

None

**IV. Approval of Minutes**

Motion for approval of the October 22, 2024, meeting minutes (Moore/Hunt). Approved 4-0.

**V. Scheduled Matters:**

**Item 1. Proposed Lot Line Adjustment of the Prior/Launer Class B Agricultural Preserve:**

An application has been submitted for a Lot Line Adjustment that would amend the boundaries of the existing Prior/Launer Class B agricultural preserve. This has been previously reviewed by the Committee however the applicants are seeking a modification to the proposed lot lines.

File No. PLN-CUP-11915, APN 216-317-006 et al.

Motion to recommend approval of the revised lot line adjustment (Spencer/Hunt). Approved 4-0.

**Item 2. Westfall Agricultural Preserve partial contract cancellation and penalty waiver:**

Request to cancel the Williamson Act Contract and waive the County's 12.5% cancellation penalty fee on a 4.36-acre developed portion of the approximately 77-acre

Westfall Agricultural Preserve in Elk River. The remaining vacant approximately 73-acre property will be dedicated to the Bureau of Land Management for public access and habitat conservation.

File No. PLN-2025-19187, APNs 311-041-034 and 311-041-036.

Waiver of the cancellation fee to enable a sale of a parcel to a private buyer is not appropriate. Motion to support immediate cancellation without waiver of penalty (Spencer/Moore). Approved 4-0.

**Item 3. Satterlee parcel addition to existing Fort Seward Ranch Williamson Act Contract.** Request to add an approximately 52-acre parcel into the existing Fort Seward Ranch Class B Agricultural Preserve.

File No. PLN-2025-19168, APN 216-186-002.

Motion to recommend approval (Hunt/Moore) Approved 4-0.

**Item 4. Sally French Family Trust, Class B Agricultural Preserve.** Request to establish a Class B Grazing Land Preserve and Contract on a proposed newly created parcel totaling 1,368.97-acres. In addition, the newly created parcel will require Zone Reclassification to be exclusively TPZ and AE B-5(160).

File No. PLN-2025-19251, APN 221-271-001, et al.

Motion to recommend approval (Spencer/Hunt) Approved 4-0.

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| <b>V.</b>    | <b>Old Business</b>    | None  |
| <b>VI.</b>   | <b>New Business</b>    | None  |
| <b>VII.</b>  | <b>Correspondence</b>  | None  |
| <b>VIII.</b> | <b>Public Comments</b> | None  |
| <b>IX.</b>   | <b>Adjournment</b>     | Motion to adjourn (Moore/Hunt). Approved 4-0.<br>The meeting was adjourned by Chair Vevoda at 3:29 p.m. |