



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.

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