

**DRAFT MINUTES**  
**AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE**  
**MEETING OF WEDNESDAY, JANUARY 27, 2021**

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:30 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  
Scott Oneto, Farm Advisor

The following members were absent:

Gary Gladen, District 3  
Earl Curtis, Planning Commissioner

Staff in attendance:

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

- A. Correspondence:** None
- B. Public matters and persons wishing to address the Committee rearding non-agenda items:** None
- C. Approval of minutes:** Minutes of the June 10, 2020 meeting were unanimously approved following a motion by David Bassett, 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 ±160 acres. The application includes a zone change request (ZC-21;1-1) parcel from the R1A, Single-family Residential and Agricultural District to the "AG," Exclusive Agriculture District. (APN(s): 008-330-018 and 008-330-020).**

**Applicant:** Obadiah Miller and Shelbey Miller  
**Supervisory District:** 2  
**Location:** 13890 Vaira Ranch Rd. Drytown, CA 95669

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.

Discussion ensued amongst the Committee that the parcels do not qualify on their own as 80 acre parcels, but that the two together meet the income criteria. Mrs. Miller explained that there are four parcels given two APN numbers for tax purposes. Patty Bautista conferred with the improvements. The Committee asked if the applicants are okay with merging the parcels.

Mr. Miller stated that the lot lines have recently been surveyed and that they do not have immediate plans to reassess and merge the parcels and that they have no intent in splitting them. He asked if it is possible to proceed without merging.

Chair Allen stressed that merging will be a condition of approval.

Mr. Beatty added that it is up to the Board of Supervisors whether to place that restriction on there and that the applicant would have to ask if okay not to merge at the Board meeting.

Mr. Miller asked if he needs to resurvey the property lines in order to merge.

Mr. Beatty responded that in all likelihood that he guesses that will not have to have it resurveyed since it is fairly new information.

Chair Allen commented that if the applicants leave it as is it will stay R1A and that they can still run cattle. He added that they can plant a bunch of grapes and come back.

Mrs. Miller commented that they would like to move forward.

Upon a motion by David Bassett, seconded by Dan Dentone, and unanimously carried, the Committee recommended approval to establish the 160+/-acre preserve with the merging of the two parcels to the Board of Supervisors.

**Item 2. Review and recommendation to the Board of Supervisors regarding a request to establish a ±601-acre California Land Conservation Act preserve in conjunction with the removal of the same acreage from CLCA contract No. 74. The proposed 601-acre preserve would include ±120 acres that were non-renewed in 2017. (APNs 008-050-023, 008-050-024, 008-060-036, and 008-090-030).**

**Applicants:** Paul J. Pedroncelli and Elaine M. Pedroncelli, Trustees of the Pedroncelli Family Trust; Paul Pedroncelli Jr.; and Tyler Pedroncelli.

**Supervisor District:** 5

**Location:** 17604 Greilich Road, Plymouth

Chair Allen introduced the item.

The Committee discussed that there is good ground out there, that there are sufficient improvements and income, and that they meet the requirements.

Patty Bautista shared that she agrees with that.

Upon a motion by David Bassett, seconded by Dan Port, and unanimously carried, the Committee recommended approval as presented to establish a +/-601 acre preserve in conjunction with the removal of the same acreage from CLCA contract No. 74 to the Board of Supervisors.

Ms. Bautista introduced her new supervisor, Jeffrey Himmelmann.

There being no further business, Chair Allen adjourned the meeting at 5:52 p.m.

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John Allen, Jr., Chair

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Chuck Beatty, Planning Director