

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: OCTOBER 10, 2017

ITEM 1 PUBLIC HEARING - REQUEST FOR ZONE CHANGE FROM THE “R1A,” SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE “AG,” EXCLUSIVE AGRICULTURAL DISTRICT IN CONJUNCTION WITH A REQUEST TO INCLUDE 52.93 ACRES INTO AN EXISTING CALIFORNIA LAND CONSERVATION ACT CONTRACT (CONTRACT 292).

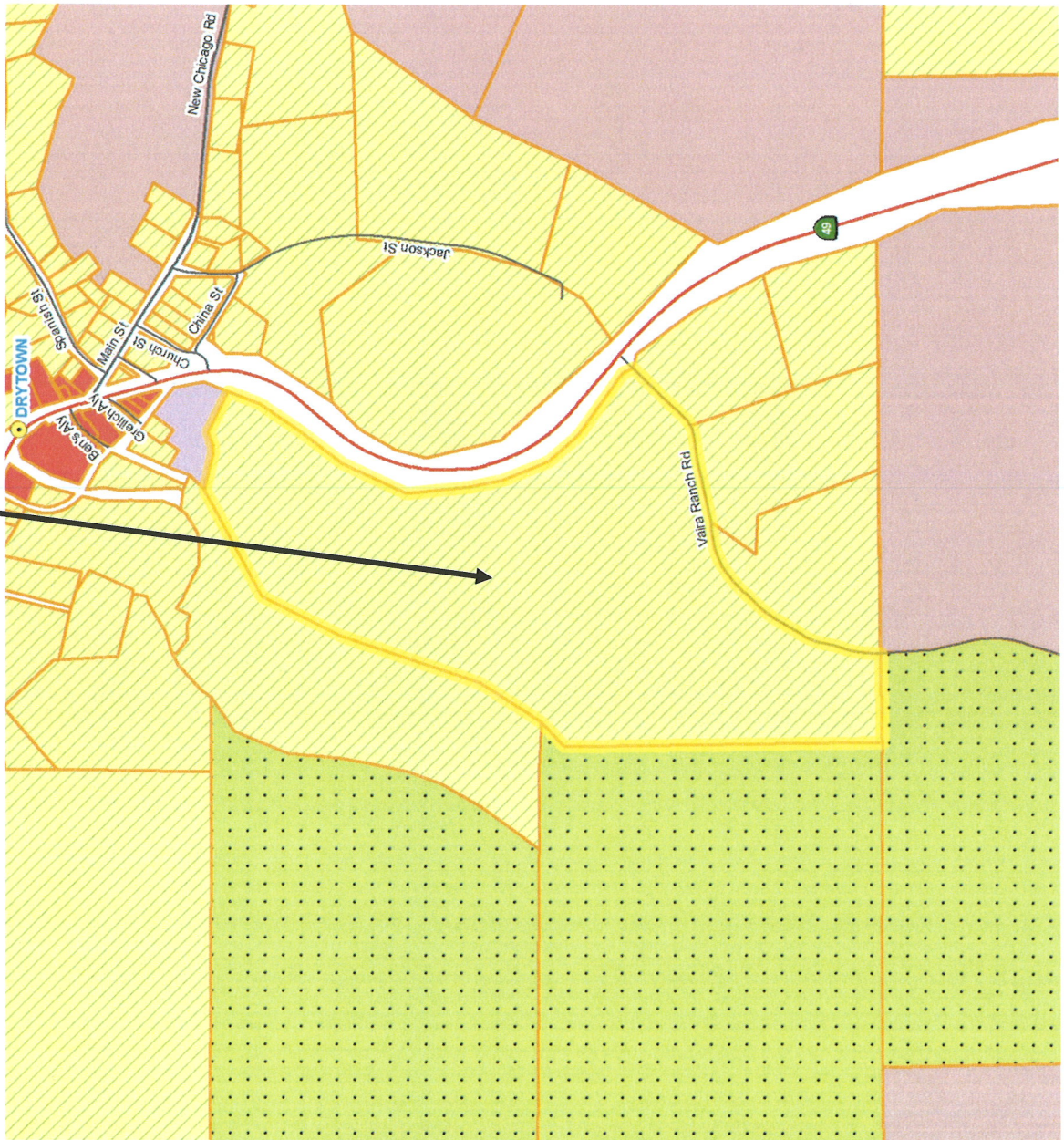
APPLICANT: Howard L. and Carolyn Neilsen Family Revocable Trust (Howard L. & Carolyn Neilsen, trustees)

SUPERVISORIAL DISTRICT: 5

LOCATION: On the northwest corner of CA Highway 49 and Vaira Ranch Road, just south of Drytown (APN 008-210-022)

- A. DESCRIPTION:** This application is a request for a Zone Change in conjunction with a request for an amended California Land Conservation Act (Williamson Act) contract. The applicants own 164 acres contiguous to the subject parcel which are included in Williamson Act contract #292, and have requested to amend their contract by including the subject in their existing contract. The Zone Change will provide consistent zoning on all parcels included in the contract, and the “AG” zoning will provide the agricultural land use limitations for the contracted land.
- B. STAFF REVIEW:** A review of the Zone Change was conducted by staff who found the project will not have a significant effect on the environment and is Categorical Exempt according to Sections 15183 (Projects Consistent with an Adopted General Plan) and 15317 (Open Space Contracts or Easements) of the State CEQA Guidelines. A Notice of Exemption will be filed with the County Recorder.
- C. PLANNING COMMISSION ACTION:** The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Categorical Exemption. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.
- D. FINDINGS:** If the Planning Commission recommends approval of this project, the following findings (1-2) are recommended for adoption:
 - 1. The Zone Change is consistent with the surrounding land uses and the Amador County Code for Agricultural Preserves 160 acres or larger; and,
 - 2. A review of the proposal was conducted by staff, through their own research, who found that the Zone Change would not have a significant effect on the environment and is Categorical Exempt according to Sections 15183 and 15317 of the State CEQA Guidelines, and a Notice of Exemption will be filed with the County Recorder.

SUBJECT PARCEL



- A - Agricultural
- AG - Exclusive Agriculture
- C1 - Retail Commercial and Office
- C2 - Heavy Commercial
- H - Highway Commercial - Recreation
- LM - Light Manufacturing
- MM - Medium Manufacturing
- M - Manufacturing
- MR - Mineral Resources
- OS - Open Space
- PD - Planned Development
- RE - Residential Estates
- R1 - Single Family Residential
- R1A - Single Family Residential & Ag
- R2 - Low Density Mult. Family Residential
- R2A - Single Family Residential, 2 Acre Min.
- R3 - High Density Mult. Family Residential
- T1 - Trailer - Camp
- T2 - Mobile Home Park - Camp
- TPZ - Timberland Preserve
- USA - Bureau of Land Management
- X - Special Use
- Not Classified

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.

Howard L. Nielsen
Carolyn Nielsen

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 |
| 008-210-022-000 | 52.93 | CATTLE GRAZING | 52.93 | | |
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| | | | | | |
| Total Acres in request. | 52.93 | | | | |

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

| Use | Crop | Production | Comments |
|-------------------|--------------|---------------|----------|
| Dry Pasture | NATIVE GRASS | Animal Units | |
| Irrigated Pasture | | 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. | | | 52.93 |
| 2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s). | Use | Cash Rent Per Acre | 0 |
| | | | |
| | | | |
| 3. Portion(s) share cropped to others. Provide Name & Address of lessee(s) | Crop | % to Owner | 0 |
| | | | |
| | | | |
| If operating expenses are shared by owner, explain: | | | |

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

| Type of Improvement | Estimated Value |
|---------------------|-----------------|
| Barn(s) | |
| Corral(s) | |
| Fences | |
| Wells | |
| Water Systems | |
| Other (specify) | |
| TOTAL | <i>2</i> |

2. **ESTIMATED INCOME**

| Use | Estimated Annual Income |
|-----------------------|-------------------------|
| <i>CATTLE GRAZING</i> | <i>\$8,750.00</i> |
| | |
| | |
| | |
| | |
| TOTAL | <i>\$8,750.00</i> |

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

NAME: *Carolyn Neilson*

ADDRESS: _____

CITY: _____

PHONE: _____

Carolyn Neilson
Signature of person who prepared application.

8/28/17
Date

Additional persons to be notified concerning action on this request:

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____