F-1

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Planning Commission

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
October 26, 2005	Andrea Miller, 781-4171	Fetzer Vineyard	AGP2004-00028

SUBJECT
Proposal by Fetzer Vineyard to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The project site is approximately 632.4 acres within the Agricultural land use category and is located at 8379 Union Rd approximately 7 miles from the City of Paso Robles. The site is in the El Pomar-Estrella planning area.

RECOMMENDED ACTION
Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:

Preserve Designation: **El Pomar Agricultural Preserve No. 83**
Minimum Parcel Size : **80 Acres**
Minimum Term of Contract: **20 Years**

ENVIRONMENTAL DETERMINATION
Categorical Exemption (Class 17) ED05-025

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Agriculture	None	015-041-078 and 015-061-004	1

PLANNING AREA STANDARDS:	LAND USE ORDINANCE STANDARDS:
None Applicable	Section 22.22.040C(2) – Minimum parcel size for new agricultural preserves

EXISTING USES:
Vineyard, crop production is grapes

SURROUNDING LAND USE CATEGORIES AND USES:
North: Agriculture/ Vineyard
South: Agriculture/ Rural Residences
East: Agriculture/ Dry Farm
West: Agriculture/ Dry Farm

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:
The project was referred to: none

TOPOGRAPHY:	VEGETATION:
Gently Rolling Hills	Native Grasses

PROPOSED SERVICES:	ACCEPTANCE DATE:
None required	July 14, 2005

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER - SAN LUIS OBISPO, CALIFORNIA 93408 (805) 781-5600 FAX: (805) 781-1242

PROJECT REVIEW

Site and Area Characteristics

The closest agricultural preserve is adjacent to the north and west of the project site. The parcel is used for wine grapes. Approximately 427.8 acres are for the vineyard, 85 acres for 2 reservoirs, and 119.5 acres will be used for future vineyards or will remain unused due to steepness of slope. The site has 3 wells that each produce 800 gpm and are 900' deep. The site also has 2 reservoirs, one to be completed in 2005, 51 and 34 acre feet in size.

The following table shows the Natural Resources Conservation Service soils rating of the site:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres
If Irrigated	If Non-Irrigated				
III	IV	Well-Suited	NA	NA	4.1
IV	IV	Well-Suited			276.6
NA	IV	Suited			340.2
NA	VII	-			11.5
				Total	632.4

Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

Compliance with the Agricultural Preserve Rules of Procedure

The appropriate minimum parcel size for the site's combination of irrigated crop and grazing land is 80 acres as shown in the following calculation based on the mixed use procedures in Appendix E of the Rules of Procedure:

Agricultural Use/Land Capability	Agricultural Use	Acres	Minimum Parcel Size	Fractional Proportion
Irrigated Class III & IV Soils	Irrigated Crops	427.83	40	10.70
Non-Irrigated Class IV Soils	Grazing	119.56	160	0.75
Total				11.44

For the purposes of calculating mixed use, the 2 reservoirs totaling 85 acres have been excluded. The property size of 547.4 acres divided by 11.44, the total fractional proportions, is 47.9, which is rounded up to an 80 acre minimum parcel size category in Table 1 of the Rules of Procedure.

The appropriate minimum term of contract is 20 years since the property is not located of an Urban Reserve Line or adjacent to a Village Reserve Line.

Agricultural Preserve Review Committee

The Review Committee meeting was held from 1:30 to 4:00 p.m. on July 25, 2005, at the U.C. Cooperative Extension auditorium in San Luis Obispo. The agenda included one request to a establish a new agricultural preserve to enable an applicant to enter into a land conservation contract; one request to establish a Farmland Security Zone to enable an applicant to enter into

a Farmland Security Zone contract; two requests to add or remove land from contracts to reflect lot line adjustments without altering agricultural preserve boundaries; four requests to alter the boundaries of agricultural preserves, rescind a contract and simultaneously enter into new contracts to reflect lot line adjustments; and an interpretation of eligibility for the James Cushman property.

Voting members of the Review Committee present were Dick Nock (Cattleman's Association), Irv McMillan (Environmental Organization Member), Wayne Jensen (Farm Advisor), Hugh Pitts (Farm Bureau), Ed Carson (Land Conservancy of San Luis Obispo County), Robert M. Sparling (Public-at-Large Member), Lynda Auchinachie (County Agricultural Commissioner's Office), County Assessor (Sara Sylwester), and Warren Hoag (County Planning and Building Department).

Absent from the meeting were representatives of the Agricultural Liason Committee, Farm Service Agency, and Soil Science Member. The meeting was chaired by Warren Hoag. Staff reports were presented to the committee by Terry Wahler and Andrea Miller of the Planning and Building Department.

The applicant's representative, Karen Smith, was present for this item. Staff described the applicant's request and summarized the staff report including the current agricultural use and the suitability of the soils for the intended agricultural use. A correction to the mixed use table was entered into the record, changing the minimum parcel size from 40 to 80 acres. A revised report included amended graphic was distributed.

APRC members and staff briefly discussed the request. Following the discussion, Lynda Auchinachie moved that the committee recommend approval of the request with revisions as recommended by staff. This motion was seconded by Sara Sylwester. The Review Committee voted in favor of the recommendation 9 to 0, with no discussion on the motion.

RECOMMENDATIONS

Recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:

Preserve Designation:	**El Pomar Agricultural Preserve No. 83**
Minimum Parcel Size:	**80 Acres**
Minimum Term of Contract:	**20 Years**

FINDINGS

A. The proposed establishment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element and the Agricultural and Open Space Element, and the county's Rules of Procedure to Implement the California Land Conservation Act of 1965.

B. The proposed establishment of this agricultural preserve is appropriate and consistent with the character of the surrounding area.