RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No __)

Adoption of a resolution approving Agricultural Preserve Applications No. 91-1 (James W. Johnson III, applicant), No. 91-2 (Robert and Doreen DeWitt, applicants), and No. 91-3 (Larry and Sandra Bunning/Robert and Doreen DeWitt, applicants) as set forth in Planning Commission Resolution No. 91-22. This recommendation is based on the Planning Commission's recommendation for approval of the application with the findings the application is consistent with the County General Plan and Agricultural Preserve Policy.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

None

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Alternatives - 1) Deny one or more of the applications;  2) Continue matter for discussion.

Negative action would result in denial of applications and prohibit the recordation of Land Conservation (Williamson/Act Contracts) on properties.

COSTS: ( ) Not Applicable
A. Budgeted current FY $ ______
B. Total anticipated costs $ ______
C. Required Add'l funding $ ______
D. Source: ____________________

SOURCE: ( ) 4/5ths Vote Required
A. Internal transfers $ ______
B. Unanticipated revenues $ ______
C. Reserve for contingency $ ______
D. Description: ____________________
Balance in Reserve for Contingencies, if approved: $ ______

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:
1. Board Memo
2. Planning Commission Resolution No. 91-22
3. Planning Commission Staff Reports.

CLERK'S USE ONLY:
Res. No.: 91-595
Ord. No.: ____________________
Vote - Ayes: 5 Noes: ______ Absent: ______ Abstained: ______
Approved ( ) Denied ( ) Minute Order Attached

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

ATTEST: MARGIE WILLIAMS
Clerk of the Board of Supervisors
County of Mariposa, State of CA
By: Deputy

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

☑ Recommended
☐ Not Recommended
☐ For Policy Determination
☐ Submitted with Comment
☐ Returned for Further Action

Comment: ____________________

A.O. Initials: ____________________
December 10, 1991

MEMORANDUM

TO: MARIPOSA COUNTY BOARD OF SUPERVISORS

FROM: DUANE HALL, ASSOCIATE PLANNER

SUBJECT: AGRICULTURAL PRESERVE APPLICATIONS NO. 91-1, NO. 91-2, AND NO. 91-3

The attached packet includes information on three applications for the inclusion of property in the County Agricultural Preserve. The applications have been processed in accordance with County policy and State law, and the Planning Commission has held a noticed public hearing on the applications. The attached staff reports, maps, and Planning Commission resolution provide a discussion of staff review and actions taken by the Agricultural Advisory Committee and the Planning Commission. Both of these advisory bodies reviewed the applications and recommended approval of all three applications with a finding that the applications are consistent with the County General Plan and Agricultural Preserve Policy.

The Board of Supervisors is required by State law to act on the approval or denial of the applications, and the purpose of the public hearing is to receive public input and consider the applications. If the applications are approved by the Board, the Planning Department will prepare Land Conservation (Williamson) Act contracts on the properties, and the property owners may sign and execute the contracts which provide preferential and reduced tax assessments on the properties in exchange for a long-term commitment to agricultural and compatible uses. If the contracts are signed by the property owners, the contracts will be forwarded to the Board for the Chairman's signature and will be executed upon their recordation in the County Recorder's Office.
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 91-22

A RESOLUTION RECOMMENDING APPROVAL OF AGRICULTURAL PRESERVE
APPLICATIONS NO. 91-1, 91-2, AND 91-3

WHEREAS, Agricultural Preserve Applications No. 91-1
(James W. Johnson III, applicant), 91-2 (Robert and Doreen
DeWitt, applicants), and 91-3 (Larry and Sandra Bunning/
Robert and Doreen DeWitt, applicants.) have been submitted to
the County in accordance with the requirements of County
Code and adopted County policy; and

WHEREAS, said applications were reviewed by the
Agricultural Advisory Committee for compliance with criteria
established by the County for inclusion within the
Agricultural Preserve; and

WHEREAS, the Agricultural Advisory Committee recommended
approval of the applications; and

WHEREAS, the Mariposa County Planning Commission has
held a public hearing on the applications in accordance with
County Code and State Law.

NOW THEREFORE BE IT RESOLVED that the Mariposa County
Planning Commission hereby recommends to the Board of
Supervisors that Agricultural Preserve Applications No. 91-1,
91-2, and 91-3 be approved as submitted and identified in
Exhibits A, B, and C attached hereto.

BE IT FURTHER RESOLVED that this action by the Planning
Commission is based on the finding that the applications are
consistent with the policy, standards, and criteria of the
Mariposa County General Plan and Agricultural Preserve
Policy.

PASSED AND ADOPTED by the Mariposa County Planning Commission on this 6th day of December, 1991 by the following vote:

AYES: Balmain, Cromell, Fall, Reilly

NOES: None

ABSTAIN: None

EXCUSED: Eskra

Charles R. Fall,
Chairman
Mariposa County Planning Commission

ATTEST:

SUSAN M. MENJE, Secretary
Mariposa County Planning Commission
LOCATION MAP
AGRICULTURAL PRESERVE
APPLICATION NO. 91-1
SOUTH OF WHITE ROCK RD.
APNS: 18-100-014
18-110-002, 18-190-001
LOCATION MAP
AGRICULTURAL PRESERVE
APPLICATION NO. 91-2
SOUTH OF OAK GROVE SCHOOL ROAD
APN: 17-190-009

"EXHIBIT B"
LOCATION MAP
AGRICULTURAL PRESERVE
APPLICATION No. 91-3
NORTH OF OAK GROVE SCHOOL ROAD
APNs: 17-170-016,
PART 17-190-003; 17-190-005
APPLICATION: Agricultural Preserve Application No. 91-1

APPLICANT: James W. Johnson III

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee acted to recommend approval of the application based on the finding the application is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicant proposes to establish an agricultural preserve of approximately 5,919 acres consisting of two non-contiguous parcels.

PROPERTY LOCATION: The subject property is located in the southern portion of Mariposa County generally south of White Rock Road and west of West Westfall Road (APNs 18-100-14/18-110-02/18-190-01).

ENVIRONMENTAL REVIEW: The establishment of an agricultural preserve is categorically exempt from CEQA review (Categorical Exemption, Class 17; Section 15317 CEQA Guidelines).

GENERAL PLAN CONSISTENCY AND ZONING: The subject properties are located in the Agriculture Exclusive (AE) land use classification and zone district. The establishment of agricultural preserves larger than 160 acres in the AE land use classification is consistent with the goals and policies of the General Plan.

AGRICULTURAL PRODUCTIVITY: The subject property has been used for cattle grazing for more than five years and is devoted to agricultural uses. There are a number of soil types located on the property. According to the Mariposa County Soil Survey, and these soil types are described in Exhibit A. These soils are suitable for rangeland with some soil types suitable for more intensive agricultural uses.

AGRICULTURAL PRESERVE POLICY: The application is consistent with the use, minimum preserve size, and other standards of the Agricultural Preserve Policy.
EXHIBIT A

AnE: Auberry very rocky loam; Class VI; suitable for annual range.

AnG2: Auberry very rocky loam; Class VII; suitable for limited range.

BdD: Blasingame loam; Class III; suitable for range, irrigated pasture, and dry hay.

BeF: Blasingame rocky loam; Class VI; suitable for annual range.

DaD: Daulton loam; Class IV; suitable for range with small areas for irrigated pastureland.

DaE: Daulton loam; Class VI; suitable for annual range.

DbE: Daulton very rocky loam; Class VII; suitable for annual range.

DbG: Daulton very rocky loam; Class VII; suitable for annual range.

LdC: Loamy alluvial; Class II; suitable for pasture with some irrigated pastureland and small orchards.

RcG: Rock land; Class VIII; suitable for wildlife habitat and watershed.

SaE: San Andreas-Coarsegold complex; Class IV; suitable for range with areas for small orchards.

SbE: San Andreas-Coarsegold very rocky complex; Class VI; suitable for range.
APPLICATION: Agricultural Preserve Application No. 91-2

APPLICANT: Robert and Doreen DeWitt

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee acted to recommend approval of the application based on the finding the application is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicants propose to establish an agricultural preserve of approximately 598 acres.

PROPERTY LOCATION: The subject property is located west of Oak Grove Road and south of Oak Grove School Road (APN 17-190-09).

ENVIRONMENTAL REVIEW: The establishment of an agricultural preserve is categorically exempt from CEQA review (Categorical Exemption, Class 17; Section 15317 CEQA Guidelines).

GENERAL PLAN CONSISTENCY AND ZONING: The subject property is located in the Agriculture Exclusive (AE) land use classification and zone district. The establishment of agricultural preserves larger than 160 acres in the AE land use classification is consistent with the goals and policies of the General Plan.

AGRICULTURAL PRODUCTIVITY: The subject property has been leased and used for cattle grazing for more than five years and is devoted to agricultural uses. According to the Mariposa County Soil Survey, Ahwahnee sandy loam (AaC), Ahwahnee-Auberry rocky sandy loams (AbE), Auberry very rocky sandy loam (AgE), Ahwahnee-Auberry very rock sandy loam (AdG), and Ahwahnee sandy loam (AaD) soils are found on the site. The AgE and AbE soils are Class VI soils and are suitable for rangeland; the AaC soils are Class III soils mainly used for irrigated pasture, dryland hay, and annual range; the AaD soils are Class IV soils which are suitable for annual pasture and irrigated pasture; and the AdG soils are Class VII soils and are suitable for rangeland.

AGRICULTURAL PRESERVE POLICY: This application is consistent with the use, minimum preserve size, and other standards of the Agricultural Preserve Policy.
APPLICATION: Agricultural Preserve Application No. 91-3

APPLICANT: Larry and Sandra Bunning/Robert and Doreen DeWitt

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee acted to recommend approval of the application based on the finding the application is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicants propose to establish an agricultural preserve of 1,120 acres consisting of three (3) contiguous parcels.

PROPERTY LOCATION: The subject property is located west of Oak Grove Road and north of Oak Grove School Road (APNs 17-190-05/17-170-16/17-190-03 (portion)).

ENVIRONMENTAL REVIEW: The establishment of an agricultural preserve is categorically exempt from CEQA review (Categorical Exemption, Class 17; Section 15317 CEQA Guidelines).

GENERAL PLAN CONSISTENCY AND ZONING: The subject property is located in the Agriculture Exclusive (AE) land use classification and zone district. The establishment of agricultural preserves larger than 160 acres in the AE land use classification is consistent with the goals and policies of the General Plan.

AGRICULTURAL PRODUCTIVITY: The subject property has been leased and/or used for cattle grazing for more than five years and is devoted to agricultural uses. According to the Mariposa County Soil Survey, the following soils are found on the site: Ahwahnee-Auberry very rock sandy loams (AdG), Auberry very rock sandy loam (AgE), Ahwahnee-Auberry rocky sandy loams (AcE), Ahwahnee sandy loam (AaC), and Rock land (RcG). The AdG, AgE, and AcE soils are Class VI or Class VII soils which are suitable for rangeland. The AaC soils are Class III soils which are suitable for range, irrigated pasture, and dryland hay. The Rock land soils are Class VIII soils suitable for wildlife habitat and watershed.

AGRICULTURAL PRESERVE POLICY: The application is consistent with the use, minimum preserve size, and other standards of the Agricultural Preserve Policy.
Agricultural Preserve
Application No. 91-3

Larry and Sandy Bunning/
Robert and Doreen DeWitt, Applicant