


# Community and Economic Development Planning Division

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**PLANNING COMMISSION DATE: November 1, 2016**

**AGENDA ITEM: #5**

<b>CZ</b>	<b>#2016-004</b>	<b>Rezoning of Lands Proposed for Inclusion in Agricultural Preserve and Farmland Security Zone Programs for 2017</b>
	<b>#2016-006</b>	
	<b>#2016-007</b>	
	<b>#2016-008</b>	
	<b>#2016-009</b>	
	<b>#2016-010</b>	
<b>APN</b>	<b>040-101-003</b>	<b>Applicant/Owner: Multiple</b>
	<b>040-102-009</b>	
	<b>048-230-003</b>	
	<b>048-150-012</b>	
	<b>053-062-023</b>	
	<b>053-041-019</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 2017 (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.



**RECOMMENDATION: Approval**

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

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

**SURROUNDING:** AE (Agricultural Exclusive), OS (Open Space), AR (Agricultural Rural), RER (Rural Estate Residential), A (Agriculture), RR (Rural Residential) 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:**

Fallert parcels:	288.74 acres
Sunset Ranches parcel:	25.64 acres
Plaza at Gordon Ranch parcel:	20 acres
Emmert parcels:	57.3 acres

**ACCESS:** See attached exhibits

**PROJECT DESCRIPTION:**

A total of 21 parcels have been identified for inclusion in the Agricultural Preserve/Farmland Security Zone (Williamson Act) program for the 2017 year. Six 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

Ag. Preserve Rezoning

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 13 applications (23 parcels) to enter into Williamson Act contracts were initially received by the Planning Division. In reviewing the 2017 Ag. Preserve applications, the Planning Division determined that eight of the requests would require a rezoning to comply with the zoning and minimum parcel size requirements noted above. Six rezoning applications were received by the deadline outlined on the 2017 Agricultural Preserve calendar. Table I summarizes the rezonings which are necessary for inclusion in the Agricultural Preserve Program.

**Table I  
Ag. Preserve Rezoning Summary**

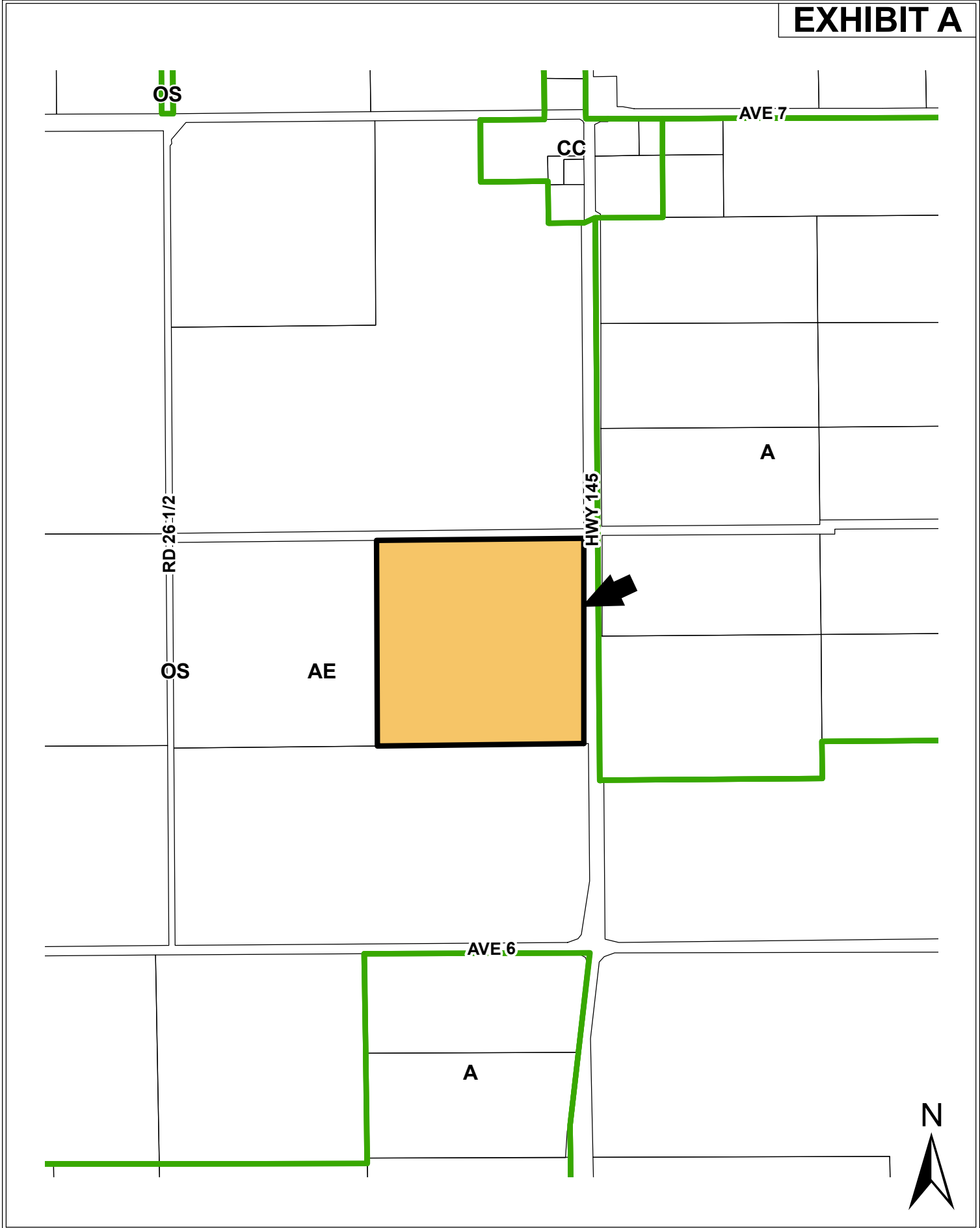
<b>PROJECT</b>	<b>APPLICANT</b>	<b>PARCEL #</b>	<b>SIZE (acres)</b>	<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>
CZ 2016-004	Emmert	040-101-003	37.6	ARE-20	ARE-40
CZ 2016-006	Emmert	040-102-009	19.7	ARE-20	ARE-40
CZ 2016-007	Plaza at Gordon Ranch	048-230-003	20	ARE-20	ARE-40
CZ 2016-008	Sunset Ranches	048-150-012	25.64	ARE-20	ARE-40
CZ 2016-009	Fallert	053-041-019 053-062-023	288.74	ARF	ARE-40

**RECOMMENDATION:**

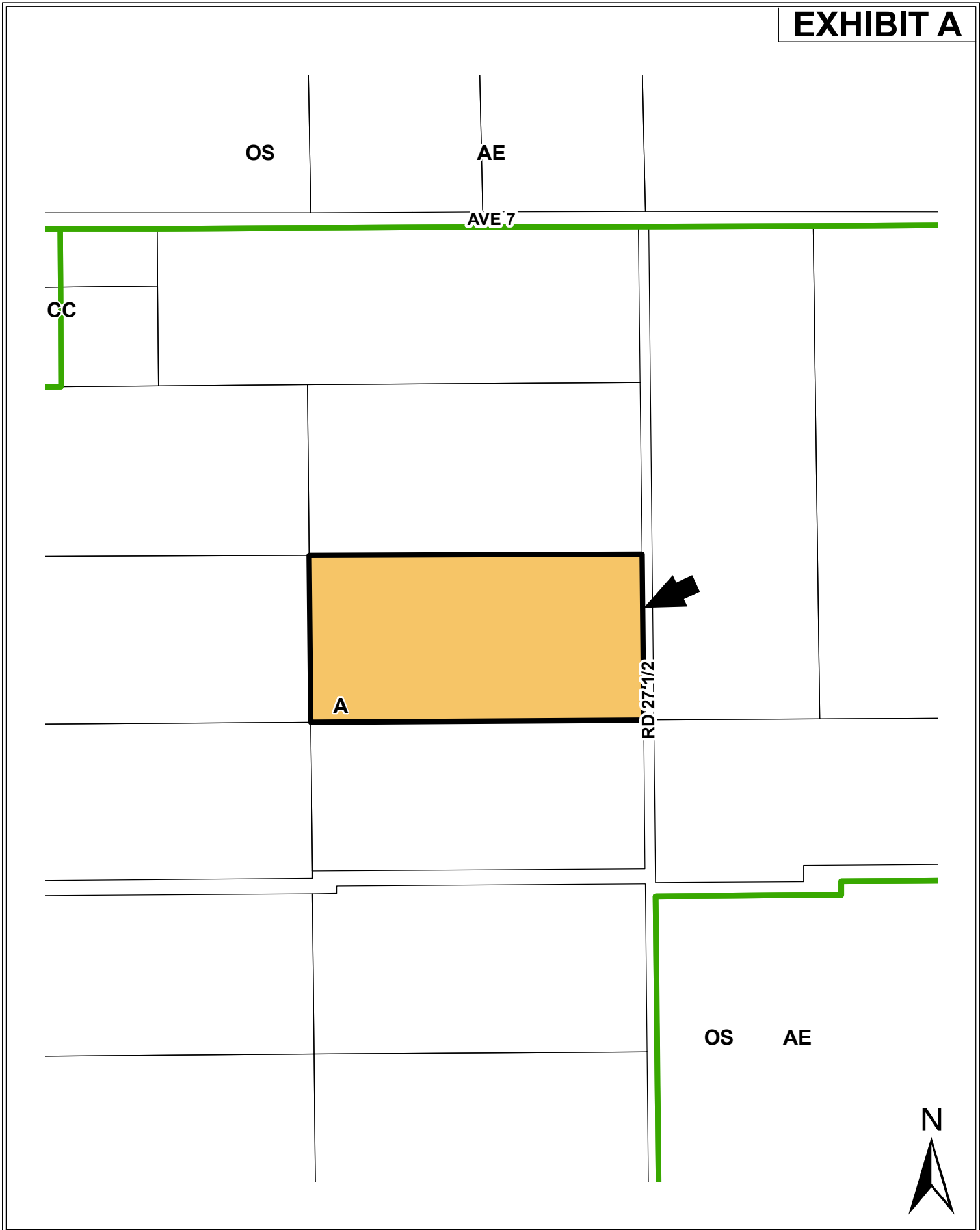
The analysis contained in this report supports approval of the rezonings from ARE-20 (Agricultural Rural Exclusive-20 Acre) and ARF (Agricultural Rural Foothills) Districts to ARE-40 (Agricultural Rural Exclusive-40 Acre) District as identified in Table I of this report.

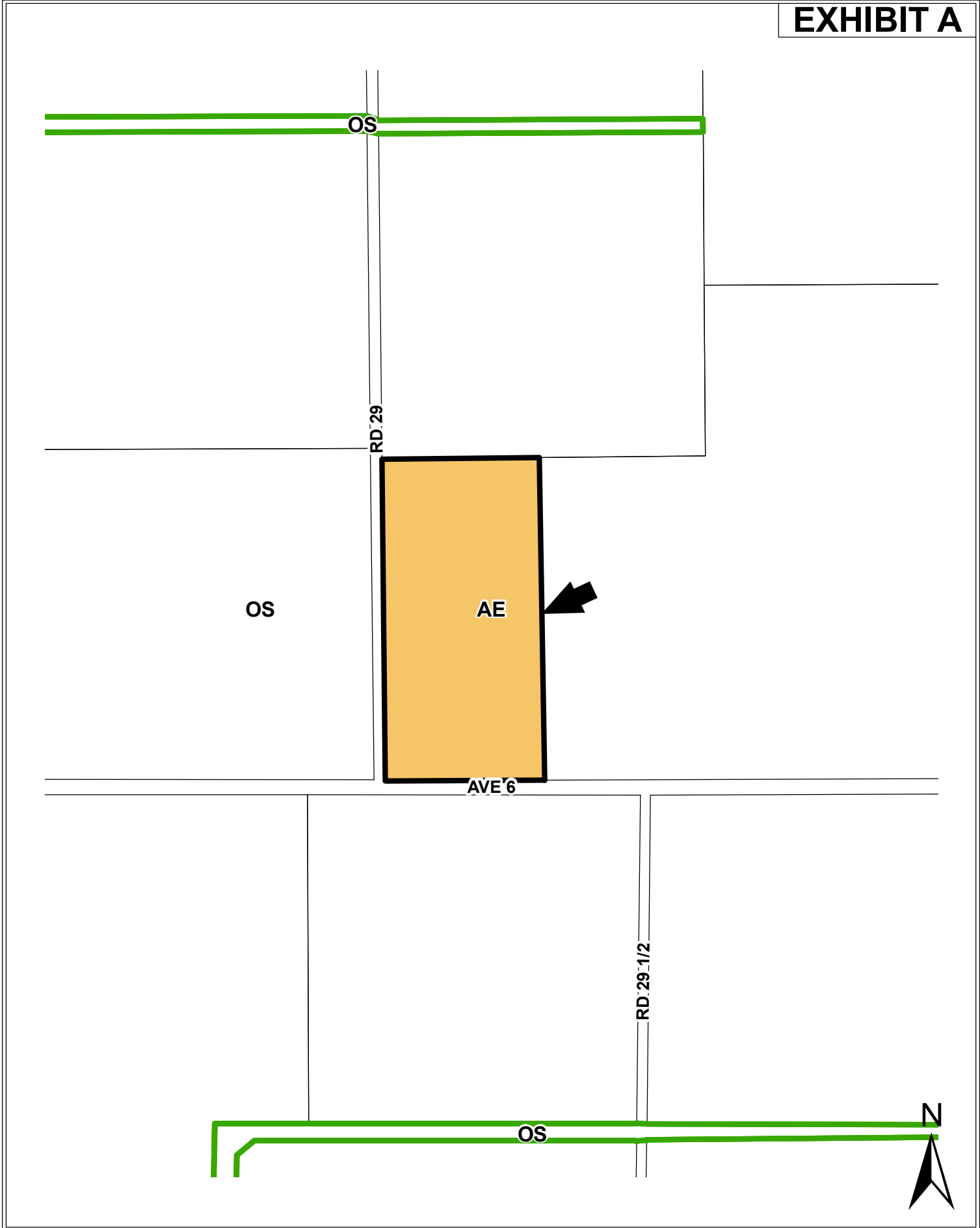
**ATTACHMENTS:**

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

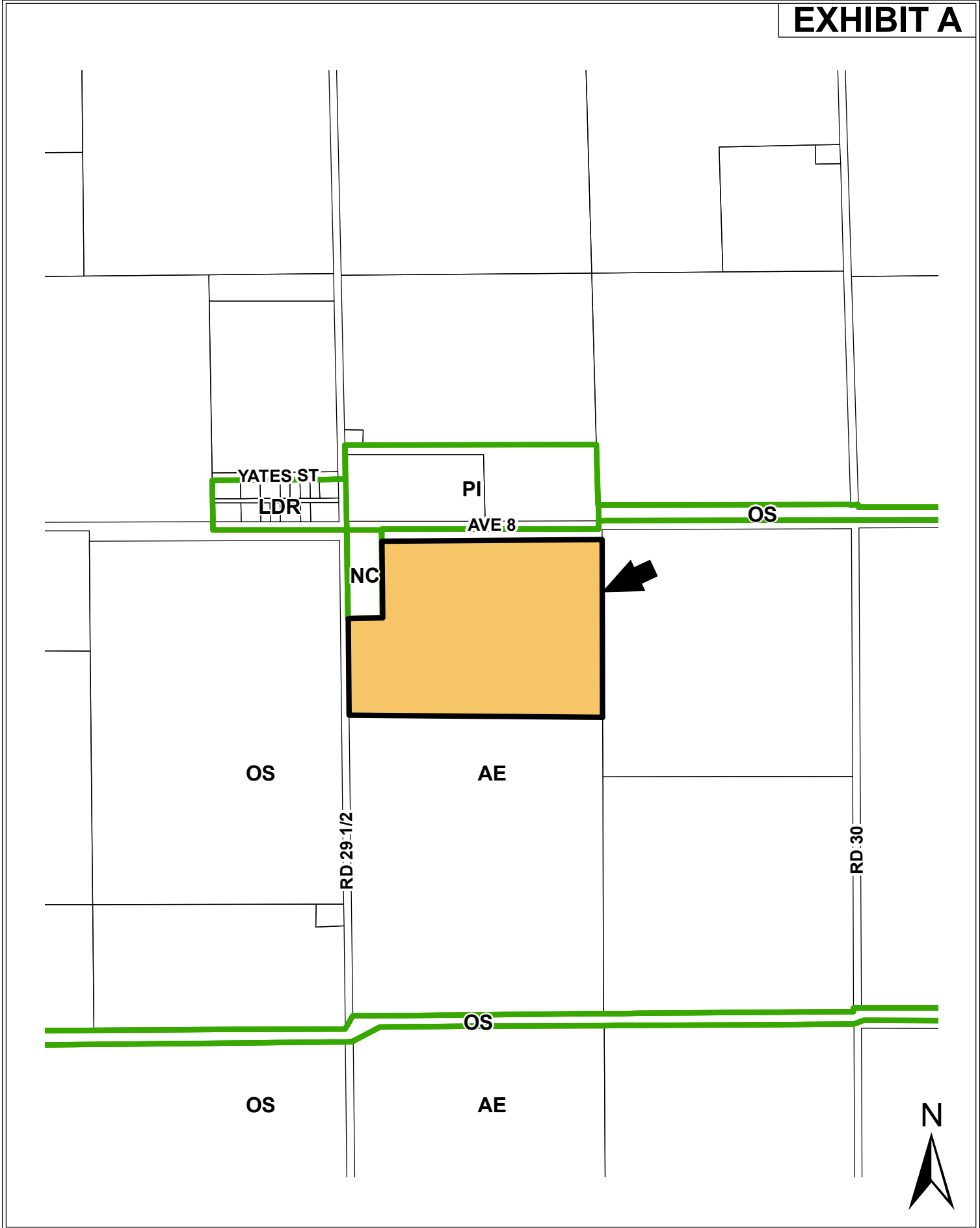


EMMERT GENERAL PLAN MAP 1

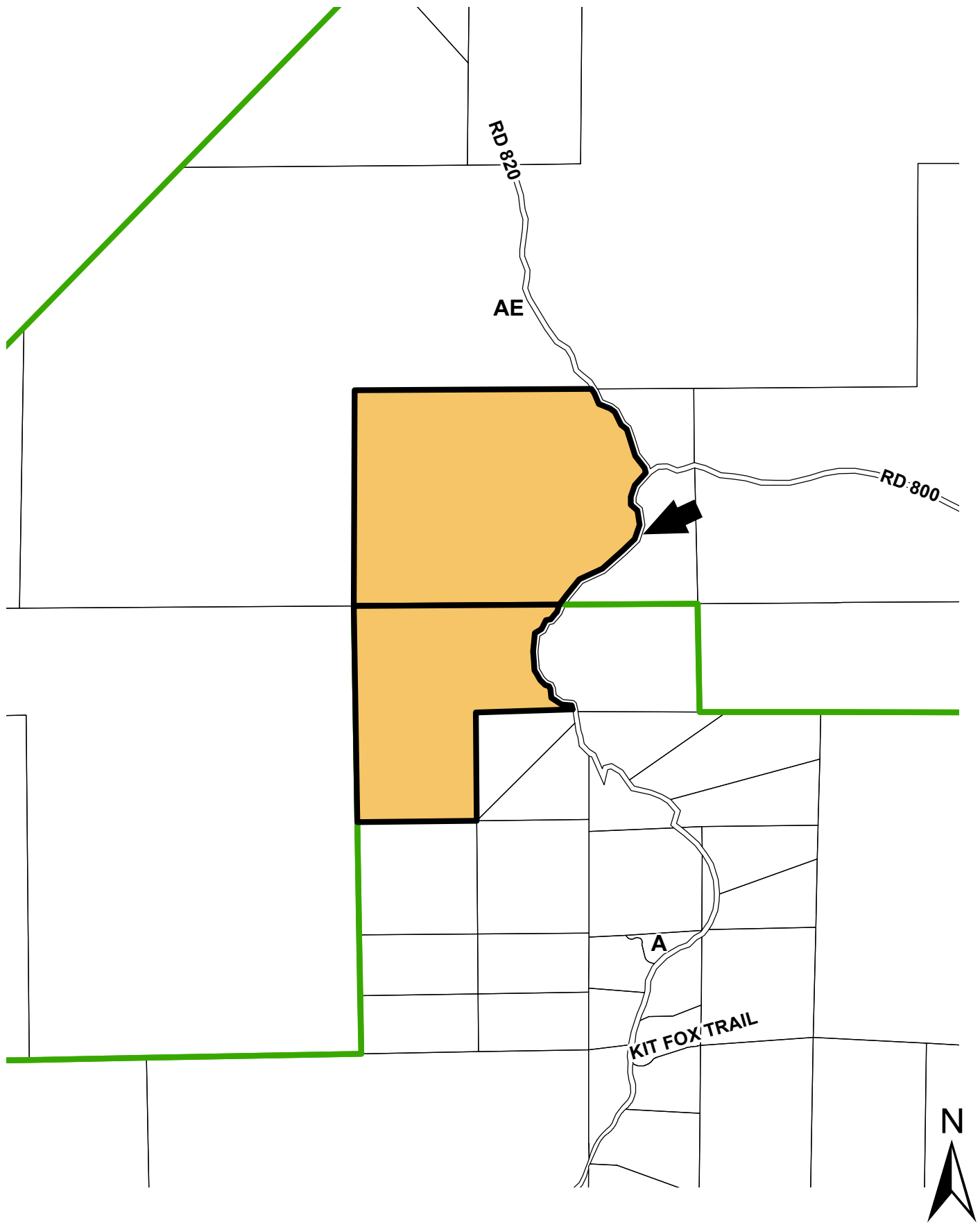




PLAZA AT GORDON SHAW GENERAL PLAN MAP

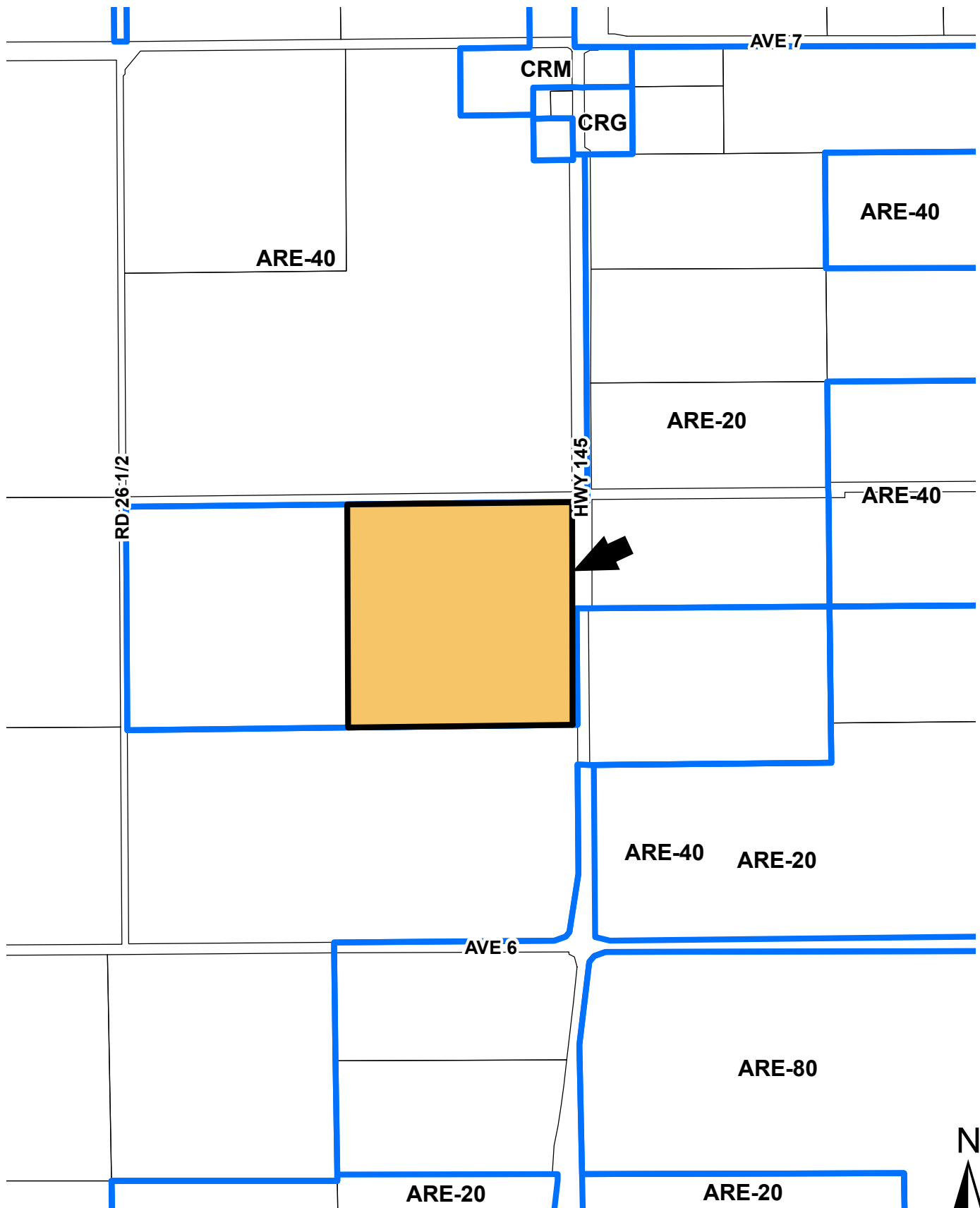


SUNSET RANCHES GENERAL PLAN MAP

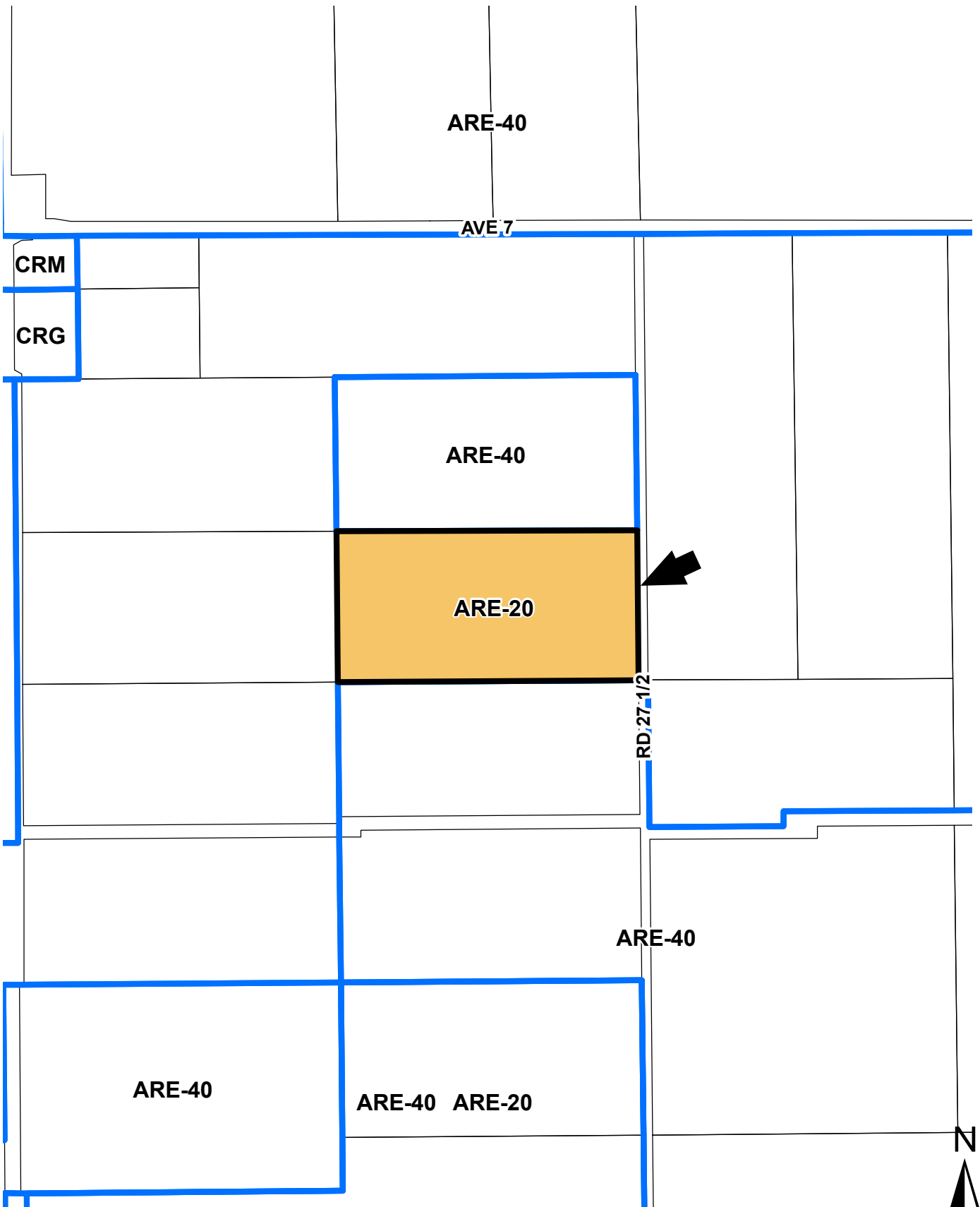


**FALLERT GENERAL PLAN MAP**

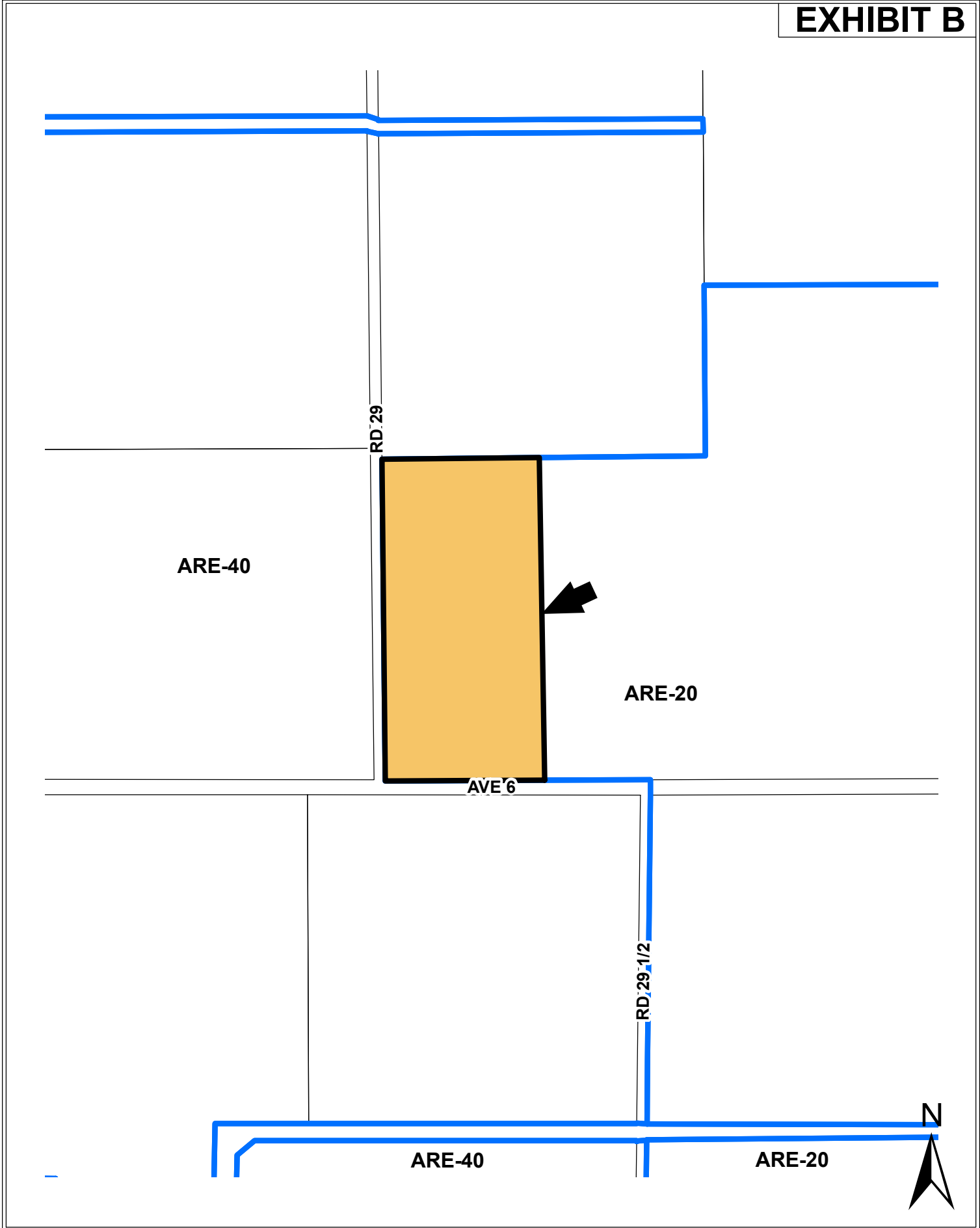




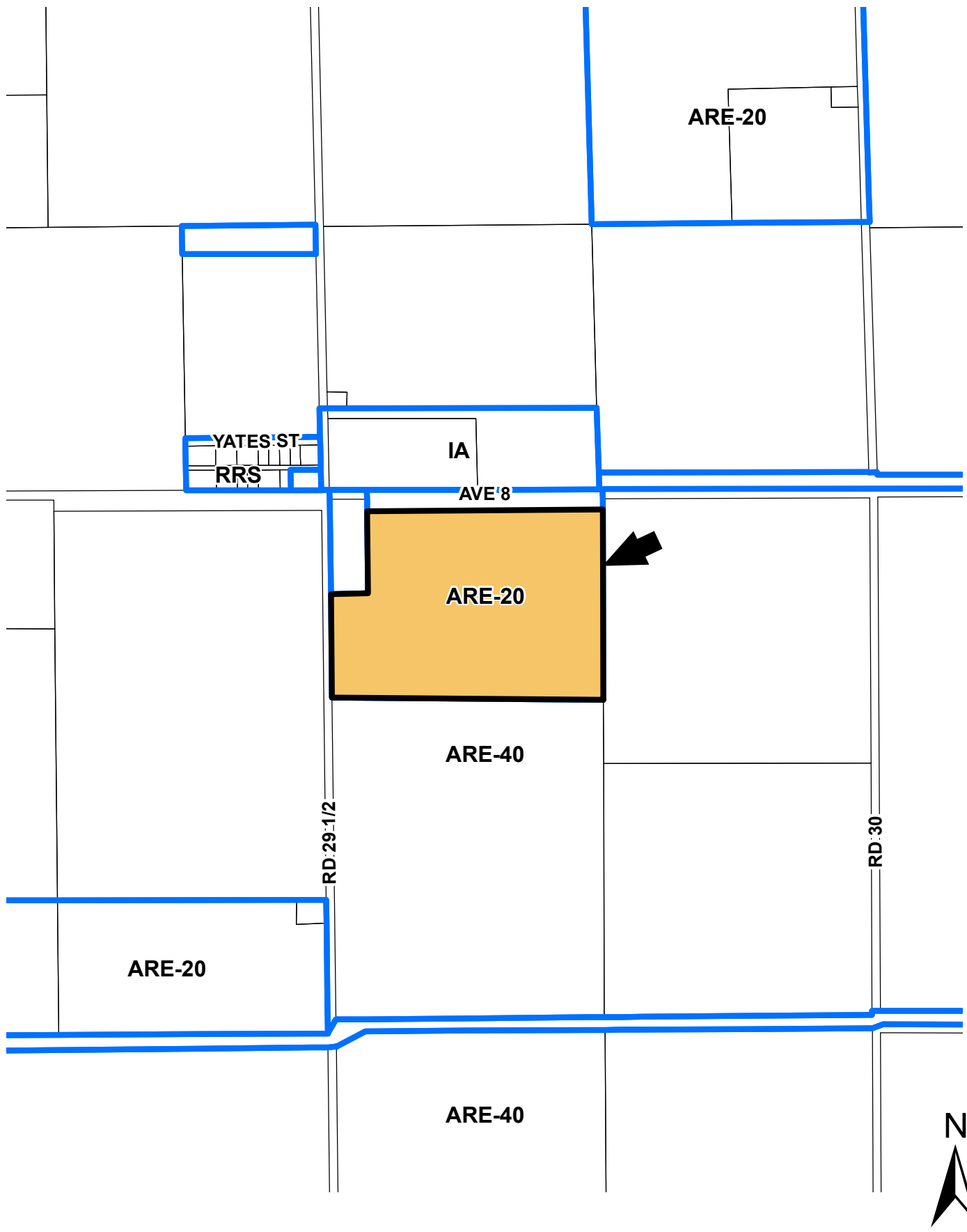
**EMMERT ZONING MAP 1**



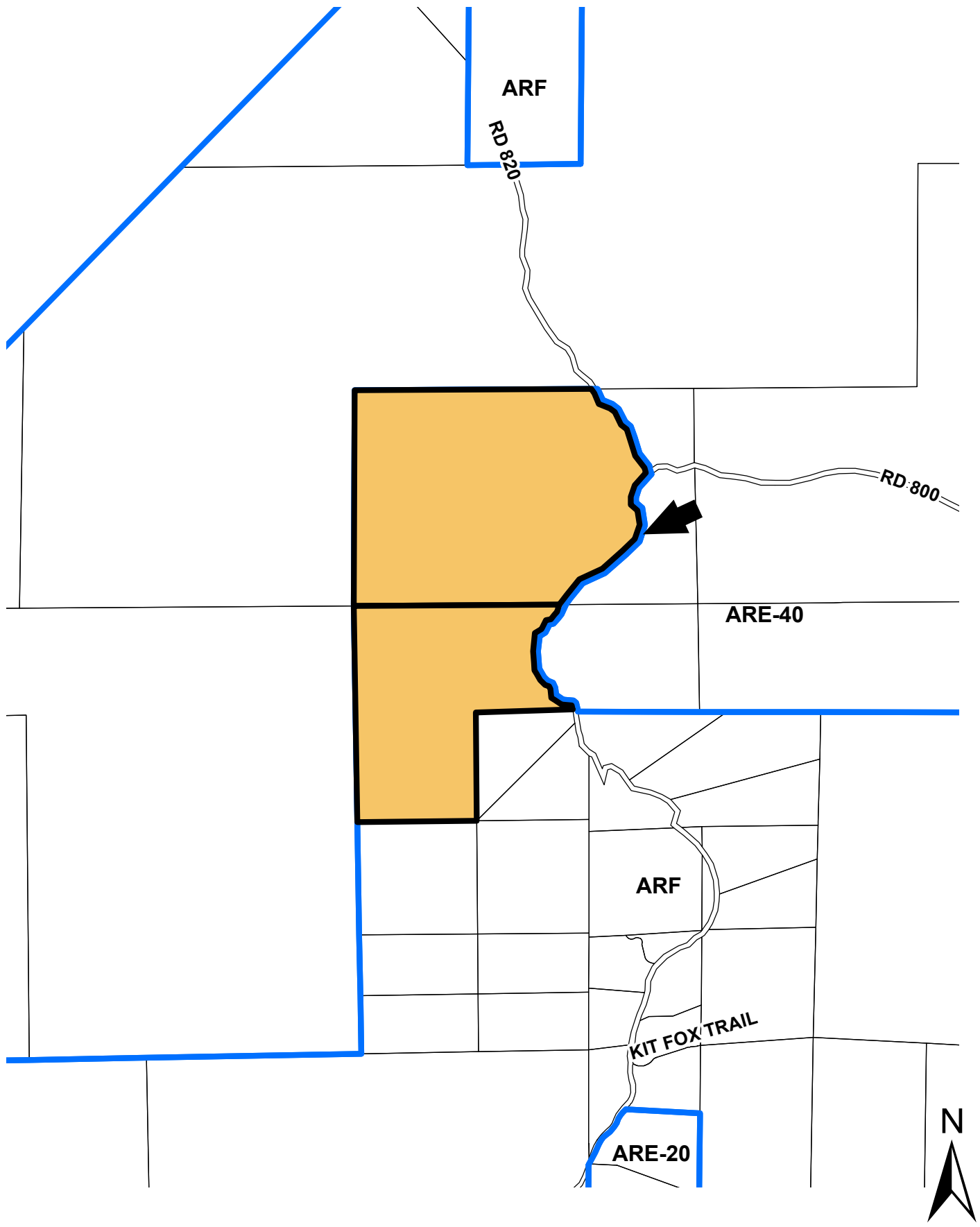
**EMMERT ZONING MAP 2**



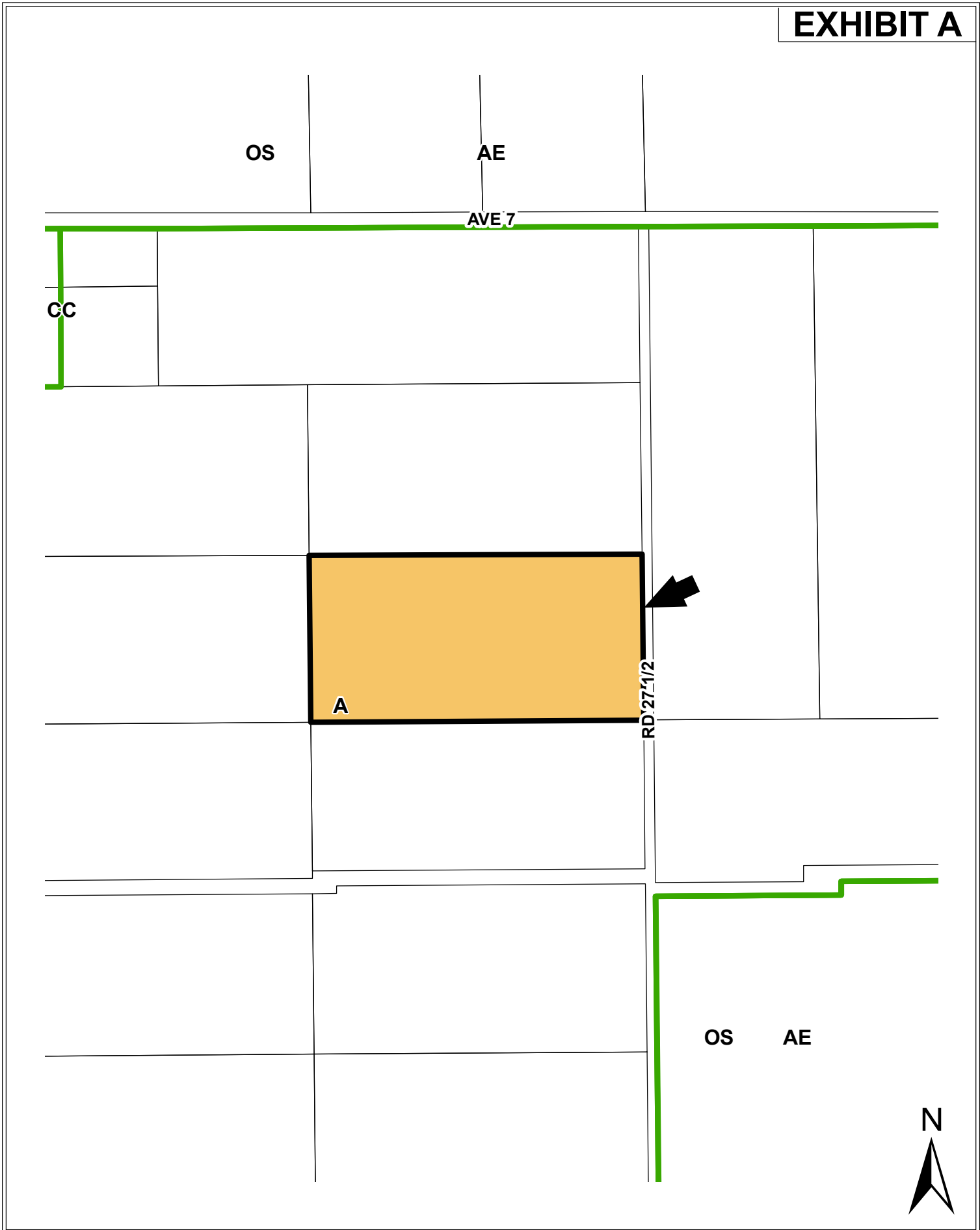
**PLAZA AT GORDON SHAW ZONING MAP**

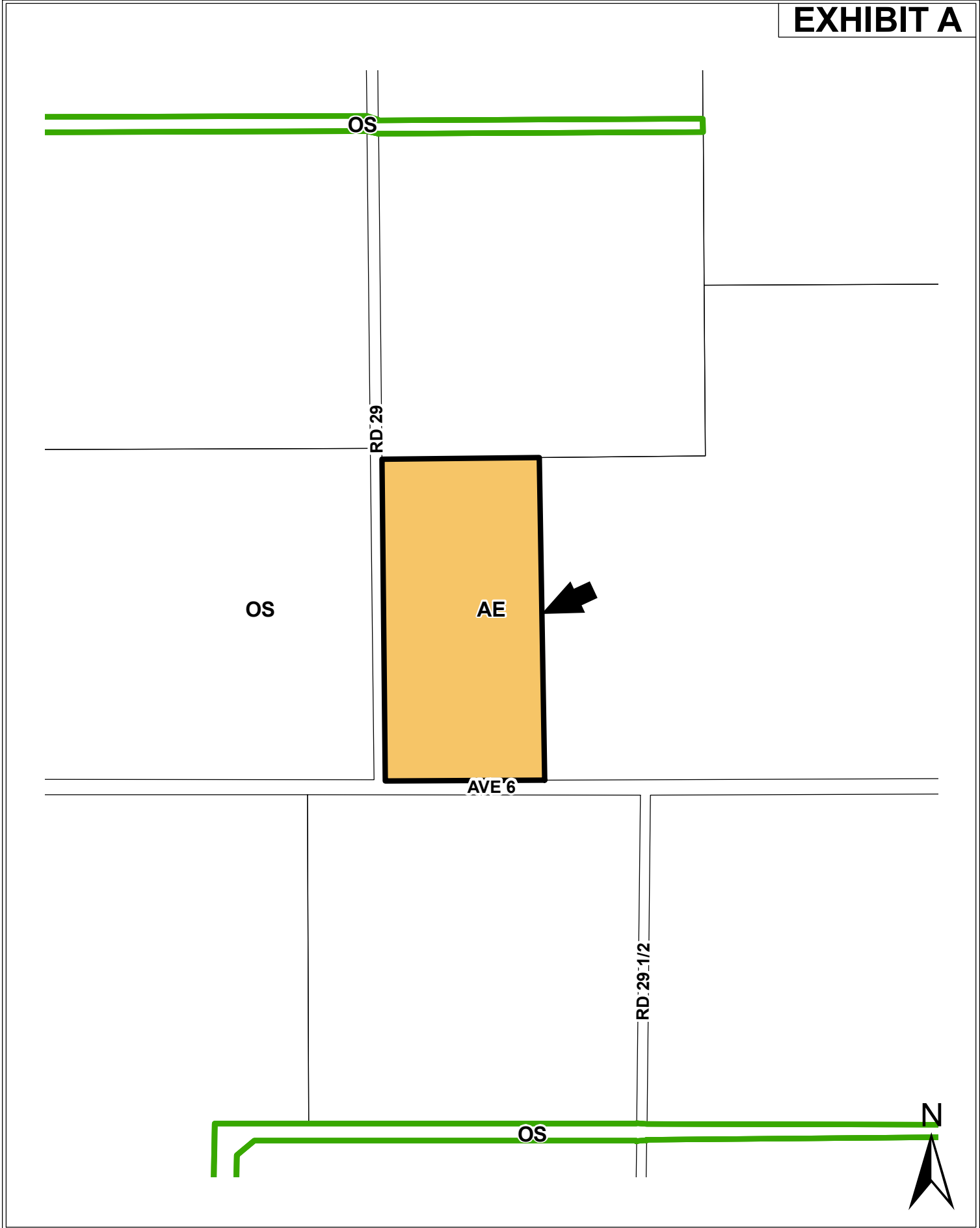


**SUNSET RANCHES ZONING MAP**

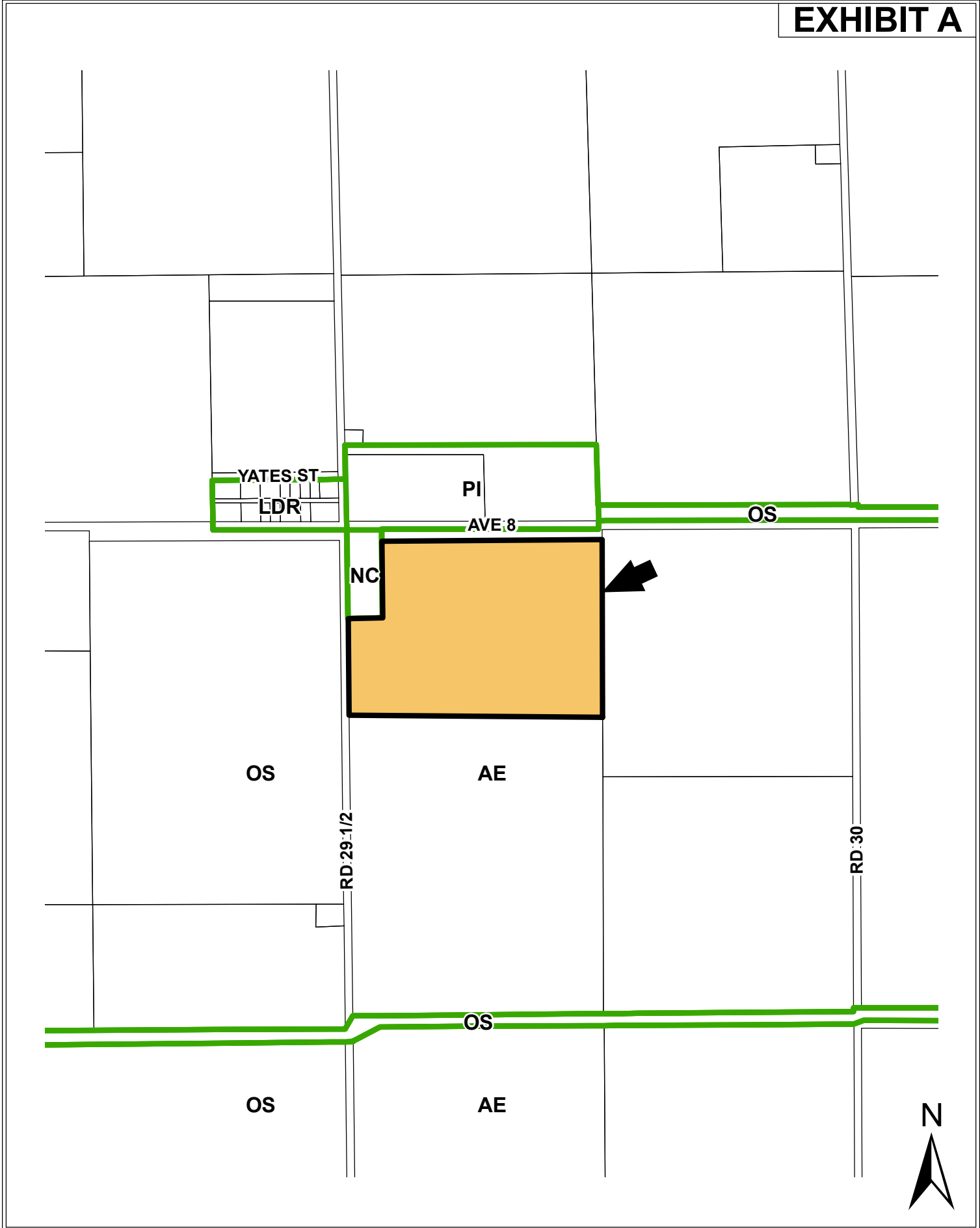


**FALLERT ZONING MAP**



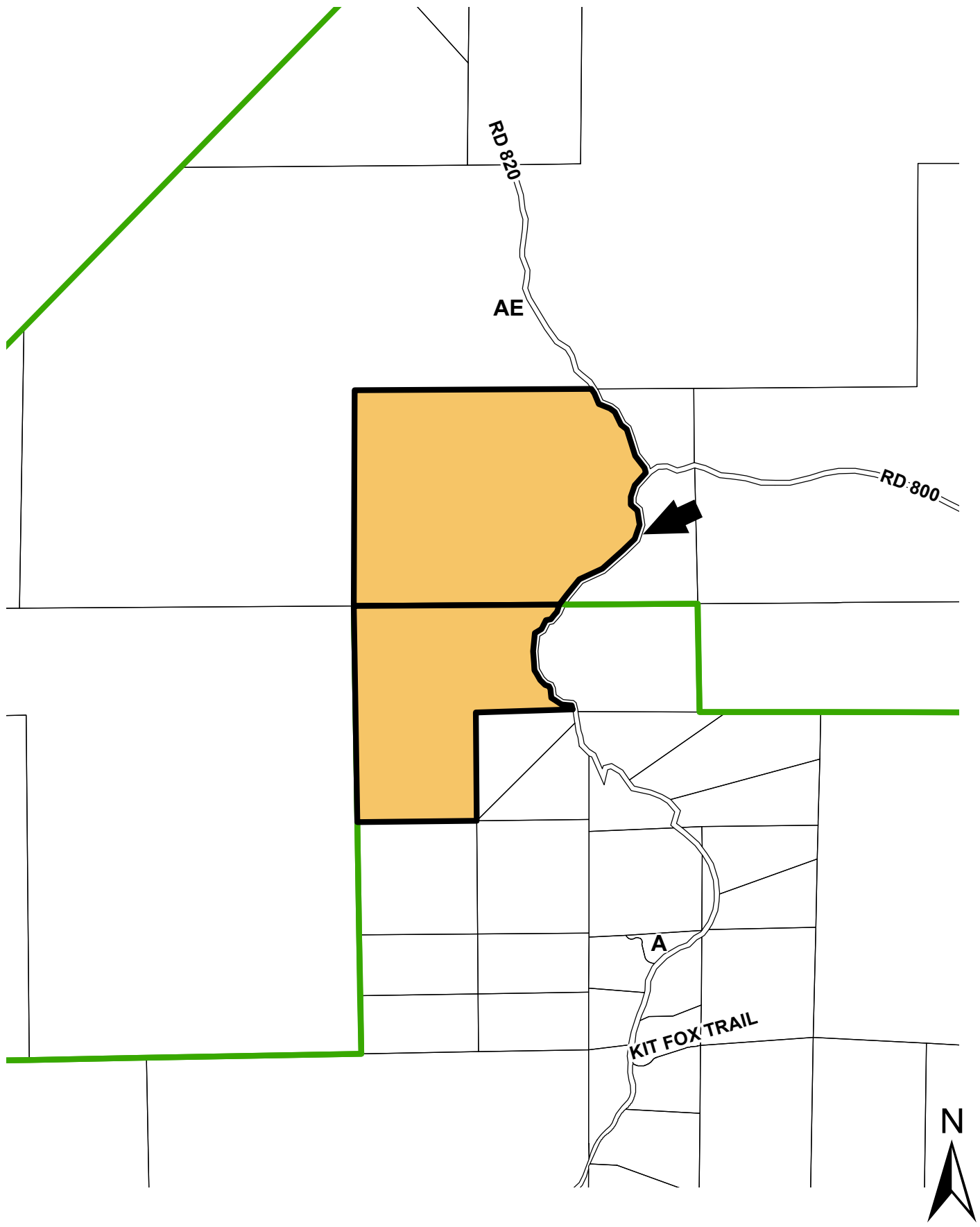


PLAZA AT GORDON SHAW GENERAL PLAN MAP



SUNSET RANCHES GENERAL PLAN MAP





**FALLERT GENERAL PLAN MAP**