

## Community and Economic Development Planning Division

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**PLANNING COMMISSION DATE:** November 10, 2020

**AGENDA ITEM:** #4

<b>CZ</b>	<b>#2020-005 – #2020-019</b>	<b>Rezoning of Lands Proposed for Inclusion in Agricultural Preserve and Farmland Security Zone Programs for 2021</b>
<b>APN</b>	<b>Multiple</b>	<b>Applicant/Owner: Multiple</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 2021 (contracts with Madera County under the provisions of the Williamson Act) from ARE-20 (Agricultural Rural Exclusive-20 Acre) and IL (Industrial, Light) 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:** Approval

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

**SITE:** AE (Agricultural Exclusive), A (Agriculture) Designations

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

**ZONING (Exhibit B):**

**SITE:** ARE-20 (Agricultural Rural Exclusive-20 Acre) District, IL (Industrial Light)

**SURROUNDING:** ARE-20 (Agricultural Rural Exclusive-20 Acre), ARE-40 (Agricultural Rural Exclusive-40 Acre), IL (Industrial Light) Districts.

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

**LAND USE:**

**SITE:** Agricultural, Industrial

**SURROUNDING:** Agricultural, Industrial

**SIZE OF PROPERTY:**

ACP Farms LLC parcels:	36.46 acres
Godavari Farms LLC parcels:	79.06 acres
Eastbay Farms LLC parcels:	72.15 acres
SRK FARMS LLC parcels:	38.45 acres
PSR Farms LLC parcels:	40.34 acres
Reddy's Ranch LLC parcels:	39.75 acres
MICA Farms LLC parcels:	149.96 acres
ARK Farms LLC parcels:	40.43 acres
RK Argo Farms LLC parcels:	40.32 acres
Gill-Chohan parcels:	132.48 acres
Houlding Family Trust parcels:	39.45 acres

**ACCESS:** See attached exhibits

**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 22 applications (29 parcels) applying for the Williamson Act contracts were initially received by the Planning Division. In reviewing the 2021 Agricultural Preserve/Farmland Security Zone applications, the Planning Division determined that sixteen (16) of the application requests (21 parcels) would require a rezoning to comply with the zoning and minimum parcel size requirements noted above. Sixteen (16) rezoning applications (21 parcels) were received by the deadline outlined on the 2020-2021 Agricultural Preserve calendar. Table I summarizes the rezonings which are necessary for inclusion in the Agricultural Preserve Program.

**Table I**  
**Ag. Preserve/Farmland Security Zone Rezoning Summary**

<b>PROJECT</b>	<b>Applicant</b>	<b>PARCEL #</b>	<b>ACREAGE</b>	<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>
CZ#2020-005	ACP Farms LLC	031-111-011	20.01	ARE-20	ARE-40
CZ#2020-017	ACP Farms LLC	031-102-032	18.45	ARE-20	ARE-40
CZ#2020-006	Godavari Farms LLC	031-111-014, 031-111-031	79.06	ARE-20	ARE-40
CZ#2020-007	Eastbay Farms LLC	029-160-017	32.02	ARE-20	ARE-40
CZ#2020-008	Eastbay Farms LLC	031-151-010	40.13	ARE-20	ARE-40
CZ#2020-009	SRK Farms LLC	029-210-028	38.45	IL	ARE-40
CZ#2020-010	PSR Farms LLC	031-142-017	40.34	ARE-20	ARE-40
CZ#2020-019	Reddy's Ranch LLC	031-102-027	39.75	ARE-20	ARE-40
CZ#2020-018	MICA Farms, LLC	031-102-010, -025	79.52	ARE-20	ARE-40
	MICA Farms, LLC	031-142-015, -016	70.44	ARE-20	ARE-40
CZ#2020-011	ARK Farms LLC	031-102-012	40.43	ARE-20	ARE-40
CZ#2020-012	RK Argo Farms LLC	031-142-014	40.32	ARE-20	ARE-40
CZ#2020-014	Vindeep Gill	048-100-025	39.4	ARE-20	ARE-40

**STAFF REPORT**

Ag. Preserve Rezoning

November 10, 2020

CZ#2020-015	Vindeep Gill	048-100-027	18.28	ARE-20	ARE-40
CZ#2020-016	Vindeep Gill	048-120-007	74.8	ARE-20	ARE-40
CZ#2020-013	Houling Family Trust	028-162-012, 028-162-017, 028-162-018	39.45	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 IL (Industrial Light) 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



**ACP FARMS LLC - GENERAL PLAN MAP**

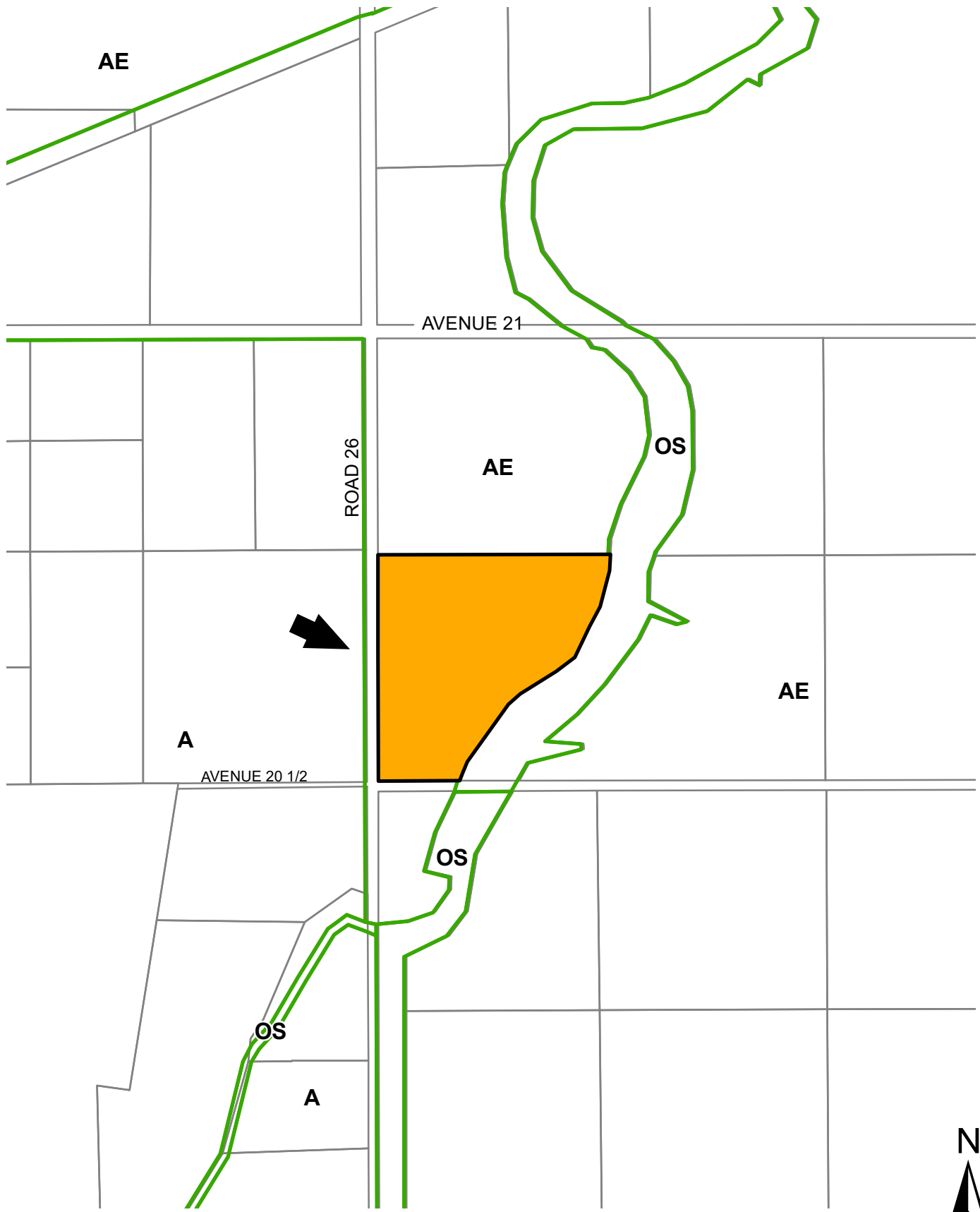


AVENUE 21 RR

A

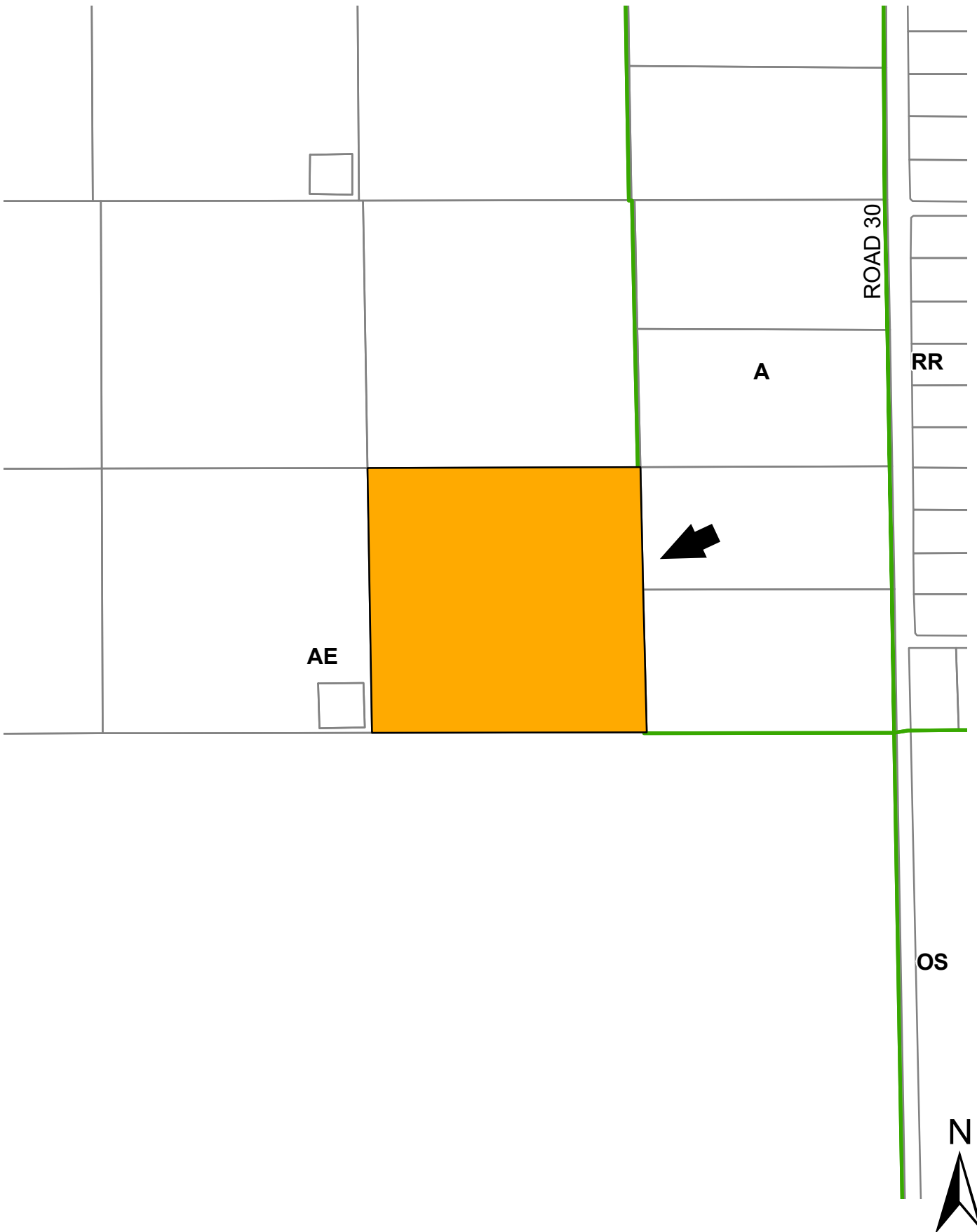
AE



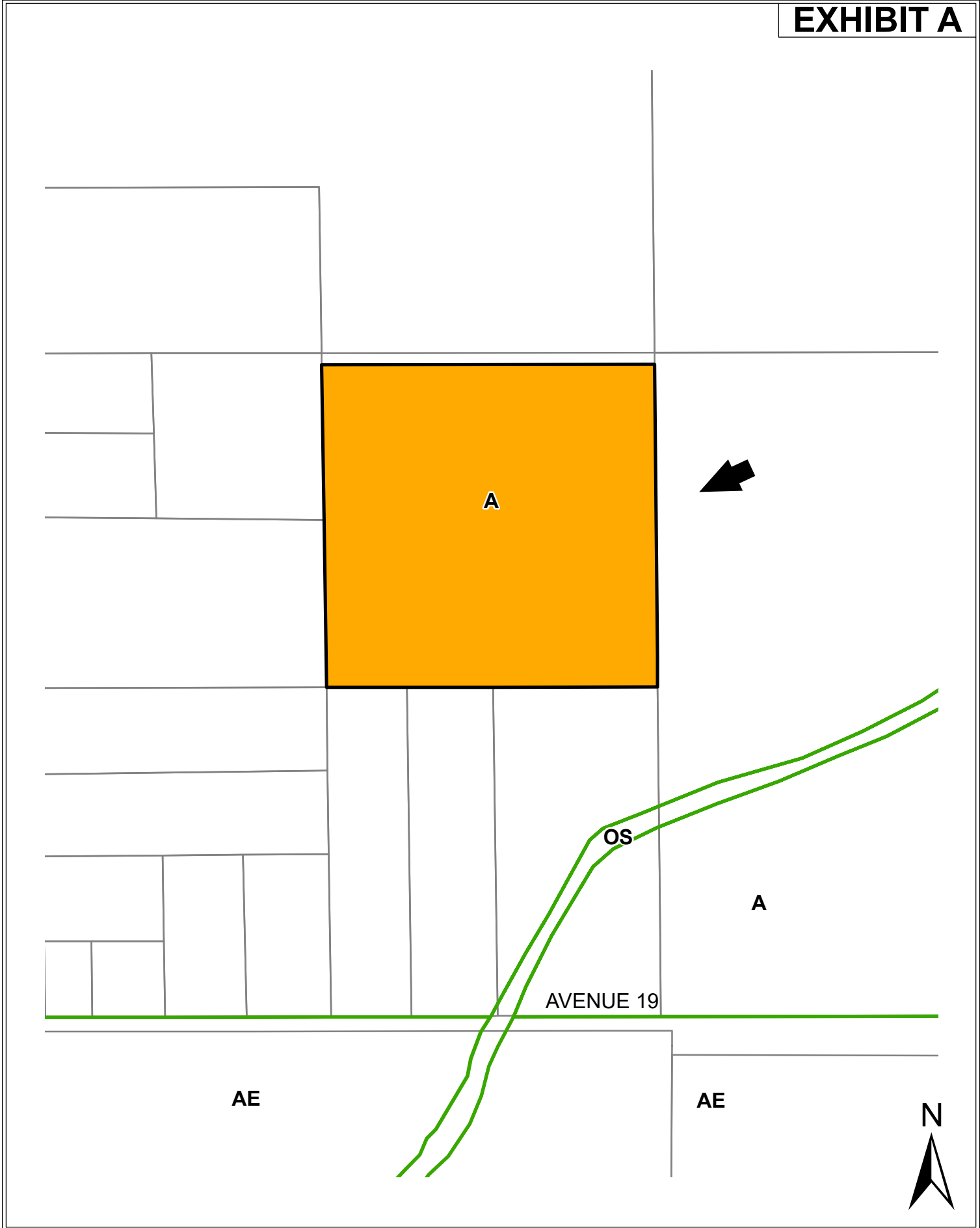


**EASTBAY FARMS LLC - GENERAL PLAN MAP**

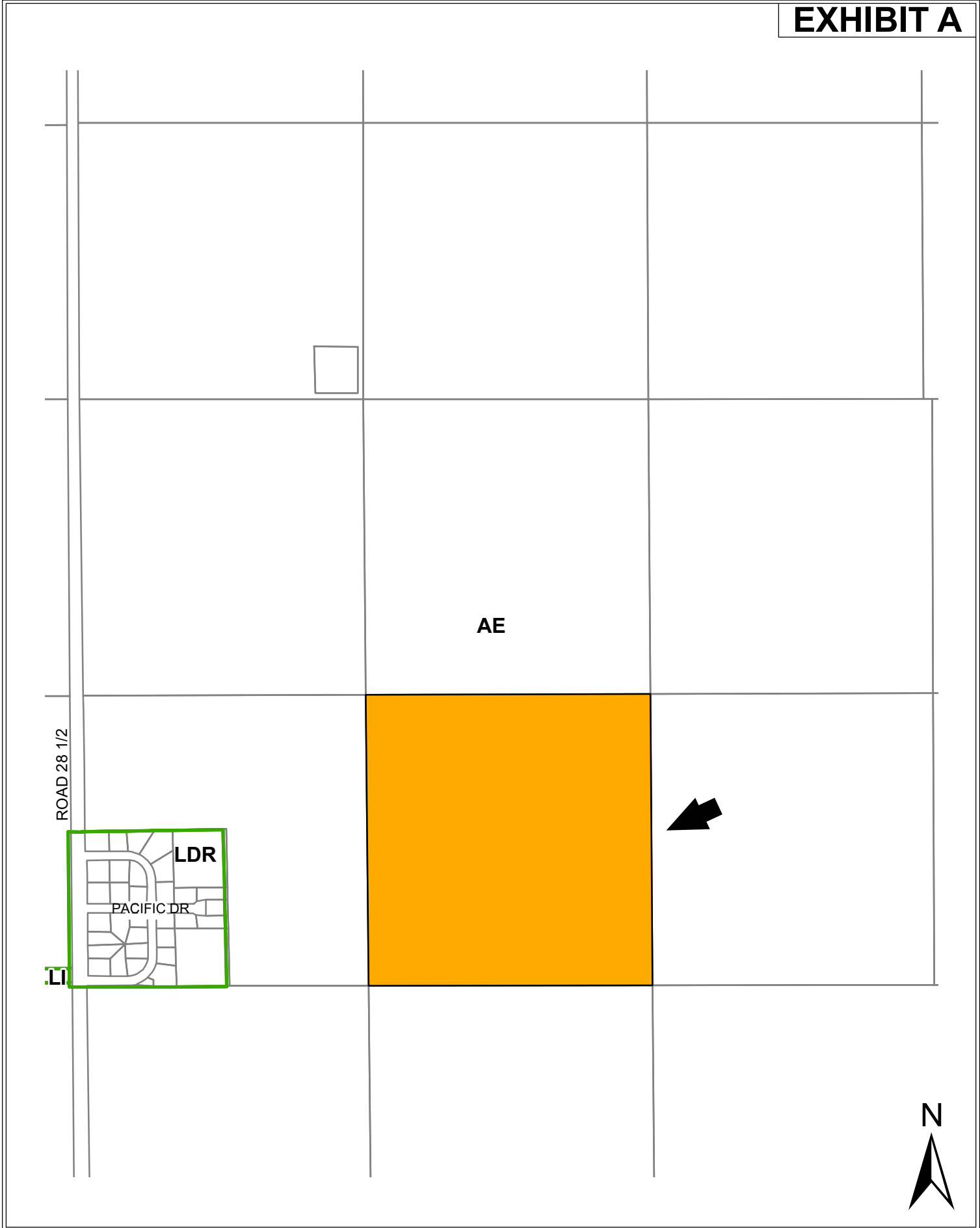




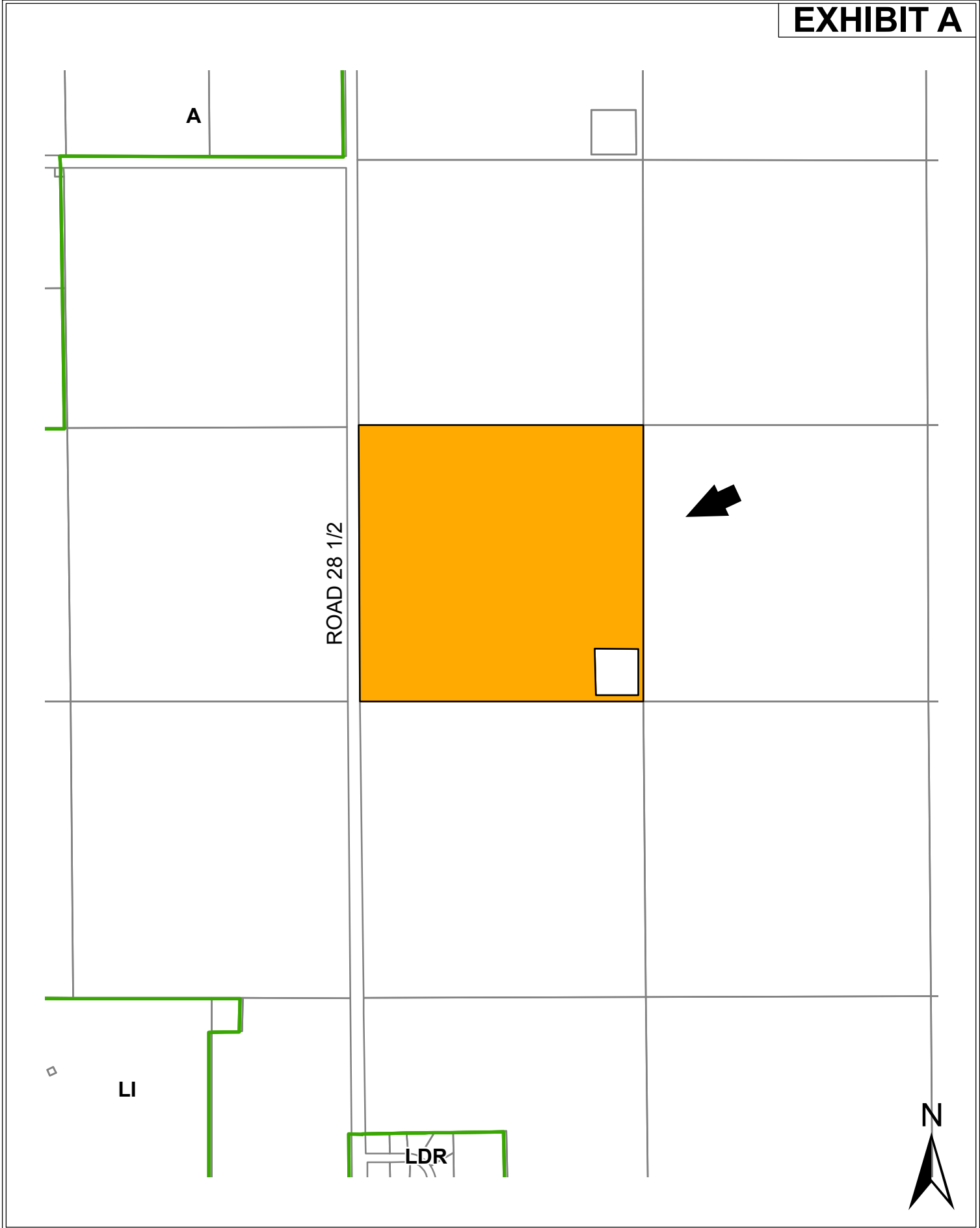
**EASTBAY FARMS LLC - GENERAL PLAN MAP**



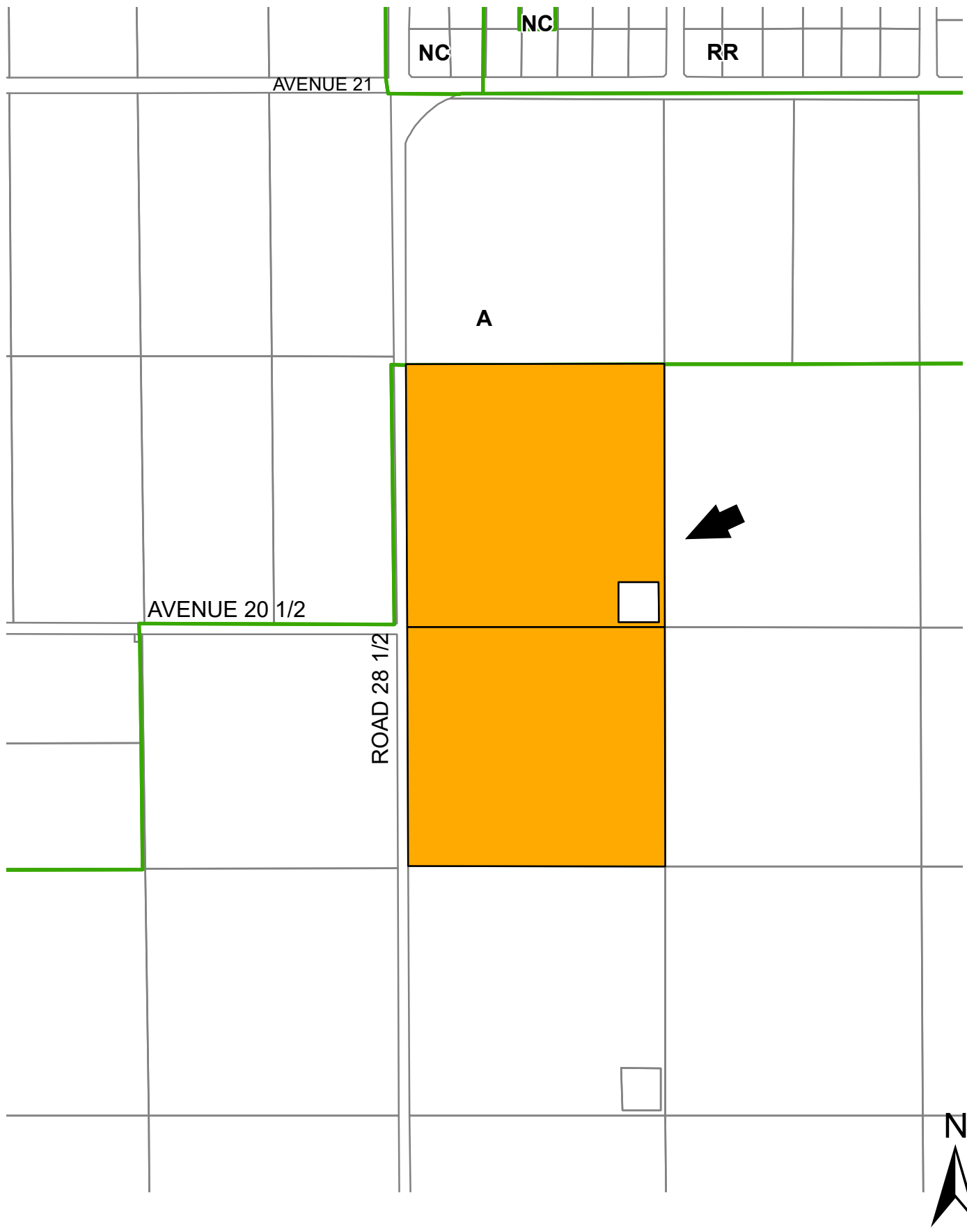
**SRK FARMS LLC - GENERAL PLAN MAP**



**PSR FARMS LLC - GENERAL PLAN MAP**

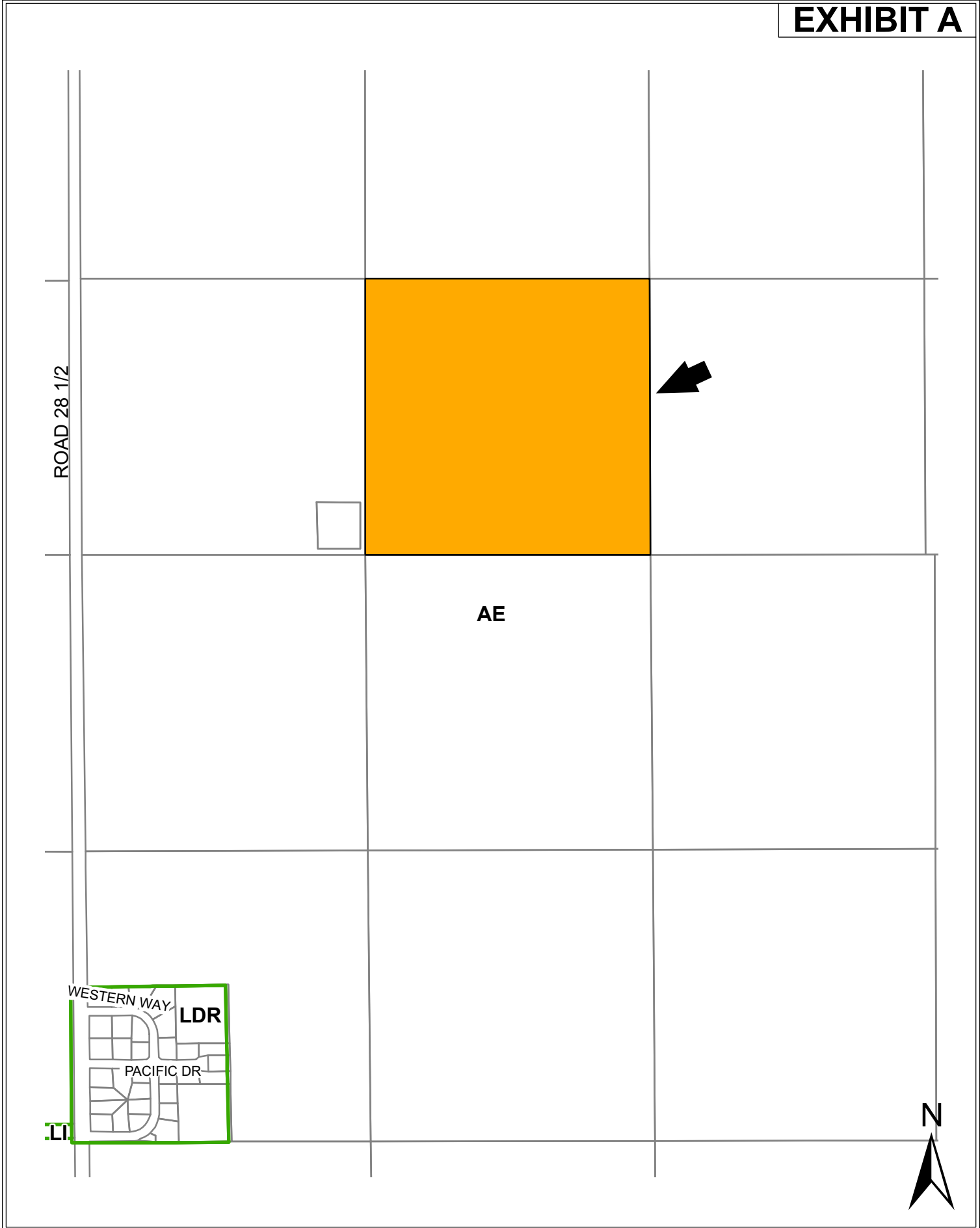


**REDDY RANCH LLC - GENERAL PLAN MAP**



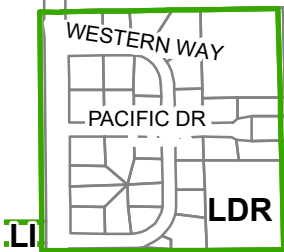
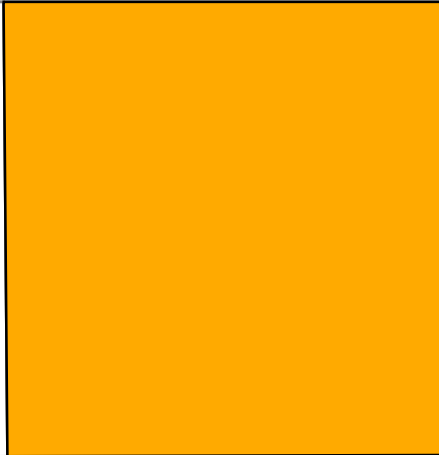
**MICA FARMS LLC - GENERAL PLAN MAP**





**ARK FARMS LLC - GENERAL PLAN MAP**

ROAD 28 1/2



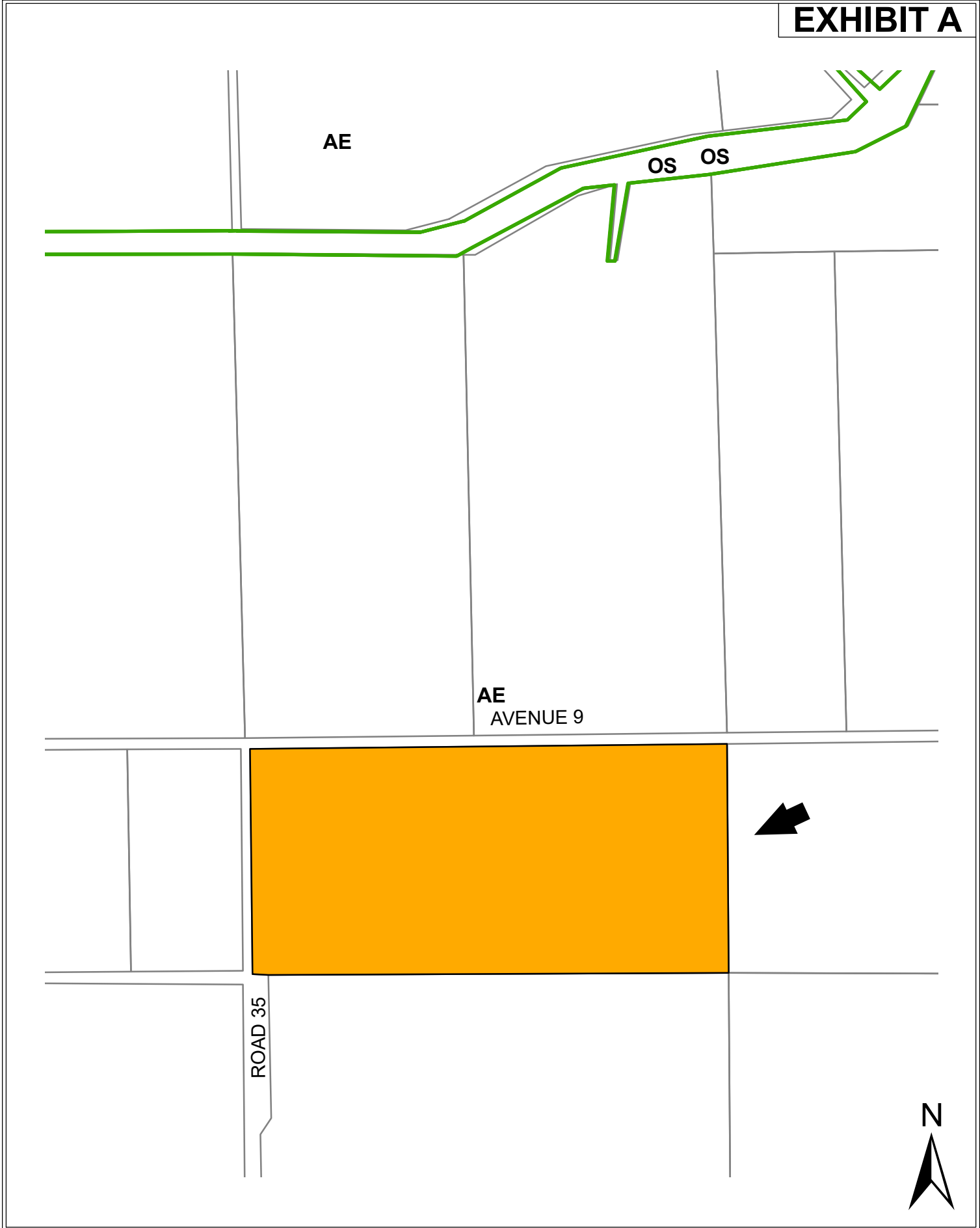




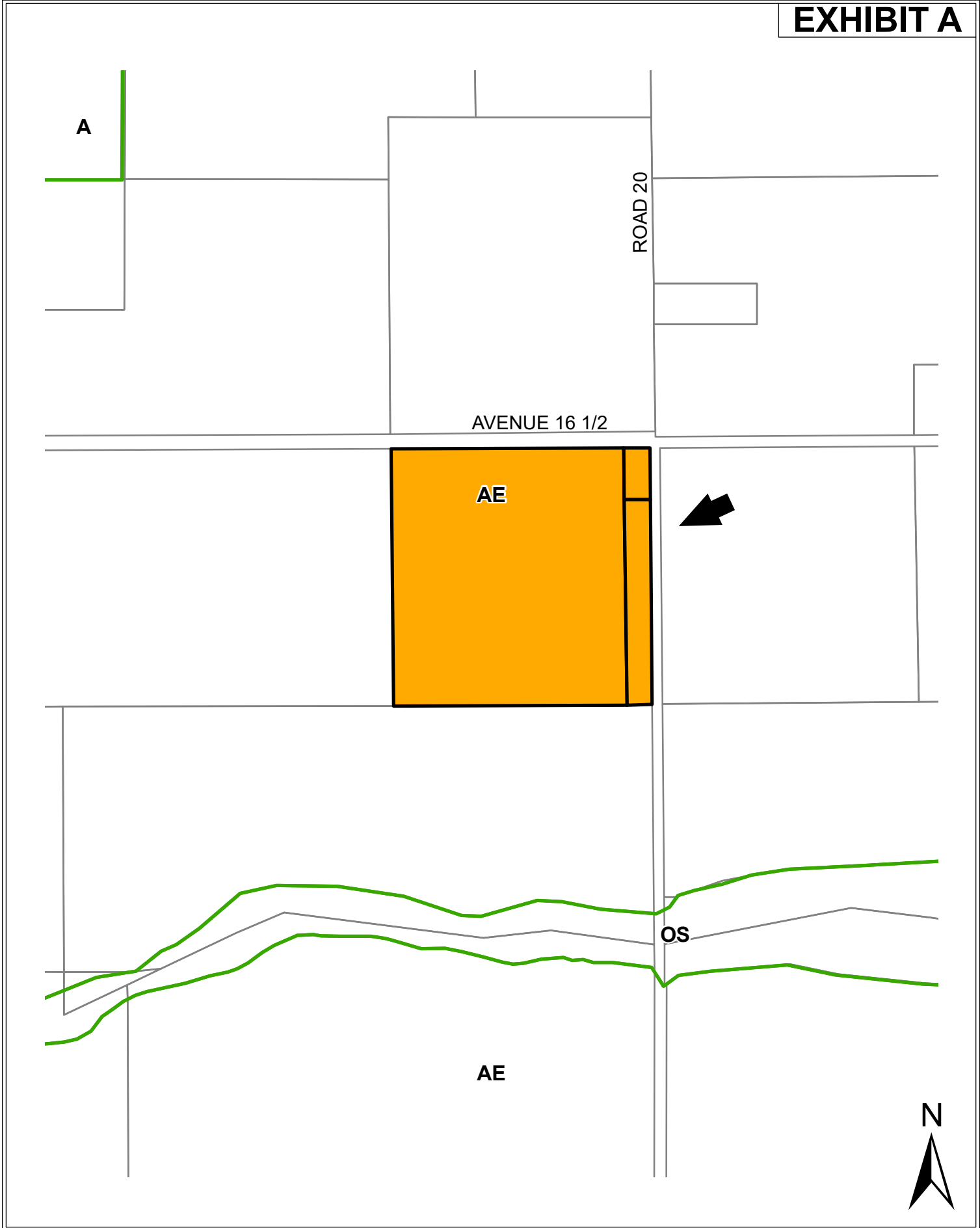
**GILL-CHOHAN - GENERAL PLAN MAP**



**GILL/CHOHAN - GENERAL PLAN MAP**



**GILL/CHOHAN- GENERAL PLAN MAP**



**HOULDING FAMILY TRUST - GENERAL PLAN MAP**



**ACP FARMS LLC - ZONING MAP**



AVENUE 21  
MHA



ARE-20

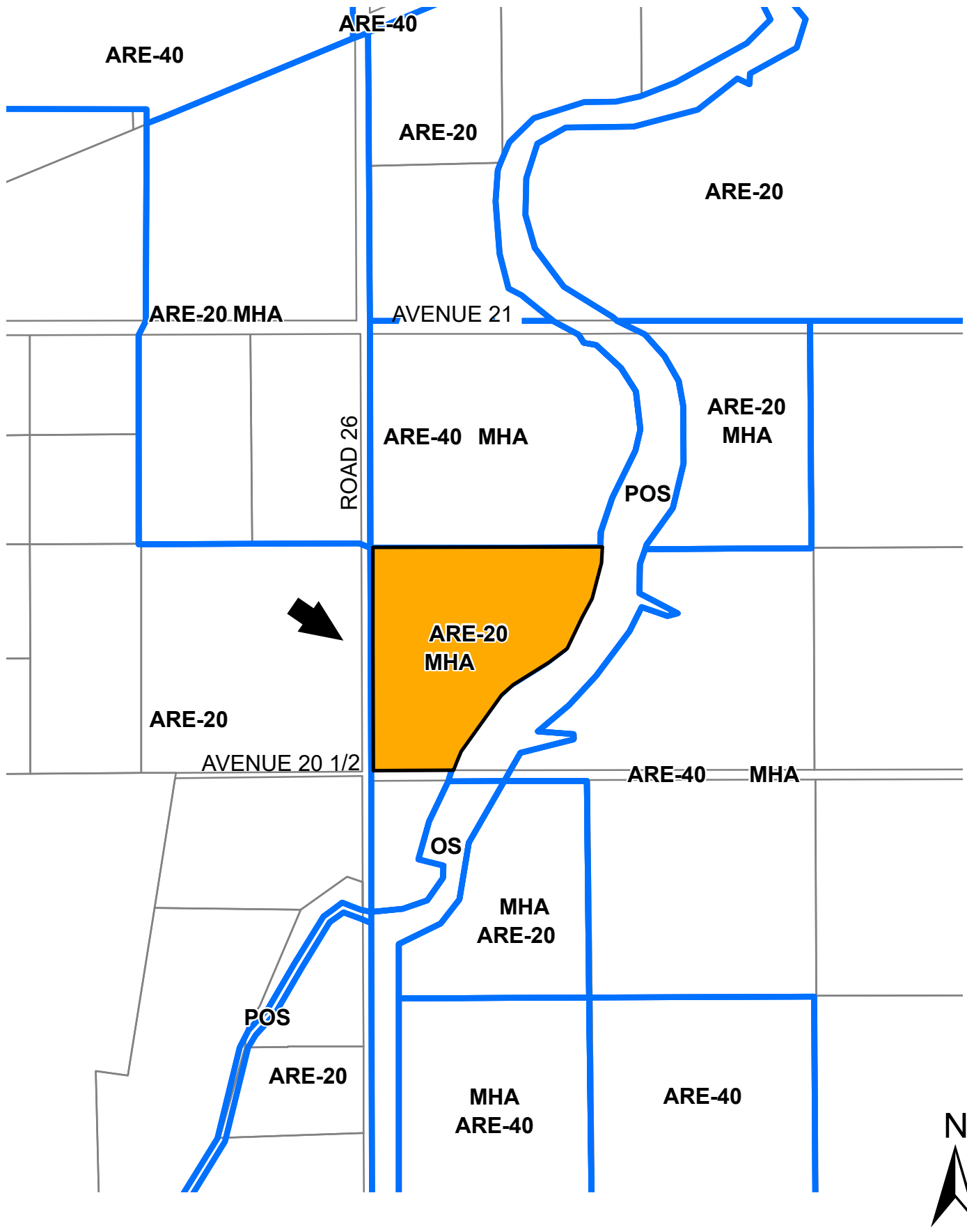
ARE-40

ARE-40

ARE-20

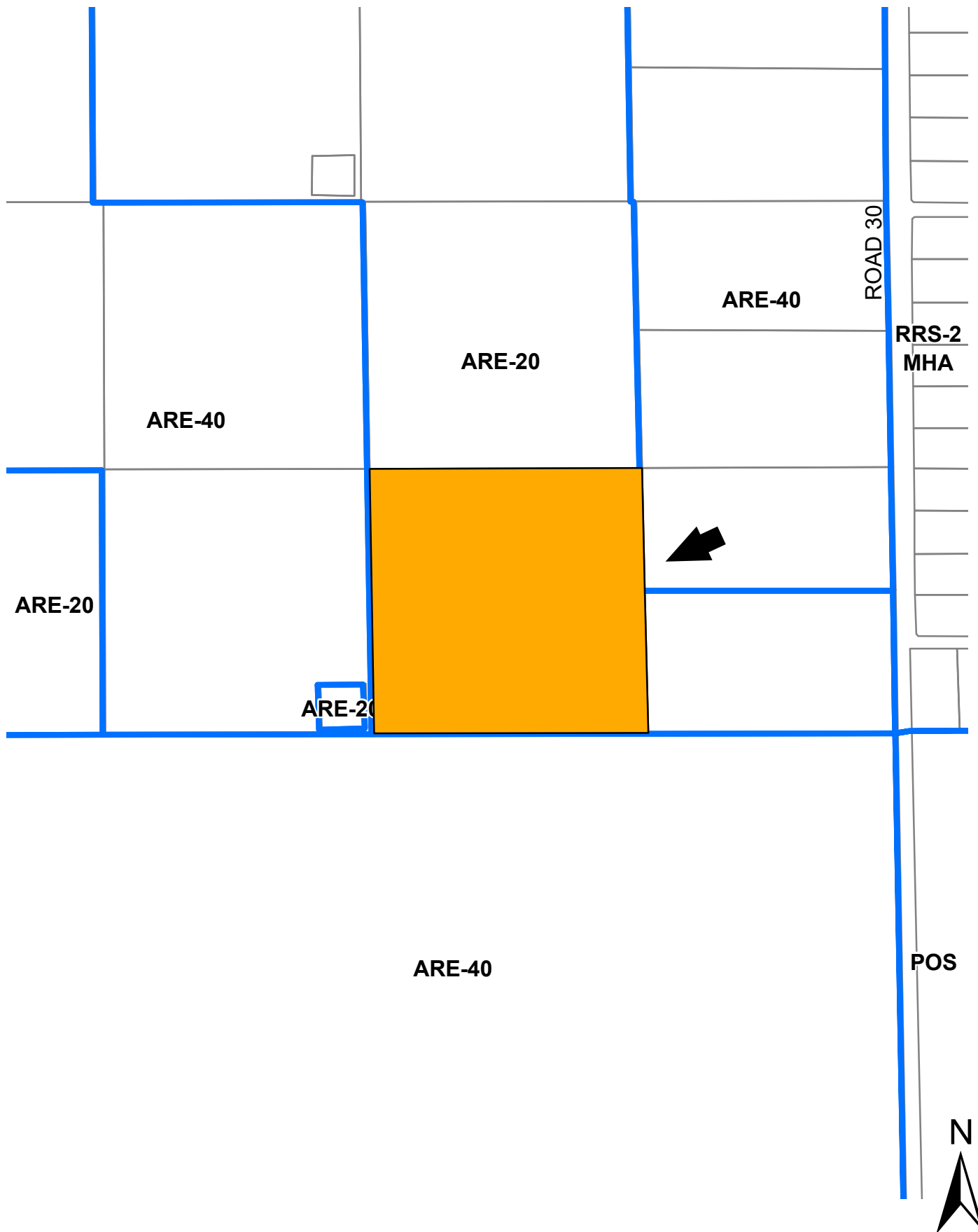
ARE-40

ARE-40 N

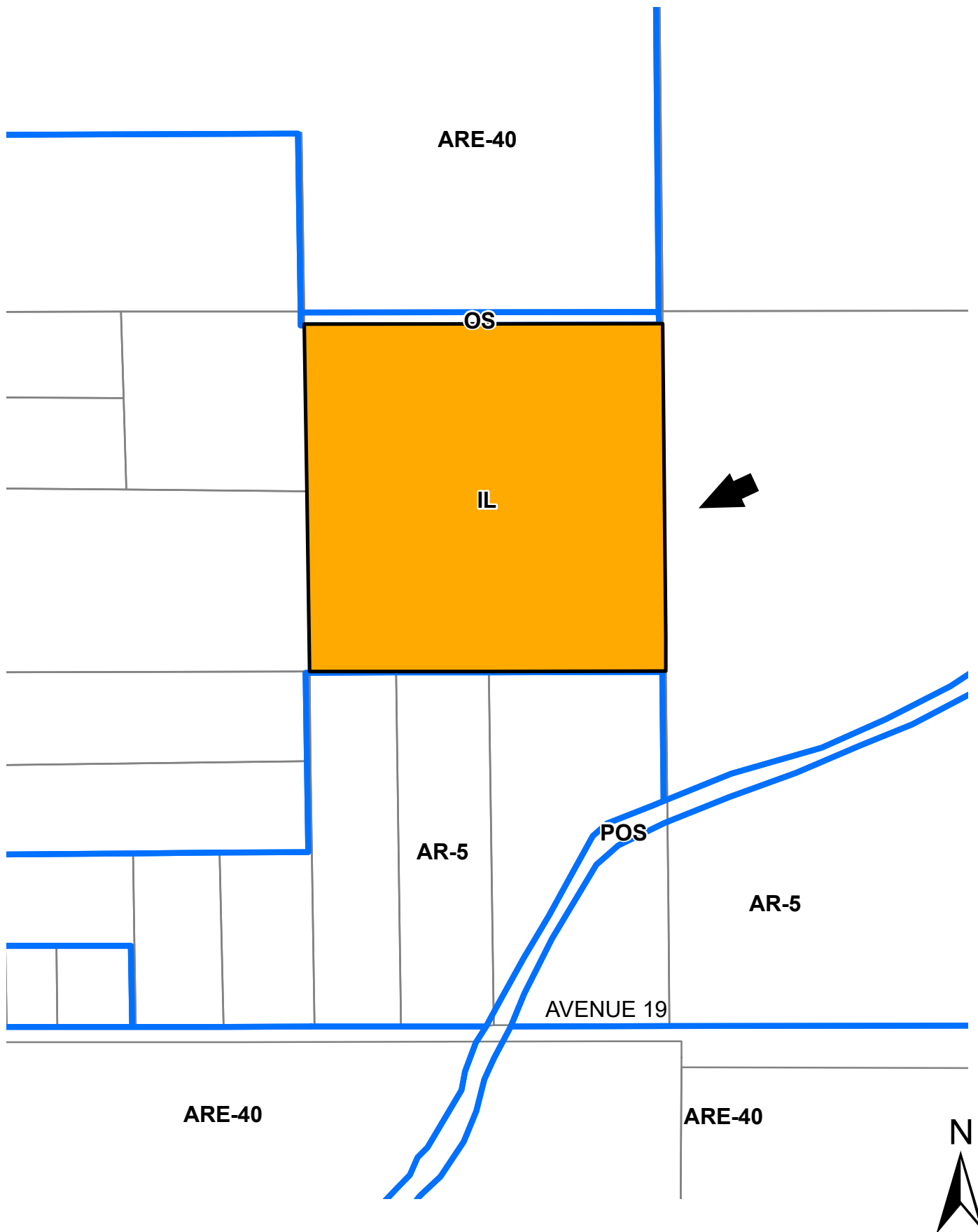


**EASTBAY FARMS LLC - ZONING MAP**

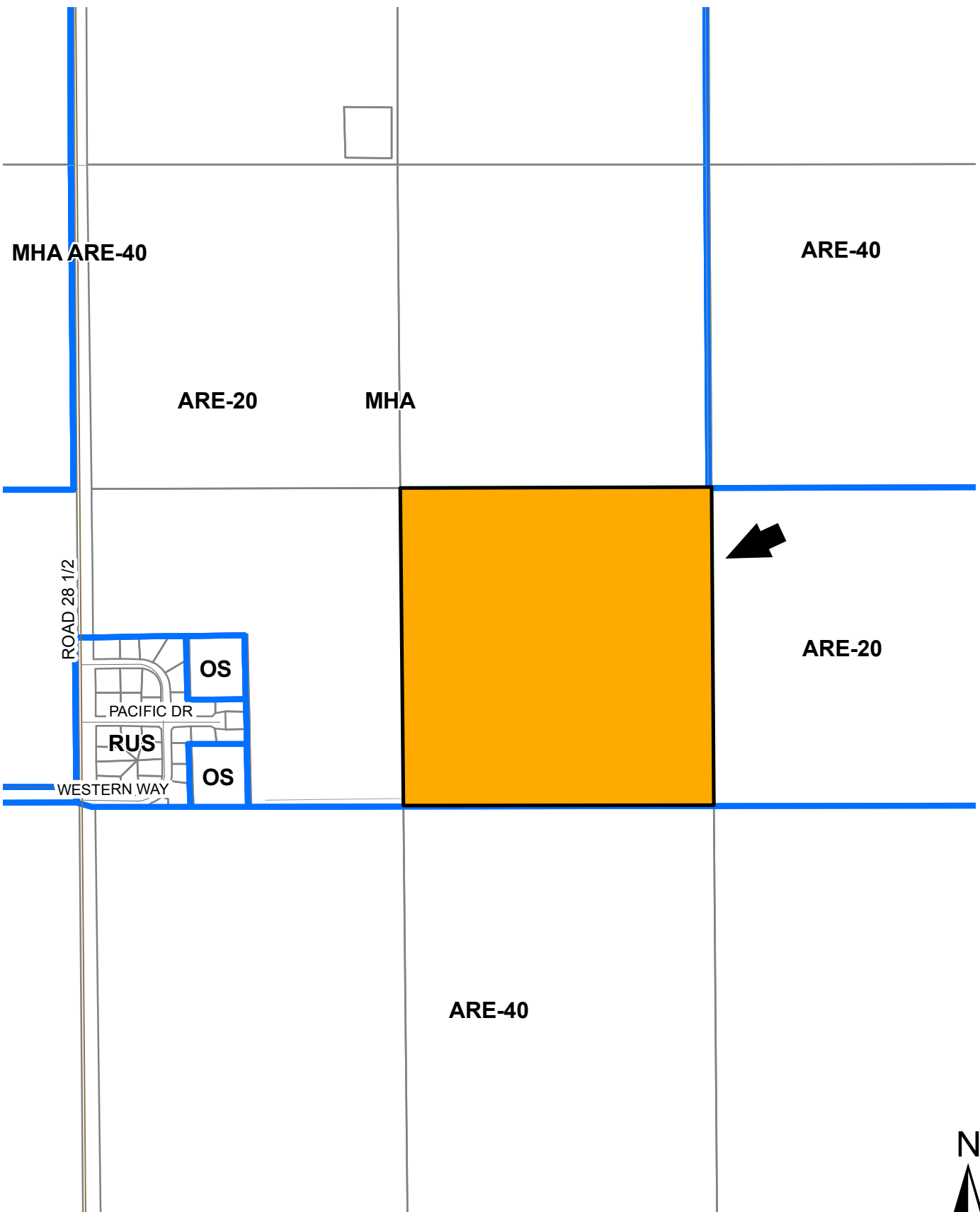




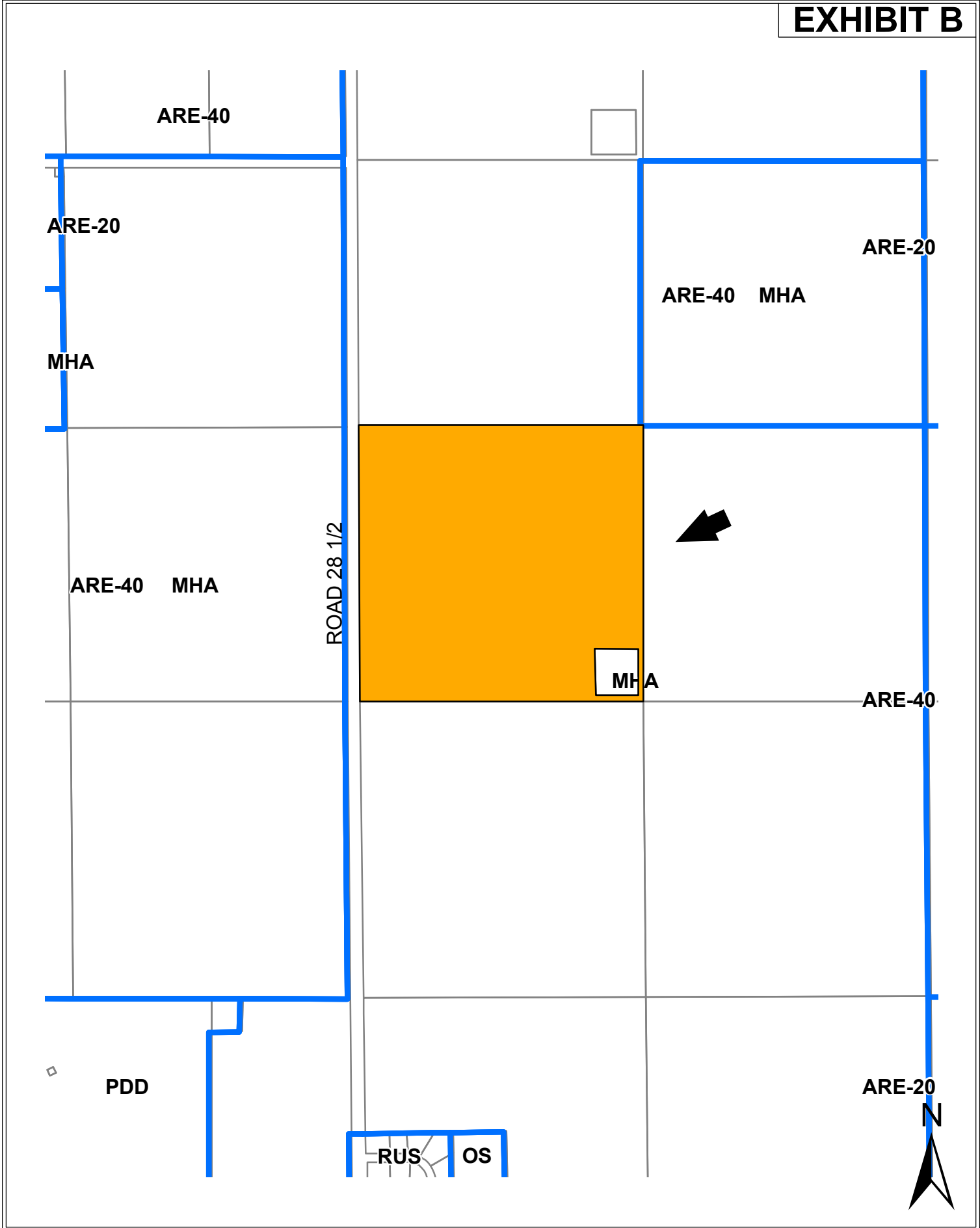
**EASTBAY FARMS LLC - ZONING MAP**



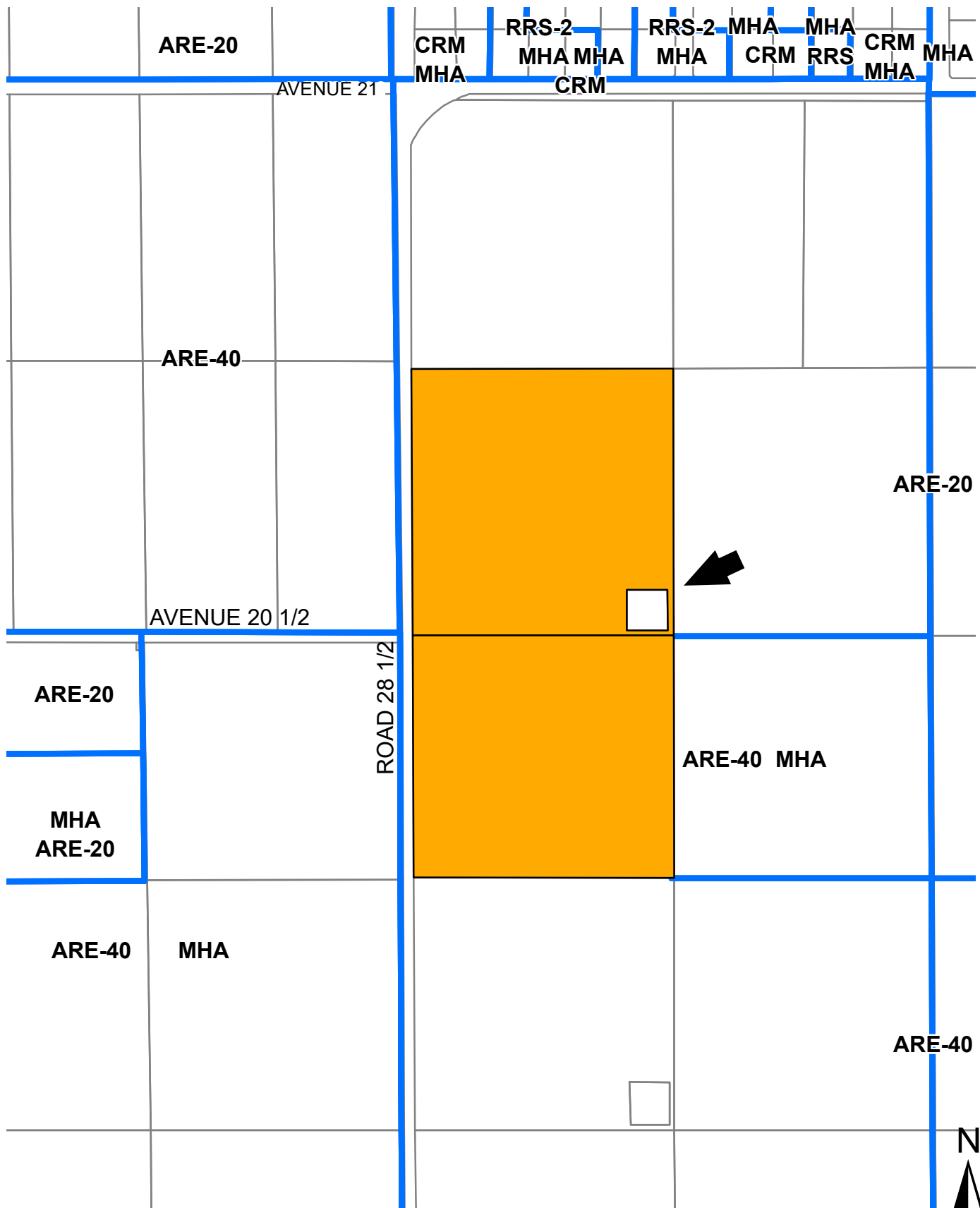
**SRK FARMS LLC - ZONING MAP**



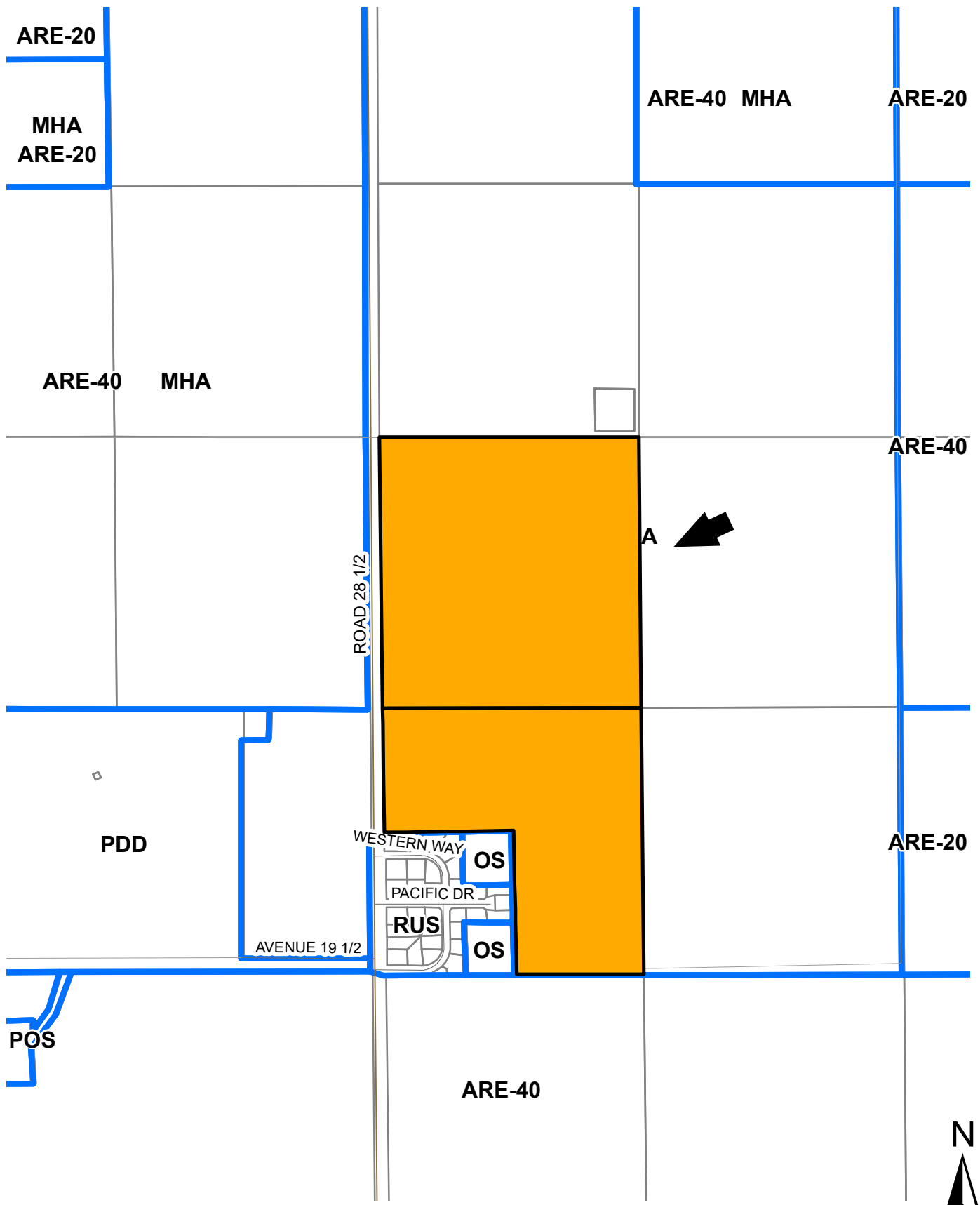
**PSR FARMS LLC - ZONING MAP**



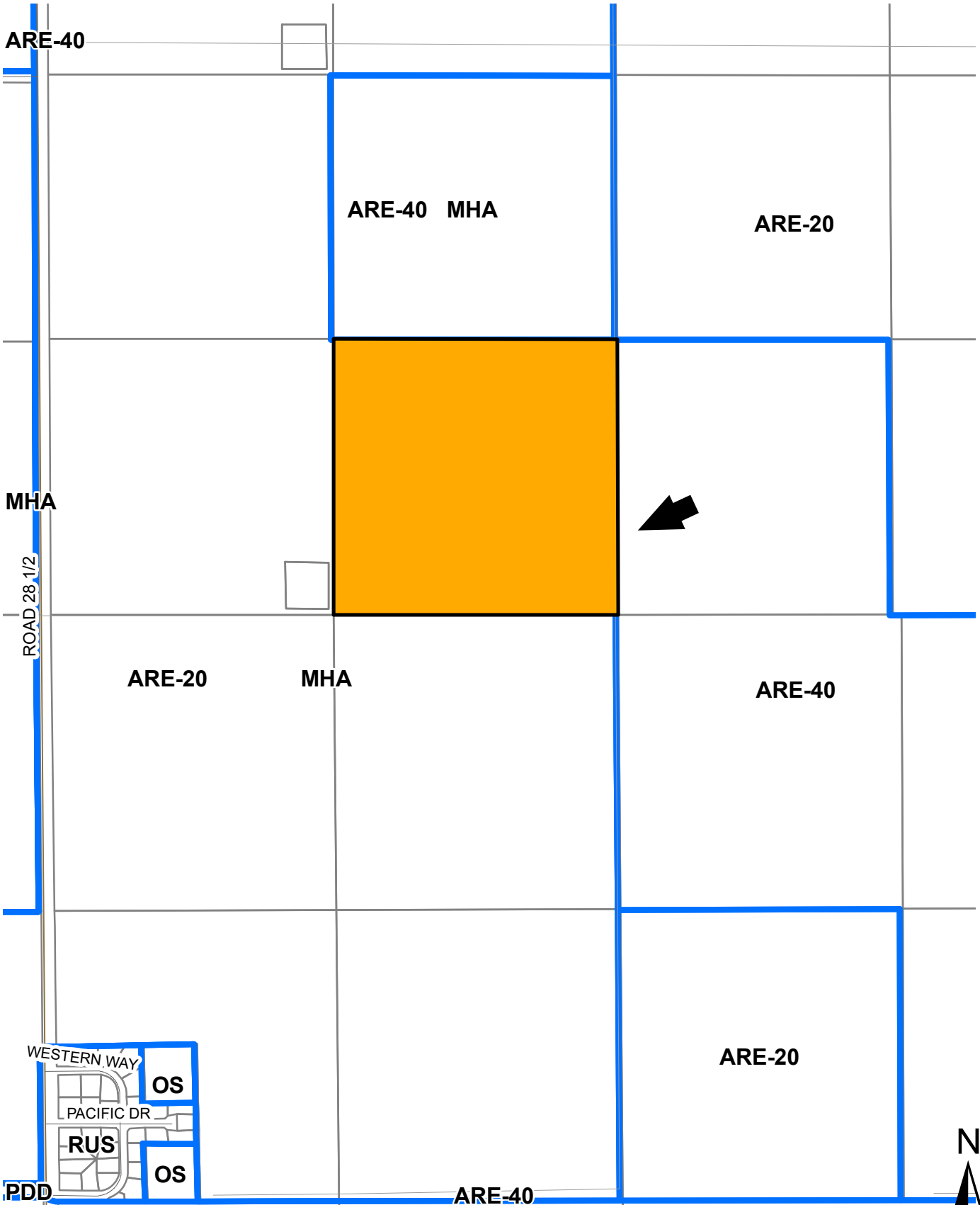
**REDDY RANCH LLC - ZONING MAP**



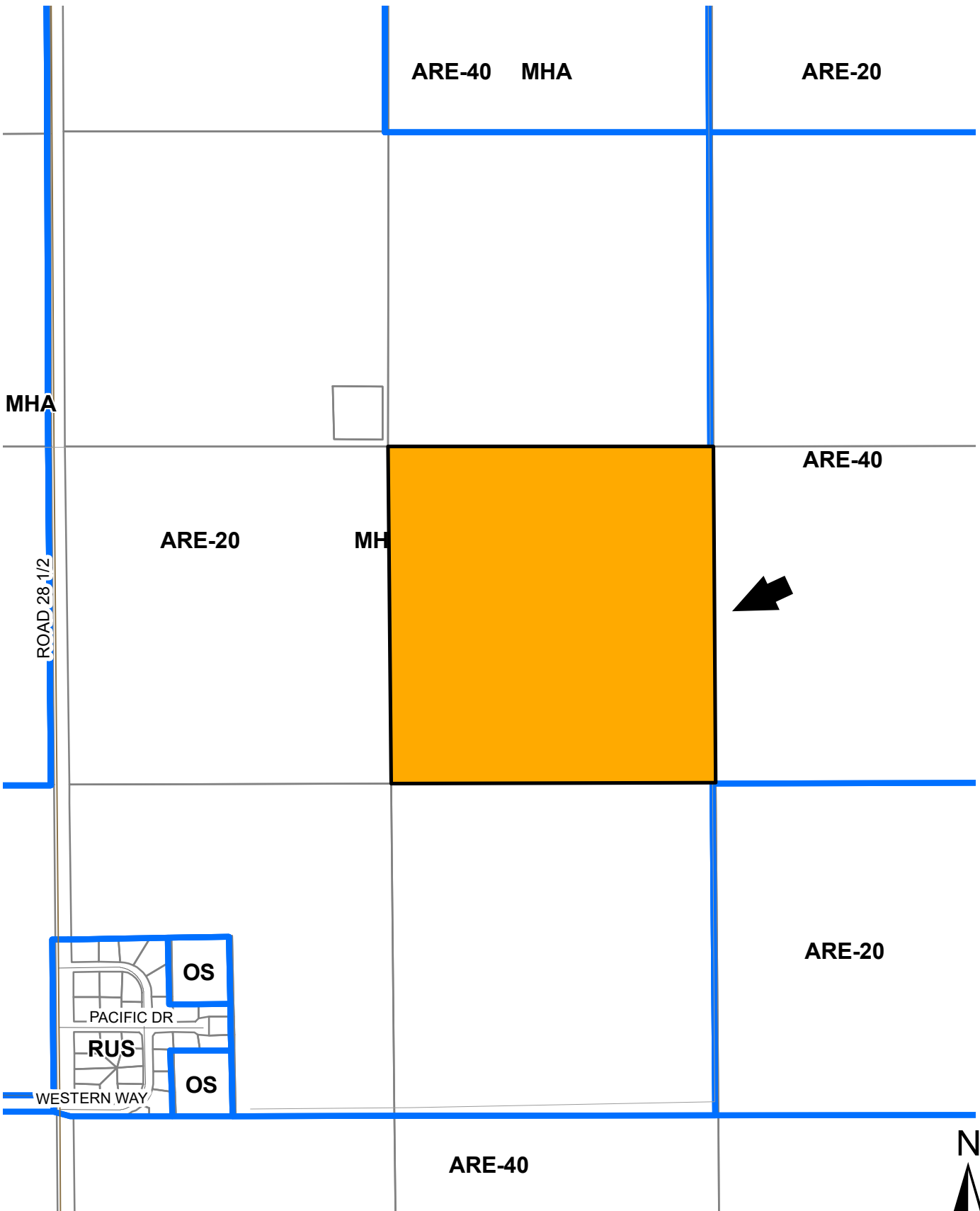
**MICA FARMS LLC - ZONING MAP**



**MICA FARMS LLC - ZONING MAP**



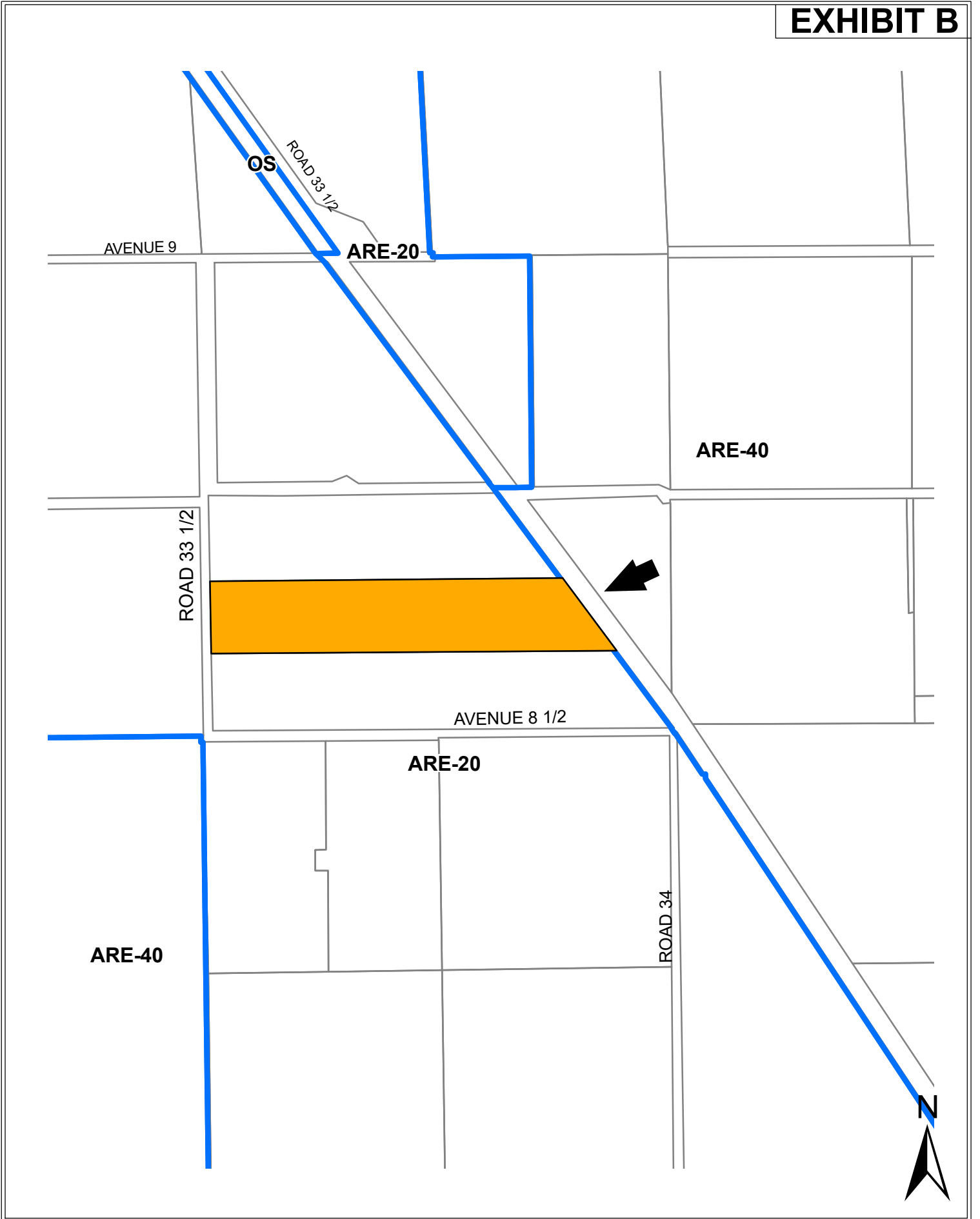
**ARK FARMS LLC - ZONING MAP**



**RK ARGO FARMS LLC - ZONING MAP**







**GILL-CHOHAN - ZONING MAP**

**ARE-40**

**OS**

**ARE-40**

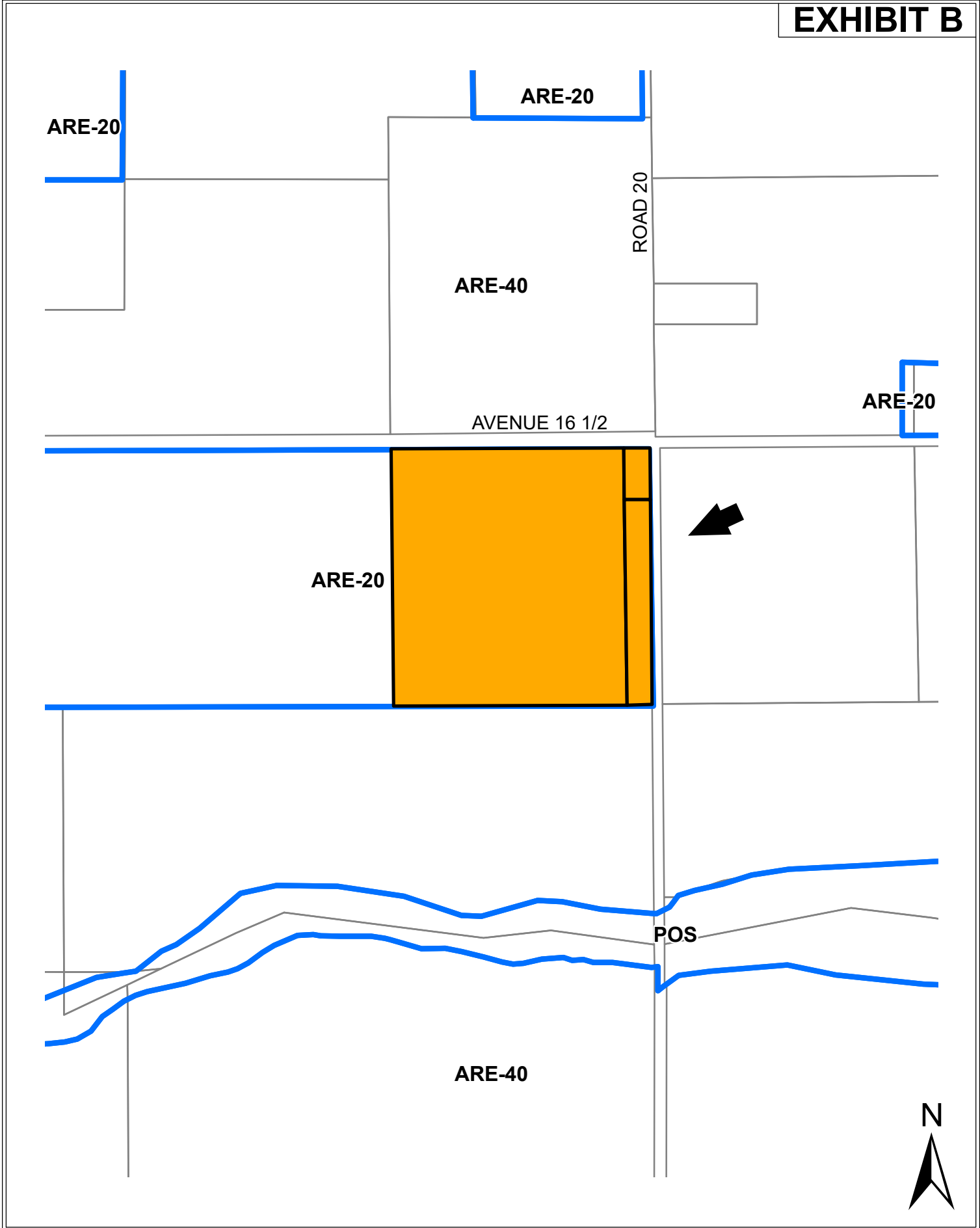
**AVENUE 9**

**ARE-40**

**ROAD 35**



**GILL/CHOHAN - ZONING MAP**



**HOULDING FAMILY TRUST - ZONING MAP**