

AGENDA

AGRICULTURAL ADVISORY COMMITTEE

WEDNESDAY, APRIL 24, 2019

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: April, 2018 and January, 2019.**
- D. **AGENDA ITEMS:**

ITEM 1. Discussion and possible action regarding a request to establish an Agricultural Preserve consisting of 2 parcels totaling 100.45 acres, submitted by Michael F. Collier (APNs 014-150-038 and 014-150-039).

DRAFT
MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, APRIL 11, 2018

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:30 p.m. in Conference Room C at the County Administration Center, 810 Court Street, Jackson, California, by Chair John Allen.

The following members were present:

John Allen, District 4 (Chair)
David Bassett, District 1
Gary Gladen, District 3
Keith DesVoignes, Planning Commission
Dan Port, District 2 (Vice Chair)
Rich Pember, Assessor's Office
Eric Mayberry, Agricultural Commissioner

Also in attendance:

Chuck Beatty, Planning Department
Bob Bowers

- A. **CORRESPONDENCE:** None.
- B. **PUBLIC MATTERS AND PERSONS WISHING TO ADDRESS THE COMMITTEE REGARDING NON-AGENDA ITEMS:** None.
- C. **APPROVAL OF MINUES:** Minutes of the February 21, 2018 were approved.

AGENDA ITEMS

ITEM 1. ITEM NO.1 - REVIEW OF A REQUEST TO CREATE A 12-ACRE FOR FAMILY MEMBER PARCEL (CONTRACT NO. 361); JAMES L. AND CAROLYNNE B. PLAMONDON FAMILY TRUST DATED AUGUST 24, 2017

Chair John Allen recused himself from the discussions due to a potential conflict of interest.

Vice-Chair Dan Port reviewed the application submitted by the applicant and asked the applicant to explain the request in more detail..

Bob Bowers explained that a Boundary Line Adjustment was recently completed between his parcel and the adjoining parcel to the east, owned by his sister. The result was that his parcel increase in size from 160 areas to 175 acres. He now wishes to create a separate 12-acre parcel for his son to construct a home.

General discussion from the Committee included informing the applicant of the requirement to enter into a Joint Land Management Agreement with all affected property owners.

Upon a motion by David Bassett, seconded by Gary Gladen, and carried, the Committee found that the proposal met the requirements of County Code Section 19.24.036(E)(2) and recommended that the Planning Commission approve a Parcel Map creating the 12-acre parcel for an immediate family member, and recommended that the Board of Supervisors approve a Joint Land Management Agreement for the owners.

AYES: Bassett, Gladen, Port, DesVoignes, Pember, Mayberry

NOES: None

RECUSED: Allen

There being no further business, Vice-Chair Port adjourned the meeting 6:10 p.m.

Dan Port, Vice-Chairman

Chuck Beatty, Planning Director

DRAFT
MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, JANUARY 30, 2019

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:30 p.m. in Conference Room C at the County Administration Center, 810 Court Street, Jackson, California, by Vice Chair Dan Port.

The following members were present:

David Bassett, District 1
Dan Port, District 2 (Vice Chair)
Gary Gladen, District 3
Dan Dentone, District 5
Keith DesVoignes, Planning Commission
Eric Mayberry, Agricultural Commissioner
Rich Pember, Assessor's Office
Scott Oneto, Farm Advisor

Also in attendance:

Chuck Beatty, Planning Department
Mary Ann Manges, Recording Secretary
Jeff Brown, Supervisor District 3
Kevin Walker
Jim Greilich
Kevin Greilich
David Weiner
Taylor Greer
Mike Boitano
Mike Israel

- A. **CORRESPONDENCE:** None
- B. **PUBLIC MATTERS AND PERSONS WISHING TO ADDRESS THE COMMITTEE REGARDING NON-AGENDA ITEMS:** None
- C. **APPROVAL OF MINUES:** April and August 2018 minute approvals were deferred until the next meeting.

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.

Vice Chair Dan Port reviewed the application submitted by the applicant and asked if the applicant was present.

Chuck Beatty, Planning Director, stated that the applicant was not present and shared that the applicant desires a Williamson Act contract on 409 contiguous acres including 26 acres (5 parcels) that are designated by the General Plan and Zoning Code to be high density residential. He shared that adding the 26 acres to an agricultural preserve would require a General Plan amendment, and there is limited possibility of replacing the high density residential acreage elsewhere. He recommended that the 26 acres with high density residential zoning be excluded from the preserve.

General discussion from the Committee included discussion over historical use of the parcels and debate over whether or not the applicant realized that by placing all 9 parcels into one contiguous preserve would eliminate future use as high density residential.

Mr. Beatty stated that the applicant understands her options and consequences, and wants to keep the land in the family.

Vice Chair Dan Port stated that he sees it as his job on the Committee to protect the implementation of the Williamson Act and shared that he does not see where it is his job to protect the landowner's loss of other uses.

Rich Pember responded that the Committee should act based on the application.

Discussion ensued regarding the timeline for approval in order for the tax reduction to be realized on the next tax bill.

Upon a motion by David Bassett, seconded by Rich Pember, and carried, the Committee recommended approval as presented by the applicant with the condition that all the parcels be merged.

AYES: Port, Bassett, Pember, Dentone, Gladen

NOES: DesVoignes, Mayberry

RECUSED: None

ABSENT: Allen

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).

Kevin Walker represented the applicants and shared details of the boundary line adjustment.

Mr. Beatty shared that there has been precedence in the past to approve boundary line adjustments when the aggregate of parcels in a contract meet the qualifications for a contract even though there are some smaller parcels in the contract that don't qualify individually.

General discussion by the Committee was that historically, non-contiguous parcels do not have to meet Williamson Act qualifications on their own as long as the cumulative acreage in an application or contract meets the minimum standards.

Upon a motion by David Bassett, seconded by Keith DesVoignes, and carried, the Committee recommended approval of the boundary line adjustment.

AYES: Bassett, DesVoignes, Port, Mayberry, Pember, Dentone, Gladen

NOES: None

RECUSED: None

ABSENT: Allen

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.

Mike Israel opened discussion and requested guidance from the Committee on whether to pursue an ordinance or provide recommendations and guidance for staff when responding to agriculturally related complaints. It was shared that complaints are typically received on a nuisance basis for flies, dust, runoff, odor, and manure and are not typically received on bona fide agricultural operations such as cattle grazing, horse breeding or horse training facilities. It was also shared that complaints are usually about livestock being used as pets and come from smaller lots in subdivisions. Mr. Israel added that it is common for rural counties to have minimum parcel sizes and/or maximum stocking density in certain zonings and limits on cattle, horses, pigs and such in certain zonings. He also commented that if the Committee decides to proceed with an ordinance that it should be simple and easy to adhere to, and accommodate 4H type operations and other situations that may not fit. He stated that there is no urgency, but that guidance is requested for staff and that at some point the Board of Supervisors would like a recommendation.

Concerns were shared about restrictions to the Right to Farm Ordinance, CC&R overlaps, and increased agricultural-urban interface.

It was decided that the Agricultural Advisory Committee was the preferred committee to create a subcommittee comprised of Mike Israel, Mike Boitano, Scott Oneto, and Eric Mayberry. The subcommittee is to make recommendations and consider a definition of proper customs and standards.

There being no further business, Vice-Chair Port adjourned the meeting 6:10 p.m.

Dan Port, Vice-Chairman

Chuck Beatty, Planning Director

STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
FOR MEETING OF: APRIL 24, 2019

ITEM #1 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO ESTABLISH AN AGRICULTURAL PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND CONSERVATION ACT FOR 100.45 ACRES, SUBMITTED BY MICHAEL F. COLLIER.

Located on the north side of Tyler Road, approximately 0.75 miles east of Lawrence Road (APNs 014-150-038 and 014-150-039).

This application is a request to establish a 100-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 *both* the annual agricultural income potential of \$6,274, *and* the agricultural improvement criteria \$31,368, as required by County Code Section 19.24.036 D3, for preserves at least 100 acres but less than 160 acres 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>
014-150-038	50.23	A – Agricultural	AG – Agricultural-General
014-150-039	5.22	A – Agricultural	AG – Agricultural-General

Per the 2016 General Plan update, Williamson Act zoning (Exclusive Agriculture) is a compatible zoning district with the Agricultural-General land use designation.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	Cattle	25 Animal Units	Replacement Heifers
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
\$ <u>0</u> Per Year	\$ <u>0</u> Per Year	\$ <u>0</u> Per Year	\$ <u>0</u> Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			100.45
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) <u>Combo. Hay - Livestock</u>	<u>\$ 55,000.00</u>
Corral(s) <u>Metal - Cattle squeeze</u>	<u>\$ 11,000.00</u>
Fences	
Wells <u>(2) 80Gal. 35Gal.</u>	<u>\$ 12,000.00</u>
Water Systems	
Other (specify)	
TOTAL	<u>\$ 78,000.00</u>

2. ESTIMATED INCOME

Use	Estimated Annual Income
<u>Average Sale 12</u>	
<u>Cows annually</u>	<u>\$1800.00 EA.</u>
TOTAL	<u>21,600.00</u>

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

NAME: Michael F. Collier
 ADDRESS: 16247 Tyler Rd.
 CITY: Fiddletown 95629
 PHONE: 530) 219-2597

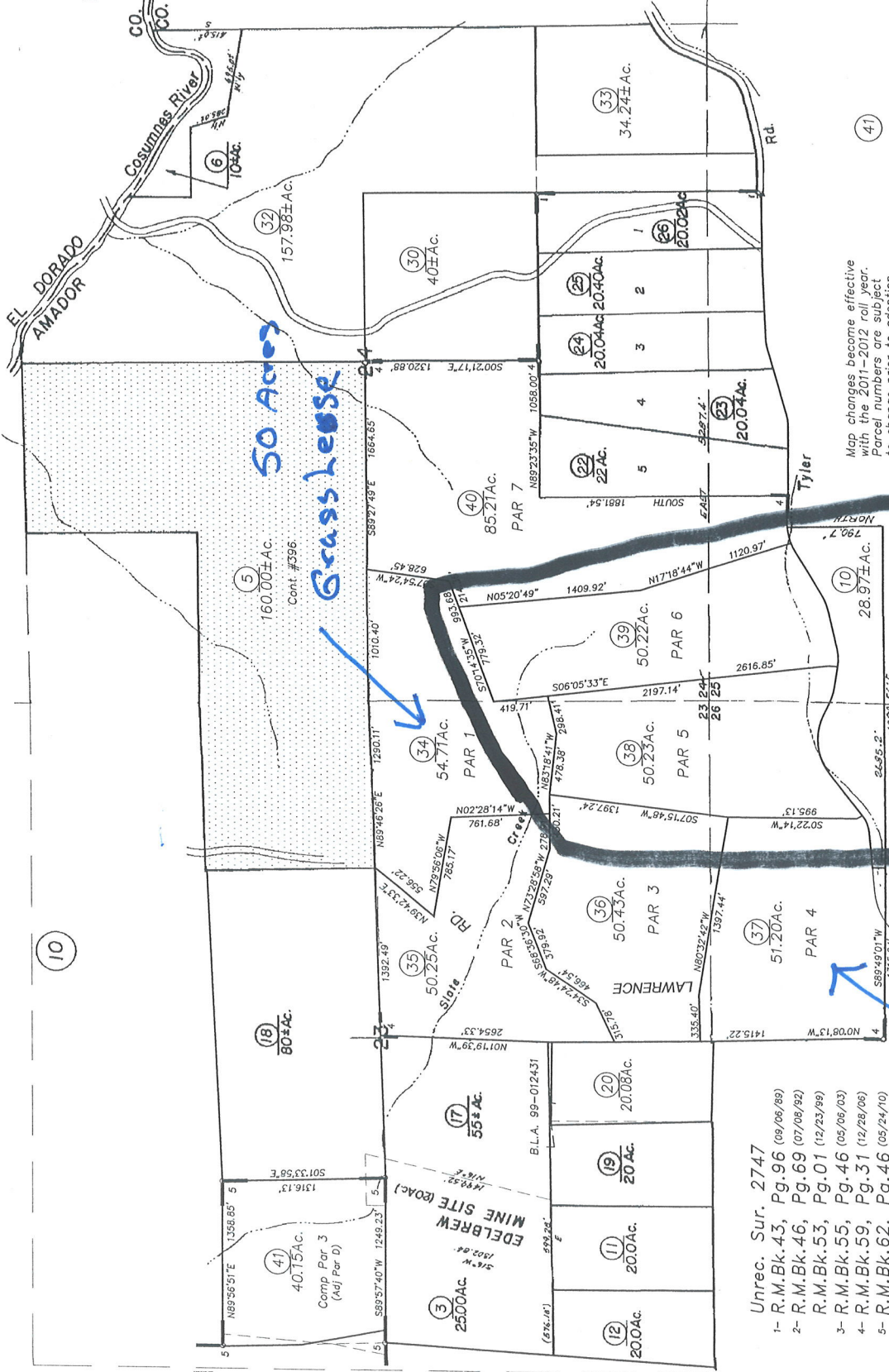
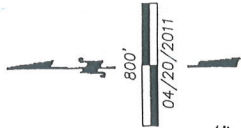
[Signature]
 Signature of person who prepared application.
3-19-19
 Date

Additional persons to be notified concerning action on this request:

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

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

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.



- Unrec. Sur. 2747
- 1- R.M.Bk. 43, Pg. 96 (06/06/89)
- 2- R.M.Bk. 46, Pg. 69 (07/08/92)
- R.M.Bk. 53, Pg. 01 (12/23/99)
- 3- R.M.Bk. 55, Pg. 46 (05/06/03)
- 4- R.M.Bk. 59, Pg. 31 (12/28/05)
- 5- R.M.Bk. 62, Pg. 46 (05/24/10)

Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Assessor's Map Bk. 14, Pg. 15
County of Amador, Calif.

Grass heese 18 LiveStock Cattle

50 Acres





- ⊙ 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" = 804 ft

Aerial photography, if displayed,
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Notes



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

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

April 18, 2019