



---

# **PERSONENI, MILLER, GATES, MORA AGRICULTURAL PRESERVE CONTRACTS**

BOARD OF SUPERVISORS

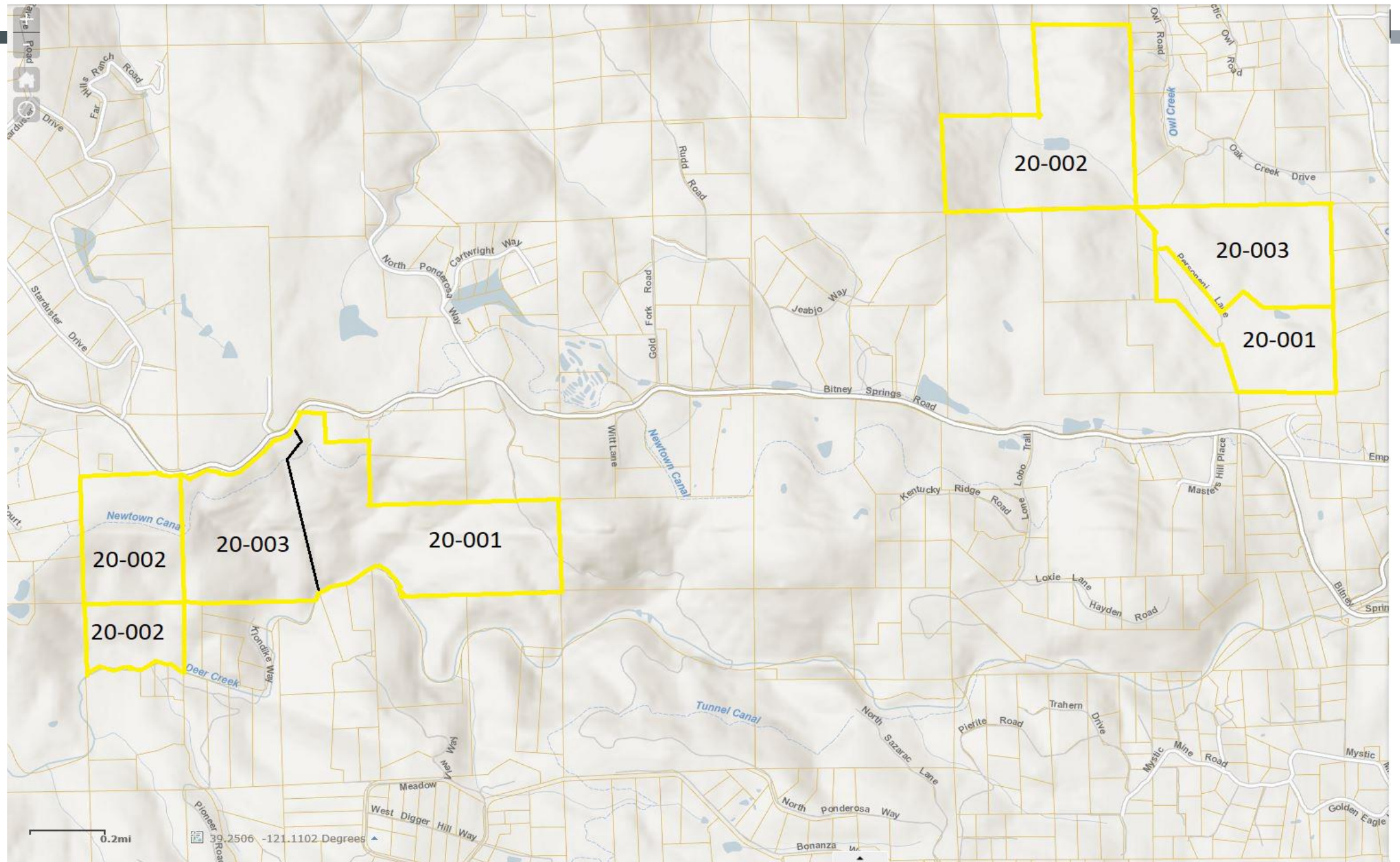
SEPTEMBER 1, 2020



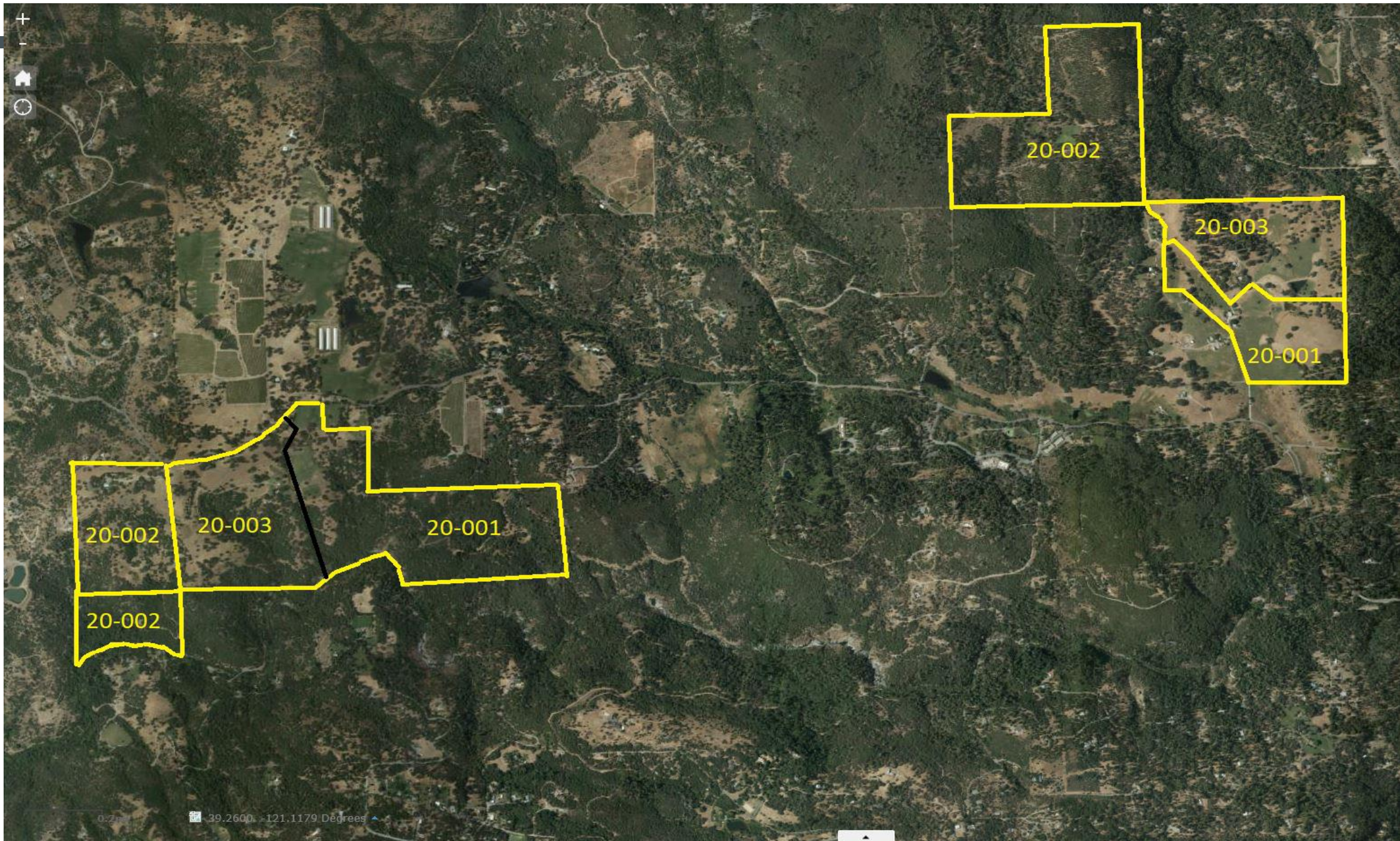
## PROJECT DESCRIPTION

- Applicants are requesting amendment to current Agricultural Preserve contract and the creation of two new contracts due to reorganization in ownership and pending Lot Line Adjustment. This request will result in 3 separate contracts.
  - WAC20-001 Lily Marie Mora & James Gates
  - WAC20-002 Phil Personeni Jr.
  - WAC20-003 Linda Miller
- Land is currently enrolled in Williamson Act Contract (AG75-4/Resolution 76-47)
- 7 parcels totaling approx. 522 acres located off Bitney Springs Rd (4 parcels) and Personeni Lane (3 parcels). All parcels are zoned AE
- No new parcels will be added nor will any parcel be removed from a contract.









20-002

20-003

20-001

20-002

20-002

20-003

20-001

0-2mi

39.2600 -121.1179 Degrees





# AGRICULTURAL PRESERVE/WILLIAMSON ACT BACKGROUND

- Williamson Act allows local governments to enter into contracts with landowners to preserve agricultural lands
- In return for 10-year minimum commitment to agricultural uses, landowners receive assessment based on ag-use value rather than Prop 13 method
- WACs provide economic relief to farmers, preserve farmlands, and improve & diversify local economy
  - Preservation of open space
  - Preservation of wildlife habitat
  - Grazing on land to abate wildfire fuel
  - Maintaining green belts in the Wildland Urban Interface
  - Provides educational opportunity to observe and learn about agriculture and where our food is produced
  - Preserves a Nevada County agricultural legacy as one of the original ranching families still ranching on the same property

# AGRICULTURAL PRESERVE CRITERIA

- Zoning "AE" Agricultural Exclusive, "AG" General Agricultural or "FR" Forest
- 40 acre minimum parcel size and/or meet minimum parcel size required in the zoning district in which the property is located.
- There shall be a capital outlay for agricultural improvements, livestock, plant material, and animal and crop enhancement products in the minimum total sum of \$15,000.
- There shall be a minimum of \$3,000.00 of annual gross profit from agricultural production on the parcel or parcels described in the contract.
- Conservation and Agricultural Production Plan



# PROJECT CONSISTENCY

- Parcels for each contract meet/exceed the requirements to qualify for Agricultural Preserve Contract:
  - Zoned AE – Agricultural Exclusive
  - 40 Minimum Parcel Size
  - Exceed the Capital Outlay
  - Exceed the Minimum Gross Profit
  - Agricultural Production Plan reviewed and supported by Natural Resource Conservation Services (NRCS)





# AGRICULTURAL COMMISSION ACTION



- On July 15, 2020, AAC voted 6-0 to recommend approval of new WAC to Board of Supervisors
- Found project consistent with County's Rules & Regulations
- Found project consistent with General Plan
  - Policy 16.1 encourages ag operations in Rural Regions
  - Policy 16.2 includes raising of livestock within definition of "agricultural operations"
  - Objective 16.3 seeks to reduce pressure to convert lands zoned for ag uses to more intensive uses
  - Objective 16.8 encourages placement of significant agricultural lands into Williamson Act Contracts
  - Policy 16.13 supports continued participation in Williamson Act program.



## STAFF RECOMMENDATION

- Adopt the 3 Resolutions for 1 Amended Contract and 2 New Agricultural Preserve Contracts

