



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: November 5, 2019

AGENDA ITEM: #4

CZ	#2019-006, -007, -008, -009, -010	Rezoning of Lands Proposed for Inclusion in Agricultural Preserve and Farmland Security Zone Programs for 2019
APN	Multiple	Applicant/Owner: Multiple
CEQA	EXEMPT	Section 15317

REQUEST:

This application requests the rezoning of lands currently proposed for inclusion in Madera County Agricultural Preserve program for 2020 (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 #2019-006 through -010 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:

Singh parcel:	153.95 acres
Bishel parcel:	38.98 acres
Dill Family Trust parcel	320 acres
Houlding parcels	118.41 acres
Bowman parcel	40 acres

ACCESS: See attached exhibits

PROJECT DESCRIPTION:

A total of 18 parcels have been identified for inclusion in the Agricultural Preserve/Farmland Security Zone (Williamson Act) program for the 2020 year. Eight (8) 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.

A total of 10 applications (18 parcels) to enter into Williamson Act contracts were initially received by the Planning Division. In reviewing the 2020 Agricultural Preserve/Farmland Security Zone applications, the Planning Division determined that eight (8) of the requests would require a rezoning to comply with the zoning and minimum parcel size requirements noted above. These 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**

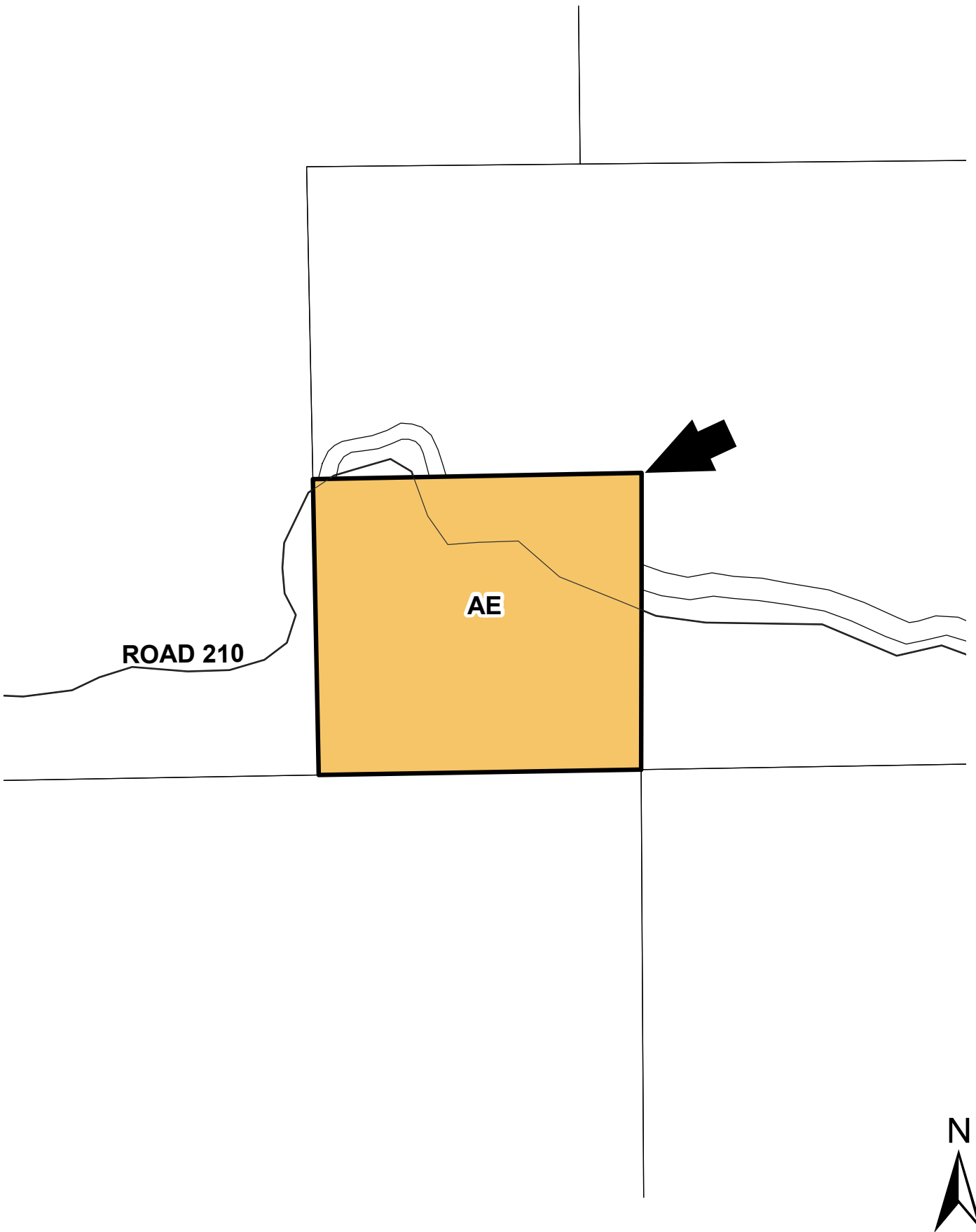
PROJECT	APPLICANT	PARCEL #	SIZE (acres)	EXISTING ZONE	PROPOSED ZONE
CZ #2019-006	Bowman	050-211-010	40	ARF	ARE-40
CZ #2019-007	Houlding	028-162-011, -012, -018, & -017	118.41	ARE-20	ARE-40
CZ #2019-008	Bishel	048-110-023	38.98	ARE-20	ARE-40
CZ #2019-009	Dill	053-250-008	320	ARF	ARE-40
CZ #2019-010	Singh	040-122-005	153.95	ARE-20	ARE-40

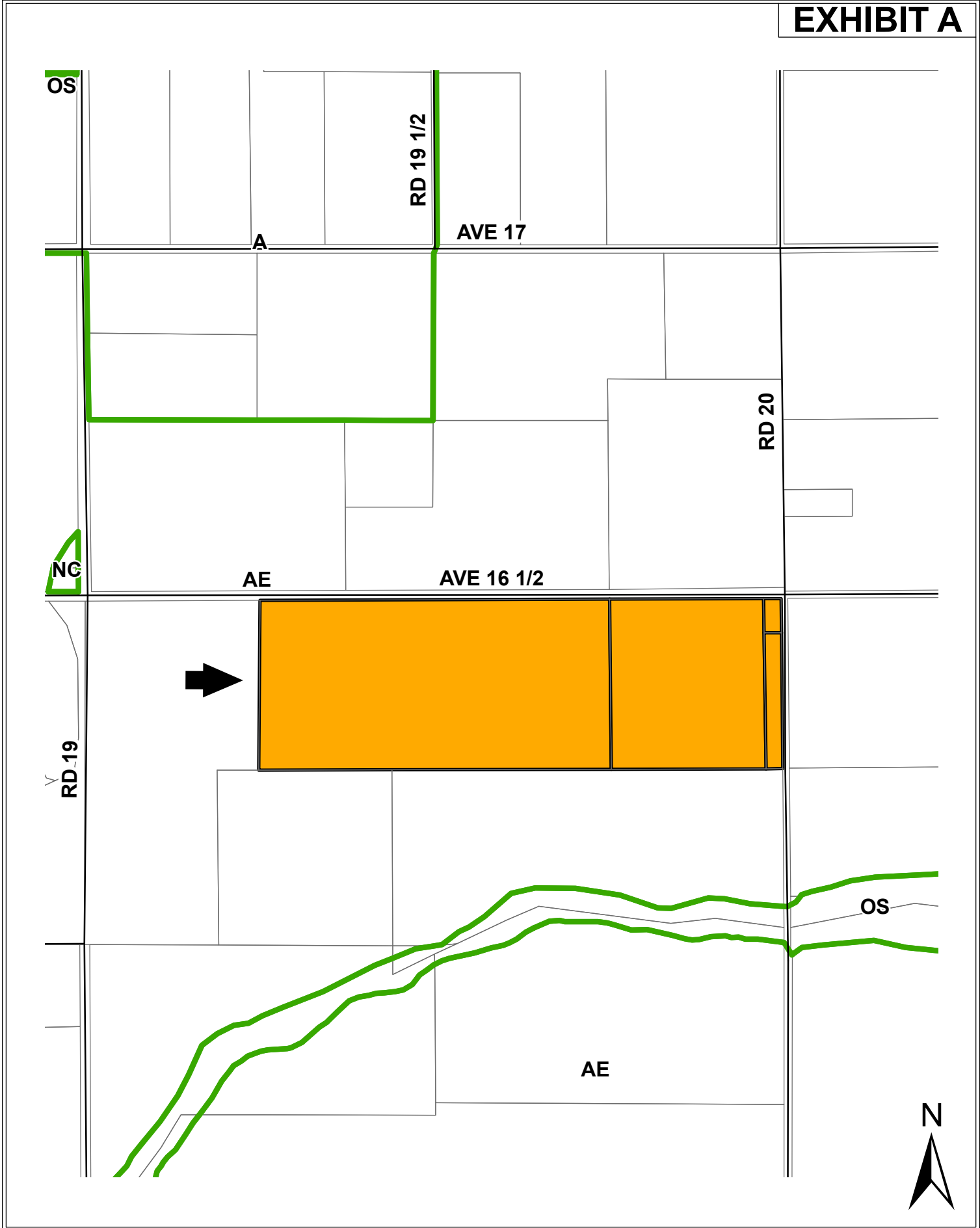
RECOMMENDATION:

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.

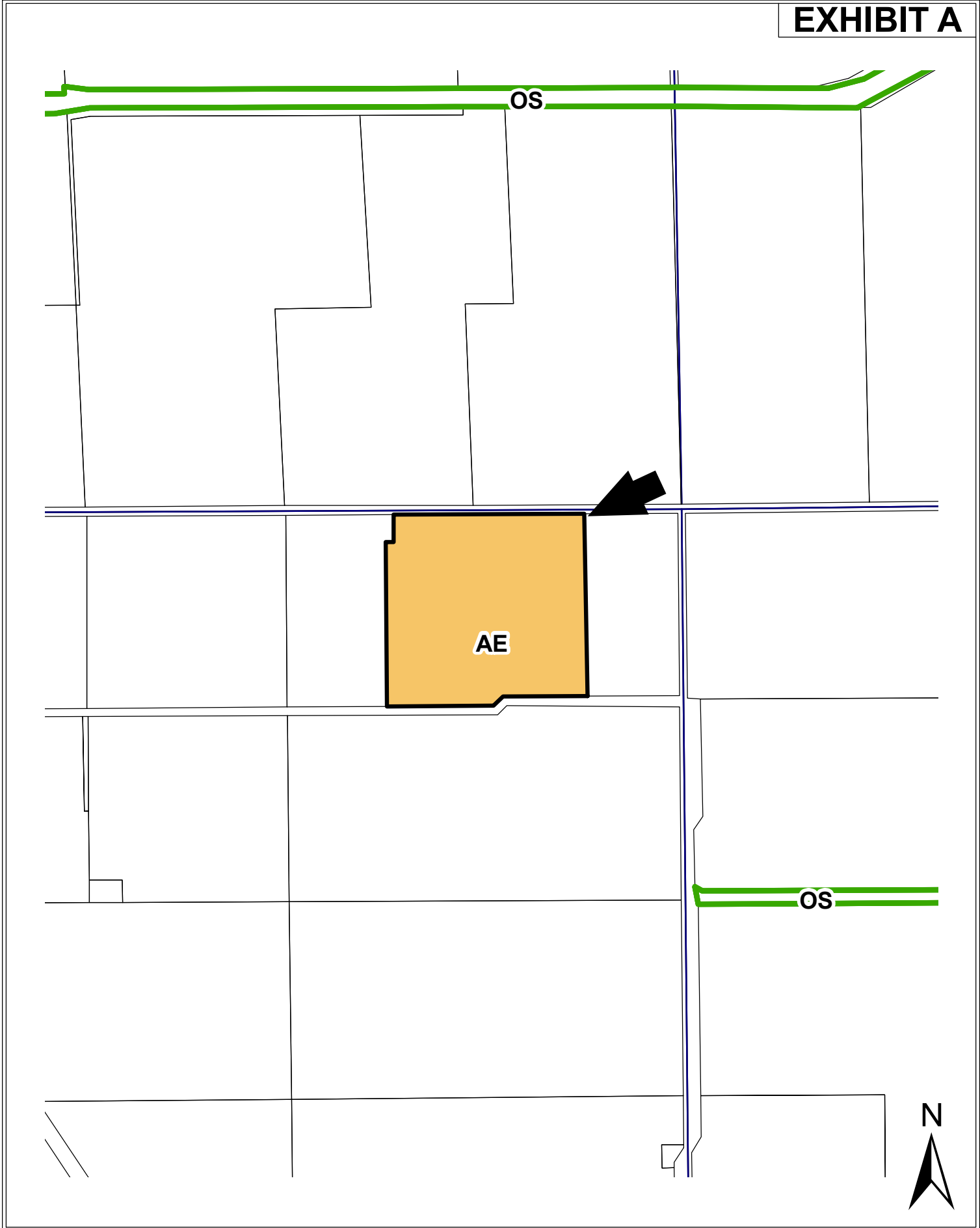
ATTACHMENTS:

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

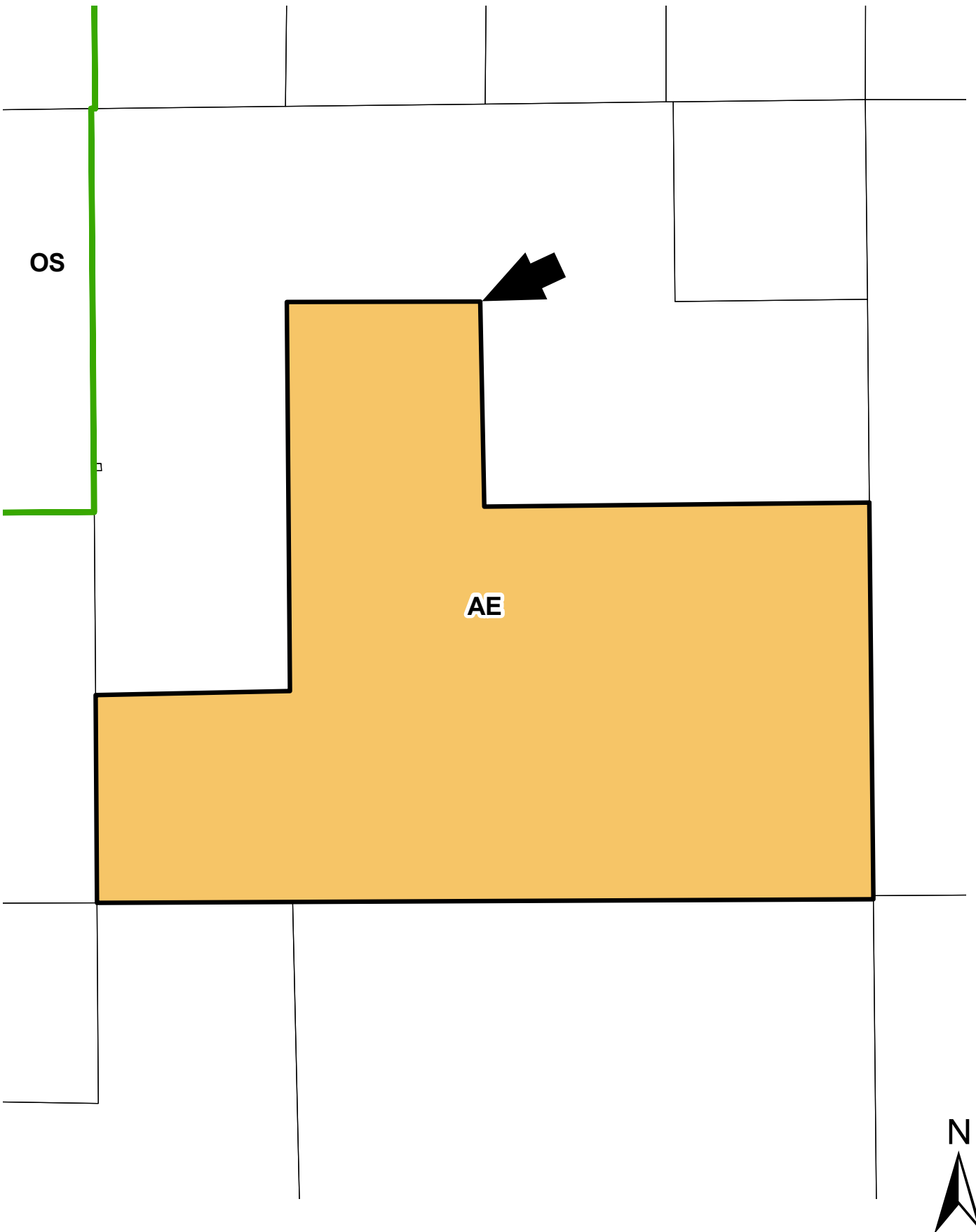




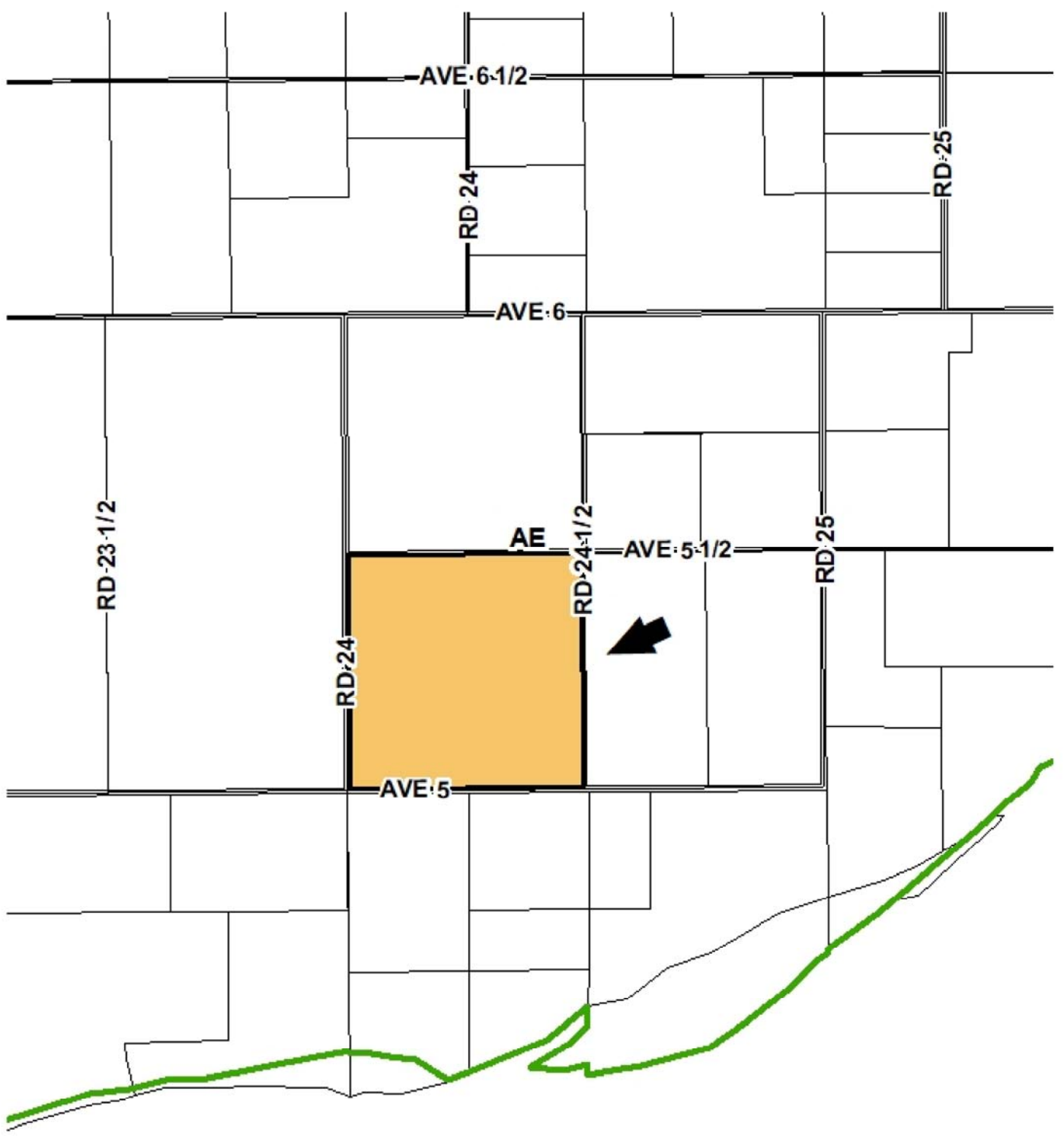
HOULDING FARMS GENERAL PLAN MAP



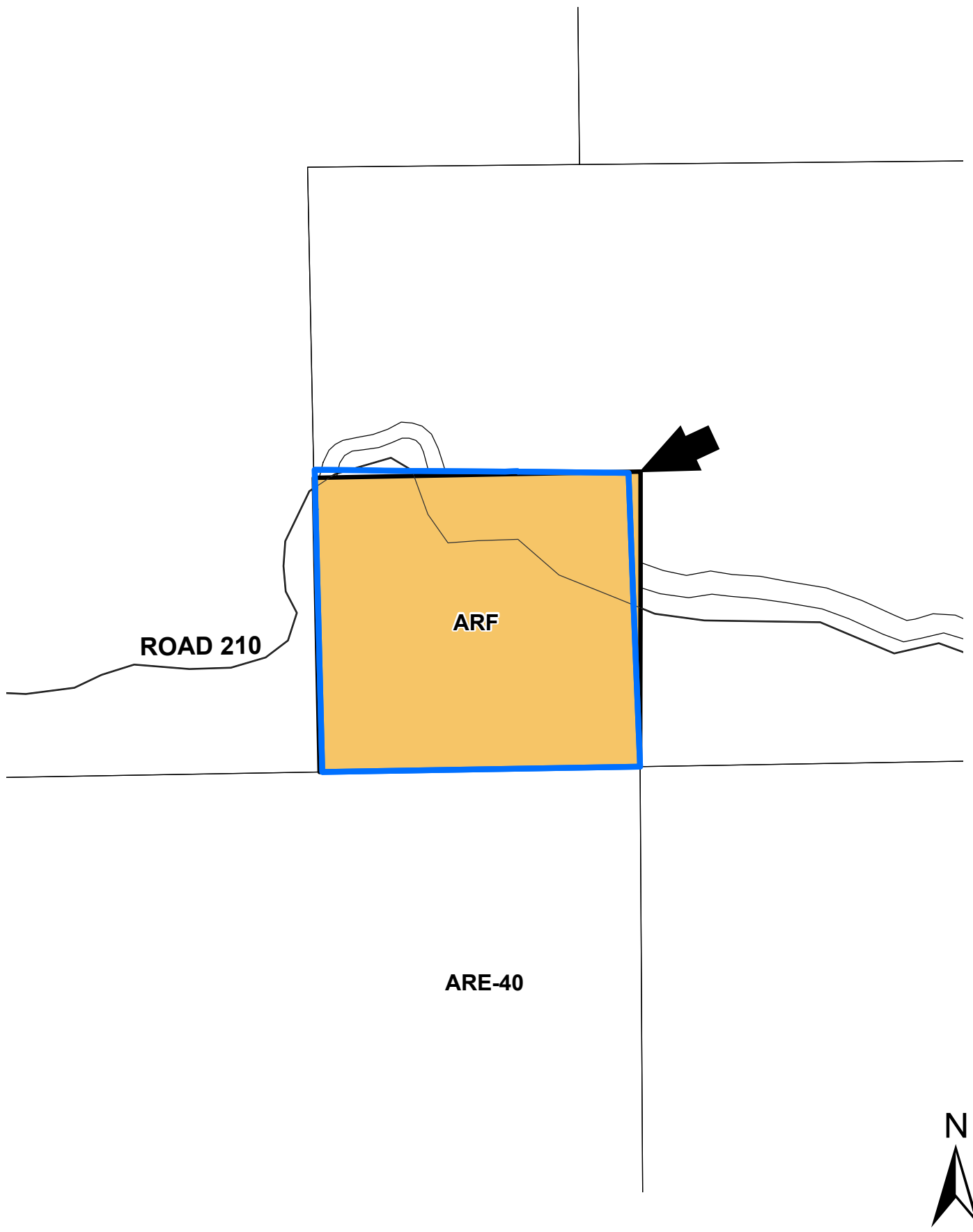
**ROBERT AND BARBARA BISHEL
GENERAL PLAN MAP**



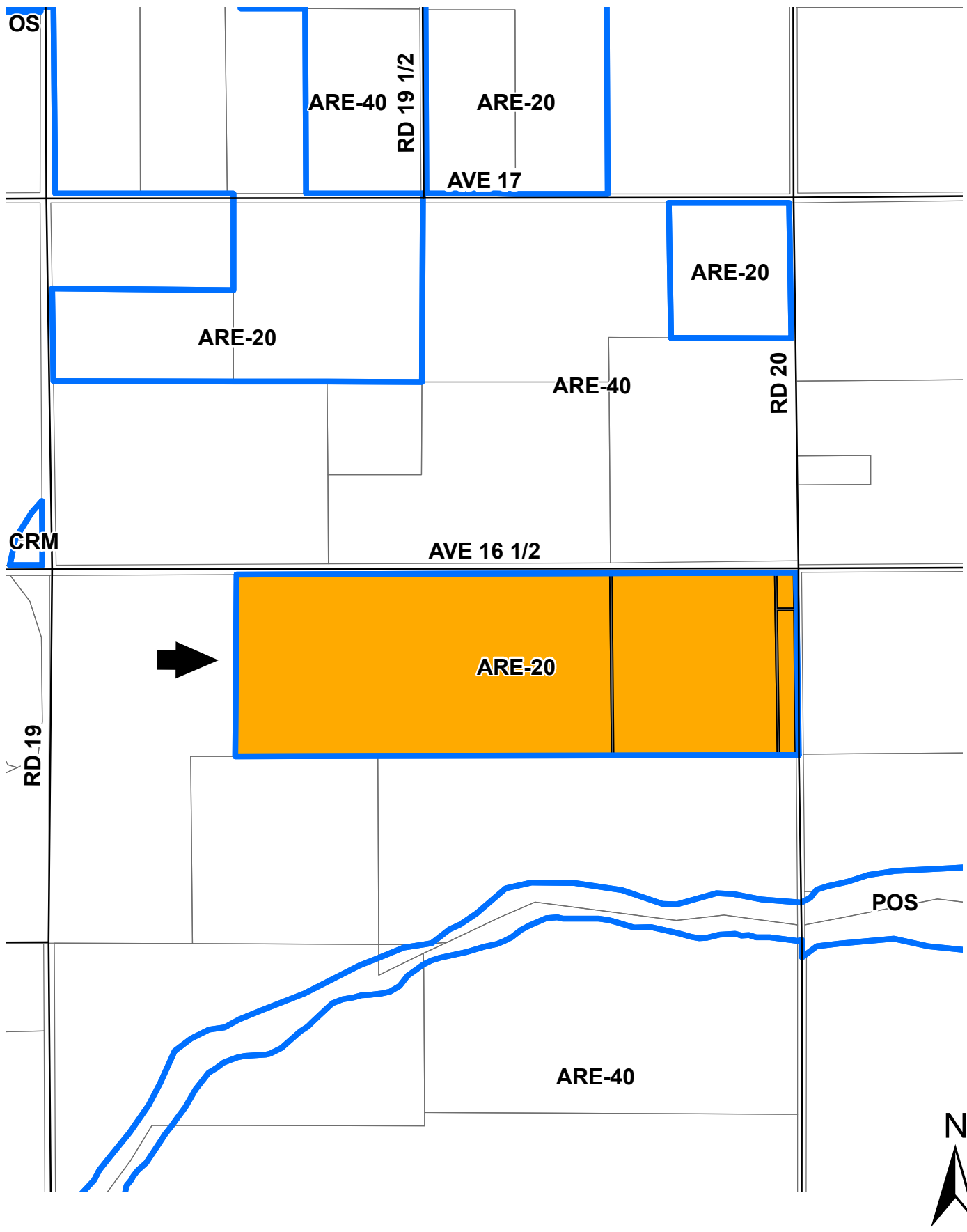
**SHAWN & MIRANDA DILL FAMILY TRUST
GENERAL PLAN MAP**



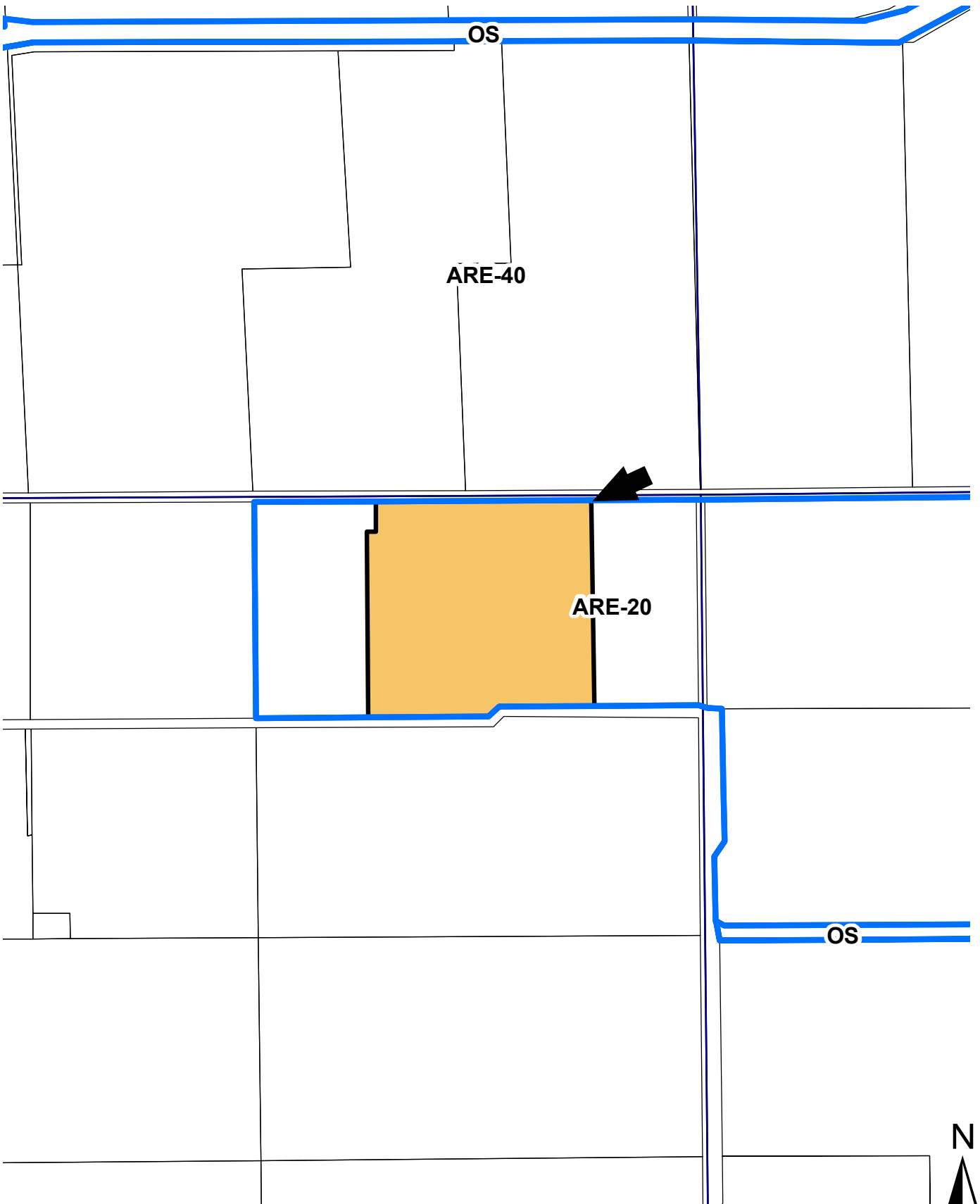
**PAUL SINGH
GENERAL PLAN MAP**



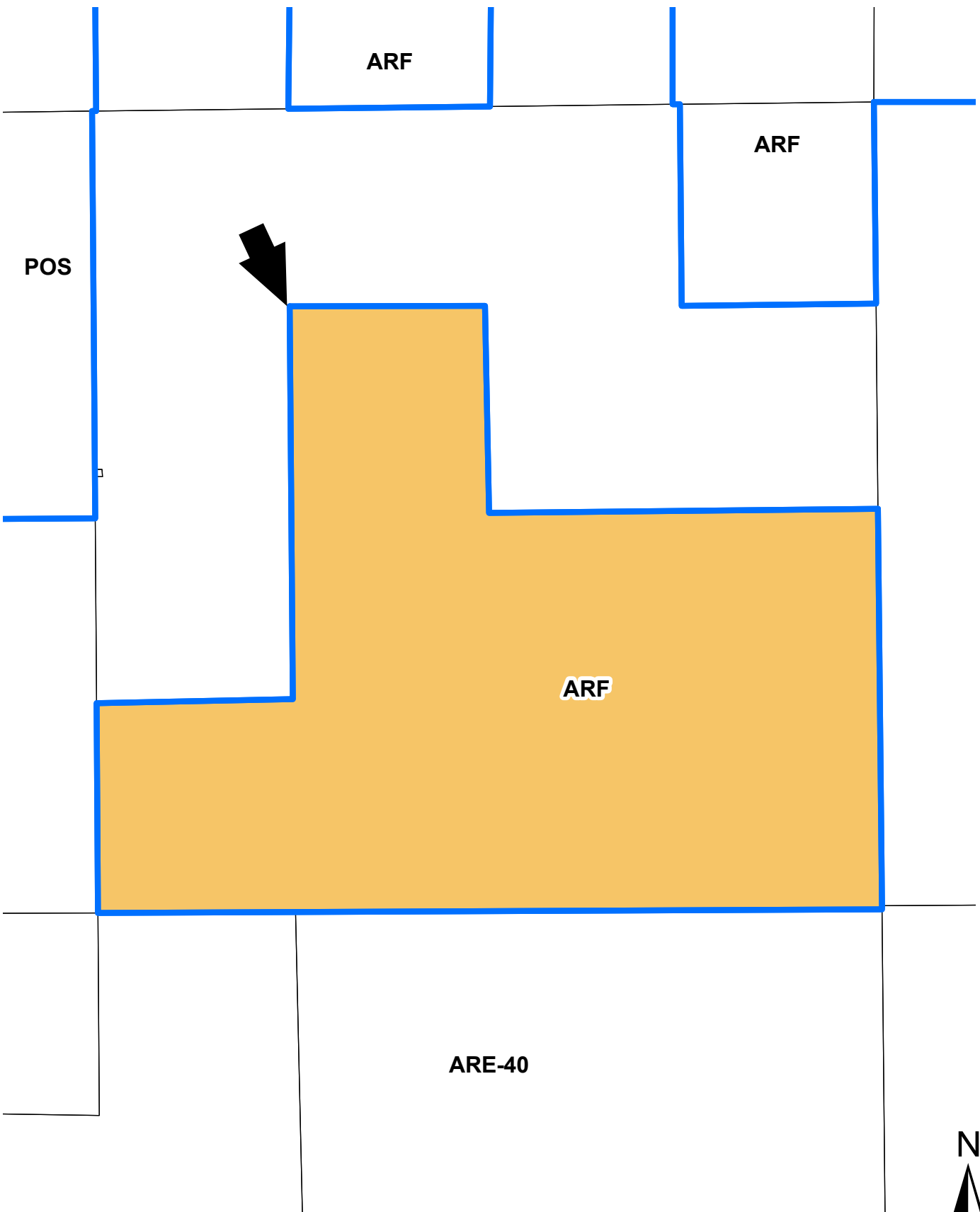
DOUGLAS L. BOWMAN ZONING MAP



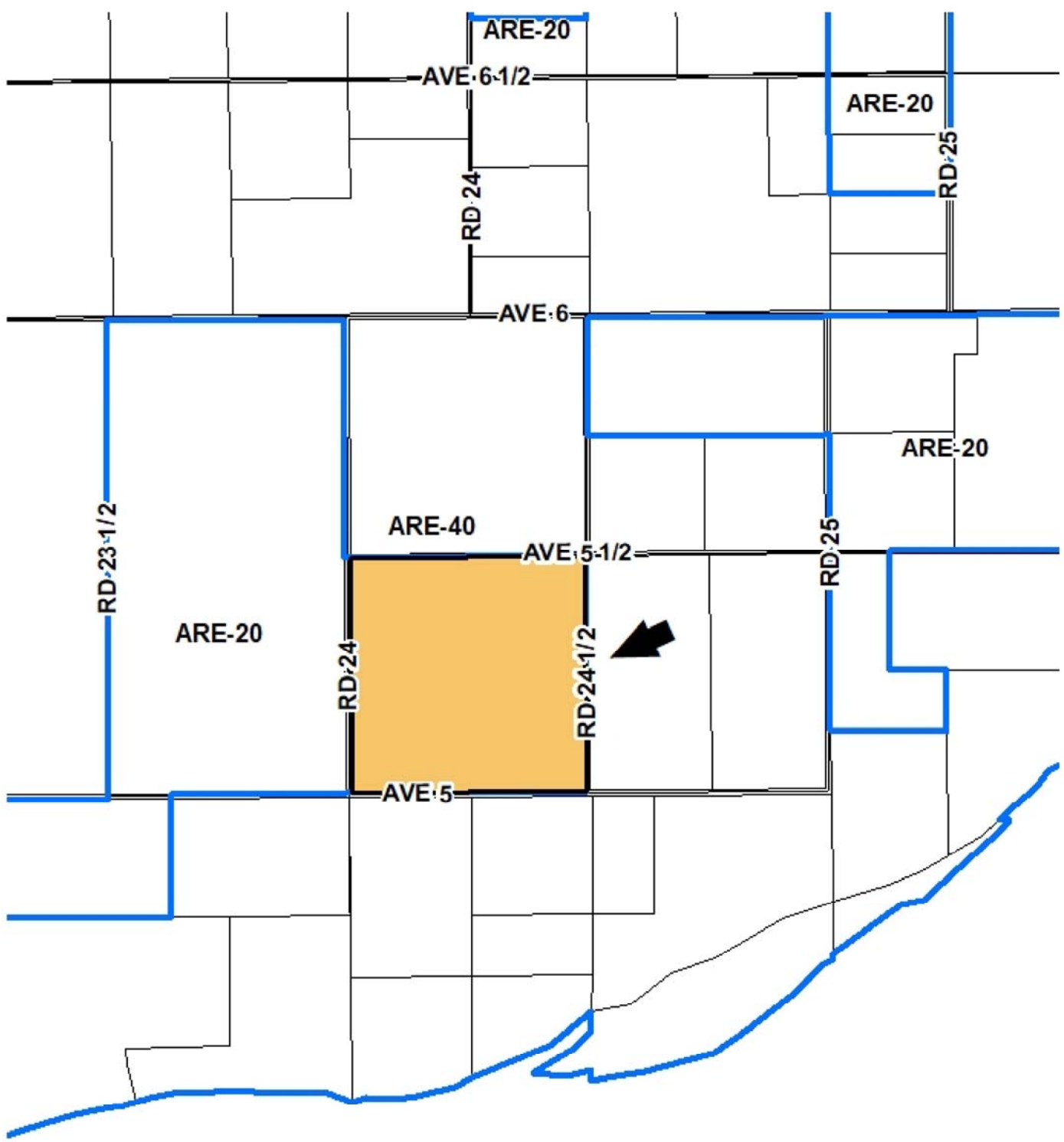
HOULDING FARMS ZONING MAP



**ROBERT AND BARBARA BISHEL
ZONING MAP**



**SHAWN & MIRANDA DILL FAMILY TRUST
ZONING MAP**



PAUL SINGH
ZONING MAP