



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: OCTOBER 31, 2023

TO: HONORABLE BOARD OF SUPERVISORS

FROM: DIRK LARSON, PLANNER III, PLANNING AND BUILDING SERVICES

SUBJECT: A_2022-0003, REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE AND WILLIAMSON ACT CONTRACT OVER 590± ACRES FOR THE WORDHOUSE-DYKEMA FAMILY TRUST

The applicant, Heidi Wordhouse, is requesting the establishment of an Agricultural Preserve and Williamson Act Contract over 590± acres for the lands of Wordhouse-Dykema Family Trust. The land is located 9.3± miles north of Laytonville, on the east side of Simmerly Ranch Road (Private), 1.4± miles northeast of its intersection with Simmerly Road (Private), located at 6969 Simmerly Ranch Rd, Laytonville; APNs: 032-221-22, 032-222-18, 032-222-27, 032-222-29, 032-222-30, 032-222-17, 032-223-27. 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 4.2(a), only lands zoned AG (Agricultural), RL (Rangeland), or FL (Forestland) are eligible to qualify as Agricultural Preserves. This process is creating an Agricultural Preserve and Williamson Act contract simultaneously.

Per Section 4.3(B), An Agricultural Preserve shall consist of no less than 100 acres; provided that, in order to meet this requirement, two or more parcels may be combined if they are contiguous. The land under consideration is comprised of eight (8) contiguous parcels totaling 590± acres in size and under one common ownership.

Per Section 5.3(B), the land proposed to be restricted by contract has been devoted to agricultural purposes prior to the application as evidenced by the applicant's statements and the historic use of livestock grazing occurring throughout this region in the past.

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 \$3,475.00 for the proposed land to be restricted by contract. The income data produced by the applicant supports that annual gross income for the agricultural operation is more than \$4,000 annually, and thus meets this requirement.

The project was heard by the Planning Commission on September 21, 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_2022-0003, authorizing the placement of approximately five hundred ninety (590±) acres into an Agricultural Preserve and Williamson Act Contract for the Wordhouse-Dykema Family Trust, in the Laytonville area (APNs 032-221-22, 032-222-18, 032-222-27, 032-222-29, 032-222-30, 032-223-17, 032-223-27); and authorize Chair to sign same.

ATTACHMENTS:

- A. Board of Supervisor's resolution
- B. Planning Commission packet
- C. Planning Commission resolution no. PC_2023-0020
- D. Planning Commission approved minutes