

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: AUGUST 9, 2016

ITEM 4 - REQUEST FOR A ZONE CHANGE FROM “X,” SPECIAL USE DISTRICT TO “AG,” EXCLUSIVE AGRICULTURE DISTRICT IN CONJUNCTION WITH A REQUEST FOR INCLUSION OF A 110.54 ACRE PARCEL INTO A CALIFORNIA LAND CONSERVATION ACT CONTRACT (APN 012-110-024).

APPLICANTS: Jackson Valley Property, LLC (Martin Gardner, applicant)
SUPERVISORIAL DISTRICT 2

LOCATION: 4488 Buena Vista Road, on the north side of Buena Vista Road approximately 0.70 miles west of Stony Creek Road.

- A. GENERAL PLAN DESIGNATION OF AREA:** A-G, Agricultural-General (one family per 40 acre population density).
- B. CURRENT ZONING:** “X,” Special Use District
- C. ACREAGE INVOLVED:** 110.54
- D. DESCRIPTION:** The applicants have applied for inclusion of approximately 110 acres into a California Land Conservation Act (Williamson Act) contract, all of which are currently zoned “X,” Special Use district. The intended use of the property is cattle grazing, 50 acres of which are irrigated.
- NOTE: This request is exempt from the moratorium on general plan amendments and zone changes Pursuant to **exception (b)** (zone changes that are consistent with the general plan designation on both the property’s current and the now identified proposed general plan land use map) of Resolution No. 11-024 (attached).*
- E. STAFF/COMMITTEE RECOMMENDATION:** The Agricultural Advisory Committee reviewed the request for inclusion into a Williamson Act contract and recommended approval of the request to the Board of Supervisors. Staff recommends approval subject to the findings included in the staff report.
- F. FINDINGS:** If the Planning Commission recommends approval of this zone change, the following findings are recommended for adoption:
1. The zone change is consistent with the Amador County General Plan Land Use designation for the property;
 2. The property will meet the agricultural improvement requirements of the “AG” zone district as outlined in County Code § 19.24.036 D(3); and
 3. The zone change is categorically exempt according to Section 15317, Class 17 of the State CEQA Guidelines (Open Space Contracts or Easements) and a Notice of Exemption will be adopted and filed with the County Recorder.

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE
FOR MEETING OF: APRIL 13, 2016**

**ITEM #1 REVIEW OF REQUEST TO ESTABLISH AN AGRICULTURAL
PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND
CONSERVATION ACT FOR 110.54 ACRES (SUBMITTED BY JACKSON
VALLEY PROPERTIES).**

Located at 4488 Jackson Valley Road (APN 012-110-024).

This application is a request to establish a 110.54-acre agricultural preserve per the requirements of the California Land Conservation Act. The parcels are used for dry pasture and irrigated pasture cattle grazing. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine if the parcel meets ***both*** the agricultural income potential (\$5,665), and agricultural improvement criteria (\$28,323), as required by County Code Section 19.24.036 D3, for parcels at least 100 acres but less than 160 acres in size.

If the Committee recommends approval of this request to the Board of Supervisors, staff recommends that the contract be subject to a successful request for a Zone Change from the “R1A” district to the “AG” district for APN 012-110-024.

Jackson Valley Properties

4405 Buena Vista Rd Ione, CA 95640 Office (775) 742-7717 Fax (209) 274-0055

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Amador County Planning Department

RE: APN #012-110-024

Williamson Act Application

Jackson Valley Properties purchased the above referenced APN in September 2014 through a USDA foreclosure sale. This is pasture land with no dwelling. Our primary residence is across the street at 4405 Buena Vista Rd Ione, CA 95640. We currently run 20 head of cows with calves yearly on this property. We start calving in November and sell calves in approximately July.

After purchasing this property we have repaired fence, improved water troughs and cleared brush, weed control to improve the pasture. Major improvement was installing an irrigation system to allow us to irrigate 60 acres.

Please let me know if you have any further questions regarding this application.

Thank You,



Martin Gardner
Owner

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REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Jackson Valley Properties, LLC

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

| Assessor's Parcel No. | Acres | Agricultural Uses | | Compatible Uses | |
|-------------------------|----------|-------------------|-------|-----------------|-------|
| | | Description | Acres | Description | Acres |
| 012-110-024 | 110.0 ac | irrigated pasture | 50 | grazing | 110 |
| | | pasture | 60 | | |
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| | | | | | |
| Total Acres in request. | 110.0 | | | | |

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
If so, explain below.

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Item E

AGRICULTURAL PRODUCTION FROM THE LAND

| Use | Crop | Production | Comments |
|-------------------|------------------------|------------------|--|
| Dry Pasture | Native grass Cattle | Animal Units | We run 20 head of cows with calves |
| Irrigated Pasture | Native grass Cattle | Animal Units | |
| Field Crops | | Tons Per Acre | |
| | | Tons Per Acre | |
| Row Crops | | Tons Per Acre | |
| | | Tons Per Acre | |
| Orchard | | Tons Per Acre | |
| Other | | | |

Item F

OTHER INCOME FROM THE LAND

| Hunting | Fishing | Mineral | Other |
|------------------|------------------|------------------|------------------|
| \$ / Per Year | \$ / Per Year | \$ / Per Year | \$ / Per Year |

Item G

LEASES

| | | | Acres |
|--|------|--------------------|-------|
| 1. Portion of subject property which is owner operated. | | | 110.0 |
| 2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s). | Use | Cash Rent Per Acre | |
| N/A | | | |
| 3. Portion(s) share cropped to others. Provide Name & Address of lessee(s) | Crop | % to Owner | |
| N/A | | | |
| If operating expenses are shared by owner, explain: | | | |

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Item H

IMPROVEMENT AND INCOME STATEMENT

1. PERMANENT AGRICULTURAL IMPROVEMENTS

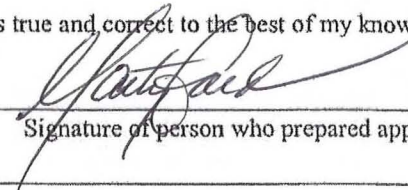
| Type of Improvement | Estimated Value |
|----------------------------|-----------------|
| Barn(s) | |
| Corral(s) | |
| Fences | \$ 8,000.00 |
| Wells | |
| Water Systems - irrigation | \$ 25,000.00 |
| Other (specify) | |
| TOTAL | |

2. ESTIMATED INCOME

| Use | Estimated Annual Income |
|--------|-------------------------|
| Cattle | \$ 20,000.00 |
| | |
| | |
| | |
| | |
| TOTAL | \$ 20,000.00 |

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Martin Gardner
 ADDRESS: 4405 Buena Vista Rd.
 CITY: Jone, CA 95640
 PHONE: 775-742-7717

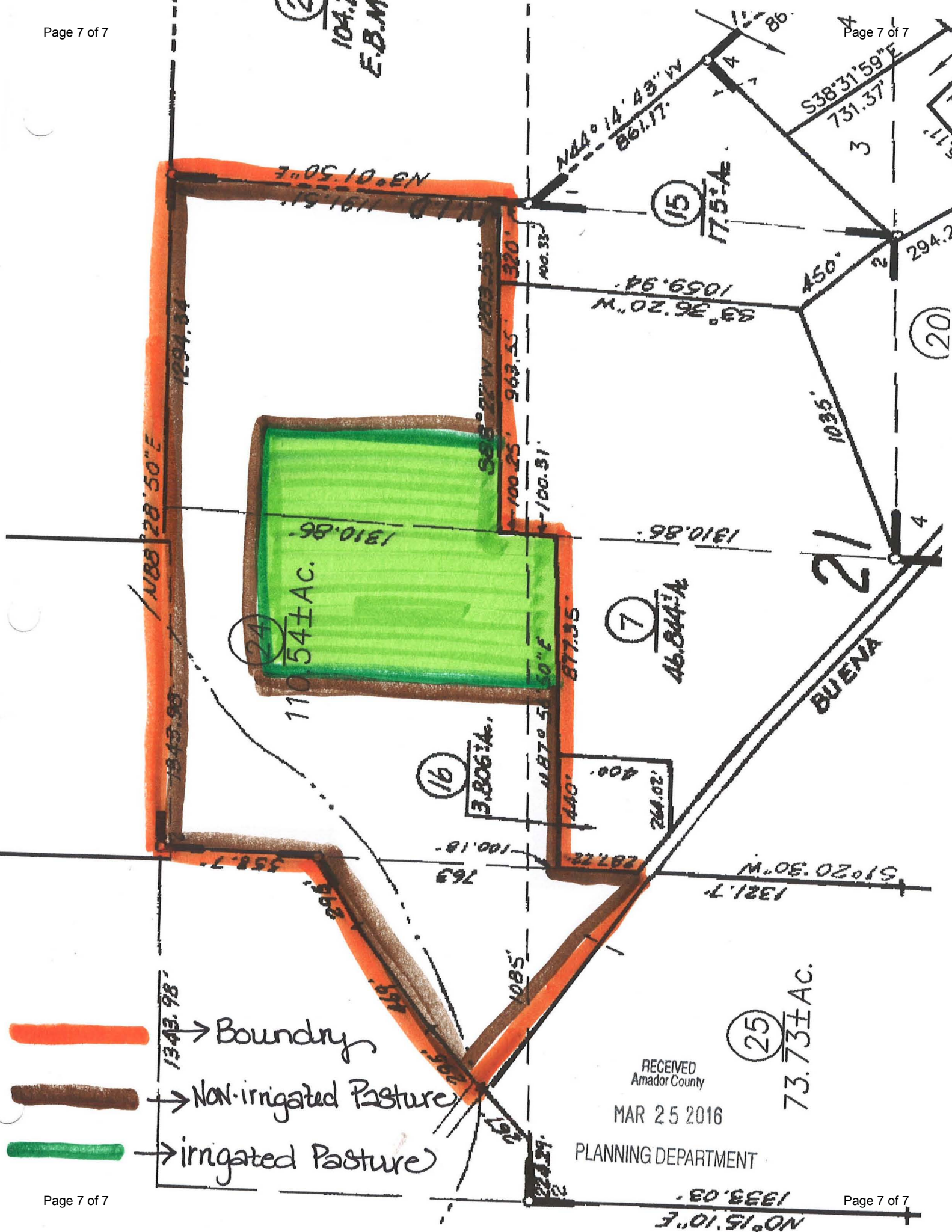

 Signature of person who prepared application.

 Date

Additional persons to be notified concerning action on this request:

| | |
|----------------|----------------|
| NAME: _____ | NAME: _____ |
| ADDRESS: _____ | ADDRESS: _____ |
| CITY: _____ | CITY: _____ |
| PHONE: _____ | PHONE: _____ |

②
104.2
E.B.M



→ Boundary

→ Non-irrigated Pasture

→ Irrigated Pasture

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