



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_2022-0007, REQUEST TO ESTABLISH A WILLIAMSON ACT CONTRACT OVER 156± ACRES FOR ISLAND MOUNTAIN LP

The applicant, Tom Wagner, is requesting the establishment of 156± acres into a Williamson Act contract for the lands of Island Mountain LP, of which Mr. Wagner is a partner. The land is located on a private road 17± miles northwest of Covelo, 0.5± miles southwest of Island Mountain Road (private) and 1.5± miles southeast of its intersection with the Trinity County Line, located at 73500 Island Mountain Road (APN: 011-670-20). 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 5.3(A), the land proposed to be restricted by contract is within the existing Agricultural Preserve No. 247 established by Resolution No. 71-312. While the land was previously under Williamson Act contract and that contract was non-renewed, the preserve was never formally disestablished.

Per Section 5.3(B), the land proposed to be restricted by contract has been devoted to agricultural purposes for some time prior to application as evidenced by the previous Williamson Act contract which expired in 2020, the applicant's statement, and the lease agreement submitted as part of the application.

Per Section 5.3(C), the land proposed to be restricted by contract meets the 40-acre minimum parcel size requirement for Non-Prime Agricultural Land.

Per Section 5.3(D), the land must generate an annual income not less than \$2,000 plus \$2.50 per acre, or a total of approximately \$2,391.38 for the proposed land to be restricted by contract. The lease agreement provided to staff indicates that annual gross income for the grazing operation is greater than \$3,000, and thus meets this requirement.

The project was heard by the Planning Commission on April 6, 2023 where the Commission, by resolution, recommended unanimous approval to the Board of Supervisors.

RECOMMENDATION: Hold the public hearing and adopt a Resolution approving Agricultural Preserve No. A_2022-0007, authorizing the placement of approximately one hundred fifty-six (156±) acres into a Williamson Act Contract for Island Mountain LP; and authorize Chair to sign same.

ATTACHMENTS:

- A. RESOLUTION
- B. PLANNING COMMISSION PACKET
- C. PLANNING COMMISSION RESOLUTION NO. PC_2023-0004
- D. PLANNING COMMISSION APPROVED MINUTES FROM APRIL 6, 2023.