

MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, July 12, 2023

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

The following members were present:

David Bassett, District 1
John Allen, Jr., District 4 (Chair)
Amy Waters-White, District 5
Eric Mayberry, Agricultural Commissioner
Mark Bennett, Planning Commissioner
Patty Bautista, Assessor's Office
Scott Oneto, Farm Advisor

The following members were absent:

Dan Port, District 2 (Vice Chair)
Gary Gladen, District 3

Staff in attendance:

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

Others present:

Jeffery Himmelmann, Assessor's Office

A. Correspondence: None

B. Public matters and persons wishing to address the Committee regarding non-agenda items:
None

C. Approval of minutes: Minutes of the February 1, 2023 meeting were approved following a motion by Eric Mayberry, seconded by Mark Bennett.

Ayes: Bassett, Allen, Waters-White, Bautista, Mayberry, Bennett

Absent: Port, Gladen

D. Agenda Items:

Item 1: Review and recommendation to the Board of Supervisors regarding a request to divide an Agricultural Preserve consisting of a single legal parcel of 160 acres into two parcels of 100 acres and 60 acres in conjunction with an application for Parcel Map #2915. The current zoning district is "AG," Exclusive Agriculture. (APN: 001-090-004)

Applicant: Latrobe Road Trust dated May 20, 2021 (William Estey, Representative)

Supervisorial District: 5

Location: 21271 Latrobe Road, Plymouth, CA 95669

Chair Allen introduced the item.

Ms. Bautista shared that there is a home on the property and that ag-related improvements are currently being assessed at around \$62,000.

Chair Allen said that he believes that all the improvements are on the 60-acre part and asked if there are any improvements on the 100-acre part.

Ms. Bautista responded that they do not show any.

Chair Allen shared that the problem is that they need to meet income and improvements on the 100-acre parcel and have to meet 3 requirements on the 60-acre parcel. He said that it looks like they propose to put 15 acres of grapes.

Ms. Bautista said that she did a sketch around it from an aerial and that she believes there are maybe 3 acres of grapes, currently.

Chair Allen said that the only way that this is going to qualify is conditionally with some kind of vines or truck crop. He added that, right now, the parcels do not qualify separately but qualify together. He asked if anyone is present to share what they plan to do. There was no one present.

Ms. Waters-White asked if the 100-acre site would qualify with just grazing.

Chair Allen said that he thinks it would.

Mr. Bassett said that the grazing would probably qualify it, but since it is under 160 acres it has to meet the second requirement of improvements. If less than 160 acres it has to meet both criteria, if it is 160 acres it only has to meet one of the criteria.

Mr. Mayberry added that weddings and tastings rooms and things like that do not count for agricultural improvements nor for production income.

Chair Allen said that they would require at least 10 acres of grapes and that no one is here proposing it.

Upon a motion by Dave Bassett, seconded by Eric Mayberry, and carried, the Committee recommended to deny the request to divide the Agricultural Preserve into two parcels (APN: 001-090-004).

Ayes: Allen, Waters-White, Bennett, Bautista, Bassett, Mayberry

Absent: Port, Gladen

Item 2: Review and recommendation to the Board of Supervisors regarding a request to establish two (2) new CLCA Contracts consisting of ±689 acres and ±512 acres in conjunction with the application for a Boundary Line Adjustment and a Zone Change for all parcels from R1A, Single-family Residential and Agricultural Zoning District to the AG, Exclusive Agriculture Zoning District. All parcels have the AG, Agricultural General, General Plan Designation. Subject parcels are identified by APNs 011-090-007, 011-120-002, 011-120-018, 011-120-008, 011-120-009, 011-150-018, 011-150-002, & 011-150-001.

Applicant: John K. Joses and Lela V. Joses, Trustees of the J & L Joses Trust dated April 24, 2012, and Joanne Smith, Peter Yager, and Lewis Yager, as trustees of the Frank Yager Living Trust dated July 19, 1991

Supervisorial District: 2

Location: East of the City Limits of Lone and the intersection of CA State Highway 124 and CA State Highway 104

Chair Allen recused himself.

Mr. Bassett introduced the item.

Ms. Ruesel stated that the map in the packet has since been revised and has been shared.

Mr. Mayberry stated that this is pretty straightforward. He asked why two non-related people would want to have a long term contract together when two separate contracts can easily be made.

Mr. Beatty responded that this is to settle the two families' estates.

Mr. Bassett asked if there are any questions. There were none.

Mr. Yager shared that this the acreage had been in the families for generations. He said that it is very important to get this resolved and split between the two families.

Mr. Bassett stated that it looks like both contracts can be approved as presented.

Upon a motion by Amy Waters-White, seconded by Mark Bennet, and carried, the Committee recommended to approve two separate parcels as presented.

Ayes: Allen, Waters-White, Bennett, Bautista, Bassett, Mayberry

Absent: Port, Gladen

There being no further business, Mr. Bassett adjourned the meeting at 5:43 p.m.

John Allen, Jr., Chair

Chuck Beatty, Planning Director