



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
AGRICULTURAL COMMISSIONER  
SEALER OF WEIGHTS AND MEASURES**

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September 21, 2016

**To:** The Agricultural Advisory Commission

**From:** Chris Flores, Agricultural Commissioner

**Subject:** Robert Harris Williamson Act Contract Application; AG 16-001

**Parcel Descriptions:**

- APNs 54-160-07, 54-170-02, -08, -12
- Parcels are located off of Sanford Road, in the southwestern portion of the County
- Current Land Use Designation is Rural-40
- Current zoning of AE-40 (Exclusive Agricultural)
- Soil types consist of Auburn and Sobrante soils; important forage producing soils for rangeland.

**Williamson Act Contract Criteria per the County of Nevada:**

1. Minimum Acreage – forty (40) – the same as the minimum parcel size required in the zoning district in which the property is located.
2. Capital Outlay - \$15,000
3. Minimum Annual Gross Profit from agricultural production on parcels - \$3,000

**County of Nevada General Plan, Chapter 16:**

Objective 16.8 – Facilitate the placement of significant agricultural lands in the Williamson Act.

Policy 16.13 – Continue participation in the Williamson Act program. Parcels eligible for Williamson Act contract shall be 5 or more acres in size.

**Government Code Section 51222** states, “The Legislature further declares that it is in the public interest for local officials and landowners to retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land.

**Project Description:**

1. Will encompass 4 parcels for a total of 1,413 acres.
2. Property has historically, and is currently, being used for grazing.
3. Capital outlay reported: 1,413 acres of fencing and cross-fencing (\$198,000), water supply for cattle (\$12,382) and hay barn (\$150,000).
4. Current gross annual income reported for 2015: \$55,210.

**Photos:**





Part of 1400 + acres used for cattle grazing

**Staff Recommendation:** Staff recommends to the Agricultural Advisory Commission that they recommend APPROVAL of Robert Harris' application for a Williamson Act Contract as the parcels (APNs, 54-160-07, 54-170-02, -08, and -12) meet Objective 16.8 of the Nevada County General Plan, and meet the minimum criteria for a Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 40 acres at over 1,413 acres.
- 2) Capital outlay exceeds the minimum requirement of \$15,000 at over \$360,000.
- 3) Gross income exceeds the minimum requirement of \$3,000/year at over \$55,000.