

DEPARTMENT: Planning

BY: Alvaro Arias
PHONE: 742-1218

RECOMMENDED ACTION AND JUSTIFICATION: Approval of the proposed General Plan/Zoning Amendment, Lot Line Adjustment, and Land Conservation Act Contract Application would adjust the parcel boundaries of four parcels (APN 017-110-089: Parcel A; 157.40 acres existing/44.08 acre proposed, APN 017-170-091: Parcel B; 123.07 acres existing/72.50 acres proposed, APN 017-170-099: Parcel C; 197.52 acres existing/11.89 acres proposed); change the zoning designation and land use classification of adjusted Parcel D to Mountain Home Zone and the Agriculture/Working Landscape land use; change the land use classification of adjusted Parcel C to the Residential land use classification; approve the creation of a new agricultural preserve and execution of a new Land Conservation (Williamson) Act contract on adjusted Parcel D. On October 21st, 2011, following a public hearing, and review of the staff report and recommended Notice of Exemption, the Planning Commission recommended finding that the project (GP/ZA No. 2011-104, LLA No. 2011-105, and LCA No. 2011-106) is exempt from environmental review and approval of the General Plan/Zoning Amendment, Lot Line Adjustment, and Land Conservation Act contract with findings, and conditions. The Board action is to adopt a resolution approving the General Plan Amendment pursuant to GP/ZA No. 2011-104, Lot Line Adjustment No. 2011-105 and LCA Application No. 2011-106 and adopting a Notice of Exemption for environmental review purposes. The Board action includes waiving the first reading and introducing an ordinance amending the zoning on the property pursuant to General Plan/Zoning Amendment No. 2011-104.

BACKGROUND AND CONTEXT OF BOARD ACTIONS: No specific action on this specific project.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION: A denial of any of the applications means that the project would not proceed as proposed. A denial of the lot line adjustment and General Plan/Zoning Amendment would mean that the parcel boundaries would remain the same and the zoning designations along with the land use classifications would not change. Denial of the Land Conservation Act contract application would negate the need for the Lot Line Adjustment application and the General Plan/Zoning Amendment.

Financial Impact? () Yes (X) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? (X) Yes () No () Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively _____
		Staff Report with attachments as listed in the Staff Report _____
Additional Funding Needed: \$ _____		_____

Source:		
Transfer Between Funds _____	4/5's vote	_____
Contingency _____	4/5's vote	_____

CLERK'S USE ONLY:

Res. No.: 11522 Ord. No. _____
Vote - Ayes: 5 Noes: _____
Absent: _____
6 Approved
Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

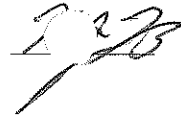
Requested Action Recommended
 No Opinion
Comments: _____

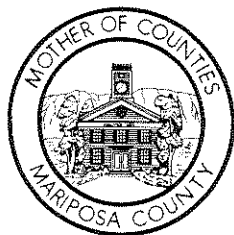
The foregoing instrument is a correct copy of the original on file in this office.
Date: _____

Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California

By: _____
Deputy

CAO: _____





COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

JIM ALLEN, CHAIR
JANET BIBBY, VICE-CHAIR
LEE STETSON
LYLE TURPIN
KEVIN CANN

DISTRICT V
DISTRICT III
DISTRICT I
DISTRICT II
DISTRICT IV



MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: KRIS SCHENK, Planning Director

FROM: MARGIE WILLIAMS, Clerk of the Board *MW*

SUBJECT: PUBLIC HEARING to Consider General Plan/Zoning Amendment No. 2011-104, Lot Line Adjustment No. 2011-105, and Land Conservation Act Contract No. 2011-106. Action Includes Adopting a Resolution Approving the General Plan Amendment, Lot Line Adjustment, Land Conservation Act Contract Application and Approving the Creation of a New Agricultural Preserve and Approving Execution of a New Land Conservation (Williamson) Act Contract with Silver Valley Ranch, LLC.; Adopting a Notice of Exemption; and Waiving the First Reading and Introducing an Ordinance to Amend the Mariposa County Zoning Map Pursuant to General Plan/Zoning Amendment No. 2011-104. The Lot Line Adjustment Proposes to Adjust the Boundaries of Four Parcels. The Zoning Amendment Proposes to Amend the Zoning of Adjusted Parcel D from Mountain Home to Agriculture Exclusive. The General Plan Amendment Proposes to Amend the Land Use Classification on Adjusted Parcel D from Residential to Agriculture/Working Landscape and on Adjusted Parcel C from Agriculture/ Working Landscape to Residential. Land Conservation Act Contract No. 2011-106 Proposes to Place Adjusted Parcel D into a Land Conservation Act Contract. Silver Valley Ranch, LLC., Project Applicant. Property located at 3909, 3885, and 3937 Silver Bar Road in the Mariposa Area also Known as APNs 017-110-089, 017-170-091, 017-170-099, and 017-170-075.

RES. 11-572

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on November 22, 2011

ACTION AND VOTE:

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Planning

PUBLIC HEARING to Consider General Plan/Zoning Amendment No. 2011-104, Lot Line Adjustment No. 2011-105, and Land Conservation Act Contract No. 2011-106. Action Includes Adopting a Resolution Approving the General Plan Amendment, Lot Line Adjustment, Land Conservation Act Contract Application and Approving the Creation of a New Agricultural Preserve and Approving Execution of a New Land Conservation (Williamson) Act Contract with Silver Valley Ranch, LLC.; Adopting a Notice of Exemption; and Waiving the First Reading and Introducing an Ordinance to Amend the Mariposa County Zoning Map Pursuant to General Plan/Zoning Amendment No. 2011-104. The Lot Line Adjustment Proposes to

Adjust the Boundaries of Four Parcels. The Zoning Amendment Proposes to Amend the Zoning of Adjusted Parcel D from Mountain Home to Agriculture Exclusive. The General Plan Amendment Proposes to Amend the Land Use Classification on Adjusted Parcel D from Residential to Agriculture/Working Landscape and on Adjusted Parcel C from Agriculture/ Working Landscape to Residential. Land Conservation Act Contract No. 2011-106 Proposes to Place Adjusted Parcel D into a Land Conservation Act Contract. Silver Valley Ranch, LLC., Project Applicant. Property located at 3909, 3885, and 3937 Silver Bar Road in the Mariposa Area also Known as APNs 017-110-089, 017-170-091, 017-170-099, and 017-170-075.

BOARD ACTION: Kris Schenk and Sarah Williams were present for the hearing to respond to questions. Alvaro Arias presented the staff report and advised of the recommended actions; and he read the title of the Ordinance into the record. Staff responded to questions from the Board clarifying that one Land Conservation Act Contract is being requested; relative to the current agricultural operation of the land and the use of the arena; and relative to no response being received from the Department of Conservation. The public portion of the hearing was opened and there was no input. The public portion of the hearing was closed and the Board commenced with deliberations. (M)Bibby, (S)Cann, Res. 11-572 was adopted approving General Plan/Zoning Amendment No. 2011-104, Lot Line Adjustment No. 2011-105, Land Conservation Act Contract No. 2011-106, and adopting a Notice of Exemption, as recommended; and waiving the first reading and introducing an Ordinance amending the Mariposa County Zoning Map pursuant to General Plan/Zoning Amendment No. 2011-104 for Silver Valley Ranch, LLC. Supervisor Cann referred to his comments in the previous hearing about Land Conservation Act contracts. Ayes: Unanimous. The hearing was closed.

Cc: Steven W. Dahlem, County Counsel
File