ITEM 2 - Request for a Zone Change (ZC-20;3-1) from the A, Agricultural zoning district to the AG, Exclusive Agriculture zoning district for a ±85-acre parcel in conjunction with the establishment of an amended Agricultural Preserve. The request proposes the addition of the ±85-acre parcel to an existing 100-acre preserve enrolled in California Land Conservation Act (Williamson Act) contract No. 446. The resulting Amended Preserve would total ±185 acres (APNs: 014-150-038, -039, and -040).

Applicant: Michael Collier
Supervisiorial Districts: 5
Location: 16427 Tyler Rd., Fiddletown

A. General Plan Designation: AG, Agricultural-General

B. Current Zoning: A, Agricultural District

C. Project Description: The applicant has applied for inclusion of approximately 85 acres into an existing California Land Conservation Act (Williamson Act) contract for a total of 185 acres under Contract #446. The intended use of the property is seasonal dry pasture grazing for cattle. Applications for Williamson Act contracts include a simultaneous request to rezone the contracted property to Exclusive Agriculture because the permitted uses in the AG zone become the land use limitations of the contract.

D. Agricultural Advisory Committee Recommendation: The Agricultural Advisory Committee reviewed the request for inclusion into a Williamson Act contract and recommended approval of the request to the Board of Supervisors with the condition that all affected parcels be merged into a single legal parcel.

E. TAC Review: This project was reviewed by the Technical Advisory Committee on July 1, 2020 for completeness, and again on July 22, 2020 where a Notice of Exemption was recommended as the appropriate environmental document for the project. TAC has no technical objection to the Planning Commission approving the Zone Change subject to the findings included in the staff report.

F. Planning Commission Action: Should the Planning Commission recommend approval of the zone change from A, Agricultural District to AG, Exclusive Agriculture District to the Board of Supervisors, the findings below are recommended for inclusion with the motion to approve.

G. Recommended Findings:
1. The zone change is consistent with the Amador County General Plan Land Use designation for the property;
2. The agricultural preserve will meet the agricultural improvement requirements of the Exclusive Agriculture zoning district for parcels 160 acres or larger as outlined in County Code § 19.24.036 D(2); and
3. The zone change is categorically exempt from CEQA according to Section 15317, Class 17 of the State CEQA Guidelines (Open Space Contracts or Easements) and a Notice of Exemption will be adopted and filed with the County Recorder-Clerk.
REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A  Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Item B  Attach current title report.

Item C  Attach legal description of all property included in this request.

Item D  Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

<table>
<thead>
<tr>
<th>Assessor's Parcel No.</th>
<th>Acres</th>
<th>Agricultural Uses</th>
<th>Compatible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>014-150-040</td>
<td>85</td>
<td>Dry Pasture</td>
<td>85</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fenced</td>
<td></td>
</tr>
<tr>
<td>014-150-038</td>
<td>50</td>
<td>Dry Pasture</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fenced</td>
<td>Dwelling 1800</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Barn</td>
<td></td>
</tr>
<tr>
<td>014-150-039</td>
<td>50</td>
<td>Dry Pasture</td>
<td>2300</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fenced</td>
<td></td>
</tr>
</tbody>
</table>

Total Acres in request. 185

Are there uses on the property which are not listed on either the agricultural or compatible use lists? If so, explain below.

Two fifty Acres Parcels in Williamson Act adding 85 additional acres 446
### AGRICULTURAL PRODUCTION FROM THE LAND

<table>
<thead>
<tr>
<th>Use</th>
<th>Crop</th>
<th>Production</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dry Pasture</td>
<td>cattle</td>
<td>20</td>
<td>Animal Units</td>
</tr>
<tr>
<td>Irrigated Pasture</td>
<td></td>
<td></td>
<td>Animal Units</td>
</tr>
<tr>
<td>Field Crops</td>
<td></td>
<td>Tons Per Acre</td>
<td></td>
</tr>
<tr>
<td>Row Crops</td>
<td></td>
<td>Tons Per Acre</td>
<td></td>
</tr>
<tr>
<td>Orchard</td>
<td></td>
<td>Tons Per Acre</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### OTHER INCOME FROM THE LAND

<table>
<thead>
<tr>
<th>Hunting</th>
<th>Fishing</th>
<th>Mineral</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Per Year</td>
<td>Per Year</td>
<td>Per Year</td>
<td>Per Year</td>
</tr>
</tbody>
</table>

### LEASES

1. Portion of subject property which is owner operated.

2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).

3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)

If operating expenses are shared by owner, explain:
### IMPROVEMENT AND INCOME STATEMENT

#### PERMANENT AGRICULTURAL IMPROVEMENTS

<table>
<thead>
<tr>
<th>Type of Improvement</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barn(s) One</td>
<td>$50,000</td>
</tr>
<tr>
<td>Corral(s) Six</td>
<td>$5,000</td>
</tr>
<tr>
<td>Fences Total</td>
<td>$20,000</td>
</tr>
<tr>
<td>Wells Two</td>
<td>$10,000</td>
</tr>
<tr>
<td>Water Systems</td>
<td></td>
</tr>
<tr>
<td>Other (specify)</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
</tr>
</tbody>
</table>

#### ESTIMATED INCOME

<table>
<thead>
<tr>
<th>Use</th>
<th>Estimated Annual Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cattle operation</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

**TOTAL** $30,000

I certify that the information presented in this application is true and correct to the best of my knowledge.

**NAME:** Michael F. Collier

**ADDRESS:** P.O. Box 211

**CITY:** Fiddletown CA 95629

**PHONE:** 530-219-2597

**Signature of person who prepared application:** [Signature]

**Date:** 3-9-20

Additional persons to be notified concerning action on this request:

**NAME:** Coyote Ranch & Cattle

**ADDRESS:** Same DBA

**CITY:**

**PHONE:**
GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $385.00; CITY TRANSFER TAX $0.00;
SURVEY MONUMENT FEE $10.00
[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ X ] unincorporated area; [ ] City of Fiddletown, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Amy Lynn Buck, an unmarried woman

hereby GRANTS to Michael F. Collier, an unmarried man

the following described property in the Unincorporated Area of, County of Amador, State of California:

PARCEL 7, AS SHOWN IN THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 2674",
RECORDED ON DECEMBER 28, 2006, IN BOOK 59 OF MAPS AND PLATS, AT PAGE 31.

Mail Tax Statements To: SAME AS ABOVE
Grant Deed - continued

Date: 02/25/2020

File No.: 0301-6153296 (EK)

A.P.N.: 014-150-040-000

Dated: February 25, 2020

Amy Lynn Buck

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )
COUNTY OF Amador )

On 2-25-2020 before me, E. Kuyper, Notary Public, personally appeared Amy Lynn Buck, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal

Notary Signature

E. KUYPER
Notary Public - California
Amador County
Commission # 2311639
My Comm. Expires Dec 2, 2023
INDEMNIFICATION

Project: _______________________________________________________

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant: ___________________________ Owner (if different than Applicant): ___________________________

Signature ___________________________ Signature ___________________________

3-9-20
Ms. Ruesel,

Caltrans appreciates the opportunity to review and respond to the application for Zone Change (ZC-20;3-1), where the applicant Michael Collier is requesting to rezone a ±85 acre parcel from the “R1A,” Single-family Residential and Agricultural Zoning District to the “AG,” Exclusive Agriculture Zoning District in conjunction with the establishment of an Amended Agricultural Preserve. The request proposes the addition of ±85 acres to ±100 acres already enrolled under Contract 446. Resulting Amended Preserve would total ±185 acres.

Based on the information provided on this project, Caltrans has no comment. If there are any future changes to the scope of work or developments on parcels of this project Caltrans would like to review those changes.

Kind regards,

Michael Casas
Caltrans District 10
Office of Rural Planning
Division of Planning, Local Assistance, and Environmental
1976 E. Dr. Martin Luther King Jr Blvd.

Stockton CA 95205
Telework # 1-209-986-9830

https://dot.ca.gov/caltrans-near-me/district-10