



# Community and Economic Development Planning Division

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**PLANNING COMMISSION DATE: November 13, 2018**

**AGENDA ITEM: #1**

<b>CZ</b>	<b>#2018-009</b>	<b>Rezoning of Lands Proposed for Inclusion in Agricultural Preserve and Farmland Security Zone Programs for 2019</b>
	<b>#2018-012</b>	
<b>APN</b>	<b>051-032-019</b>	<b>Applicant/Owner: Multiple</b>
	<b>045-061-004</b>	
<b>CEQA</b>	<b>EXEMPT</b>	<b>Section 15317</b>

**REQUEST:**

This application requests the rezoning of lands currently proposed for inclusion in Madera County Agricultural Preserve program for 2019 (contracts with Madera County under the provisions of the Williamson Act) from ARE-20 (Agricultural Rural Exclusive-20 Acre) and ARF (Agricultural Rural Foothills) Districts to ARE-40 (Agricultural Rural Exclusive-40 Acre) District.

**LOCATION:**

Please see attached exhibits.

**ENVIRONMENTAL ASSESSMENT:**

Under the provisions of the California Environmental Quality Act (CEQA), Section 15317 and the Madera County Environmental Guidelines, the County has determined that this project will not have a significant effect on the environment and is exempt from CEQA.

**SEE ATTACHED EXHIBITS FOR SITE LOCATIONS**

**RECOMMENDATION:**

**Recommend approval of CZ #2018-009 and -012 to the Board of Supervisors.**

**GENERAL PLAN DESIGNATION (Exhibit A):**

**SITE:** AE (Agricultural Exclusive) Designation

**SURROUNDING:** AE (Agricultural Exclusive), OS (Open Space), and A (Agriculture) Designations

**ZONING (Exhibit B):**

**SITE:** ARE-20 (Agricultural Rural Exclusive-20 Acre) District  
ARF (Agricultural Rural Foothills) District

**SURROUNDING:** ARE-20 (Agricultural Rural Exclusive-20 Acre), ARE-40 (Agricultural Rural Exclusive-40 Acre) Districts

**PROPOSED ZONING:** ARE-40 (Agricultural Rural Exclusive-40 Acre) District

**LAND USE:**

**SITE:** Agricultural

**SURROUNDING:** Agricultural

**SIZE OF PROPERTY:** Justice parcel: 80 acres

Ranch Holdings Two parcel: 99.48 acres

**ACCESS:** See attached exhibits

**PROJECT DESCRIPTION:**

A total of nine (9) parcels have been identified for inclusion in the Agricultural Preserve/Farmland Security Zone (Williamson Act) program for the 2019 year. Two of the properties need to be rezoned as a condition of approval of the contracts.

**ANALYSIS:**

The Williamson Act Program is a voluntary program in which the owners of agricultural property enter into contracts with the County which restrict contracted land to an agricultural or open space use for at least 9 years for the Ag. Preserve Program and 18 years for the Farmland Security Zone Program in accordance with the implementation of Senate Bill 1265 by the Board of Supervisors.

The program encourages farmland and agricultural preservation in the County while providing economic relief through tax deductions to local farmers and ranchers. The rules and procedures adopted by the Board of Supervisors for Agricultural Preserves/Farmland Security Zones (Williamson Act) require that properties entering the preserve/zone be zoned for agricultural use. All parcels within an agricultural preserve/farmland security zone shall be zoned or rezoned either Agricultural Rural Exclusive (ARE) – 40 Acre District or Agricultural Exclusive (AEX) – 40 Acre District if the parcels are designated for agricultural or open space use on the County's General Plan. All parcels within a preserve shall be zoned or rezoned to the Agricultural Rural Exclusive (ARE) – 160 acre district if the parcels are not designated for agricultural or open space use on the County's General Plan.

**STAFF REPORT**

November 13, 2018

**Ag. Preserve Rezoning**

A total of seven (7) applications (9 parcels) to enter into Williamson Act contracts were initially received by the Planning Division. In reviewing the 2019 Agricultural Preserve/Farmland Security Zone applications, the Planning Division determined that two of the requests would require a rezoning to comply with the zoning and minimum parcel size requirements noted above. Two rezoning applications were received by the deadline outlined on the 2019 Agricultural Preserve calendar. Table I summarizes the rezonings which are necessary for inclusion in the Agricultural Preserve Program.

**Table I  
Ag. Preserve Rezoning Summary**

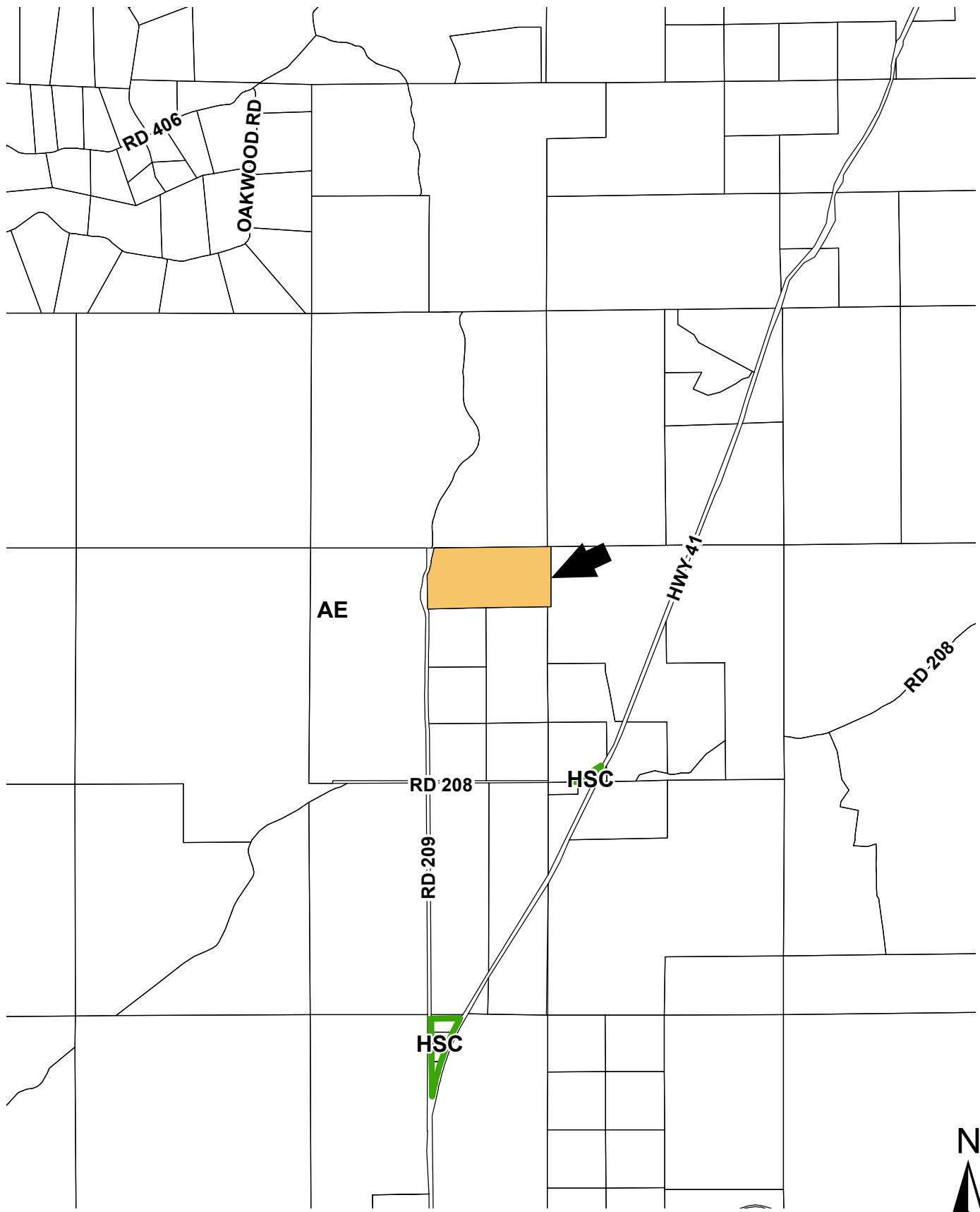
<b>PROJECT</b>	<b>APPLICANT</b>	<b>PARCEL #</b>	<b>SIZE (acres)</b>	<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>
CZ 2018-009	Justice	051-032-019	80	ARF	ARE-40
CZ 2018-012	Ranch Holdings Two	045-061-004	99.48	ARE-20	ARE-40

**RECOMMENDATION:**

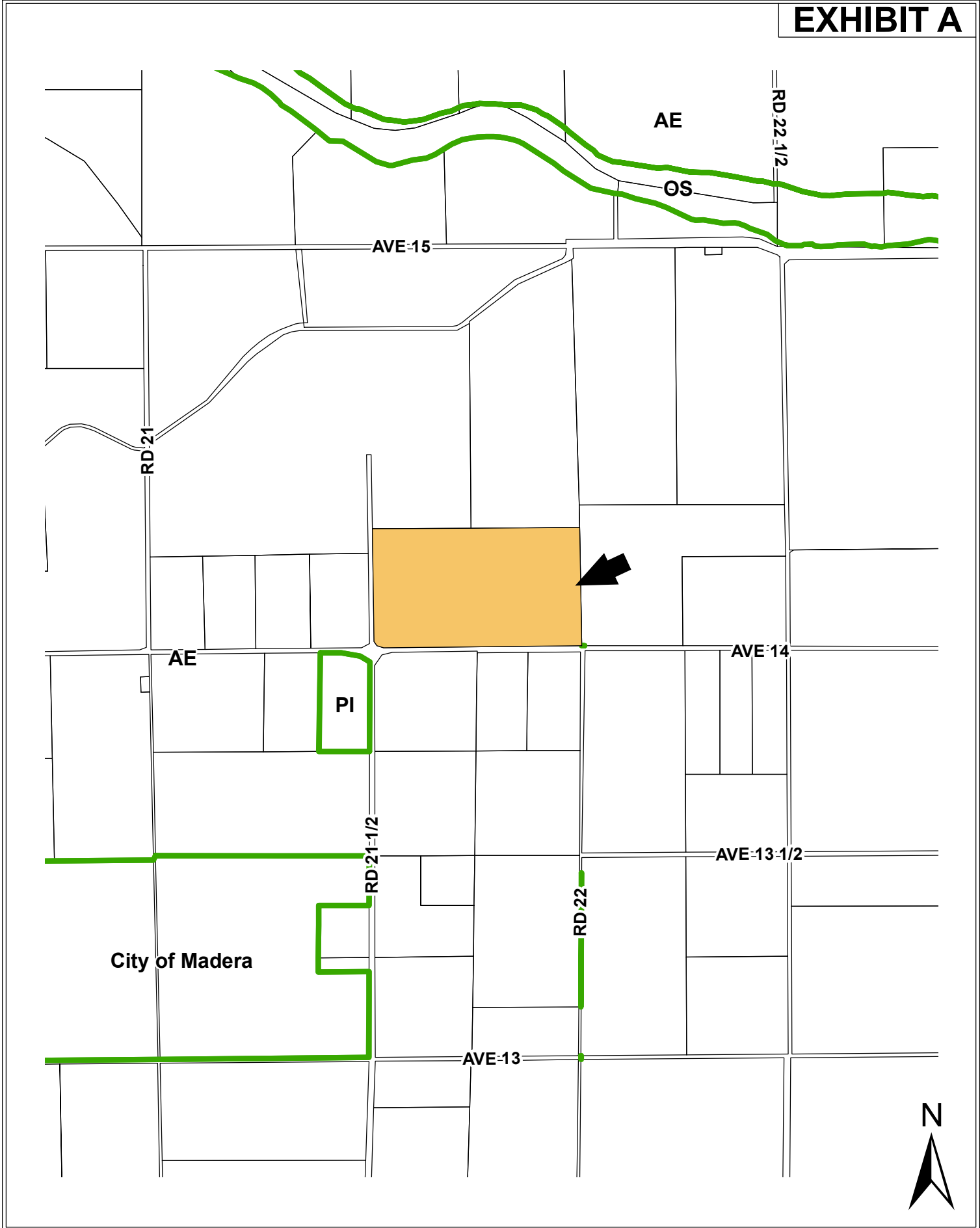
The analysis contained in this report supports approval of the rezonings from ARE-20 (Agricultural Rural Exclusive-20 Acre) and ARF (Agricultural Rural Foothills) Districts to ARE-40 (Agricultural Rural Exclusive-40 Acre) District as identified in Table I of this report.

**ATTACHMENTS:**

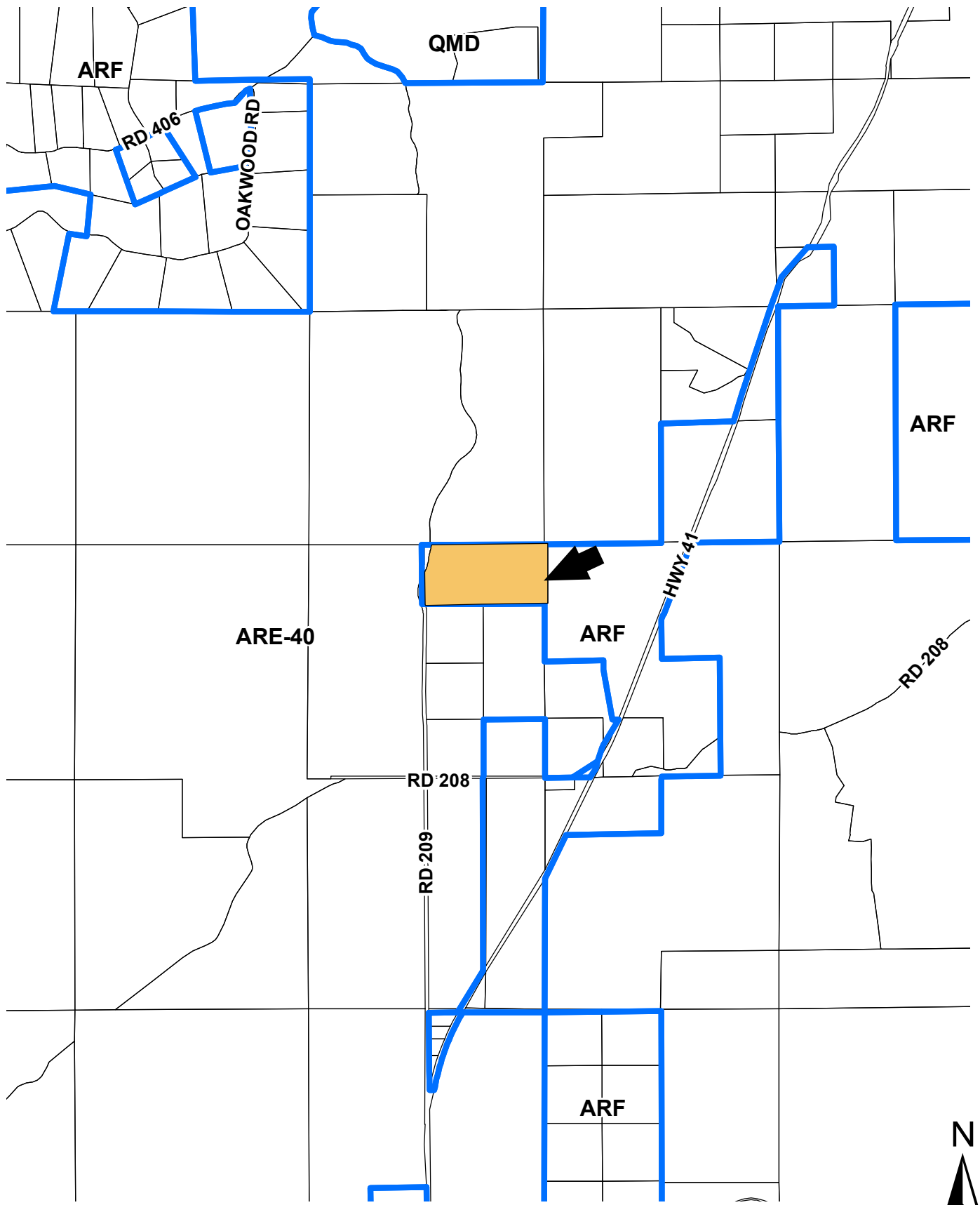
1. EXHIBIT A, General Plan Maps
2. EXHIBIT B, Zoning Maps



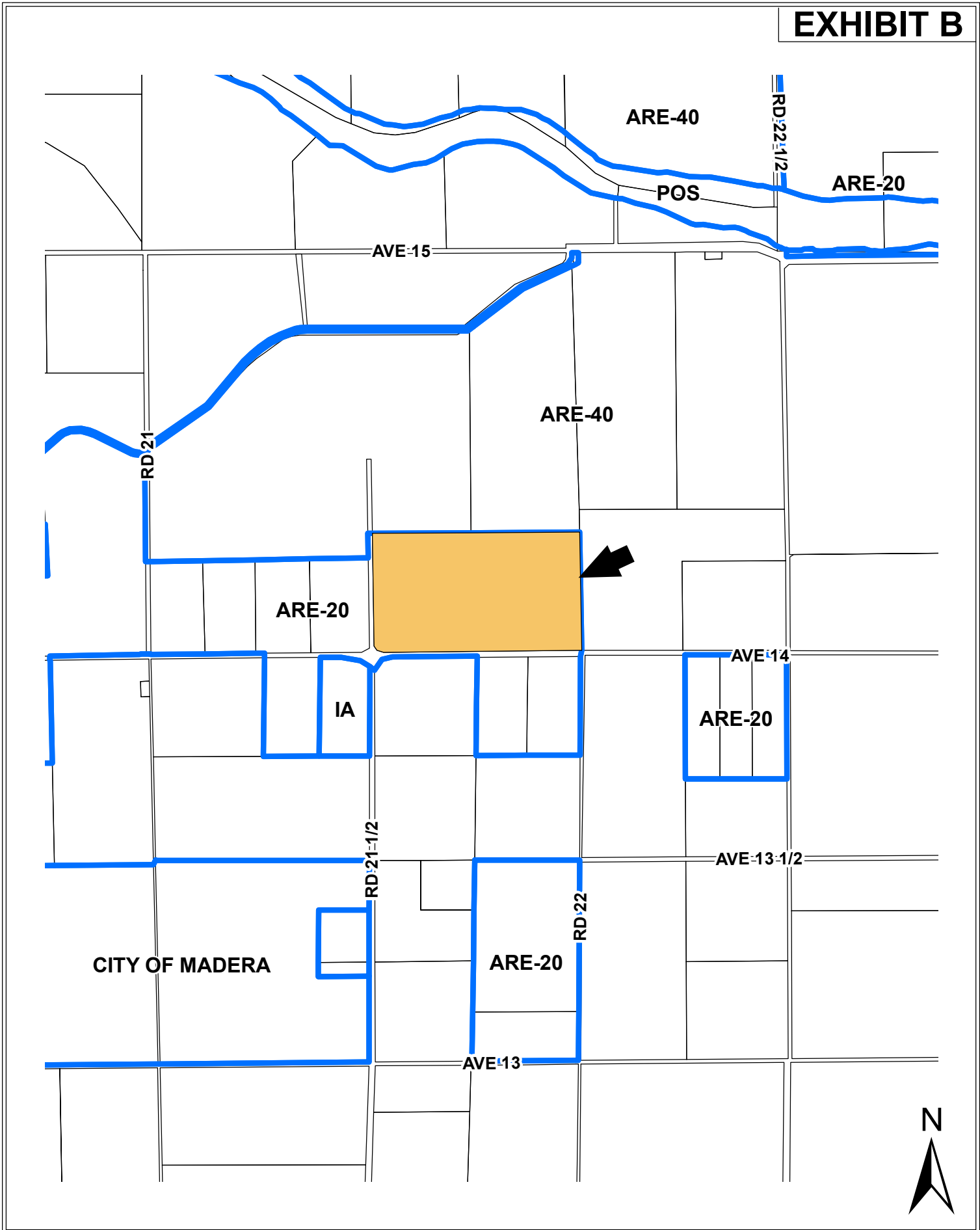
**JUSTICE GENERAL PLAN MAP**



**RANCH HOLDINGS TWO GENERAL PLAN MAP**



**JUSTICE ZONING MAP**



**RANCH HOLDINGS TWO ZONING MAP**