



**CALAVERAS COUNTY PLANNING DEPARTMENT**  
 891 Mountain Ranch Road,  
 San Andreas, California 95249  
 (209) 754-6394

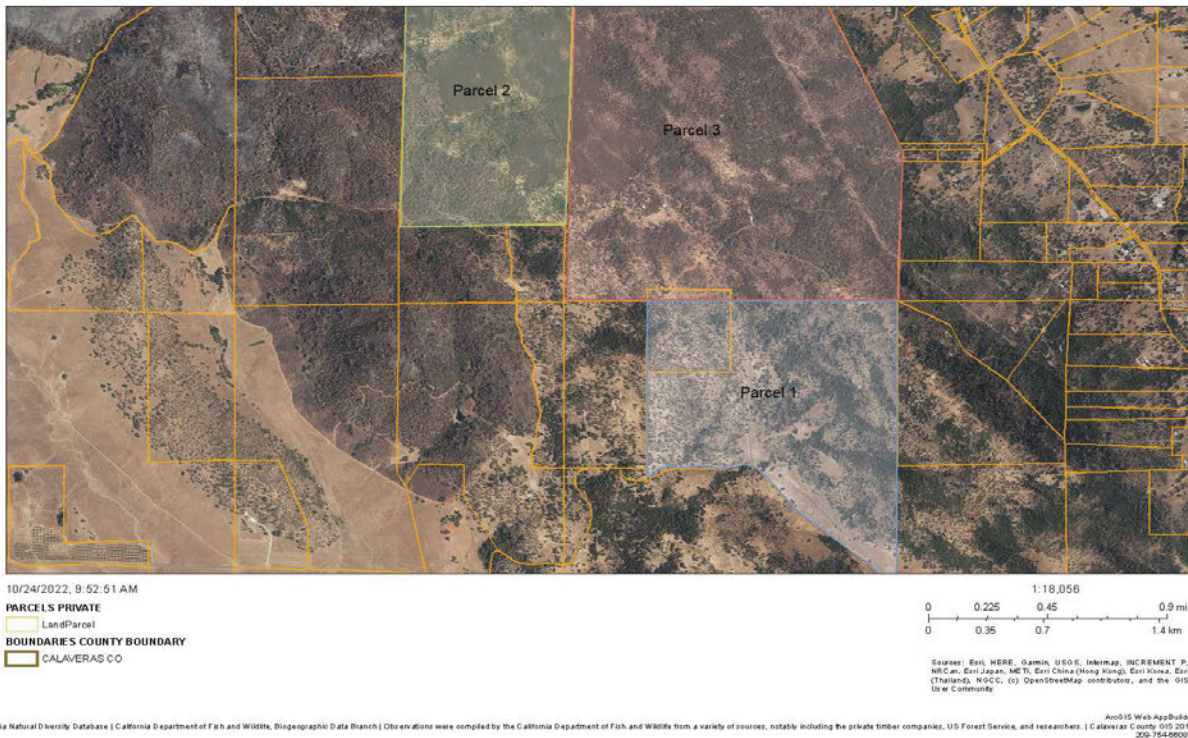
**Planning Commission Staff Report**

<b>Hearing Date</b>	November 10, 2022
<b>Project Number/Name</b>	2022-036 AP/WAC and ZA for Avila
<b>Supervisory District Number</b>	District 5
<b>Assessor's Parcel Number(s)</b>	052-0170-059, 058, 060, 077 & 078
<b>Planner</b>	Gina Kathan, Planner IV

**Date:** October 24, 2022

**PROJECT DESCRIPTION:** The applicants filed a California Land Conservation Contract Application to establish Agriculture Preserve & Williamson Act Contract 392 for a total of 1,172.21 acres. As a result, the County is processing a Zoning Amendment for all five assessor parcels from General Agriculture (A1) to Agriculture Preserve (AP) to signify the land is in an Agriculture Preserve pursuant to County Code Chapter 17.18.010 that Agriculture preserve zoning applies to lands for which a Williamson Act contract has been executed.

ArcGIS Web Map



**Figure 1 - Boundary of Preserve**

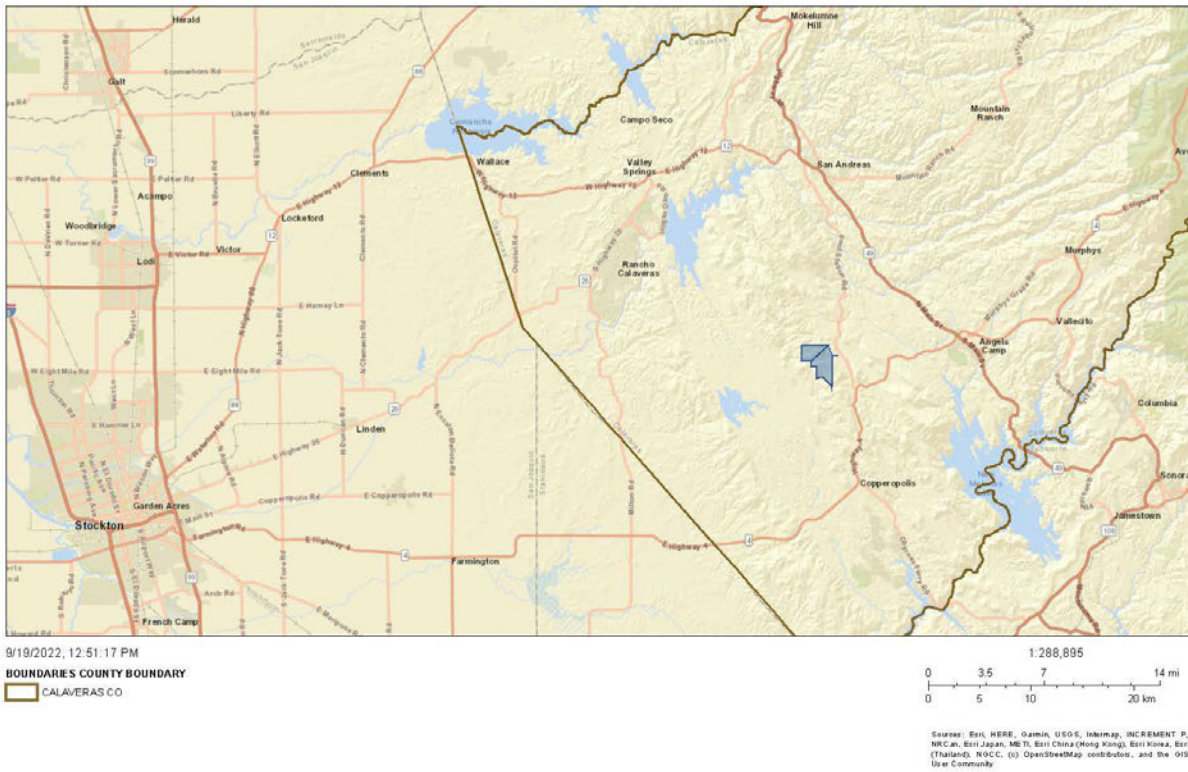
**APPLICANT AND LANDOWNER:**

Otoniel Avila, ETAL  
8 Caleb Cir.  
San Antonio TX 78258

**PROJECT LOCATION:**

The subject property is a total of 1,172.21 acres comprised of 5 assessor parcels. APN's: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078 are located at 2010 Hunt Road in Copperopolis, approximately 2.5 miles west of the Hunt Road / Hwy 4 intersection in portion of Section 05, T2N, R12E, & a portion of Sections 31 & 32, T3N, R12E, MDM.

ArcGIS Web Map



ArcGIS Web AppBuilder  
 California Natural Diversity Database | California Department of Fish and Wildlife, Biogeographic Data Branch | Observations were compiled by the California Department of Fish and Wildlife from a variety of sources, notably including the private timber companies, US Forest Service, and researchers. | Calaveras County GIS 2012  
 209/79496991

**ANALYSIS:**

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Agriculture is an important part of the Calaveras County economy. Therefore, preservation of agriculture lands is encouraged by our County General Plan.

Since 1982, the subject property was owned by the Roman Catholic Bishop of Stockton and prior to that Twin Lakes Baptist Church. Madonna of Peace Retreat took title in 2002.

To our knowledge, the property has been operating as a retreat center since at least the 1980s. As a result, the property is improved with 2 houses, 1 shop building, 2 cabins, 1 storage building, sleeping quarters, a swimming pool, 5 septic systems, and a private airstrip. Prior agricultural activities are unknown, but the parcel does have corrals and is fenced for livestock.

The application identifies the agriculture operation as 40 head of beef cattle with an estimated gross annual income from projection of \$8,000.00. Scott Oneto, Calaveras County Farm Advisor, completed a feasibility study for the subject property primarily utilized for livestock grazing. His study estimates the land can produce an annual gross income of \$29.70 / acre, far exceeding the minimum \$2,000.00 annual income required to be a Williamson Act Contract.

**General Plan:** The County General Plan designates the land Resource Production (RP). The (RP) designation identifies those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production. This category includes lands with conservation easements, critical habitat areas, agriculture preserves and timber production. These parcels are not located within a General Plan designated Community Area.

**Zoning:** Upon establishment of an Agriculture Preserve and California Land Conservation Contract, the parcels restricted by that contract must be re-zoned Agriculture Preserve (AP). The purpose of the AP zone is to protect and preserve lands for intensive agriculture and ranching production. Agriculture preserve zoning applies to lands for which a Williamson Act contract has been executed. All the listed permitted and conditional uses allowed in the AP zone are determined by the board of supervisors to be compatible with the definition of agricultural and authorized in the AP zoning and for lands under a Williamson Act Contract. The General Plan finds the AP zone consistent with the RP Land Use Designation.

**Local Regulation:** Pursuant to Board of Supervisors Resolution 75-489, establishing uniform rules for administration of agriculture preserves in the County of Calaveras and Government Code § 51230; ***“an agriculture preserve consists of not less than one hundred (100) acres provided that in order to meet the one hundred (100) acre requirement, two (2) or more parcels may be combined if said parcels are contiguous and in common ownership.”*** The contiguous parcels total 1,172.21 acre and are in common ownership. Additionally, all the parcels are a minimum of 50 acres each, consistent with site development standards in the AP Zone.

**Natural Resources:** The parcels are in an area of the County with zero to low groundwater potential. Several unnamed creeks traverse the property providing a seasonal source of water to livestock. The application indicates there are 2 wells and aerial photography reveals two stock ponds developed on APN: 052-017-060 adjacent to Hunt Road, all of which provide a source of water for livestock.

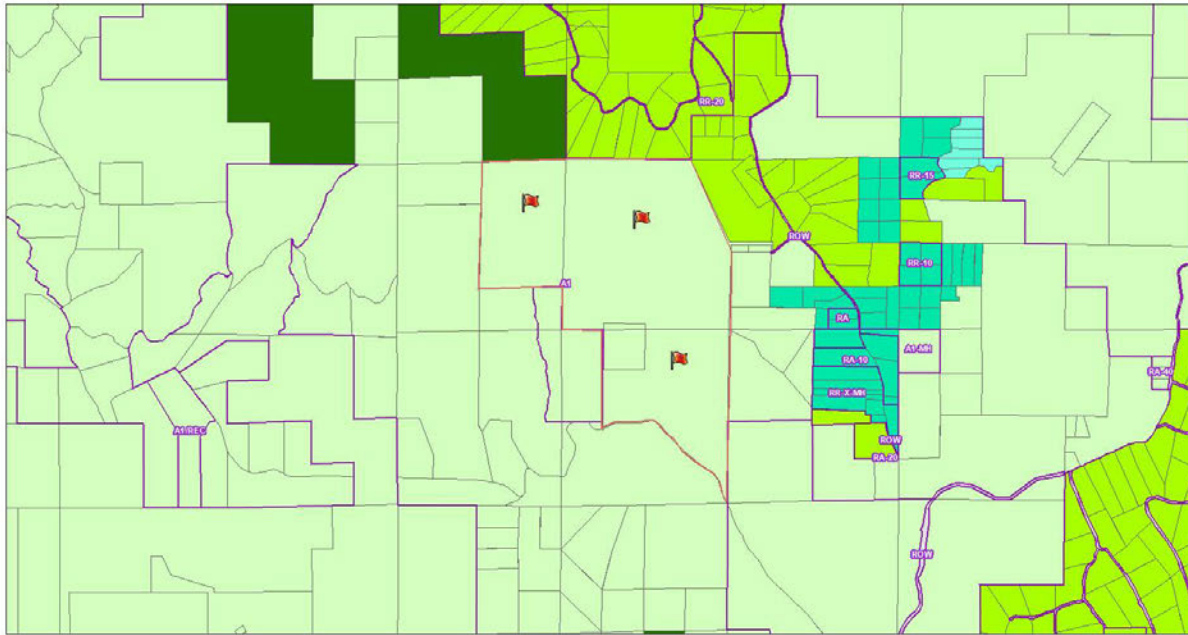
Within five miles of the proposed preserve, the California Natural Diversity Database

identifies the siting of five different protected species; Tricolored Blackbird, Delta Button-Celery, Tuolumne Button-Celery, and Patterson's Navarretia. Policies of the Conservation and Open Space element of the General Plan encourage open space for the preservation of natural resources such as wildlife habitat, in addition to the managed production of resources, including forests, rangeland and agriculture lands. The preservation of lands for purposes of protecting wildlife habitat and agriculture production are found to be compatible.

**Safety:** Through the Fire and Resource Assessment Program, Cal Fire identifies the subject property as being in both a high and high fire hazard areas. Maintaining the land in agriculture will help to reduce the fire hazard. Grazing livestock reduces vegetation and the landowner's use of range management to clear property for optimum grazing pastures will decrease fire fuels on the property. Entering this property into an Agriculture Preserve not only ensures long term agriculture production on the land, but reduces the lands development potential; thus, minimizing the exposure of people and structures to the risk of wildland fires.

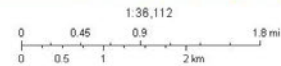
**Surrounding land use and zoning:** The surrounding land uses are primarily agriculture. With thousands of acres being utilized as grazing land, nearly all the land west of Pool Station Road is designated Resource Production, Working Lands and Resource Management. Zoning ranges from Agriculture Preserve (AP) to General Agriculture (A1). North of the subject property lies the Circle XX subdivision which are 20-acre parcels zoned Rural Residential (RR) and directly to the east are parcels in a Rural Transition A land use designation zoned Residential Agriculture (RA). AP, A1 and RA are all resource zones, permitting Agriculture Operations. Even though the RR zone is a residential zone, it also permits agriculture operations as a secondary use of the property.

ArcGIS Web Map



10/24/2022, 10:09:59 AM

- ZONING PRIVATE
- BOUNDARIES COUNTY BOUNDARY
- CALAVERAS CO
- GENERAL PLAN ADOPTED 111219
- RESOURCE MANAGEMENT
- RESOURCE PRODUCTION
- WORKING LANDS
- RURAL TRANSITION A
- RURAL TRANSITION B
- RIGHT OF WAY



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri (Taiwan), Swisstopo, Esri Korea, Esri (Thailand), NAEC, Esri, OpenStreetMap contributors, and the GIS User Community

affinity Natural Diversity Database | California Department of Fish and Wildlife, Biogeographic Data Branch | Observations were compiled by the California Department of Fish and Wildlife from a variety of sources, notably including the private timber companies, US Forest Service, and researchers. | Calaveras County GIS 2012 | 209-754-6000 |

During a noticed public meeting on August 24, 2022, the Agriculture Advisory Committee, taking into consideration the California Land Conservation Application for Agriculture Preserve 392 and information pertaining to General Plan consistency, voted 4-0-0-1 recommending the Board of Supervisors approve a resolution establishing Agriculture Preserve Contract 392 for five Assessor Parcels totaling 1,172.21 acres.

**CONCLUSION:**

The proposed application is consistent with County’s General Plan and applicable provisions of the Calaveras County Zoning Code, Title 17 for Agriculture Preserve. Goals and Policies of the Resource Production Element of the County General Plan encourage continued participation in the California Land Conservation Act of 1965 and other agriculture-related long term conservation programs. Policies of the Conservation and Open Space Element encourage the preservation of open space to protect wildlife habitat and lands for agriculture production. Pursuant to Chapter 17.18.010 AP zoning applies to lands for which a Williamson Act contract has been executed. The AP zone is compatible with the Resource Production land use designation and the parcels will be zoned appropriately upon establishment of the contract. Cumulatively and separately, the parcels meet the 100-acre minimum for an Agriculture Preserve and Williamson Act Contract and 50-acre requirement in the AP zone. Grazing livestock and utilization of good range management will help reduce flammable vegetation, reducing the potential for wildfires and the conservation easement reduces the ability to develop the property residentially,

reducing exposure of people and structures to the risk of wildland fires. The landowner has demonstrated that the agriculture operation meets the minimum income requirements for production from the land, thus qualifying the land for an Agriculture Preserve & Williamson Act Contract. The proposed Agriculture Preserve and Williamson Act Contract is compatible with the surrounding land use and zoning as most lands in this area of the County are utilized for grazing livestock. The County Agriculture Commissioner and the Agriculture Advisory Committee support this application, recommending the Board of Supervisors establish contract 392 for 1,172.21 acres.

**ENVIRONMENTAL REVIEW:**

A Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) will be filed. Article 19, Categorical Exemptions, Section 15317, Open Space Contracts or Easements; Class 17 consists of the establishment of agriculture preserves, the making and renewing of open space contracts under the Williamson Act.

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt resolution 2022-013 recommending the Board of Supervisors and adopt an ordinance amending the zoning of APN: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078 from General Agriculture (A1) to Agriculture Preserve (AP) for Otoniel Avila Etal, upon Board approval to establish Agriculture Preserve and Williamson Act Contract No. 392 for 1,172.21 acres based the findings included therein.

**ATTACHMENTS**

1. Draft Resolution
2. Notice of Public Hearing
3. California Land Conservation Contract Application
4. Agriculture Advisory Committee Recommendation
5. Feasibility Study

Attachment 1

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Draft PC Resolution

**COUNTY OF CALAVERAS, STATE OF CALIFORNIA  
PLANNING COMMISSION**

**RESOLUTION NO. 2022-013**

**>>A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS AMEND THE ZONING OF APN'S: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078 FROM GENERAL AGRICULTURE (A1) TO AGRICULTURE PRESERVE (AP) UPON BOARD APPROVAL ESTABLISHING AGRICULTURE PRESERVE AND WILLIAMSON ACT CONTRACT 392 FOR 1,172.21 ACRES FOR OTONIEL AVILA, ETAL, LAND USE APPLICATION 2022-036**

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WHEREAS, the Agriculture Commissioner of the County of Calaveras received a California Land Conservation Contract Application from landowner Otoniel Avila, Etal requesting to enter 5 assessor parcels totaling 1,172.21 acres into the Agriculture Preserve & Williamson Act Contract 392; and

WHEREAS, the proposed project is located on real property in the unincorporated portion of the County of Calaveras, more particularly described as APN's: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078, located at 2010 Hunt Road in Copperopolis, approximately 2.5 miles west of the Hunt Road / Hwy 4 intersection in a portion of Section 05, T2N, R12E, & a portion of Sections 31 & 32, T3N, R12E, MDM; and

WHEREAS, a Notice of Exemption was prepared pursuant to the California Environmental Quality Act; and

WHEREAS, during a noticed public meeting on August 24, 2022, the Agriculture Advisory Committee considered all the information presented to it, including the application and information presented by the Planning Department; and

WHEREAS, that the Agriculture Advisory Committee recommends the Board of Supervisors establish Agriculture Preserve Contract 392; and

WHEREAS, during a noticed public hearing on November 10, 2022, the Planning Commission considered all the information presented to it, including its staff report and information provided by the project proponent.

BE IT THEREFORE RESOLVED that the Planning Commission recommends the Board of Supervisors adopt the Zoning Amendment as shown on Exhibit "A" upon establishment of Agriculture Preserve and Williamson Act Contract 392, based on the following findings:

1. The project is categorically exempt from CEQA. A Notice of Exemption has been prepared in accordance with the California Environmental Quality Act (CEQA).



Evidence: Article 19, Categorical Exemptions, Section 15317, Open Space Contracts or Easements, exempts from CEQA the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act. The AP zone is to protect and preserve lands for intensive agriculture and ranching production and applies to lands for which a Williamson Act contract has been executed. The AP zone restricts land from commercial, industrial and residential development. Therefore, re-zoning the property for this purpose has no negative effect on the environment.

2. The proposed Zoning Amendment is consistent with the County's General Plan and applicable policies of the Calaveras County Zoning Code, Title 17 for Agriculture Preserve.

Evidence: The subject property is currently designated in the County General Plan as Resource Production. The General Plan finds the Agriculture Preserve (Williamson Act) compatible with this land use designation, recognizing the economic value agriculture has on the County of Calaveras. The purpose of the AP zone is to protect and preserve lands for intensive agriculture and ranching production. AP zoning applies to lands for which a Williamson Act contract has been executed. Cumulatively and separately, the 1,172.21 acres meet the minimum 100-acre requirement to be eligible for the Agriculture Preserve and a Williamson Act contract, and each parcel is over 50 acres in size, making the parcels eligible for the AP Zone. The California Land Conservation Contract Application meets the minimum requirements to be eligible for a Williamson Act Contract. Thus, upon establishment of a contract, the land must be zoned AP. The subject parcels are not located within a General Plan Designated Community Area.

3. The proposed Zoning Amendment is consistent with neighboring and adjacent land uses and zoning.

Evidence: The subject property is in an area of Calaveras County commonly in agriculture production. There are thousands of acres west of Pool Station Road that are currently in an Agriculture Preserve and Williamson Act Contracts; thus, proving the area's compatibility with the proposed application. The proposal is found consistent with the neighboring properties and land uses.

Approved by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on November 10, 2022, on a motion by Commissioner and seconded by Commissioner

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Chair, Planning Commission

ATTEST:

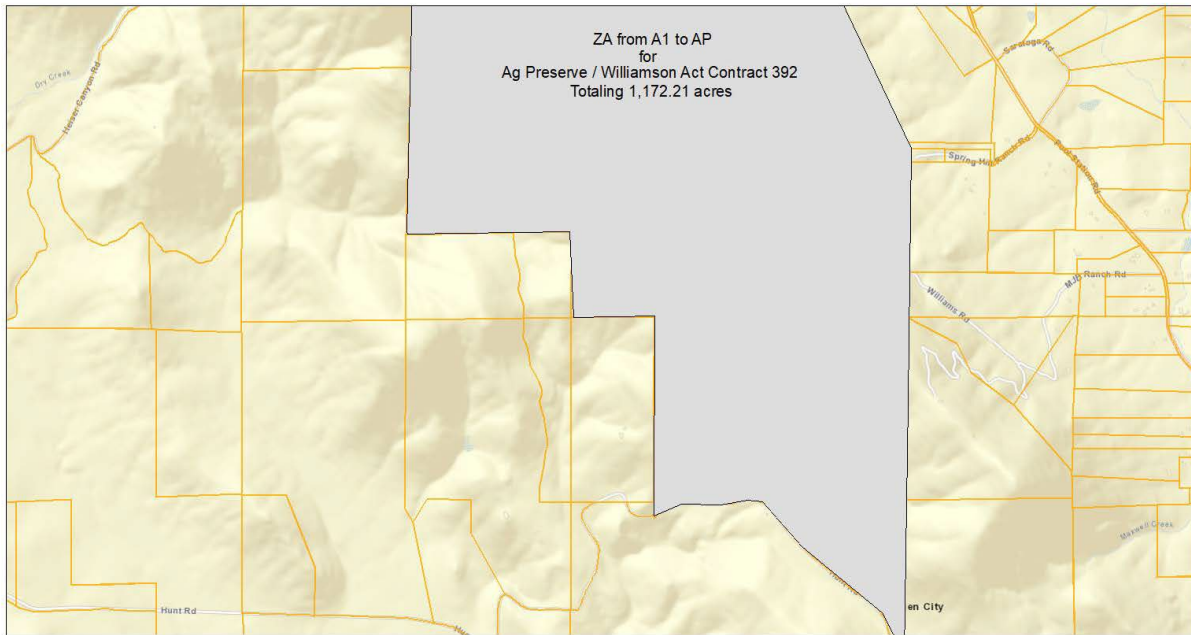
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Gina Kathan, Planner IV

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.

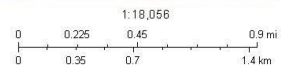
**Exhibit "A"**  
**Zoning Amendment**  
**From General Agriculture (A1) to Agriculture Preserve (AP)**  
**Totaling 1,172.21 acres**  
**For**  
**Otoniel Avila, Etal**  
**Agriculture Preserve and Williamson Act Contract 392**

ArcGIS Web Map



10/21/2022, 1:02:31 PM

- PARCELS PRIVATE**
- LandParcel
- BOUNDARIES COUNTY BOUNDARY**
- CALAVERAS CO



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Attachment 2

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Notice of Public Hearing



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## PLANNING COMMISSION

### NOTICE OF PUBLIC HEARING

**LEAD AGENCY:** Calaveras County Planning Department  
891 Mountain Ranch Rd.  
San Andreas, CA 95249

**2022-036 Zoning Amendment for Establishment of Agriculture Preserve and Williamson Act Contract 392 for Otoniel Avila, Etal:**

The applicants filed a California Land Conservation Contract Application to establish Agriculture Preserve & Williamson Act Contract 392 for a total of 1,172.21 acres. As a result, the County is processing a Zoning Amendment from General Agriculture (A1) to Agriculture Preserve (AP) to signify the land is in an Agriculture Preserve pursuant to County Code Chapter 17.18.010 that Agriculture preserve zoning applies to lands for which a Williamson Act contract has been executed. The subject property is a total of 1,172.21 acres comprised of three legal parcels and five assessor parcels. APN's: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078 are located at 2010 Hunt Road in Copperopolis, approximately 2.5 miles west of the Hunt Road / Hwy 4 intersection in portion of Section 05, T2N, R12E, & a portion of Sections 31 & 32, T3N, R12E, MDM. Pursuant to CEQA guidelines a Notice of Exemption has been prepared for this project.

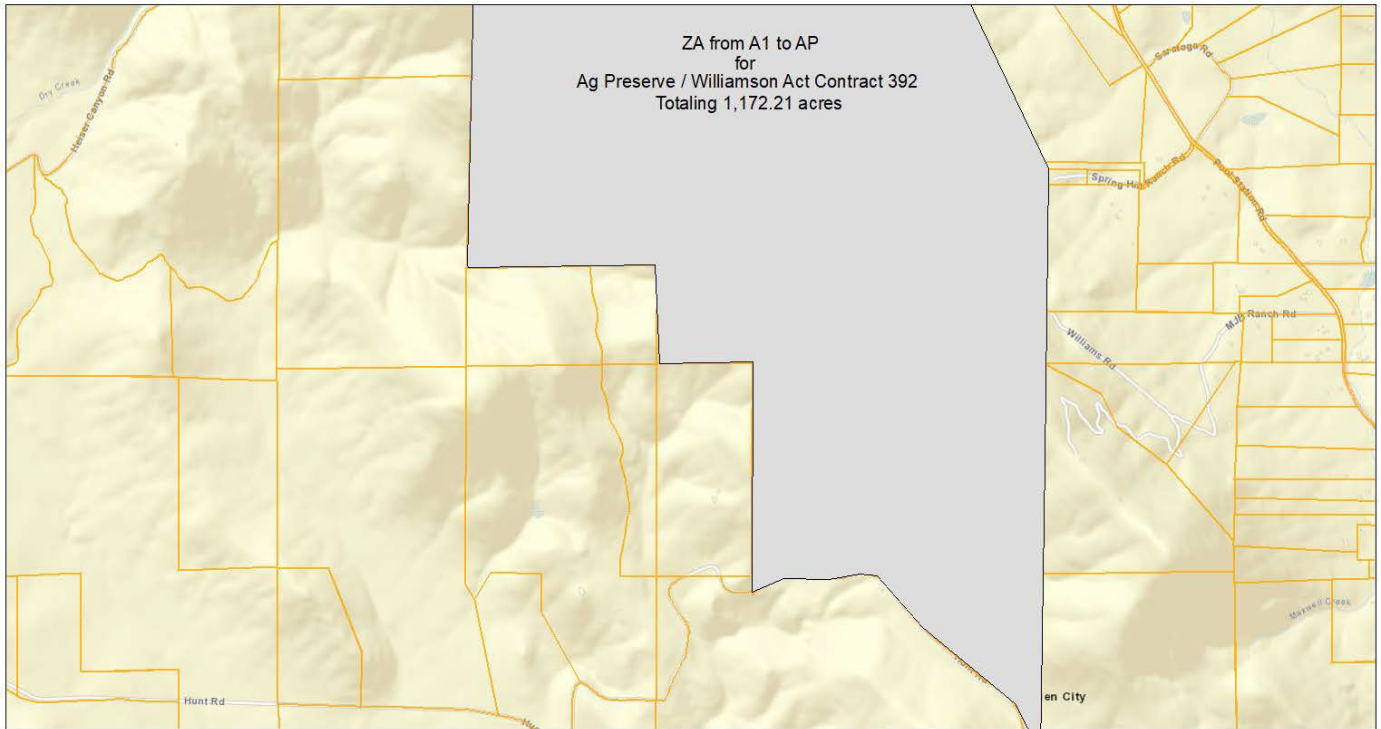
**NOTICE IS HEREBY GIVEN** that the Calaveras County Planning Commission will conduct a public hearing on **November 10, 2022, at 9:00 a. m.** or soon thereafter to consider the above referenced project. The public hearing will be held in the Calaveras County Board of Supervisors Chambers, Government Center, 891 Mountain Ranch Road, San Andreas, California.

Pursuant to Government Code 65009, if anyone challenges the above listed issues in a court of law, the challenge may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Commission, at or prior to, the public hearing. You are welcome to review the application at the Calaveras County Planning Department during normal working hours, 8:00 a. m. to 4:00 p. m., Monday through Friday except county holidays. Gina Kathan is the project planner and can be reached at (209) 754-6394. Planning Commission staff reports are made available for public viewing online at <https://calaverasgov.us/Meeting-Calendar> on the Friday prior to the scheduled meeting. The project file and staff report can be viewed or purchased at the Planning Department for the cost of making the copies.

Date of Notice – **October 28, 2022**

# Zoning Exhibit

## ArcGIS Web Map



Attachment 3


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California Land Conservation Contract  
Application

**APPLICATION FOR A CALIFORNIA LAND CONSERVATION  
CONTRACT/AGRICULTURAL PRESERVE**

I hereby request the Board of Supervisors of Calaveras County to establish my property as described below in an Agricultural Preserve in accordance with the California Land Conservation Act of 1965. I further request that the property be rezoned to "Agricultural Preserve District" as established by Ordinance No 767 and, if applicable, a use permit be granted. I also request that the Assessor consolidate the tax parcels on said land whenever possible. I understand that the inclusion of said land in an Agriculture Preserve is conditioned on the execution of a land conservation contract between myself and Calaveras County.

Item 1. Signature(s) of all owner(s) and lien holders as shown on attached title report.

  
 \_\_\_\_\_  
 Octavio Avila  
 \_\_\_\_\_  
 \_\_\_\_\_

Item 2. Attach title report.

Item 3. Attach legal description of property in this request.

Item 4. Attach Assessor's parcel map(s) of property. Outline exactly that property to be included in this request. Show on map(s) how much property is used and summarize below. List uses and acreage within request only.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses		Zoning
		Description	Acres	Description	Acres	
052017078	595.91	Dry Pastures	570.91	Private Roads Houses + Structures	5 20	
052017060	296.15	Dry Pastures	291.15	Private Roads	5	
052017058	33.46	Dry Pastures	32.46	Corrals	1	
052017059	6.69	Dry Pastures	6.69			
052017077	240	Dry Pastures	240			

Total acreage 1172.21

Attach additional sheet if needed.

**PAID**

CK. NO. 2234  
 DATE 7/29/2022



Are there uses on the property, which are not listed on either agricultural or compatible use lists?  
If so, explain. No

Item 5. Agricultural production from land – last 4 years (average).

A. Crops: Include trees, field or vegetable, irrigated pasture and range.

Kind	Acres	Average Yield/Acre	Total Gross Income/year	Year planted
<u>None</u>				

B. Livestock

Kind	Number	Total gross income/year
<u>Beef Cattle</u>	<u>40</u>	<u>\$ 8,000.<sup>00</sup></u>

C. Crops with nonbearing period of more than one year:

Attach an Agricultural Production Plan and Feasibility report. (see Item 10)

Item 6. Total average annual gross income from agricultural production on this property \_\_\_\_\_

Total average annual gross income from non-agricultural production on this property \_\_\_\_\_

Grand total average annual gross income from this property \$ 8,000.<sup>00</sup>

Item 7. Leases or Rentals

A. Portion of subject property, which is owner-operated \_\_\_\_\_ acres.

B. Portion(s) leased or rented to others \_\_\_\_\_ acres

1. Name and address of lessee(s) Use Acres Rent/income/yr

NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Portion(s) share-cropped to others

2. Name and Address of Lessee(s) Use Acres % crop

NONE

Item 8. List structures on property (dwellings, barns, shop, etc.)

2-Houses, 1-Shop, 2-Cabins, 1-Storage, 1-Sleeping Quarters, 1-Pool

List other improvements (corrals, fences, wells, etc.)

Corrals, Boundary Fence, 2-Wells, 5-Septic

Item 9. What future developments do you have planned for this agricultural land?

Describe briefly: None

Item 10. It shall be the responsibility of the applicant to obtain a report as to the feasibility of the proposed agricultural endeavor from the Farm Advisor at 209-223-6834.

Name: Otoniel Avila
Mailing Address: 8 CALEB CIR. city: San Antonio State: TX Zip: 78258
Telephone: (209) 814-0727
Physical Property Address: 2010 HUNT RD.
City: Copperopolis State: CA

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

Signature of person who prepared application

Additional persons to be notified concerning action on this request:

Name:
Address:
City:
Telephone:

A non-refundable filing fee is required upon submission of this application! Checks should be made payable to Dept. of Agriculture.

County Use Only:

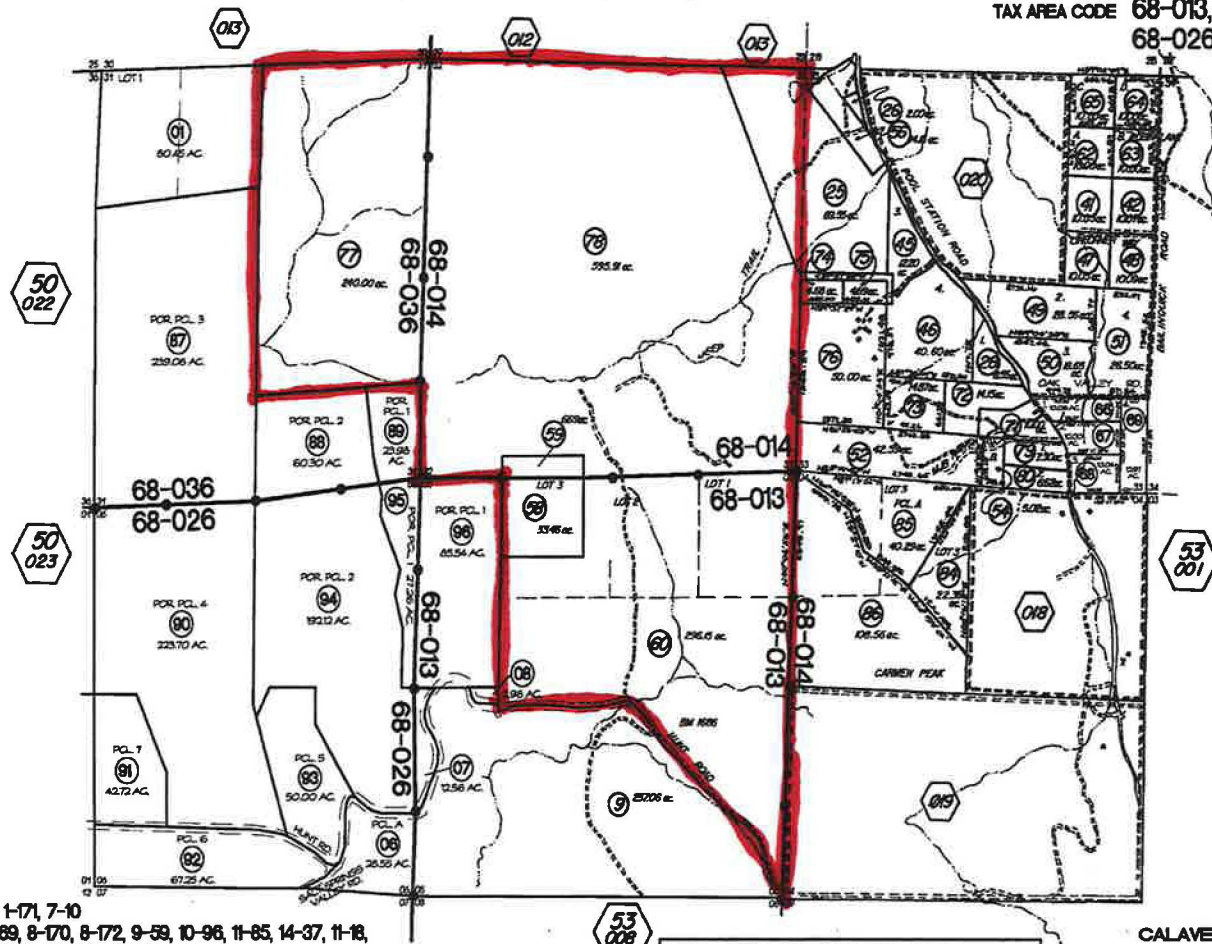
Are the following items present?

- All signatures are correct/complete
Maps and legal descriptions verified
Filing fee received
Feasibility Report
Parcel numbers and acres are verified
Lot Book Guarantee received
Approved documents recorded/Feasibility Report
Property owners list

T.2N, R.12E. SECS. 4-6, T.3N, R.12E. SECS. 31-33

TAX AREA CODE 68-013, 68-014  
68-026, 68-036

96



P.M. 1-141, 1-171, 7-10  
 R.O.S. 8-169, 8-170, 8-172, 9-59, 10-96, 11-85, 14-37, 11-18,  
 14-37, 15-11, 18-21, 18-18, 18-80  
 REV. 39 03/01/2001

ASSESSMENT PURPOSES ONLY  
 NO LIABILITY IS ASSUMED FOR THE  
 ACCURACY OF THE DATA DELINEATED HEREON

CALAVERAS COUNTY  
 ASSESSOR'S MAPS  
 BOOK 52 PAGE 017

Order Number: 0301-6857653  
 Page Number: 10

First American Title  
 Page 10 of 16

Attachment 4

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Agriculture Advisory Committee  
Recommendation

CALIFORNIA LAND CONSERVATION CONTRACT 392  
AGRICULTURAL ADVISORY COMMITTEE REPORT

PROPERTY OWNER: Avila

DATE: August 24, 2022

MEMBERS PRESENT:

Doug Joses

Mindy Rasmussen, Chair

Libby Rader-Kassik

Stuart Mast

MEMBERS ABSENT: Robie

AGRICULTURAL ADVISORY COMMITTEE RECOMMENDATION:

On a motion by Stuart Mast, seconded by Mindy Rasmussen, to recommend the Board of Supervisors approve a Resolution to Establish APC 392 for a total of 1172.21 acres including APN: 052-017-058, 052-017-059, 052-017-060, 052-017-077, and 052-017-078, located at 2010 Hunt Road in the town of Copperopolis. Final approval contingent on legal parcels found to be below 50 acres in size must be merged or the boundary lines adjusted to meet the minimum required parcel size.

*The Motion was approved on a vote of    in favor (Joses, Rader-Kassik, Rasmussen, Mast) 0 opposed, 1 absent (Robie).*

  
\_\_\_\_\_  
AG ADVISORY COMMITTEE CHAIR

Attachment 5

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Feasibility Study



July 28, 2022

Calaveras County Agricultural Advisory Committee  
891 Mountain Ranch Road  
San Andreas, CA 95249

Subject: Williamson Act

Otoniel Avila and Imelda Flores-Avila have contacted my office regarding the feasibility of placing five contiguous parcels (APN 052-017-058, 052-017-059, 052-017-060, 052-017-077, 052-017-078) for a total of 1170+ acres into a Williamson Act Contract. The parcels are located off 2010 Hunt Road in Copperopolis.

The property involved is a mix of annual rangeland, oak woodland and chaparral. The predominant soils in the region are Loafercreek, Gopheridge, Sierra, Motherlode and Jasperpeak Series. The Jasperpeak, Gopherridge and Loafercreek Series consists of shallow to moderately deep, well drained soils derived from metavolcanic rocks. These soils are on terrace remnants and eroded fan remnants on hills. All these soils are generally used for annual grass production and livestock grazing.

The applicants indicated that the property is used for livestock grazing.

Many years of research data is utilized in determining carrying capacity and all data in this report is based on University of California's publication #8018 and #8092. The forage production is estimated to be 2,000 pounds per acre.

The following information is provided in an educational format to assist your committee as they consider their request.

Formula for determining potential income per acre:

1. 75% of forage is available for livestock use.
2. 1,000 lbs. of forage will carry one animal unit for one month (AUM).
3. Proper management dictates that 600 lbs. of residual dry matter (RDM) must be left per acre each year.
4. 1,000 pound cow = 1 Animal Unit
5. Average daily gain is one pound per animal.
6. Current market price is established by the USDA Agricultural Market Service at \$110.00/CWT for cattle (all beef)

Formula

The management unit's average forage production is 2,000 lbs./acre (with 1,500 lbs./acre available to livestock) and RDM needs to be 600 lbs./acre.

1,500 lbs./acre-600 lbs. RDM/acre

$$1,000 \text{ lbs./AUM} = 0.90 \text{ AUM/acre}$$

30 lbs. Gain/AUM x 0.90 AUM's/acre x \$1.10/lb. = \$29.70 (annual gross income per acre)

\$2,000 minimum annual income standard

$$\$29.70 \text{ (annual gross income/acre)} = 67.3 \text{ acre minimum}$$

**RESOURCES:**

<https://anrcatalog.ucanr.edu/pdf/8092.pdf>

<https://anrcatalog.ucanr.edu/pdf/8018.pdf>

Let me know if I can be of further assistance to you.

Sincerely,



Scott Oneto  
Farm Advisor



