



## COUNTY OF MENDOCINO

### DEPARTMENT OF PLANNING AND BUILDING SERVICES

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## MEMORANDUM

DATE: JUNE 20, 2023

TO: HONORABLE BOARD OF SUPERVISORS

FROM: LIAM CROWLEY, PLANNING AND BUILDING SERVICES

SUBJECT: A\_2022-0002, REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT OVER 527± ACRES FOR SPENCER AND AMANDA SAWYERS

The applicant, Spencer Sawyers, is requesting the establishment of an Agricultural Preserve and Williamson Act Contract over 527± acres for the lands of Spencer and Amanda Sawyers. The land is located 4.5± miles west of the Ukiah city center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02. 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(B)*, the proposed Agricultural Preserve is comprised of a single lot greater than one hundred (100) acres in size. The lot is comprised of four (4) contiguous APNs.

*Per Section 5.3(B)*, the land proposed to be restricted by contract has been devoted to agricultural purposes prior to application as evidenced by the previous Agricultural Preserve established in 1975, the applicant's statement, and the grazing 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 \$2,000.00 plus \$2.50 per acre, or a total of approximately \$3,317.50 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 at least \$3,500, 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 the Resolution approving Agricultural Preserve No. A\_2022-0002, authorizing the placement of approximately five hundred twenty-seven (527±) acres into an Agricultural Preserve and Williamson Act Contract for Spencer and Amanda Sawyers, in Ukiah (APNs 156-200-02, 155-230-02, 155-240-01, and 156-210-02); 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