

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: SEPTEMBER 10, 2019.

ITEM - 3 REQUEST FOR A ZONE CHANGE FROM THE “X,” SPECIAL USE DISTRICT TO THE “AG,” EXCLUSIVE AGRICULTURE DISTRICT, IN CONJUNCTION WITH A REQUEST FOR INCLUSION OF THE SAME 160 ACRES INTO A LAND CONSERVATION ACT CONTRACT (APN 001-200-012).

Applicants: Michael C. and Janice B. Daines

Supervisory District: 2

Location: Southwest of the intersection of Carbondale Rd. and Irish Hill Rd.

A. GENERAL PLAN DESIGNATION: AG, Agricultural General

B. CURRENT ZONING: “X,” Special Use District

C. DESCRIPTION: This applicant has applied for inclusion of approximately 160 acres into a California Land Conservation Act (Williamson Act) contract. The property is currently zoned “X,” Special Use District, with an AG, Agriculture-General, General Plan designation. The intended use of the property is dry cattle pasture. Applications for Williamson Act contracts include a simultaneous request to rezone the contracted property to “AG,” Exclusive Agriculture District, and the permitted uses in the “AG,” zone become the land use limitations of the contract. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

D. AGRICULTURAL ADVISORY COMMITTEE ACTION: The Agricultural Advisory Committee reviewed the request for inclusion into a Williamson Act contract and recommended approval of the request, as submitted, to the Board of Supervisors.

E. STAFF REVIEW: This project was reviewed by the Amador County Community Development Agency, which found no technical objection to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors along with the adoption of a Notice of Exemption.

F. PLANNING COMMISSION ACTION: Should the Planning Commission recommend approval of the zone change from “X,” Special Use District, to “AG,” Exclusive Agriculture District, to the Board of Supervisors, the findings below are recommended for inclusion with the motion to approve.

G. FINDINGS:

1. The zone change is consistent with the Amador County General Plan Land Use designation of Agriculture –General for the property;
2. The agricultural preserve 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 Clerk/Recorder.

JUL 02 2019

REQUEST TO FORM AGRICULTURAL PRESERVE

AMADOR COUNTY
PLANNING DEPARTMENT

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.

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
001-200-012-000	160	Pasture	160		
Total Acres in request.	160				

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	<i>Native Grasses</i>	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
\$ <i>None</i> Per Year	\$ <i>None</i> Per Year	\$ <i>None</i> Per Year	\$ <i>None</i> 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	
<i>Ronald Buhler</i>	<i>Grazing</i>	<i>\$100</i>	<i>160</i>
<i>9765 Mira del Rio, Sacto, CA 95827</i>			
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**

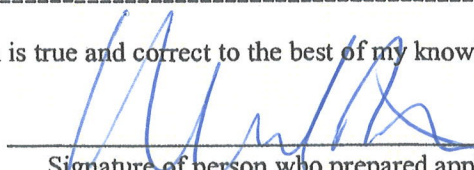
Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	\$12,000
Wells	\$10,000
Water Systems <i>Watering System</i>	\$10,000 12,874.49
Other (specify) <i>Brush Removal & Grass Planting</i>	\$7560.00
TOTAL	\$42,434.49

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
<i>Cattle Grazing</i>	<i>~\$16,000</i>
TOTAL	

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

NAME: Michael Daines
 ADDRESS: 30 Dam Avenue
 CITY: Wenatche WA 98801
 PHONE: 509-860-1135


 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: _____

SEE 56-M-69
HAGUE
2006002854

SEE 56-M-69
DODGE
20040007210



CARBONDALE

TO HWY. 15
FOREST HOME ROAD

FND. 3/4" REBAR WITH
PLASTIC CAP STAMPED
P.L.S. 3570 PER 55-M-60

ADJ. PARCEL 1
SEE 55-M-60
KEENAN
20030012709

HOUSE
WELL
APPX. CL WILLOW CREEK
AS SHOWN ON FLOOD
INSURANCE RATE MAP
DATED JUNE 6, 2000

CL 50' RIPARIAN
SETBACK

FND. 3/4" REB
PLASTIC CAP S
P.L.S. 3570 PEI

CL 100' RIPARIAN
SETBACK (50' EACH
SIDE, TYP.) ALONG
EXISTING CREEK

10' P.U.E.
30' B.S.L.

(2554.28' RW)
3881.65' CL

PARCEL 2A 163.22 Acres

ADJ. PARCEL
SEE 55-M-8
BUHLER
2005012501

FND. 3/4" REBAR WITH
PLASTIC CAP STAMPED
P.L.S. 3570 PER 55-M-60

S 88°01'17" W 2644.59'

10' P.U.E.
(6' EACH SIDE, TYP.)



PARCEL 2B 160.00 Acres

*Entire Parcel
2B
001-200-012-000*

FND. 6"x6" FC. CORNER
POST TAGGED L.S. 5257
PER 55-M-60

30' ACCESS AND
P.U.E. PER 55-M-61
TO PARCEL 2B

(2637.69' RW)
(N 89°48'21" W 2637.69')

FND. 6"x6" FC. C
POST TAGGED L.S.
PER 55-M-60

TONZI
2000006309

CL 100' RIPARIAN
SETBACK (50' EACH
SIDE, TYP.) ALONG
EXISTING CREEK

FND. 6"x6" FC. CORNER
POST TAGGED L.S. 5257
PER 55-M-60

FND. 12"x12" FC. CORNER
POST TAGGED P.L.S. 3570
PER 55-M-60

10' P.U.E.
30' B.S.L.

(N 87°35'52" E 2648.53')
B. O. B.

SEE BLA 20030008126

TONZI
2000006309

TONZI
2000006309

SEE BLA 20030008126

10' P.U.E.
30' B.S.L.

(N 00°21'20" W

(N 00°00'00" E

(2613.97' RW)

2644.01' CL

(1)

(2)

(3)

(4)

(5)

(6)

(7)

(8)

(9)

S 05°06'27" E (R)

S 19°18'12" E (R)

S 19°18'12" E (R)

S 00°22'26" E (R)

S 00°22'26" E (R)

S 04°21'18" W (R)

(N 85°38'41" W 715.10')

S 12°45'54" W (R)

(N 00°13'52" W

(N 00°13'52" W

(N 00°37'46" W

(N 00°00'00" E

(2554.28' RW)

(2613.97' RW)

(2644.01' CL)

RECORDING REQUESTED BY:

Old Republic Title Company

Order #: 2133003306-PM

APN #: 001-200-012

WHEN RECORDED MAIL TO

Michael C. Daines & Janice B. Daines

2055 Edgewood Lane

Wenatchee, WA 98801



Amador County Recorder

Sheldon D. Johnson

DOC- 2008-0008106-00

Acct 4-Placer Title Co

Monday, SEP 29, 2008 09:16:00

Ttl Pd \$10.00

Nbr-0000170651

CT1/R1/1-2

SPACE ABOVE THIS LINE FOR RECORDERS USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is -0- 11925

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ronald E. Buhler and Janet O. Buhler, husband and wife

hereby GRANT(S) to

Michael C. Daines and Janice B. Daines, husband and wife, as joint tenants

that property in Unincorporated area of Amador County, State of California, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Mail Tax Statements to Grantee at address above

Date September 19, 2008

State of California

County of El Dorado

On 9/24/08 before me,
P. Mcdermot

a Notary Public, personally appeared
* Ronald E. Buhler and Janet O. Buhler *

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

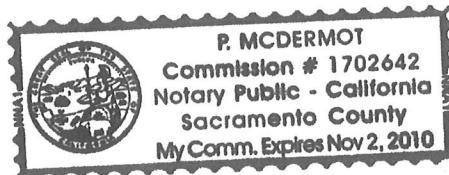
Signature [Signature]
Name P. Mcdermot
(typed or printed)

[Signature]

Ronald E. Buhler

[Signature]

Janet O. Buhler



Order No. 9006-190
UPDATE
Version 2

**EXHIBIT "A"
LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL 2B OF PARCEL MAP NO. 2731 FOR RONALD E. BUHLER AND JANET O. BUHLER, AND MICHAEL C. DAINES AND JANICE B. DAINES, FILED FOR RECORD ON SEPTEMBER 2, 2008 IN BOOK 60 OF MAPS AND PLATS AT PAGE 96, AMADOR COUNTY RECORDS.

PARCEL TWO:

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE 30 FOOT WIDE ACCESS AND UTILTIY EASEMENT OVER ADJUSTED PARCEL 3, AS SHOWN MAP RECORDED IN BOOK 55 OF MAPS AND PLATS PAGE 51 AND ALSO THE ABOVE REFERENCED MAP.

A.P.N. APN 001-200-012-000