

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: JULY 14, 2020**

**ITEM 2: Zoning Ordinance Amendment ZOA-20;7-2.** Discussion and possible recommendation to the Board of Supervisors regarding a proposed amendment to County Code Section 19.48.060, "Private stables." The ordinance that would establish the following livestock density on parcels less than 5 acres in size:

- \* One acre per animal with an average adult size 500 pounds or more (1 per acre);
- \* One-quarter acre per animal with an average adult size 50-499 pounds (4 per acre);
- \* 0.02 acres per animal with an average adult size less than 50 pounds (50 per acre);
- \* No more than 5 roosters on any parcel less than 5 acres (5 per acre);
- \* The total acreage required is the sum of the required acreage for each animal.

The ordinance would not apply to livestock employed for vegetation management or fire hazard abatement (up to 90 days/year), educational animal husbandry projects such as 4H, FFA, Grange, etc. Existing nonconforming uses would be grandfathered unless ceased for a period of two years or declared a public nuisance by the Health Officer, Agricultural Commissioner, or Board of Supervisors.

**Applicant:** County of Amador

**Supervisory Districts:** All

**Location:** The ordinance would be effective on all parcels of land less than 5 acres in size within in the unincorporated area of Amador County.

- A. BACKGROUND:** The County's Environmental Health and Planning Departments frequently respond to nuisance complaints regarding livestock located on small parcels. Typically, these small parcels are within residential subdivisions where multiple neighboring parcels are impacted by smells, flies, dust, runoff, and feathers. Complaints generally do not originate from larger parcels, regardless of livestock type or density. Currently, there are no livestock density limits in the unincorporated area. The proposed ordinance would apply livestock density limits only to parcels less than five acres, with the option for a Use Permit to exceed the limits on a case by case basis.
- B. PRIOR COMMITTEE ACTION:** The proposal was reviewed by the Agricultural Advisory Committee and the Board of Supervisors' Land Use Committee. Both Committees recommended approval of the proposed ordinance to the Board of Supervisors.
- C. PROPOSED PLANNING COMMISSION ACTION:** The Planning Commission, after taking public comment on the proposed ordinance amendments, may make any recommendations felt necessary regarding proposed Chapter 19.48.060, "Private stables." Recommendations will be forwarded to the Board of Supervisors for their consideration at a future public hearing.
- D. RECOMMENDED FINDING(S):**
1. *The adoption of amended Chapter 19.48.060, "Private stables," is Categorically Exempt from the California Environmental Quality Act per Section 15308 (Class 8) of the State CEQA Guidelines. Class 8 exemptions consist of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*
  2. *Following Board adoption of the proposed ordinance, a Notice of Exemption will filed with the County Recorder.*