Resolution authorizing the Chairman to sign Land Conservation (Williamson) Act Contract No's 94-1, 94-2, 94-3, 94-4, 94-5, 94-6, 94-7, & 94-8 (Buckhorn Ranch Properties, Inc., and John Langlois, applicants). All of the property being placed under the Williamson Act Contracts is within the Agricultural Preserve and complies with the provisions within the California Land Conservation (Williamson) Act.

Justification for the Board action is included in the Memorandum to the Board of Supervisors attached hereto. The purpose of three (3) of the new contracts is to finalize a lot line adjustment (Lot Line Adjustment Application No. 406) which amended the parcel configurations of three (3) parcels previously placed in the Williamson Act (Agricultural Preserve Application No. 92-6). In addition to amending the contracts on the three parcels currently in the Williamson Act, the applicant is placing the remaining five (5) parcels which were placed in the Agricultural Preserve into the Williamson Act.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors acted to place the subject property in the Agricultural Preserve and executed Land Conservation (Williamson) Act Contract No. 92-6 on February 8, 1992.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Negative action would result in a portion of the subject parcels amended by the lot line adjustment being excluded from the provisions of the existing Williamson Act Contract on the property. This would result in portions of the property being assessed at a different rate than the portion subject to the existing Williamson Act Contract.

COSTS:  
A. Budgeted current FY $  
B. Total anticipated costs $  
C. Required additional funding $  
D. Internal transfers $  

SOURCE:  
( ) 4/5ths Vote Required
A. Unanticipated revenues $  
B. Reserve for contingencies $  
C. Source description:
   Balance in Reserve for Contingencies, if approved: $  

SPECIAL INSTRUCTIONS:  
List the attachments and number the pages consecutively:

ADMINISTRATIVE OFFICER’S RECOMMENDATION:
This item on agenda as:

[ ] Recommended  [ ] Not Recommended
[ ] For Policy Determination  [ ] Submitted with Comment
[ ] Returned for Further Action  

Comment:

CLERK’S USE ONLY:
Res. No. 93-26  
Ayes:  
Noes:  
Absent:  
Approved ( ) Denied
( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date:
ATTEST: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California
By: Deputy

A.O. Initials:

Action Form Revised 5/92
MEMORANDUM

DATE: August 9, 1993

TO: MARIPOSA COUNTY BOARD OF SUPERVISORS

FROM: Roger Evans, Planner II


RECOMMENDATION: Staff recommends that the Board of Supervisors adopt a resolution authorizing the Chairman to sign Land Conservation (Williamson) Act contract No’s 94-1, 94-2, 94-3, 94-4, 94-5, 94-6, 94-7, and 94-8 on the property owned by Buckhorn Ranch Properties, Inc., and John Langlois. The property is currently subject to the provisions of Williamson Act Contract No. 92-6 and is in the Agricultural Preserve and complies with the provisions within the California Land Conservation Act. The new Land Conservation (Williamson) Act Contracts will amend Land Conservation (Williamson) Act Contract No. 92-6 and will place additional properties in the Agricultural Preserve under Land Conservation (Williamson) Act Contracts.

DISCUSSION: The applicants (Buckhorn Ranch Properties, Inc., and John Langlois) are in the process of completing a lot line adjustment which is amending the interior parcel lines of the parcels owned by the applicants. The lot line adjustment is changing the configuration and size of three (3) parcels which are currently subject to Land Conservation (Williamson) Act Contract No. 92-6. The transfer of property involved in the lot line adjustment will remove land under the Williamson Act and attach land which is not under contract. A condition of approval was attached to Lot Line Adjustment Application No. 406 which required that the applicant amend the existing Williamson Act contract to include the property being transferred as a result of the lot line adjustment. The California Land Conservation Act of 1965 provides the Board of Supervisors the authority to allow an amendment to an existing contract by rescinding the old contract and replacing it with a new contract. At the same time the applicant wishes to place the remaining parcels into the Williamson Act. The remaining parcels were placed in the Agricultural Preserve in 1992. The applicant did not want to place all of the parcels into the Williamson Act until the proposed lot line was completed.