



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

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Sean Powers
Community Development Agency Director

Chris de Nijs
Agricultural Commissioner/Sealer of Weights and Measures

July 15, 2020

To: The Nevada County Agricultural Advisory Commission

From: Chris de Nijs, Agricultural Commissioner

Subject: Williamson Act Contract Application: WAC20-001; -002; -003

Parcel Descriptions:

- APN#s 052-020-001; 052-010-001; 004-570-002; 004-021-004; 004-21-005; 052-030-007
- Parcels are located off of Bitney Springs Road as well as Personeni Lane, near Nevada City and Rough and Ready
- Current Land Use Designation is Rural-40
- Current zoning of AE-40 (Exclusive Agricultural)
- Parcels are part of an existing Williamson Act Contract (AG75-4)

Project Description:

1. Combined contracts will encompass 6 parcels for a total of 522 acres.
2. Property has historically, and is currently, being used for grazing.
3. Capital outlay: Each contract will meet guideline requirements as follows:
WAC20-001: \$43,803.28
WAC20-002: \$68,470
WAC20-003: \$51,841
4. Gross annual income: each contract will meet the guideline requirements as follows:
WAC20-001: \$10,910
WAC20-002: \$6,000
WAC20-003: \$10,000

Background:

Under the Williamson Act Contract Guidelines adopted by the Board of Supervisors (Reso 94-518), the Nevada County Agricultural Advisory Commission (AAC) shall serve as the advisory board to the Board of Supervisors on all applications for agricultural preserves. The AAC shall

hold a public hearing at its regular scheduled meeting. Upon conclusion of the public hearing, which may be continued from time to time, the AAC shall, by a majority vote of the members present, recommend to the Board of Supervisors that the application for agricultural preserve be granted or denied.

This is an application for Two (2) new Williamson Act Contracts and one (1) amended contract due to change in ownership and a lot line adjustment. The current parcels are already covered under a Williamson Act contract. No new parcels will be added to the new contract nor will any parcels be removed from the contract. The supporting documents in the attached files (WAC20-001; -002; -003) provide the proper documentation needed to meet the criteria for Agricultural Uses under the Williamson Act Contracts Guidelines. To summarize the applicant must show that:

1. Capital outlay have a minimum total sum of \$15,000
2. Annual gross profit (revenue) shall be a minimum of \$3,000
3. A agricultural production plan which the applicant will conscientiously follow.

A site visit conducted by the Nevada County Agricultural Commissioner on July 9, 2020 confirmed that a viable agricultural operation exists on the described lands above and that the supporting documents and claims meets the criteria outlined in the guidelines above.

It should be noted that this application also meets the objective found in the County's General Plan, Chapter 16.

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.

Staff Recommendation: Staff recommends to the Agricultural Advisory Commission, that the Agricultural Advisory Commission recommend to the Board of Supervisor, that the Board of Supervisors grant the application for Two (2) new Williamson Act Contracts and one (1) amended contract (WAC20-001; -002; -003 / APNs 052-020-001; 052-010-001; 004-570-002; 004-021-004; 004-21-005; 052-030-007), as the application meets the minimum criteria for a Williamson Act Contract as well as Objective 16.8 of the Nevada County General Plan.