STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION

Resolution  
No. 2019-015  
A resolution recommending that the Board of Supervisors approve  
APN 016-110-0720; George Naas and Cindy Love, TR, applicants.

WHEREAS, an application for a Land Conservation (Williamson) Act Contract was received on  
August 9, 2019, from George Naas and Cindy Love, TR, for property located at 2643 Old  
Highway in Catheys Valley, also known as Assessor Parcel Number 016-110-0720; and

WHEREAS, the property has been used for agricultural purposes for a minimum of three years;  
and

WHEREAS, the Planning Department circulated the application among trustee and responsible  
agencies, interested public organizations, and others as appropriate; and

WHEREAS, a project review was scheduled for the duly noticed Agricultural Advisory  
Committee meeting of August 29th 2019; and

WHEREAS, a Staff Report and environmental determination were prepared pursuant to the  
California Government Code, Mariposa County Code, California Environmental Quality  
Act, and local administrative procedures; and

WHEREAS, the Agricultural Advisory Committee did hold their meeting on the noticed date and  
considered all of the information in the public record, including the Staff Report, and their  
own knowledge of county-wide agricultural operations; and

WHEREAS, the Agricultural Advisory Committee recommended that the Planning Commission  
recommend that the Board of Supervisors approve the Agricultural Preserve on the subject  
property and enter into a Land Conservation Act Contract with the applicant, covering the  
subject property; and

WHEREAS, a duly noticed Planning Commission public hearing for the project was scheduled  
for the 25th day of October 2019; and

WHEREAS, the Planning Department determined that the establishment of a new agricultural  
preserve and execution of new Williamson Act Contracts on the properties is an action that  
is categorically exempt from the provisions of the California Environmental Quality Act;  
and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and  
considered all of the information in the public record, including the Staff Report, testimony  
presented by the public concerning the application, and the comments of the applicant.

NOW THEREFORE, BE IT RESOLVED THAT the Planning Commission of the County of  
Mariposa does hereby recommend that the Board of Supervisors find the project is exempt  
from the California Environmental Quality Act.
BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors approve Land Conservation Act Contract Application No. 2019-136 and establish an Agricultural Preserve on the subject properties and enter into one Land Conservation Act Contract with the applicant, covering the subject property as requested by the application.

BE IT THEREFORE FINALLY RESOLVED THAT this action is recommended based upon the findings set forth in Exhibit 1 and the conditions/steps established in Exhibit 2.

ON MOTION BY Commissioner Harris, seconded by Commissioner Walls, this resolution is duly passed and adopted this 25th day of October 2019 by the following vote:

AYES: Walls, Sweeny, Herman, Harris, McCamman

NOES: None

EXCUSED: None

ABSTAIN: None

[Signature]
John McCamman, Chair
Mariposa County Planning Commission

Attest:
Carol Suggs, Secretary,
Mariposa County Planning Commission
EXHIBIT 1

PROJECT FINDINGS

FOR

Land Conservation Act No. 2019-136

This project is reviewed in accordance with Mariposa County Resolution No. 10-150 implementing the Land Conservation Act in Mariposa County and California Government Code Section 51257 (Williamson Act Law), the following findings are made:

1. FINDING: The project is found to support, accomplish, or have no effect on the goals, policies, and standards of the General Plan as a whole and will not obstruct the achievement of the Plan’s purpose.

The Land Conservation Act promotes the preservation and development of agricultural lands, as encouraged by the Agricultural Element and its emphasis on preserving agricultural lands (Section 10.1.01 of The General Plan), and maintaining the rural character of the county (Section 10.1.04 of The General Plan). The Conservation and Open Space Element confirms the importance of maintaining the open space nature of the county. This project will result in the execution of a Land Conservation Act contract, which is a 20 year commitment to agriculture and open space uses for the site. The preserve is consistent with the General Plan. The current and past use of the property is for agricultural purposes. This finding is made in accordance with Section 51234 of Government Code.

2. FINDING: The contract meets the minimum size (160 acres) established by the Board of Supervisors for an agricultural preserve. The use of this property is for cattle grazing, or other Agricultural Production Uses or Compatible Uses as will be specified in the contract.

3. FINDING: All of the land will be under the new contract; thereby increasing new LCA contracted lands in the County by approximately 160 acres.

4. FINDING: The contract will be large enough to sustain a commercial agricultural use (dryland grazing) at 160 acres. Objective evidence has been submitted that the properties have been used for grazing. Review by the AAC did not identify any concerns. The contracted acreage meets the minimum 160 acres requirement for grazing.

5. FINDING: The new LCA contract will not compromise the long-term agricultural productivity of the as the LCA contracted lands requires agricultural productivity in conformance to Mariposa County Resolution No. 10-150 over the existing applicable zoning of Agriculture Exclusive. The land will continue to be used for cattle grazing.
6. **FINDING:** The inclusion of this land is not likely to result in the removal of adjacent land from agricultural use. There is no evidence to support a finding that this new contract will have any effect on any adjacent agricultural uses.

7. **FINDING:** The approval of the Williamson Act New Contract is based upon review of the project specific and site specific details of this case.

8. **FINDING:** This project is Categorically Exempt based on the following: Class 17; Section 15317, Open Space Contracts or Easements, CEQA Guidelines.

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**EXHIBIT 2**

**PROJECT STEPS/CONDITIONS**

FOR

*Land Conservation Act No. 2019-136*

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1. **Preparation of Legal Description (APPLICANT’S RESPONSIBILITY):** Prior to recordation of the Williamson Act Contract, a typed, stamped, and signed copy of the approved legal description for the land that is to be placed under the new contract must be provided by the applicant to Mariposa Planning.

2. **Preparation of the Williamson Act Contract (MARIPOSA PLANNING RESPONSIBILITY):** In order to complete this project, the Williamson Act Contract will be prepared by Mariposa Planning. Mariposa Planning will coordinate obtaining the signature of the representative authorized by the Board of Supervisors to sign the contract. Mariposa Planning will send the original contract to the property owner(s) involved in the application.

3. **Signing and Notarizing the Williamson Act Contract (APPLICANT’S RESPONSIBILITY):** The contract must be signed by the property owner(s), and the signature(s) must be notarized.

4. **Recordation of Contract (MARIPOSA PLANNING RESPONSIBILITY):** When the contract has been signed and notarized by both parties, Mariposa Planning will record the contract. This step completes the Land Conservation Act Contract Process.