



Item #09-3-4 Information

Land Use & Housing Committee

February 26, 2009

Rural-Urban Connections Strategy Update

Issue: The Rural-Urban Connections Strategy (RUCS) project continues to build a body of information, data, and analysis that provides a richer understanding of the unique issues in our rural areas.

Recommendation: None, this item is informational.

Discussion: Over the last few months, the RUCS project has made steady progress toward elevating our understanding of the region's rural challenges and opportunities. Building on stakeholder interviews conducted for the land use, local markets, and transportation topics, the RUCS team is working more closely with farmers and ranchers via the state and local Farm Bureaus and other groups to help develop the technical underpinnings for the project. Through surveys and meetings, the RUCS team is refining the crop data and "landscape typology" for the rural application of the PLACE³S model. A list of the landscape types and an example of the data behind them are included as Attachment A. With the help of regional stakeholders researching local food systems, the RUCS team will be adding the final piece to the typology: local-serving small farm operations. A draft map of the crop data begins to illustrate the diversity of agriculture in this region and will be presented at the meeting.

Under the transportation topic, SACOG staff are creating information and guidance to help rural jurisdictions address issues such as road safety, road design, key corridors, traffic counts, and funding. The transportation team is also working on an agriculture worker transportation program.

The land use topic is broadening to include open space issues as part of the innovations discussion. The topic started by focusing on issues at the rural-urban edge, but is now looking beyond the edge to understand the challenges and opportunities to maintaining land in agriculture while also serving habitat and other open space objectives. Current and possible future open space planning and management efforts along with the land use planning opportunities outlined during the current conditions phase of this topic are being studied.

A local market workshop will be held on Thursday, March 12 from 2:30 to 4:30 at Capital Public Radio on the CSUS campus. This workshop will focus on local market innovation, building on the current conditions work that was conducted late last year. A summary of the innovations will be presented at the committee meeting.

Approved by:

Mike McKeever
Executive Director

MM:DS:ef
Attachment

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RUCS Landscape Typology (Draft)

Category	Landscape Type
Tree and Nut Crops	Almonds Walnuts Prunes Pears Citrus (Mandarins) Olives Apples Christmas Trees
Vine Crops	Wine Grapes
Field Crops	Processing Tomato Rotation <i>(Corn, Wheat, Processing Tomatoes, Alfalfa, Safflower, Sunflower, Dry Beans, melons, other vegetable crops)</i> Alfalfa Rotation <i>(Corn, Wheat, Alfalfa, Safflower, Sunflower, Dry Beans, melons, other vegetable crops)</i> Rice
Livestock	Pasture
Dairy	Dairy
Small Farm	

WALNUTS Cost and Revenue Summary

Establish

	Cost Per Acre							
	Year	1st	2nd	3rd	4th	5th	6th	7th
Yield: Dry, In-Shell Pounds Per Acre		0	0	0	500	1,000	1,500	2,800
TOTAL PLANTING COSTS		3,399	37	0	0	0	0	0
TOTAL CULTURAL COSTS		432	473	502	635	860	1070	839
TOTAL HARVEST COSTS		0	0	0	197	238	275	373
Interest On Operating Capital @ 10.00%		416	29	27	22	35	43	29
TOTAL OPERATING COSTS/ACRE		4,247	539	529	854	1,133	1,388	1,241
TOTAL CASH OVERHEAD COSTS		290	290	290	288	290	290	290
TOTAL INTEREST ON INVESTMENT		762	761	761	742	759	759	759
TOTAL CASH COSTS/ACRE		5,291	1,590	1,580	1,884	2,182	2,437	2,290
INCOME/ACRE FROM PRODUCTION		0	0	0	425	850	1,275	2,380
TOTAL NET COST/ACRE FOR THE YEAR		5,291	1,590	1,580	1,459	1,332	1,162	0
NET PROFIT/ACRE ABOVE TOTAL COST		0	0	0	0	0	0	89
ACCUMULATED NET CASH COSTS/ACRE		5,291	6,881	8,461	9,920	11,252	12,414	12,325

Production

	Quantity/ Acre	Unit	Price or Cost/Unit	Value or Your Cost/Acre Cost
GROSS RETURNS				
Walnuts	5,400	lb	0.85	4,590
OPERATING COSTS				
Custom				561
Harvest Aid				20
Irrigation				130
Herbicide				70
Rodenticide				5
Fungicide				141
Insecticide				116
Fertilizer				100
Assessment				54
Labor				255
Fuel				51
Machinery Lube and Repair				26
Interest on operating capital @ 10%				33
TOTAL OPERATING COSTS/ACRE				1,561
TOTAL CASH COSTS/ACRE				1,906
TOTAL NON-CASH OVERHEAD COSTS/ACRE				1,326
TOTAL COSTS/ACRE				3,231
NET RETURNS ABOVE TOTAL COSTS				1,359

WALNUTS Establishment Costs

Year:	Cost Per Acre						
	1st	2nd	3rd	4th	5th	6th	7th
Yield: Dry, In-Shell Pounds Per Acre				500	1,000	1,500	2,800
Planting Costs:							
Nematode Sampling (10/100 acres)	4						
Land Preparation: Subsoil 2X, Disk 2X, Float 2X*	350						
Land Preparation - Fumigate (100%, untarped)	1,500						
Land Prep-Berms	12						
Land Prep-Weed: Preplant Strip Spray (Roundup)	9						
Trees: 65 Per Acre @ \$16.50 ea., (2% in 2nd year)	1,073						
Survey, Mark, Dig Holes & Plant	138	4					
Stake&PaintTrees	313	33					
TOTAL PLANTING COSTS	3,399	37					
Cultural Costs:							
Prune (Yrs 1-3 prune/train. Yrs 4+ prune, Yr 7- 9 prune alternate yrs)	50	50	56	180	240	300	75
Fertilizer: Nitrogen (Urea, Yr 1-2, UN32, Yr 3+)	34	49	50	63	75	100	100
Weed: Strip Spray (Prowl)	16						
Weed: Dormant Strip (Yr 1 -2, Goal, Prowl. Yr 3+, Goal Prowl, Roundup)	62	62	73	73	73	73	73
Weed: Mow Middles 5X	38	38	38	38	38	38	38
Weed: In-Season Strip Spray (Roundup, Yrs 1, 6, 7, 1X. Yr 2-5, 2X)	12	25	25	25	25	12	12
Irrigate (water& labor)	76	105	105	105	105	143	143
Vertebrate: Gophers (Bait)	10	10	10	3	3	3	3
Insect: Caterpillar (Dipel)	19	19	19				
Brush Disposal			11	11	11	11	5
Leaf Analysis				2	2	2	2
Insect: Codling Moth (Lorsban)					34	34	34
Vertebrate: Squirrels (Bait)					7	7	7
Disease: Blight (Kocide, Manex) 2X					112	112	112
Insect: Miscellaneous Insects (Omite for mites)						50	50
Insect: Husk Fly (Malathion, Nu Lure Bait)						50	50
Pickup Use	28	28	28	28	28	28	28
ATV use	45	45	45	45	45	45	45
Miscellaneous Labor	37	37	37	37	37	37	37
PCA Services	5	5	5	25	25	25	25
TOTAL CULTURAL COSTS	432	473	502	635	860	1070	839
Harvest Costs:							
Shake, Sweep, Pickup				150	150	150	150
HandRake				9	12	12	12
Haul Walnuts to Dryer				4	8	11	21
DryandHull				30	60	90	168
California Walnut Commission Assessment				4	8	12	22
TOTALHARVESTCOSTS				197	238	275	373
Interest On Operating Capital @ 10.00%	416	29	27	22	35	43	29
TOTAL OPERATING COSTS/ACRE	4,247	539	529	854	1,133	1,388	1,241
Cash Overhead Costs:							
OfficeExpense	100	100	100	100	100	100	100
Liability Insurance	7	7	7	7	7	7	7
Sanitation Costs	11	11	11	11	11	11	11
Property Taxes	77	77	77	76	77	77	77
Property Insurance	14	14	14	13	14	14	14
InvestmentRepairs	81	81	81	81	81	81	81
TOTAL CASH OVERHEAD COSTS	290	290	290	288	290	290	290
TOTAL CASH COSTS/ACRE	4,537	829	819	1,142	1,423	1,678	1,531
INCOME/ACRE FROM PRODUCTION				425	850	1,275	2,380
NETCASHCOSTS/ACREFORTHEYEAR	4,537	829	819	717	573	403	
PROFIT/ACRE ABOVE CASH COSTS							849
ACCUMULATED NET CASH COSTS/ACRE	4,529	5,358	6,178	6,897	7,470	7,874	7,026
Non-Cash Overhead (Capital Recovery):							
Buildings	77	77	77	77	77	77	77
FuelTanks	3	3	3	3	3	3	3
Shop/Field Tools	17	17	17	17	17	17	17
SprinklerIrrigation System	136	136	136	136	136	136	136
Land	419	419	419	419	419	419	419
Equipment	110	109	109	90	107	107	107
TOTAL INTEREST ON INVESTMENT	762	761	761	742	759	759	759
TOTALCOST/ACREFORTHEYEAR	5,291	1,590	1,580	1,884	2,182	2,437	2,290
INCOME/ACRE FROM PRODUCTION				425	850	1,275	2,380
TOTALNETCOST/ACREFORTHEYEAR	5,291	1,590	1,580	1,459	1,332	1,162	
NET PROFIT/ACRE ABOVE TOTAL COST							89
TOTAL ACCUMULATED NET COST/ACRE	5,291	6,881	8,461	9,920	11,252	12,414	12,325

*X = times (2X = two times)

WALNUTS Production Cost and Revenue

	Quantity /Acre	Unit	Price or Cost/Unit	Value or Your Cost/Acre Cost
GROSS RETURNS				
Walnuts	5,400.00	lb	0.85	4,590
OPERATING COSTS				
Rodenticide:				
Gopher Getter Ag-Wilco	0.25	lb	6.50	2
Ground Squirrel Bait - Wilco	0.60	lb	5.40	3
Irrigation:				
Water	42.00	acin	3.10	130
Fungicide:				
Kocide 101	30.00	lb	3.62	109
Manex	10.86	pt	2.97	32
Insecticide:				
Lorsban 4E	4.00	pt	6.29	25
AsanaXL	1.00	pt	17.33	17
Omite30W	5.00	lb	8.23	41
Malathion 5EC	4.00	pt	4.07	16
Nu Lure Bait	4.00	pt	4.08	16
Fertilizer:				
UN-32	200.00	lbN	0.50	100
Harvest Aid:				
Ethrel	2.50	pt	7.81	20
Herbicide:				
RoundupUltraMax	1.84	pt	8.58	16
Goal 2XL	2.50	pt	16.45	41
Prowl 3.3EC	3.13	pt	4.10	13
Custom:				
Shake, Sweep, Pickup	1.00	acre	150.00	150
Haul Walnuts	2.70	ton	15.00	41
Dry/Hull Walnuts	5,400.00	lb	0.06	324
PCA Service	1.00	acre	25.00	25
Leaf Analysis	0.04	each	30.00	1
Hedge Trees (1X/3 Yr)	0.33	acre	60.00	20
Assessment:				
CA Walnut Commission (\$0.0079/lb)	5,400.00	lb	0.01	54
Labor (machine)	9.30	hrs	16.56	154
Labor (non-machine)	8.16	hrs	12.42	101
Fuel - Gas	3.41	gal	2.80	10
Fuel - Diesel	17.93	gal	2.30	41
Lube				8
Machinery repair				18
Interest on operating capital @ 10.00%				33
TOTAL OPERATING COSTS/ACRE				1,561
NET RETURNS ABOVE OPERATING COSTS				3,040
CASH OVERHEAD COSTS:				
Office				100
Liability Insurance				7
Sanitation Service				11
Property Taxes				112
Property Insurance				39
Investment Repairs				88
TOTAL CASH OVERHEAD COSTS/ACRE				357
TOTAL CASH COSTS/ACRE				1,906
NON-CASH OVERHEAD COSTS				
(Capital Recovery)				
Buildings				77
Fuel Tanks				3
Shop/Field Tools				17
Irrigation System				136
Land				419
Walnut Establishment				565
Equipment				109
TOTAL NON-CASH OVERHEAD COSTS/ACRE				1,326
TOTAL COSTS/ACRE				3,231
NET RETURNS ABOVE TOTAL COSTS				1,359