

DEPARTMENT: PLANNING

BY: DUANE HALL

PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION:

Adoption of a resolution approving Agricultural Preserve Applications Nos. 90-1 (Dennis Bunning, appl.), 90-2 (Pierre and Roberta Anderson, appls.), 90-3 (Larry and Sandra Bunning, appls.), and 90-4 (George Pearce Jr., appl.) with findings and as shown in Exhibits A, B, C, and D as set forth in Planning Commission Resolution No. 90-26. This recommendation is based on the Planning Commission's recommendation for approval of the applications with findings that the applications are consistent with the 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.

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

COSTS: (x) Not Applicable	SPECIAL INSTRUCTIONS:
A. Budgeted current FY \$ _____	List the attachments and number the pages consecutively:
B. Total anticipated costs \$ _____	1) <u>Memo</u>
C. Required Add'l funding \$ _____	2) <u>Planning Commission Resolution #90-26</u>
D. Source: _____	3) <u>Planning Commission Staff Reports</u>
SOURCE: () 4/5ths Vote Required	_____
A. Internal transfers \$ _____	_____
B. Unanticipated revenues \$ _____	_____
C. Reserve for contingency \$ _____	_____
D. Description: _____	_____
Balance in Reserve for Contingencies, if approved: \$ _____	

CLERK'S USE ONLY:
 Res. No.: 90-615
 Ord. No.: _____
 Vote - Ayes: 3 Noes: _____
 Absent: _____ Abstained: _____
 Approved () Denied
 () Minute Order Attached

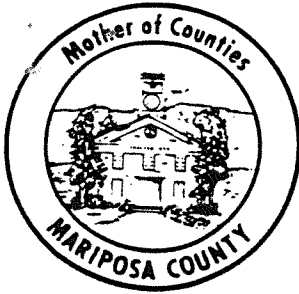
ADMINISTRATIVE OFFICER'S RECOMMENDATION:
 This item on agenda as:
 Recommended
 Not Recommended
 For Policy Determination
 Submitted with Comment
 Returned for Further Action

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

Comment: _____

 A.O. Initials: [Signature]



Mariposa County Planning Department

TONY LASHBROOK
Planning Director

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(209) 966-5151
FAX No. (209) 966-5147

December 12, 1990

MEMORANDUM

TO: MARIPOSA COUNTY BOARD OF SUPERVISORS
FROM: DUANE HALL, ASSOCIATE PLANNER *DH*
SUBJECT: AGRICULTURAL PRESERVE APPLICATIONS NOS. 90-1 TO 90-4

The attached packet contains three applications for the establishment of agricultural preserves and one application for inclusion of land into an existing preserve. These applications have been processed in accordance with County policy and State law, and the Planning Commission held noticed public hearings on the applications. The Board of Supervisors is required by State law to act on the approval or denial of the applications. Although the Board meeting for the review of these applications is not a public hearing and has not been noticed, the Board should offer the applicants and any other interested party the opportunity to speak in regards to these applications. If an application is approved, staff will prepare a Land Conservation (Williamson) Act contract on the property, and the property owners may execute the contract which provides for a property tax reduction in exchange for a long term commitment to agricultural and compatible uses.

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 bodies reviewed the applications and recommended approval of Application Nos. 90-1, 90-2, 90-3, and 90-4 with the finding the applications are consistent with the County Agricultural Preserve Policy.

MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 90-26

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3 A RESOLUTION RECOMMENDING APPROVAL OF AGRICULTURAL PRESERVE
4 APPLICATIONS NOS. 90-1, 90-2, 90-3, AND 90-4

5 WHEREAS, Agricultural Preserve Applications Nos. 90-1
6 (Dennis and Carol Ann Bunning, appls.), 90-2 (Pierre and
7 Roberta Anderson, appls.), 90-3 (Larry and Sandra Bunning,
8 appls.), and 90-4 (George Pearce, Jr. , appl.) have been
9 submitted in accordance with the requirements of the County
10 Code and adopted County policy; and

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

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

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

20 NOW THEREFORE BE IT RESOLVED that the Mariposa County
21 Planning Commission hereby recommends to the Board of
22 Supervisors that Agricultural Preserve Applications Nos. 90-1,
23 90-2, 90-3, and 90-4 be approved as submitted and identified in
24 Exhibits A through D of this resolution.

25 BE IT FURTHER RESOLVED that this action by the Planning
26 Commission is based upon the finding that the applications are
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consistent with the Mariposa County General Plan and
Agricultural Preserve Policy.

PASSED AND ADOPTED by the Mariposa County Planning
Commission on this 7th day of December, 1990 by the following
vote:

AYES: Cromell, Eskra, Fall, Hotchkin
NOES: None
ABSTAIN: None
EXCUSED: Steagall

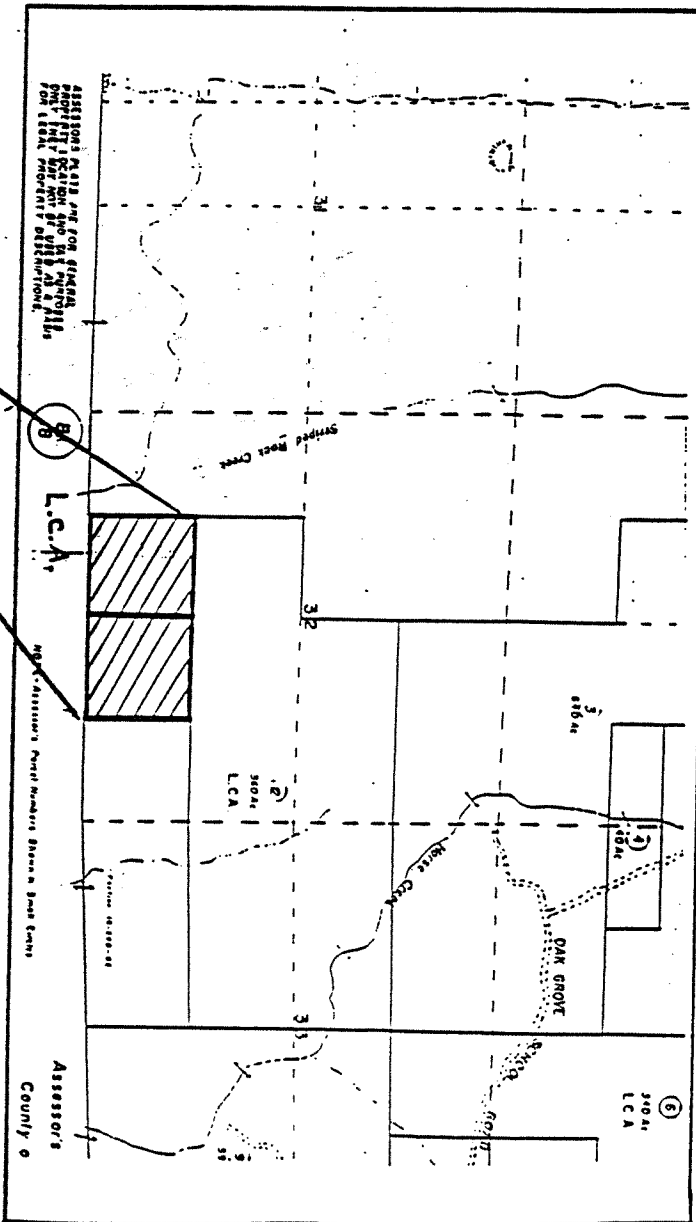
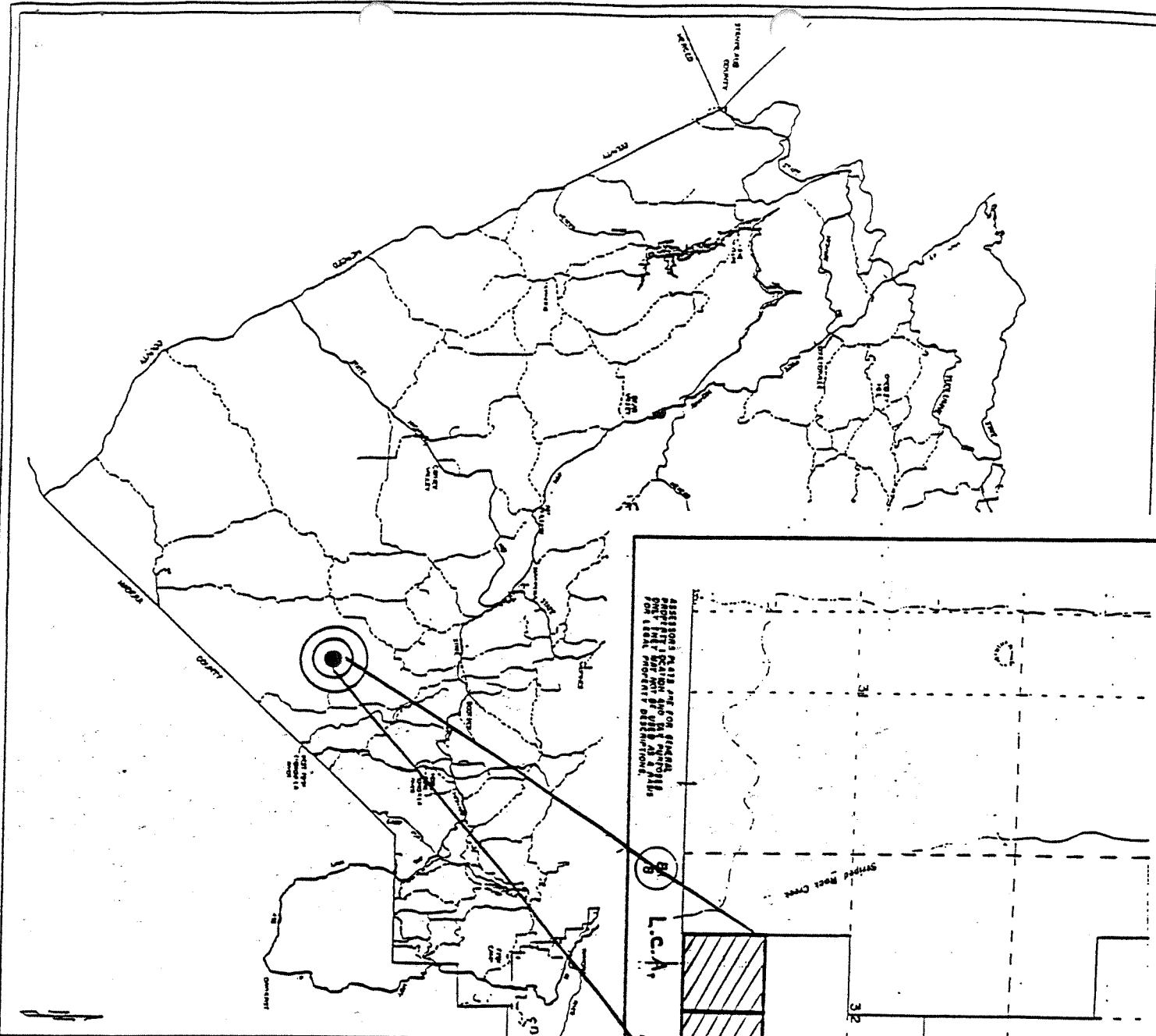
Charles R. Fall

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

BETTY CRISP, Secretary
Mariposa County Planning Commission

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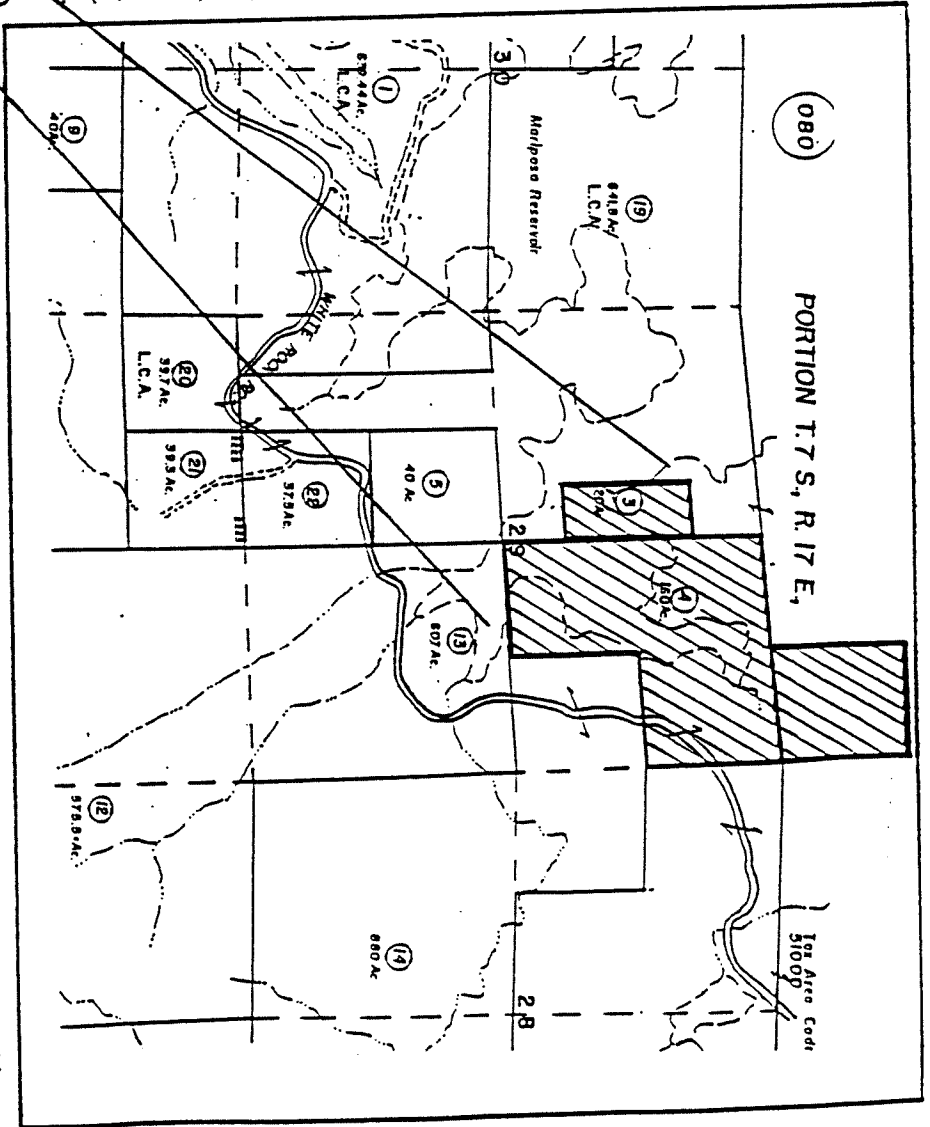
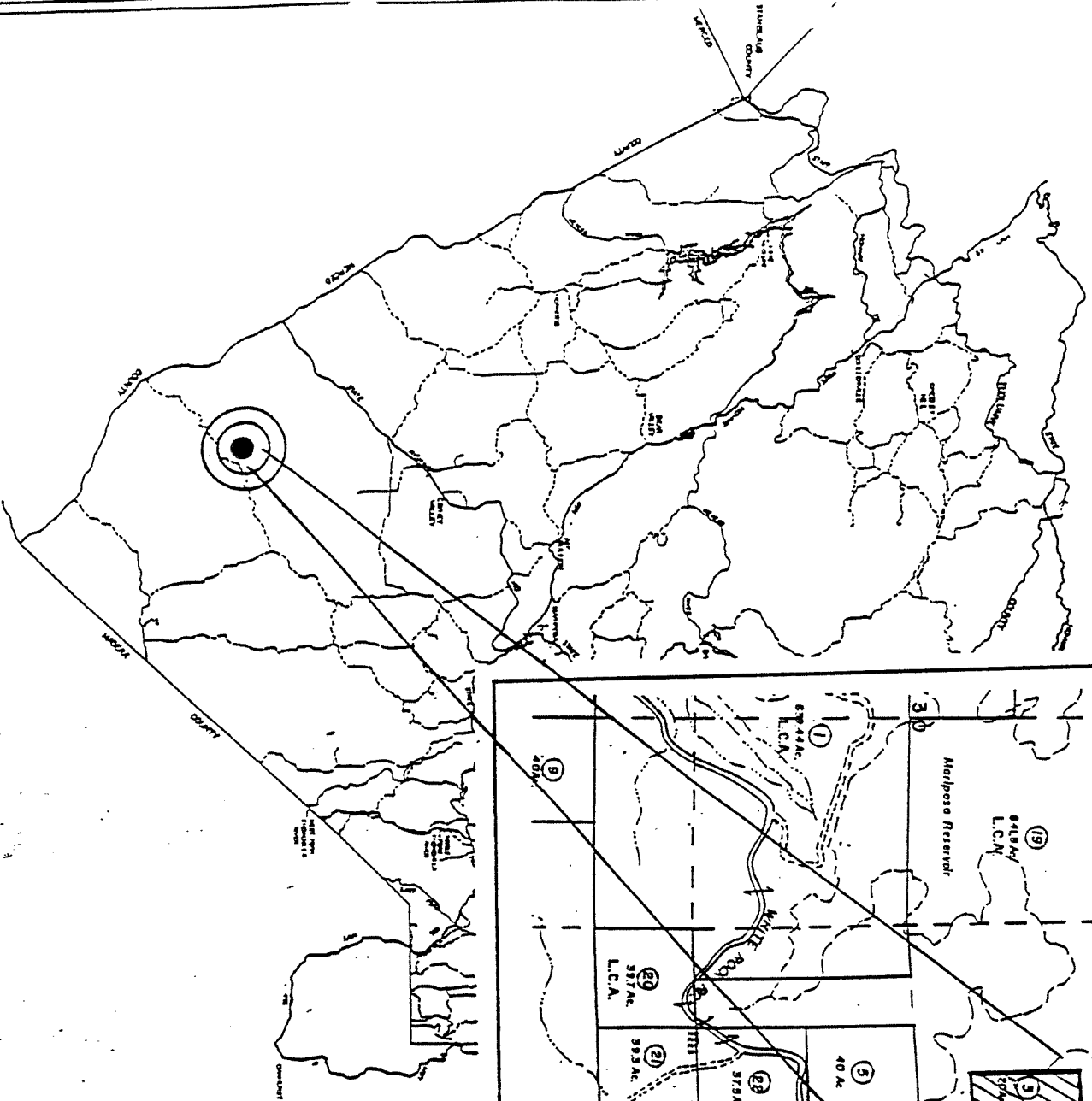


**MARIPOSA COUNTY
ROAD SYSTEM**

LOCATION MAP
AG PRESERVE 90-1
DENNIS & CAROL BURNING,
APPLICANTS
SE 1/4 SW 1/4, SW 1/4 SE 1/4, SEC. 32
T. 6 S., R. 19 E.

Map Date: 11-8-90
Sheet: 1 of 1
Scale: 1" = 100'

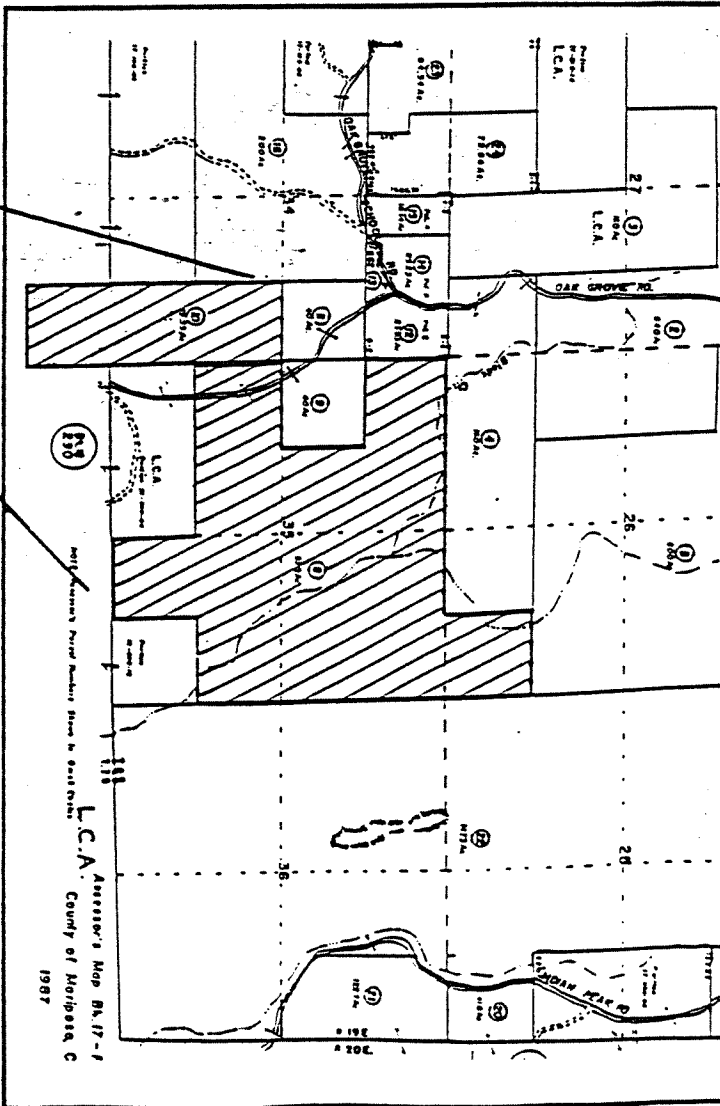
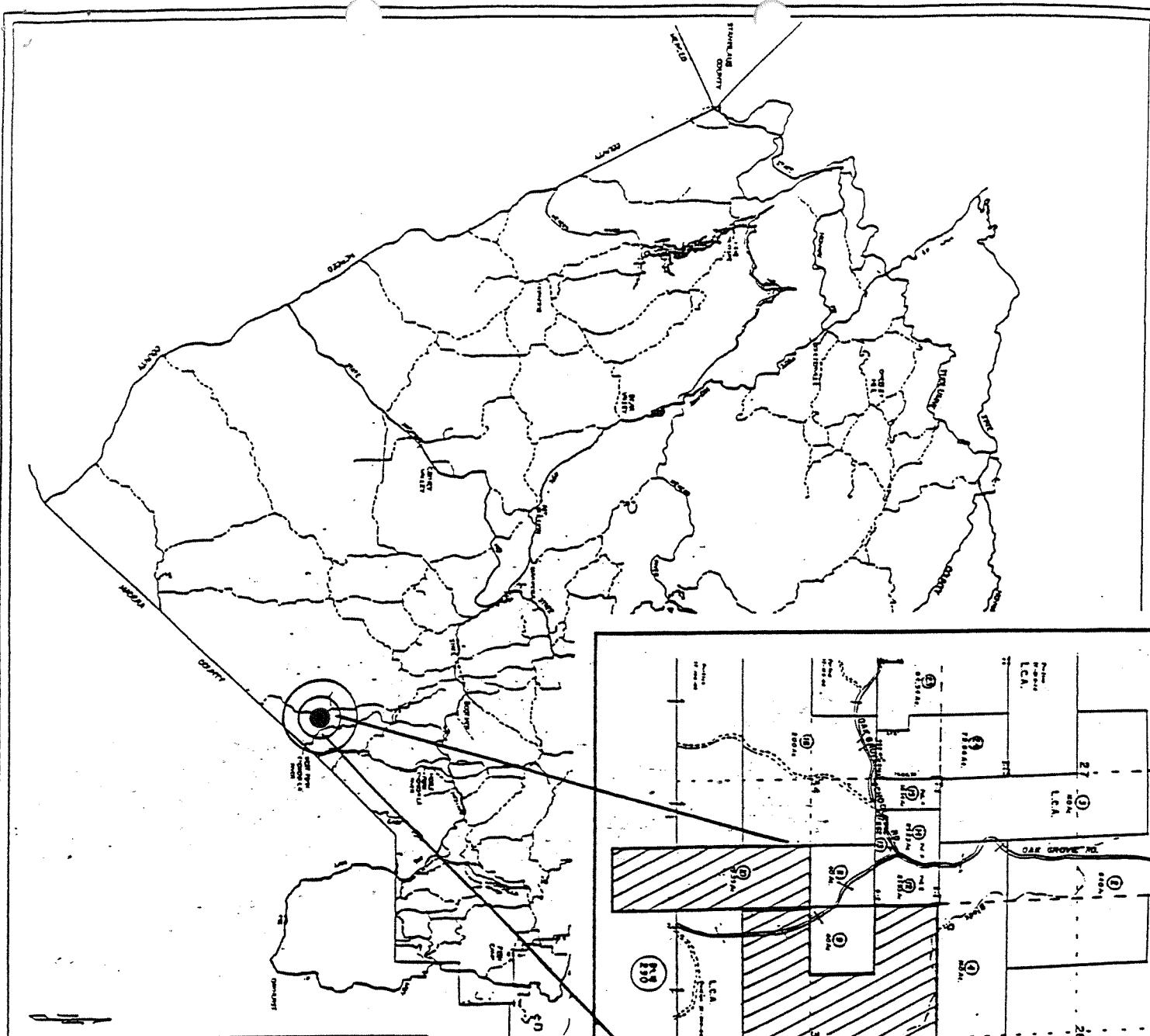
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MARIPOSA COUNTY
ROAD SYSTEM
 LOCATION MAP
 AG PRESERVE 90-2
 PIERRE ANDERSON,
 APPLICANT
 APNs: 18-100-03,04

DATE: 7-8-90
 SCALE: AS SHOWN
 DRAWN BY: J. J. BROWN

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MARIPOSA COUNTY
ROAD SYSTEM
 LOCATION MAP
 AG PRESERVE 90-3
 LARRY & SANDRA BUNNING,
 APPLICANTS
 APNs: 17-200-8, 10

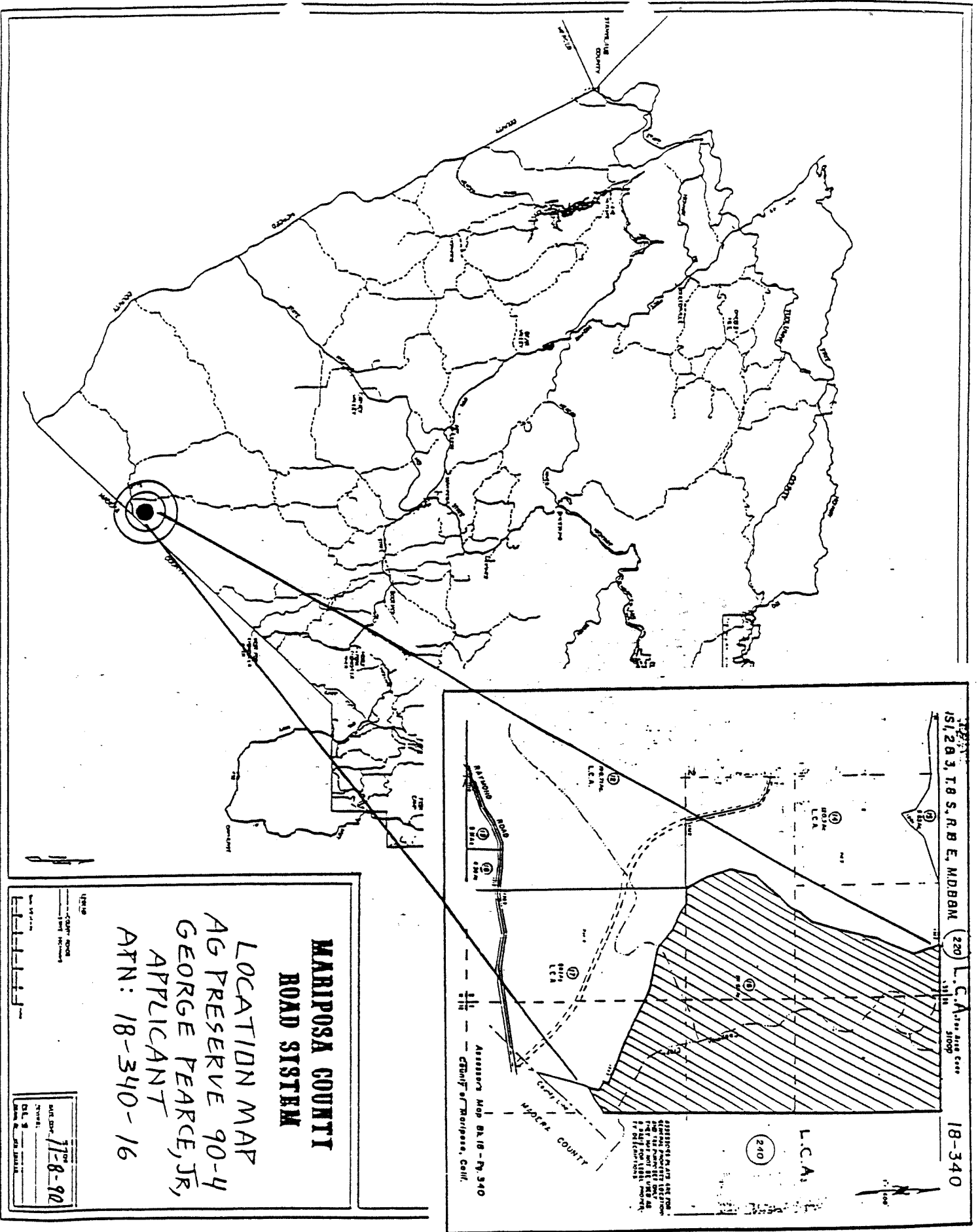
SCALE: 1" = 100'

DATE: 11-8-90

BY: [Signature]

FOR: [Signature]

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Staff Report

DH 11/30/90; AP 90-1

Mariposa County Planning Department

APPLICATION: Agricultural Preserve Application No. 90-1

APPLICANT: Dennis and Carol Ann Bunning

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee recommends approval of the project based upon the finding that the project is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicants propose to add 80 acres to an existing agricultural preserve. The preserve contains a 360 acre parcel owned by the applicants and is adjacent to the 80 acres.

PROPERTY LOCATION: The subject property is located approximately 1/2 mile west of Oak Grove School south of Oak Grove School Road.

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

BACKGROUND: This application has been submitted to comply with a condition placed on the approval of Lot Line Adjustment No. 308 by the Planning Commission in May, 1990. The applicants are adding the 80 acres to an existing parcel which is under a Land Conservation Act (LCA) contract, and the Commission required the 80 acres to be added to the contract.

GENERAL PLAN CONSISTENCY AND ZONING: The subject property is located in the Agricultural Exclusive (AE) land use classification.

AGRICULTURAL PRODUCTIVITY: The subject property has been used for livestock grazing in the past and has become part of the applicant's existing operation. According to the Soil Survey, the soils on the property are Ahwahnee-Auberry rocky sandy loams (AcE) which are Class VI soils and suitable for annual range.

AGRICULTURAL PRESERVE POLICY: The project site will be added to an existing preserve which exceeds the minimum size requirement and is presently devoted to agricultural uses. As such, the application is consistent with the Agricultural Preserve Policy.

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Staff Report

DH 11/30/90; AP 90-2

Mariposa County Planning Department

APPLICATION: Agricultural Preserve Application No. 90-2

APPLICANT: Pierre and Roberta Anderson

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee recommends approval of the project based upon the finding that the project is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicant proposes to establish an agricultural preserve of 180 acres consisting of two parcels.

PROPERTY LOCATION: The subject property is located on the north side of White Rock Road approximately five miles west of West Westfall Road.

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 Agricultural 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. According to the Mariposa County Soil Survey, Daulton loam (DaD), Daulton loam (DaE), Blasingame loam (BdD), and Loamy alluvial land (LdC) soils are found on the site. The LdC soils are Class II soils and are suitable for annual pasture. BdD soils are Class III soils which are suitable for rangeland and irrigated pasture. The DaD and Dae soils are Class IV and VI soils respectively and are both suitable for rangeland. The project site is partially within the highwater mark of the Mariposa Reservoir.

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

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Mariposa County Planning Department

APPLICATION: Agricultural Preserve Application No. 90-3

APPLICANT: Larry and Sandra Bunning

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee recommends approval of the project based upon the finding that the project is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicants propose to establish an agricultural preserve of 639 acres consisting of two parcels.

PROPERTY LOCATION: The subject property is located adjacent to Oak Grove Road south of Oak Grove School Road.

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 Agricultural 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. According to the Mariposa County Soil Survey, the following soils are found on the site: Ahwahnee-Auberry very rock sandy loams (AdG), Auberry very rocky sandy loam (AgE), Ahwahnee-Auberry rocky sandy loams (AcE), Auberry very rocky sandy loam (AfE2), and Auberry very rocky sandy loam (AgG2). These soils are Class VI or Class VII soils which are suitable for rangeland.

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

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Staff Report

DH 11/30/90; AP 90-4

Mariposa County Planning Department

APPLICATION: Agricultural Preserve Application No. 90-4

APPLICANT: George Pearce, Jr.

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION: The Committee recommends approval of the project based upon the finding that the project is consistent with the standards of the Agricultural Preserve Policy.

PROJECT DESCRIPTION: The applicant proposes to establish an agricultural preserve of 192 acres.

PROPERTY LOCATION: The subject property is located northeast of the intersection of Ben Hur Road and Raymond Road.

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 Agricultural 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. According to the Mariposa County Soil Survey, Ahwahnee sandy loam (AaC), Ahwahnee-Auberry rocky sandy loams (AcE), Auberry very rocky sandy loam (AgE), and Loamy alluvial (LdC) soils are found on the site. The AgE and AcE 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 while the LdC soils are Class II soils which are suitable for annual pasture and small areas of irrigated pasture and orchards.

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

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