



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: SEPTEMBER 1, 2020

TO: HONORABLE BOARD OF SUPERVISORS

FROM: RUSSELL FORD, PLANNING AND BUILDING SERVICES

SUBJECT: A 2019-0002, REQUEST TO EXTEND AN EXISTING WILLIAMSON ACT CONTRACT AND AGRICULTURAL PRESERVE OVER 39 ADDITIONAL ACRES FOR LANCE AND JAMIE STORNETTA (WINDY HOLLOW FARM)

The applicant, Lance Stornetta, is requesting the addition of 39± acres into the existing Agricultural Preserve and Williamson Act contract (Contract #17, Agricultural Preserve Resolution No. 69-66E) for Lance and Jamie Stornetta. The parcel is located in the coastal zone, 0.35± miles south of Manchester on the west side of State Route 1 (SR 1), at its intersection with Biaggi Road (private) at 44151 Biaggi Road and 44501 Kinney Road. The parcel is directly used in conjunction with the existing dairy, but is not currently under contract.

The project was heard by the Planning Commission on October 17, 2019 where they recommended approval unanimously. At the Planning Commission hearing on October 17, 2019 there was confusion regarding whether the application could be allowed as a stand-alone Agricultural Preserve and Williamson Act Contract. The Planning Commission Resolution (PC_2019-0022) recommended that the Board authorize the establishment of a new Agricultural Preserve and Williamson Act Contract; however, it was determined post the Planning Commission hearing that doing so would not be in conformance with the requirements for establishing an Agricultural Preserve, as provided in Section 4.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts. This change does not require return to the Planning Commission as creating a new or adding to an existing Agricultural Preserve and Williamson Act Contract are essentially the same in terms of effects. Therefore, Staff recommends that the Board adopt a Resolution approving Agricultural Preserve No. A_2019-0002, authorizing the addition of a portion of APN 133-020-09 to the existing Agricultural Preserve and Williamson Act Contract for Lance and Jamie Stornetta.

RUSSELL FORD
PLANNER III

ATTACHMENTS:

PLANNING COMMISSISON PACKET
PLANNING COMMISSION RESOLUTION NO. PC_2019-0022