

AGENDA

AGRICULTURAL ADVISORY COMMITTEE

WEDNESDAY, JANUARY 30, 2018

5:30 PM

Conference Room C
Second Floor, County Administration Center
810 Court Street, Jackson, California

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223 6380 or (209) 257-5002 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

- A. Correspondence.
- B. Public matters and persons wishing to address the Committee regarding non-agenda items.
- C. Approval of minutes: A quorum was not present at the October 24, 2018 meeting.
- D. AGENDA ITEMS:

- ITEM 1. Discussion and possible action regarding a request to establish an Agricultural Preserve consisting of 9 parcels totaling 409.55 acres, submitted by Linda L. Matulich.
- ITEM 2. Discussion and possible action regarding a proposed boundary line adjustment resulting in 2 parcels of approximately 324 acres and 55 acres, submitted by the George E. Greilich Trust, the Eleanor M. Greilich 2011 Trust, and David Weiner (Contracts No. 25 and 96).
- ITEM 3. Discussion and possible action relative to a potential ordinance establishing minimum standards for allowable numbers of poultry and livestock in various zoning districts.

ITEM 1

STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
FOR MEETING OF: JANUARY 30, 2019

ITEM #1 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND CONSERVATION ACT FOR 409.55 ACRES, SUBMITTED BY LINDA L. MATULICH, TRUSTEE OF THE LINDA L. MATULICH REVOCABLE LIVING TRUST.

Located on the north side of CA Highway 88 between Sunset Drive and Eggiman Lane (APNs 011-140-037, 011-140-038, 011-140-039, 011-170-017, 011-270-013, 011-270-015, 011-270-016, 011-270-017, 011-270-018).

This application is a request to establish a 409-acre agricultural preserve per the requirements of the California Land Conservation Act. The preserve is proposed for use as dry pasture cattle grazing. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

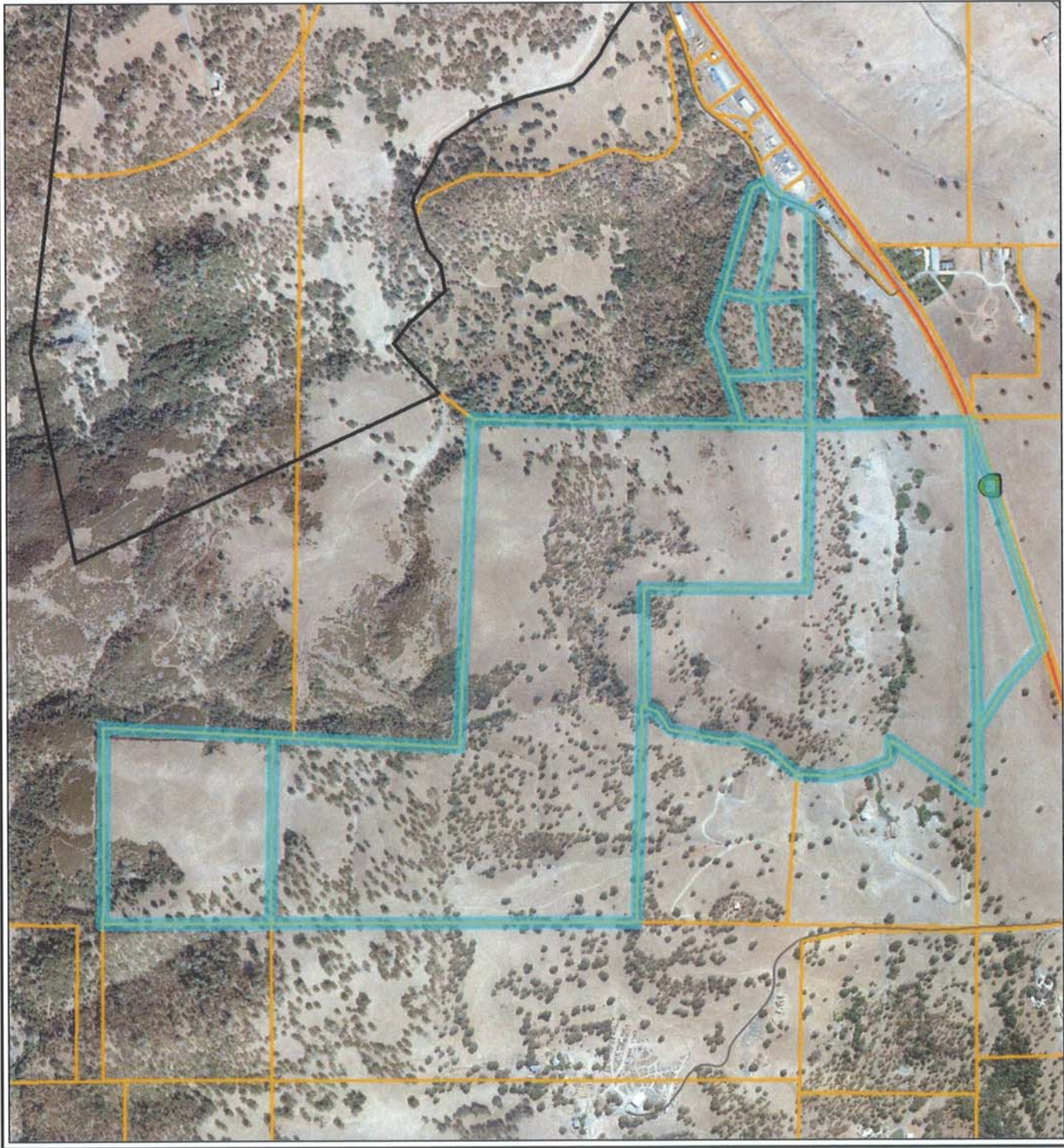
The Committee must review the application to determine if the parcel meets *either* the annual agricultural income potential of \$6,274, *or* the agricultural improvement criteria \$31,368, as required by County Code Section 19.24.036 D2, for preserves 160 acres or larger in size.

The Committee’s recommendations will be forward to the Board of Supervisors for their consideration.

The parcels included in the application are:

<u>APN</u>	<u>ACREAGE</u>	<u>ZONING</u>	<u>GENERAL PLAN</u>
011-140-037	109.41	X – Special Use District	AG – General Agriculture
011-140-038	209.17	X – Special Use District	AG – General Agriculture
011-140-039	51.07	X – Special Use District	AG – General Agriculture
001-170-017	13.11	RIA – Single-family & Agricultural	AG – General Agriculture
011-270-013	5.10R3 – High Density Residential		SPA – Special Planning Area
011-270-015	5.19R3 – High Density Residential		SPA – Special Planning Area
011-270-016	5.32R3 – High Density Residential		SPA – Special Planning Area
011-270-017	5.04R3 – High Density Residential		SPA – Special Planning Area
011-270-018	5.60R3 – High Density Residential		SPA – Special Planning Area

Per the 2016 General Plan update, Williamson Act zoning (Exclusive Agriculture) is not compatible with the Special Planning Area land use designation. Therefore, staff recommends that the five parcels with the Special Planning Area land use designation be excluded from the preserve.



- Cities and Communities
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
- Roads
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - - - Unimproved Road
- Parcels



1" = 1108 ft

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Notes

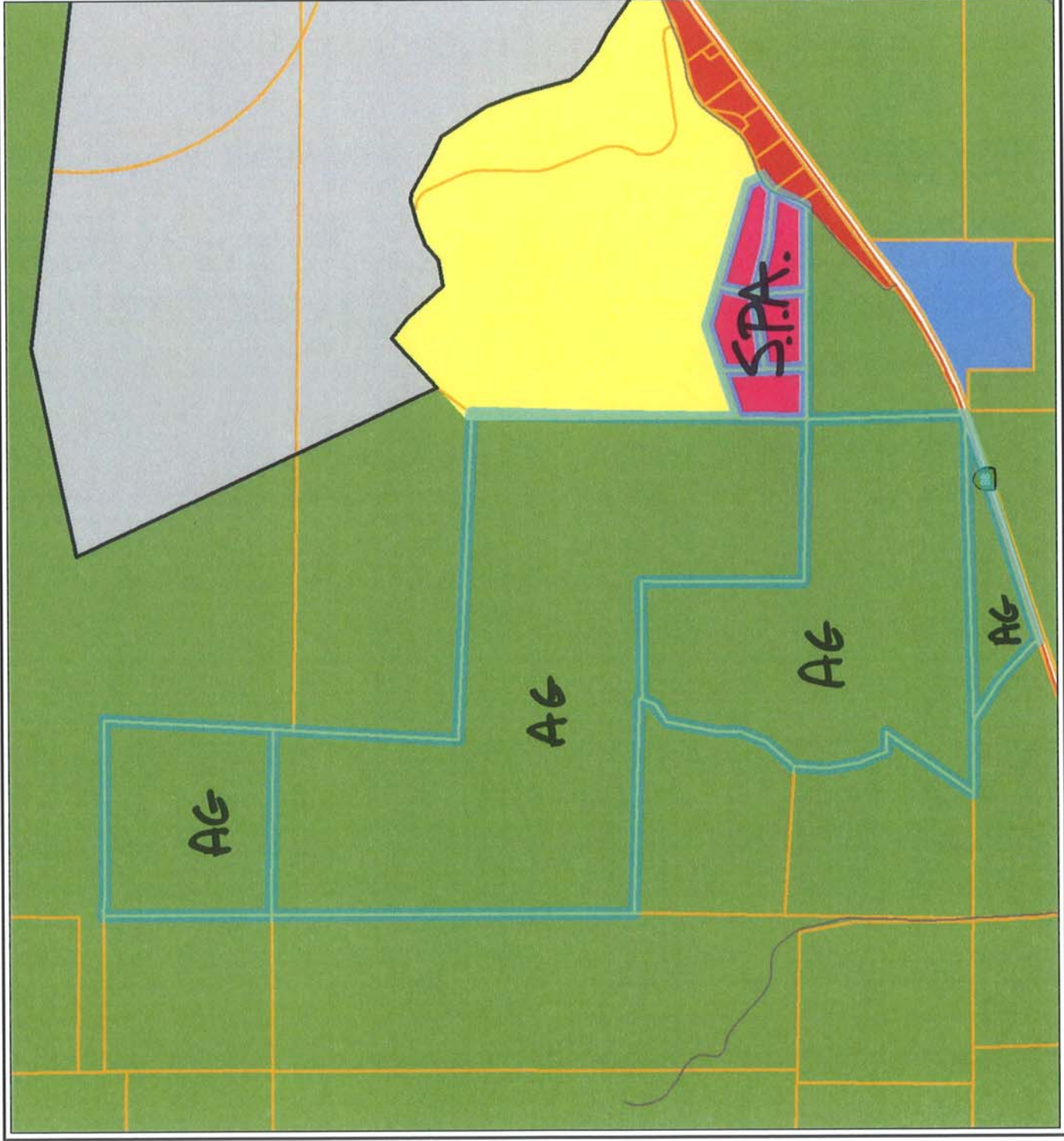


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Amador County GIS Viewer
Amador County Information Technology Dept.
810 Court St., Jackson CA 95842

January 24, 2019

GENERAL PLAN



- Cities and Communities
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
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 - One Way Road
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810 Court St, Jackson CA 95642

January 24, 2019

ZONING

- Cities and Communities
- Administrative Boundaries
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- Parcels



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Notes

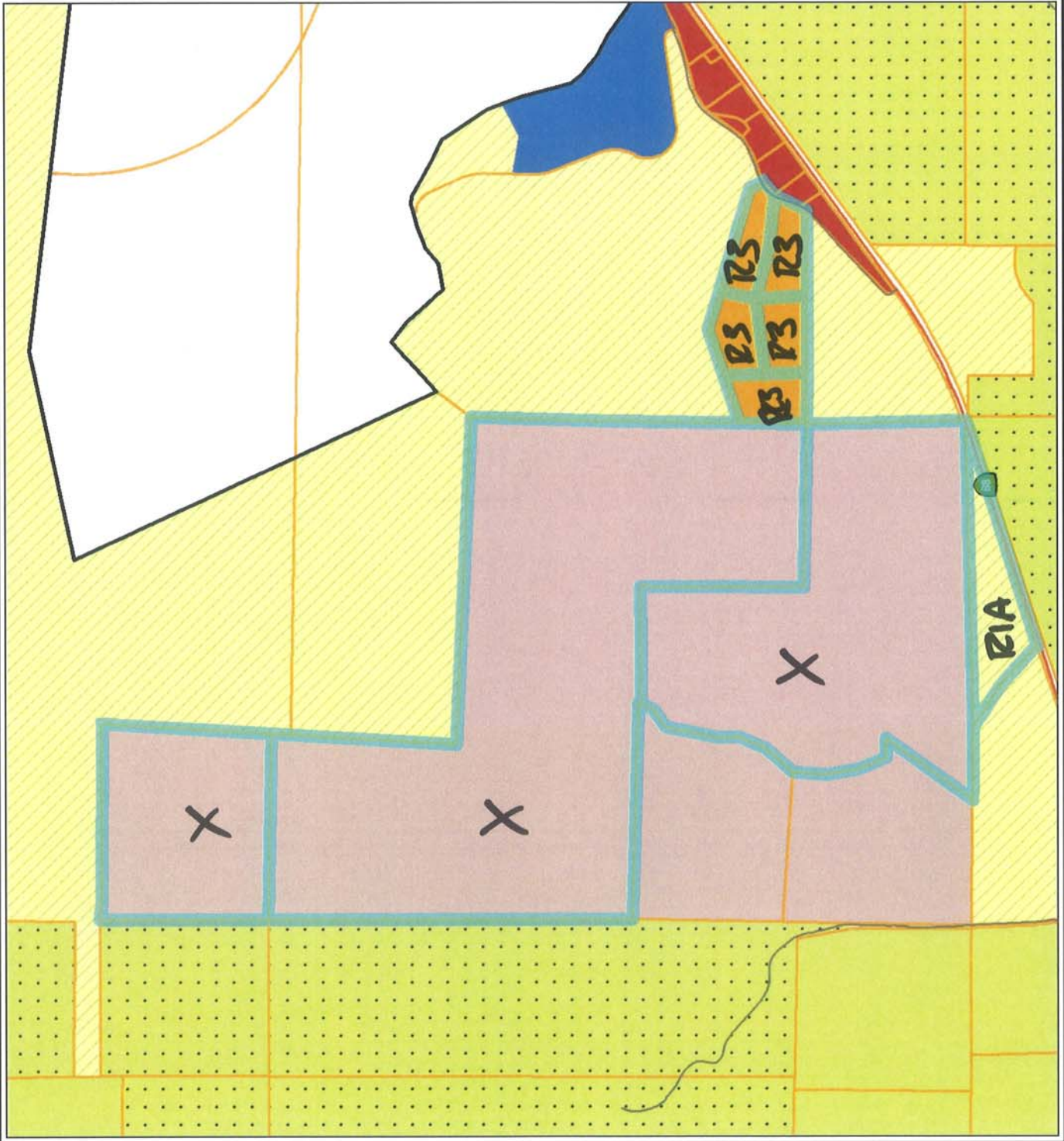


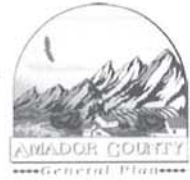
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810 Court St., Jackson CA 95942

January 24, 2019





zoning districts will be developed as part of a Zoning Code update implementing the General Plan.

**Table LU-3
Zoning District-General Plan Designation Consistency**

General Plan Land Use Designation		Compatible Zoning Districts
AT	Agricultural-Transition	A, AG, RE, R-1, R1-A
AG	Agricultural-General	AG, A, RE, R1-A, MR
RR	Rural Residential	RE, R-2A, R-1, R1-A
RL	Residential-Low Density	R-1, R1-A, PD
RM	Residential-Medium Density	R-2, R-3, PD
RSC	Regional Service Center	M, MM, LM, PD, R-1, R-2, R-3, C-1, C-2
TC	Town Center	R-1, R-2, R-3, C-1, C-2, LM, MM, PD
SPA	Special Planning Area	PD, X, M
C	Commercial	C-1, C-2, H, PD, LM
I	Industrial	M, MM, LM, MR
PS	Public Service	PD
WP	Water Project	A, AG, O-S, R1-A, MR
OR	Open-Recreation	O-S, R1-A, MR, AG, PD
GF	General Forest	AG, A, O-S, R1-A, MR, TPZ
MRZ	Mineral Resources Zone	X, MR, R1-A
OF	Open-Forest	AG, O-S, R1-A, MR
OW	Open-Wilderness	AG, O-S, R1-A, MR

Area Descriptions

The General Plan allows for future development of residential, commercial, and industrial uses throughout the planning area. However, it is the County’s intent to focus new growth toward existing unincorporated communities—the RSC at Martell and TCs, each of which are described in detail below. The RSC and TC areas represent key locations within the County, each of which has unique future development objectives, responding to priorities established in the General Plan Vision Statement, and community input.

Regional Service Center

The General Plan proposes one RSC, to be located in the community of Martell. The Martell RSC encompasses approximately 679 acres of land located near the intersection of SR 49, SR 88, and SR 104 near Westover Field. This RSC is planned to include a mix of retail commercial uses, industrial uses, and higher-density housing, and the designation of this area as an RSC is intended to encourage more creative future development, including potential for mixed-use development. A total of approximately 2,500,000 square feet of commercial and 1,000,000

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.

Sinda S. Matulich

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.

Page 2

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
011-270-016-000	5.32	LAND dry pasture	5.32	LAND	5.32
011-140-038-000	209.71	LAND dry pasture	209.71	LAND	209.71
011-270-017-000	5.04	LAND dry pasture	5.04	LAND	5.04
Total Acres in request.	409.55				

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

REQUEST TO FORM AGRICULTURAL PRESERVE

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Jonda S. Matulich

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Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
011-270-018-000	5.60	land dry pasture	5.60	LAND	5.60
011-170-017-000	13.11	land dry pasture	13.11	LAND	13.11
011-270-013-000	5.10	LAND dry pasture	5.10	LAND	5.10
011-270-015-000	5.19	LAND dry pasture	5.19	LAND	5.19
011-140-039-000	51.07	LAND dry pasture	51.07	LAND	51.07
011-140-037-000	109.41	LAND dry pasture	109.41	LAND	109.41
Total Acres in request.	Page 1				

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	COWS	Animal Units	30-40 SEASONAL
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
\$ 0 Per Year	\$ 0 Per Year	\$ 0 Per Year	\$ 0 Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			0
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
ROBERTSON RANCHES	PASTURE	\$ 1000 ~ / mo	409.55
PO Box 1057 PLYMOUTH CA 95669	RENT	for all	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

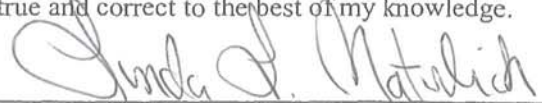
Type of Improvement	Estimated Value
Barn(s)	0
Corral(s)	0
Fences	0
Wells	0
Water Systems	0
Other (specify)	0
TOTAL	0

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
grazing pasture	\$12,000.00 / year
TOTAL	\$12,000.00

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

NAME: LINDA L. MATULICH
 ADDRESS: 143 Springcreek Dr
 CITY: IONE CA 95640
 PHONE: 209-274-6653



Signature of person who prepared application.

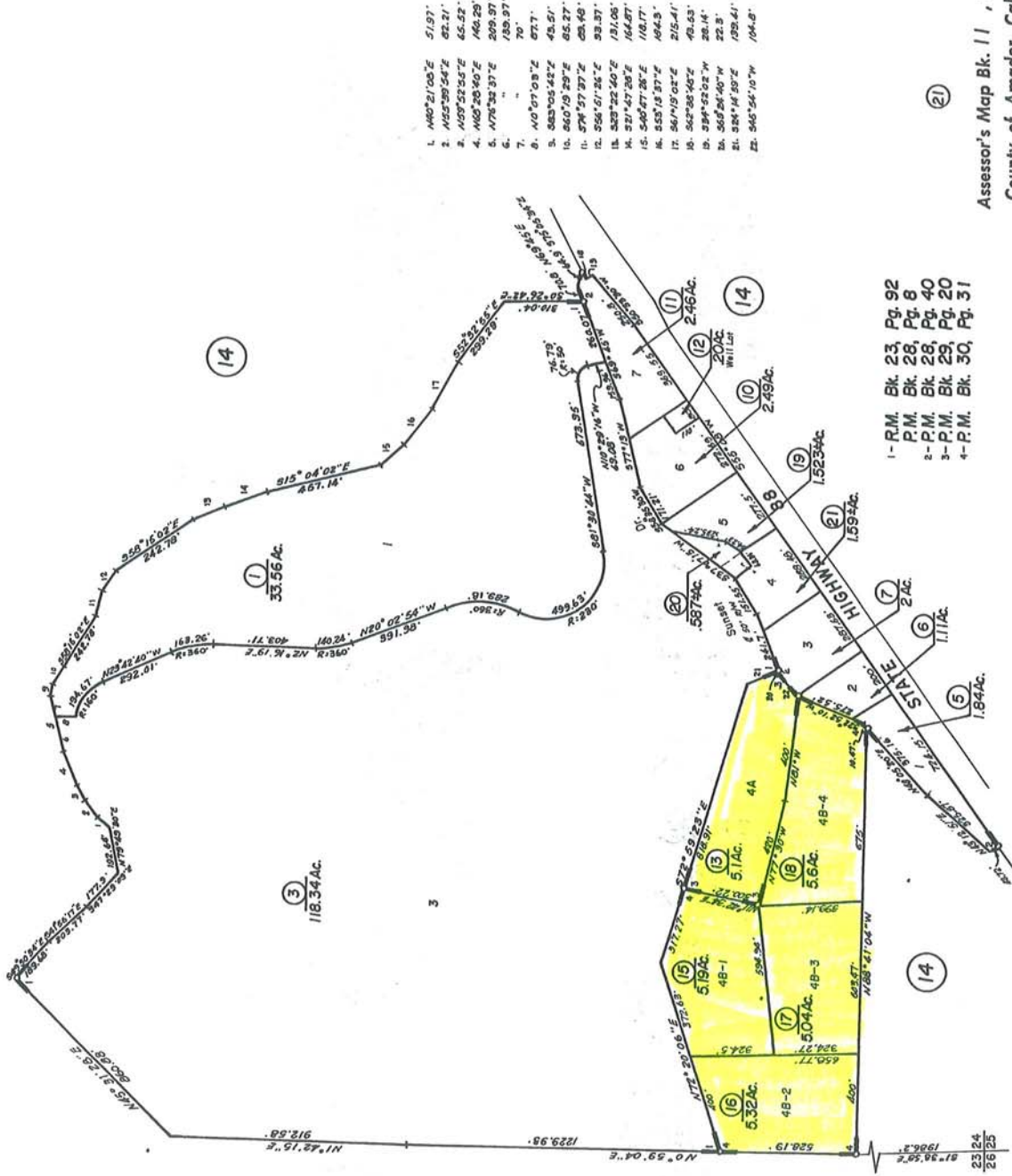
1-17-19

Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____



1. N40°21'00"E 51.97'
2. N22°39'54"E 82.21'
3. N09°32'56"E 65.53'
4. N62°28'40"E 146.29'
5. N78°32'37"E 209.37'
6. - - - 189.37'
7. - - - 70'
8. N10°07'08"E 67.77'
9. S83°05'42"E 43.51'
10. S60°19'29"E 85.27'
11. S79°57'37"E 68.49'
12. S56°11'26"E 33.37'
13. S39°22'40"E 131.05'
14. S21°47'58"E 164.87'
15. S40°47'25"E 164.9'
16. S61°19'01"E 215.41'
17. S27°28'42"E 40.65'
18. S94°52'02"W 28.14'
19. S69°26'40"W 22.5'
20. S28°44'59"E 199.61'
21. S45°54'15"W 104.8'

- 1- R.M. Bk. 23, Pg. 92
- 2- P.M. Bk. 28, Pg. 8
- 3- P.M. Bk. 28, Pg. 40
- 4- P.M. Bk. 29, Pg. 20
- 5- P.M. Bk. 30, Pg. 31

(21)

Assessor's Map Bk. 11, Pg. 27
County of Amador, Calif.

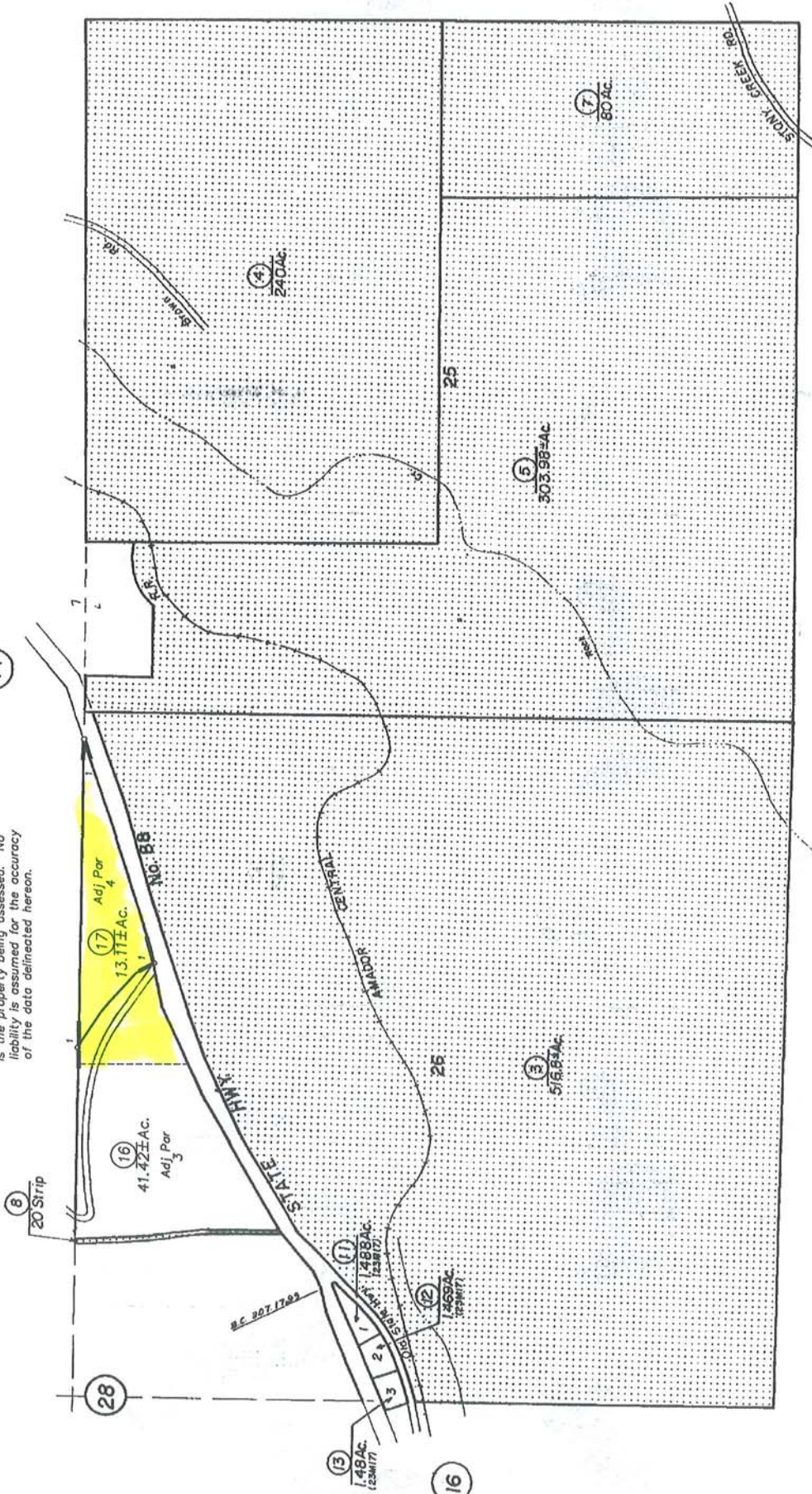
SEC. 25, POR. SEC. 26, T.6N., R.10E., M.D.B. & M.

11-17

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

14



R.M. Bk. 4, Pg. 55
R.M. Bk. 23, Pg. 17

17

20

NOTE—Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 11, Pg. 17
County of Amador, Calif.

SEC. 23, POR SEC. 24, T. 6N., R. 10E., M.D.B. & M.

11-14

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

33



- R.M. Bk. 4, Pg. 55
- R.M. Bk. 7, Pg. 90
- R.M. Bk. 13, Pg. 95
- R.M. Bk. 26, Pg. 53
- R.M. Bk. 29, Pg. 38
- P.M. Bk. 37, Pg. 83
- 3- R.M. Bk. 43, Pg. 11 (10/20/88)
- R.M. Bk. 44, Pg. 84 (9/10/90)
- 4- R.M. Bk. 51, Pg. 33 (4/9/98)
- 5- R.M. Bk. 55, Pg. 24 (12/24/2002)
- R.M. Bk. 58, Pg. 37 (11/14/2005)

Map changes become effective with the 2007-2008 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Assessor's Map Bk. 11, Pg. 14
County of Amador, Calif.

ITEM 2

STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE
FOR MEETING OF: JANUARY 30, 2019

**ITEM #2 DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED
BOUNDARY LINE ADJUSTMENT RESULTING IN 2 PARCELS OF
APPROXIMATELY 324 ACRES AND 55 ACRES IN SIZE, SUBMITTED
BY THE GEORGE E. GREILICH TRUST, THE ELEANOR M.
GREILICH 2011 TRUST, AND DAVID WEINER. (CONTRACTS 25 & 96)**

Located along Old Sacramento Road, approximately one-half mile east of Greilich Road (APNs 008-010-008 and 008-010-048).

The Committee is being requested to recommend approval of the proposed Boundary Line Adjustment to the Board of Supervisors, subject to the proposed parcels complying with the minimum criteria required by County Code Section 19.24.036 D2 for preserves greater than 160 acres:

- 1) *having the potential ability to produce an annual gross income from agriculture of not less than \$6,274; **OR***
- 2) *having permanent agricultural improvements thereon with a value of not less than \$31,368*

and Section 19.24.036 D4 for parcels greater than 40 but less than 100 acres:

- 1) *having the potential ability to produce an annual gross income from agriculture of not less than \$6,274; **AND***
- 2) *having permanent agricultural improvements thereon with a value of not less than \$31,368; **AND***
- 3) *demonstrating "unique" characteristics of an agricultural industry.*

The Committee must also review the proposal for findings that the proposed parcels meet California Government Code Section 51257:

51257. (a) *To facilitate a lot line adjustment, pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following (recommended evidence is provided by staff):*

- 1) *The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.*

Evidence: All new and amended Williamson Act contracts have an initial term of 10 years.

- 2) *There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.*

Evidence: The acreage of the proposed and rescinded contracted areas total 80.1 acres; there is no net loss of contracted acreage.

- 3) *At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.*

Evidence: 100 percent of the land in the former contract will remain under the amended contracts.

- 4) *After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.*

Evidence: The two adjusted parcels will meet the minimum acreage requirement of 40 acres (55 acres and 324 acres).

- 5) *The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.*

Evidence: The proposed parcels, as conditioned, will not decrease the agricultural productivity of currently contracted land.

- 6) *The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.*

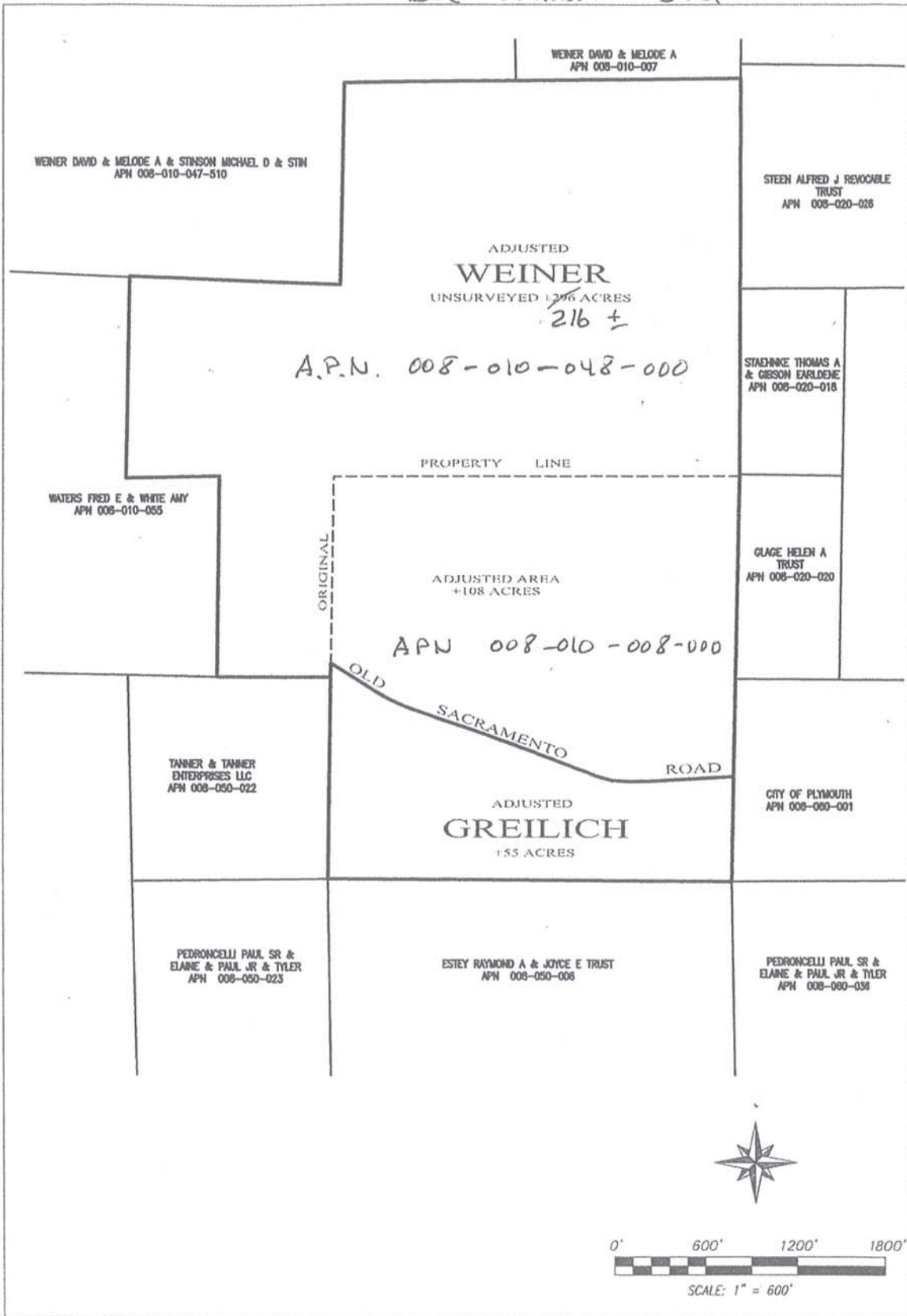
Evidence: The agricultural productivity of the proposed parcels is consistent and compatible with the agricultural use of adjacent land.

- 7) *The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.*

Evidence: The subject property currently consists of two parcels and upon completion of the proposed Boundary Line Adjustment will consist of two parcels.

51257. (b) *Nothing in this section shall limit the authority of the board or council to enact additional conditions or restrictions on lot line adjustments.*

See Exhibit One



DATE: 1/7/2019
 SCALE: 1" = 600'
 DRAWN BY: M. GOTTSEUG
 JOB NO.
 SHEET
1
 OF 1 SHEETS

WEINER - GREILICH
**BOUNDARY LINE
 ADJUSTMENT**
 AMADOR COUNTY, CALIFORNIA

 **TOMA & ASSOCIATES INC.**
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95842
 (209) 223-0156

REVISIONS	
BY	

- Cities and Communities
- Administrative Boundaries
- City Limits
- Amador County Boundary
- Roads
- One Way Road
- Primary Road
- Secondary Road
- County Route
- State Highway
- Unimproved Road
- Parcels

SUBJECT PARCEL



1" = 742 ft

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Notes



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- Cities and Communities
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SUBJECT PARCEL



1" = 3147 ft

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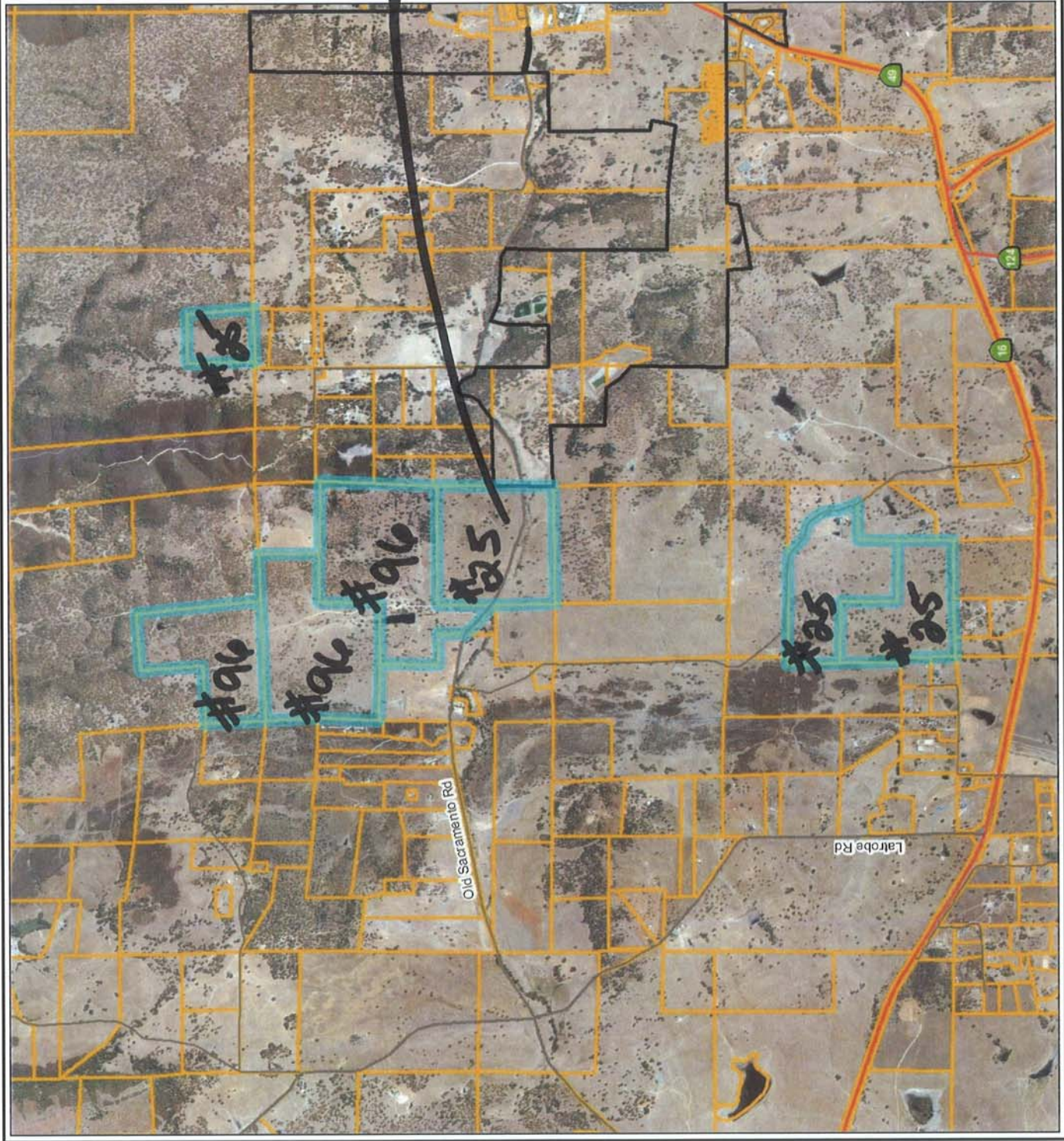
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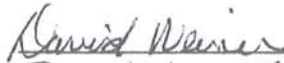
January 24, 2019




REQUEST TO FORM AGRICULTURAL PRESERVE

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





- **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
008-010-008-000 ±	108 ±	Grazing Land	108 ±	Cornal	.25 ±
		* Excepting all that land south of Old Sacramento Road		Water well	
		See Exhibit	one	Attached	
Total Acres in request.	108 ±				

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	Grass	10 cow calf pairs seasonal 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.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
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) foundation only	\$ 0
Corral(s) one	\$ 100.00
Fences perimeter	\$ 1000.00 est.
Wells one	unknown
Water Systems water Trough	\$ 500 est
Other (specify)	
TOTAL	\$ 1,600.00 est

2. ESTIMATED INCOME

Use	Estimated Annual Income
cattle Grazing	\$ 216.00
TOTAL	\$ 216

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

NAME: David Weiner
 ADDRESS: 23151 Lorenz Road
 CITY: Plymouth Ca 95669
 PHONE: (209) 245-4905

David Weiner
 Signature of person who prepared application.
1-8-2019
 Date

Additional persons to be notified concerning action on this request:

NAME: Kevin Walter
 ADDRESS: _____
 CITY: _____
 PHONE: (916) 919-5460

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

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.

Christine Cooper Cheatham,
Trustee Eleanor Brelich Trust

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
008-010-008	55 +/-	Pasture land with seasonal creek + well access	53 +/-		

Total Acres in request.					
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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	Cattle	22 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

	Use	Cash Rent Per Acre	Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).			
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	

Currently leased w/ balance of APN. Owner occupied after sale.