

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: NOVEMBER 13, 2018

ITEM 1 - REQUEST FOR A ZONE CHANGE FROM “R1A,” SINGLE FAMILY RESIDENTIAL & AGRICULTURAL DISTRICT TO “AG,” EXCLUSIVE AGRICULTURE DISTRICT IN CONJUNCTION WITH A REQUEST FOR INCLUSION OF A 252.43-ACRE PARCEL INTO A CALIFORNIA LAND CONSERVATION ACT CONTRACT (APN 011-060-033).

APPLICANTS: Jackson Valley Properties, LLC (Martin Gardner, Manager)
SUPERVISORIAL DISTRICT 2

LOCATION: On the south side of CA Highway 124 between Tonzi Road and Willow Creek Road.

- A. GENERAL PLAN DESIGNATION OF AREA:** A-G, Agricultural-General (one family per 40-acre population density).
- B. CURRENT ZONING:** “R1A,” Single-family Residential & Agricultural
- C. ACREAGE INVOLVED:** 252.43 acres
- D. DESCRIPTION:** The applicants have applied for inclusion of approximately 252 acres into a California Land Conservation Act (Williamson Act) contract, all of which are currently zoned “R1A,” Single-family Residential & Agricultural. The intended use of the property is seasonal dry pasture grazing for cattle. All applications for Williamson Act contracts include a simultaneous request to rezone the contracted property to Exclusive Agriculture because the permitted uses in the “AG” zone become the land use limitations of the contract.
- E. AGRICULTURAL ADVISORY 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.
- F. PLANNING COMMISSION ACTION:** Should the Planning Commission recommend approval of the zone change to the Board of Supervisors, the findings below are recommended for inclusion with the motion to approve.
- F. FINDINGS:**
 - 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 for parcels 160 acres or larger as outlined in County Code § 19.24.036 D(2); 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-Clerk.