

**DRAFT MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, JUNE 10, 2020**

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:35 p.m. in the Board of Supervisor's Chambers at the County Administration Center, 810 Court Street, Jackson, California, by Chair Allen.

The following members were present:

David Bassett, District 1
Dan Port, District 2 (Vice Chair)
John Allen, Jr., District 4 (Chair)
Dan Dentone, District 5
Eric Mayberry, Agricultural Commissioner
Patty Bautista, Assessor's Office
Earl Curtis, Planning Commissioner
Scott Oneto, Farm Advisor

The following member was absent:

Gary Gladen, District 3

Staff in attendance:

Chuck Beatty, Planning Department
Mary Ann Manges, Recording Secretary
Krista Ruesel, Planner

- 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 December 18, 2019 meeting were unanimously approved following a motion by Eric Mayberry, seconded by Dan Port.

AGENDA ITEMS

ITEM 1. Review and recommendation to the Board of Supervisors regarding a request to establish an Agricultural Preserve consisting of two legal parcels totaling 80 acres. The application includes a zone change request (ZC-19;12-1) for both parcels from the X, Special Use District to the AG, Exclusive Agriculture District. (APNs: 011-140-035 and 001-140-036)

Applicant: BD Trust and The Jason R. Cazadd and Breanna Cazadd Revocable Living Trust-2018 (Jason Cazadd and Kristine Cazadd, representatives)

Supervisorial District: 2

Location: 9939 and 9949 Hwy 88, Jackson, CA 95642

Chair Allen introduced the item.

Ms. Ruesel shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Allen asked for confirmation that if the parcels remain separate ownerships that they can be sold off as 40 acres separately and stated that he does not believe that this is something that has been done before by the county.

Ms. Ruesel responded that they could be sold separately.

Chair Allen said that they need to be looked at then as 40 acre parcels not 80.

Mr. Beatty shared that the county has approved contracts with different ownerships in the past. In such situations, the Committee has requested the Board of Supervisors to require the resulting parcels to individually meet the Williamson Act requirements or be placed into nonrenewal.

Discussion ensued amongst the Committee with it being discussed that if the two parcels are not under the same ownership that it should be conditioned that there should be a joint ownership contract, that if either parcel is sold the remaining parcel needs to qualify on its own or go into non-renewal.

Mr. Beatty shared that only other option is to give one parcel a provisional contract for five years.

It was further discussed that the applicant is undervaluing some of their assets.

Chair Allen stated that he would like to see this come back on their own with a different proposal.

Kristine Cazadd (via teleconference) said that she owns the parcel that has the bulk of the grapes and a barn being converted to an arena. She added that the plan is to rent out the whole vineyard for weddings and receptions and things like that and that the goal is to preserve the vineyard. She added that they planted a very large grass area so can have events.

Mr. Beatty asked if there is a winery on the property now. Ms. Cazadd responded no.

The Committee discussed the need to condition the contract that additional grapes and additional agricultural improvements are needed. Chair Allen added that if there are enough grapes and a winery that this would not be an issue and recommended that the applicant to talk to the planners and redesign the project so that it will be easier if each parcel qualifies on its own.

Ms. Cazadd stated that she wants to withdraw her application at this time.

ITEM 2. Review and recommendation to the Board of Supervisors regarding a request to establish an Agricultural Preserve by adding an 85 acre parcel to an existing 100 acre preserve. The application includes a zone change request (ZC-20;3-1) for the 85 acre parcel from the A, Agricultural District to the AG, Exclusive Agriculture District . (APN: 014-150-040)

Applicant: Michael Collier
Supervisory District: 5
Location: 16427 Tyler Road, Fiddletown, CA 95629

Chair Allen introduced the item and shared that all parcels are under the same ownership and can be sold separately.

Ms. Bautista said the Assessor's office has no problem with adding the 85 acres to the other parcel and that all three would meet requirements.

Mr. Collier said he is adding grazing pasture to what he already has in the contract, which is already conditioned and in the process to be merged as one parcel. He shared that he is back with the surveyor to make all three parcels as one parcel.

Chair Allen asked if Mr. Collier is willing to merge them.

Mr. Collier said that he is and that he has no intention of selling and that he wants to buy as much land as he can.

Chair Allen said that the assessor stated that this meets the improvements and would be over 160 acres and that only one criteria is needed to be met. He shared that a motion could be made that they all be combined into one parcel.

Mr. Beatty suggested for the motion to require the parcels need to be merged prior to recording the amended contract.

Upon a motion by David Bassett, seconded by Eric Mayberry, and unanimously carried, the Committee recommended approval of the amended 185-acre preserve to the Board of Supervisors, subject to the condition that all three parcels in the preserve be merged into a single legal parcel prior recording the amended contract.

ITEM 3. Review and recommendation to the Board of Supervisors regarding a request to divide an Agricultural Preserve consisting of a single legal parcel of 484 acres into three parcels of 219 acres, 190 acres, and 75 acres in conjunction with an application for Parcel Map #2893. The current zoning district is AG, Exclusive Agriculture. (APNs 005-240-007 and 005-250-004)

Applicant: Jess Family Trust (Representative: Connie Jess)
Supervisory District: 2
Location: 4459 and 4600 Jackson Valley Road, Ione, CA 95640

Chair Allen introduced the item.

Connie Jess shared that the first part of the irrigation has been put in. She stated that she needs the other two parcels separate so she can divide the estate amongst 4 children. She added that she would consider selling the 75 acre parcel to help finance the distribution of the rest of the property to the kids and that everything is in design right now. She added that she has a meeting scheduled with JVID to go over the water supply turnout.

Mr. Mayberry asked if she would be nonrenewing just the 75 acre parcel.

Ms. Jess (via teleconference) responded that it depends on who the purchaser is, but that the interest so far been to leave it in Ag use.

The Committee and Ms. Jess discussed improvements done so far and future improvement plans. Mr. Bassett stated that he thinks there is no problem with making the income.

Chair Allen suggested there be a condition on getting the irrigation installed and to give 3 years on that. Ms. Jess shared that they are hoping for one year for the irrigation installation.

Chair Allen suggested to wrap all into one motion with three separate contracts so that it is just a matter of changing the owner on it then.

Mr. Beatty proposed that the motion could read that the two large parcels qualify based on their size, the 75-acre parcel will qualify with the JVID water line installed and at least 35 acres irrigated, and all three parcels have to be approved through the parcel map process.

Chair Allen stated that that sounds like a good summary.

Upon a motion by David Bassett, seconded by Dan Dentone, and unanimously carried, the Committee recommended approval to the Board of Supervisors with conditions as recommended by staff.

There being no further business, Chair Allen adjourned the meeting at 6:31 p.m.

John Allen, Jr., Chair

Chuck Beatty, Planning Director