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ATTACHMENT C - 2

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

Board of Supervisors

MEETING DATE November 6, 2012	CONTACT/PHONE Terry Wahler, 781-5621	APPLICANT Dave Colmar	FILE NO. AGP2012-00001						
SUBJECT Proposal by Dave Colmar to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The project site consists of approximately 64 acres within the Agriculture land use category and is located at 1545 Willow Creek Road approximately 3.0 miles northwest of the intersection of Willow Creek road and Highway 46 West and approximately 4.0 miles northwest of the Urban Reserve Line of Templeton. The site is in the Adelaida planning area.									
RECOMMENDED ACTION The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:  <table border="0" style="width: 100%;"> <tr> <td style="width: 35%;"><b>Preserve Designation:</b></td> <td><b>Templeton Agricultural Preserve No. 60</b></td> </tr> <tr> <td><b>Minimum Parcel Size :</b></td> <td><b>40 Acres</b></td> </tr> <tr> <td><b>Minimum Term of Contract:</b></td> <td><b>20 Years</b></td> </tr> </table>				<b>Preserve Designation:</b>	<b>Templeton Agricultural Preserve No. 60</b>	<b>Minimum Parcel Size :</b>	<b>40 Acres</b>	<b>Minimum Term of Contract:</b>	<b>20 Years</b>
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<b>Minimum Term of Contract:</b>	<b>20 Years</b>								
ENVIRONMENTAL DETERMINATION Categorical Exemption (Class 17)									
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 039-031-009	SUPERVISOR DISTRICT(S) 1						
PLANNING AREA STANDARDS: None Applicable		LAND USE ORDINANCE STANDARDS: Section 22.22.040 – Minimum parcel size for agriculture category (new agricultural preserves)							
EXISTING USES: Residence, Vineyards, Oak woodland									
SURROUNDING LAND USE CATEGORIES AND USES: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><i>North:</i> Agriculture/ vineyards &amp; orchards</td> <td style="width: 50%;"><i>East:</i> Agriculture/ oak woodland &amp; dry farm</td> </tr> <tr> <td><i>South:</i> Agriculture/oak woodland</td> <td><i>West:</i> Agriculture/ oak woodland &amp; vineyard</td> </tr> </table>				<i>North:</i> Agriculture/ vineyards & orchards	<i>East:</i> Agriculture/ oak woodland & dry farm	<i>South:</i> Agriculture/oak woodland	<i>West:</i> Agriculture/ oak woodland & vineyard		
<i>North:</i> Agriculture/ vineyards & orchards	<i>East:</i> Agriculture/ oak woodland & dry farm								
<i>South:</i> Agriculture/oak woodland	<i>West:</i> Agriculture/ oak woodland & vineyard								
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: None									
TOPOGRAPHY: Gently sloping with steeply sloping hill		VEGETATION: Oak trees							
PROPOSED SERVICES: None required		ACCEPTANCE DATE: July 31, 2012							
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									

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**PROJECT REVIEW**

**Site and Area Characteristics**

The site consists primarily of gently sloping lands planted extensively in vineyards with a hill in the center of the property covered in oak woodland. The vineyards were planted in 1977 and 2008. An irrigation well produces 24 gallons per minute of water. Properties to the north, east and west of the site are used for vineyards, orchards and dry farm. Property to the south consists of oak woodland.

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

Land Capability Class		Irrigated Vineyard	Oak Woodland	Fallow	Acres
If Irrigated	Non-Irrigated				
2	4	10	6	5	21
4	4	20	2	1	23
NA	6	0	7	0	7
NA	7	0	12	1	13
TOTALS		30	27	7	64

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 Rules of Procedure provides that a property must first be under an Agricultural Preserve in order to qualify for a land conservation contract as an individual property. The applicant's 64 acres exceeds the gross acreage necessary to qualify as a prime land agricultural preserve. A prime-land preserve must also have 40 acres of Class 1 or 2 irrigated land under production, or must be planted in orchards, vineyards and other perennial crops that would produce an average annual gross value of \$1,000 or more per acre (averaged over 40 acres) if in full commercial bearing. Due to the recognized high value of irrigated vineyard on non-prime soils, the property qualifies for a prime-land preserve with 30 acres in irrigated vineyard on a combination of Class 2 and Class 4 soils. (Under the Williamson Act and the Rules of Procedure, Class 4 soils are considered "prime" when irrigated and planted in either orchards or vineyards.)

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To qualify for a land conservation contract, the property also must meet the eligibility requirement of 10 acres of irrigated crops on Class 2 soils or 20 acres of irrigated vineyard on Class 3, 4, 6, or 7 soils. The property meets both of the above with approximately 30 acres of irrigated vineyard on Class 2 & 4 soils.

The appropriate minimum parcel size is 40 acres due to the primary use of the property for irrigated vineyard.

The appropriate minimum term of contract is 20 years because the site is located more than one mile from the Templeton urban reserve line.

### **Agricultural Preserve Review Committee**

The following is an excerpt from the Minutes of the Regular Meeting of the Agricultural Preserve Review Committee held on September 17, 2012 at the U.C. Cooperative Extension Auditorium, San Luis Obispo, California, at 1:30 p.m.

Terry Wahler, staff: presents staff report, describes property, agricultural use and basis for eligibility.

Dana Merrill, Wine Industry alternate member, arrives during this item.

No members deliberate item.

**Following the discussion, Paul Clark moved to approve this request to establish an agricultural preserve to allow the applicant to enter into a land conservation contract, Preserve Designation: Templeton Agricultural Preserve No. 60. Minimum Parcel Size: 40 acres. Minimum Term of Contract: 20 years. This motion was seconded by Jon Pedotti, and carried unanimously on a 10-0 vote with the Farm Service Agency, Soil Science, and County Planning Department members being absent.**

### **RECOMMENDATIONS**

The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to establish an agricultural preserve to the Board of Supervisors as follows:

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<b>Preserve Designation:</b>	<b>Templeton Agricultural Preserve No. 60</b>
<b>Minimum Parcel Size:</b>	<b>40 Acres</b>
<b>Minimum Term of Contract:</b>	<b>20 Years</b>

**FINDINGS**

- A. The proposed establishment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element, Agriculture Element, Conservation 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.

Report prepared by Terry Wahler  
and reviewed by Warren Hoag  
Agricultural Preserve Program