



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## **MEMORANDUM**

DATE: SEPTEMBER 26, 2023  
TO: HONORABLE BOARD OF SUPERVISORS  
FROM: LIAM CROWLEY, PLANNING AND BUILDING SERVICES  
SUBJECT: A\_2022-0005, REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT OVER 3,864± ACRES FOR THE WILDLANDS CONSERVANCY

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The applicant, The Wildlands Conservancy, is requesting the establishment of an Agricultural Preserve and Williamson Act Contract over 3,864± acres for the lands of the same. The land is located in the western Round Valley area adjacent to the Trinity County line, 13± miles northwest of Covelo, east of the Eel River, north of the North Fork Eel River, and west of Wilson Creek; there is no address associated with these parcels (APNs: 011-530-10, 031-010-01, -09, -13, -17, 031-020-06, -07, -08, 031-030-01, -02, -05, -06, 031-150-28, -29, -34, and -35). The land is used for cattle grazing.

The Project is consistent with the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, as summarized below:

Per Section 4.3, all properties within the proposed preserve boundaries are within the Rangeland (R-L) zoning district. The proposed preserve consists of contiguous parcels and is greater than 100 acres.

Per Section 5.3(A), the Board of Supervisors may approve an application for the establishment of an agricultural preserve concurrently with its approval of an application for a contract within the preserve.

Per Section 5.3(B), more than 50 percent of the land proposed to be restricted by contract has been devoted to agricultural uses as evidenced by the grazing lease provided by the applicant.

Per Section 5.3(C), the land proposed to be restricted by contract meets the minimum parcel size requirements as discussed in the staff report and supporting materials.

Per Section 5.3(D), the land proposed to be restricted by contract meets the annual income requirements as discussed in the staff report and supporting materials.

The project was heard by the Planning Commission on August 3, 2023, where the Commission, by resolution, recommended unanimous approval to the Board of Supervisors.

**RECOMMENDATION:** Hold the public hearing and adopt the Resolution approving Agricultural Preserve No. A\_2022-0005, authorizing the placement of approximately three thousand eight hundred sixty four (3,864±) acres into an Agricultural Preserve and Williamson Act Contract for The Wildlands Conservancy, in the Round Valley Area (APNs 011-530-10, 031-010-01, -09, -13, -17, 031-020-06, -07, -08, 031-030-01, -02, -05, -06, 031-150-28, -29, -34, and -35); and authorize Chair to sign same.

**ATTACHMENTS:**

- A. RESOLUTION
- B. PLANNING COMMISSION PACKET
- C. PLANNING COMMISSION MINUTES
- D. PLANNING COMMISSION RESOLUTION NO. PC\_2023-0018