



Agenda Date: 12/5/2006
Agenda Placement: 8C
Set Time: 9:15 AM PUBLIC HEARING
Estimated Report Time: 15 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Donald BARRELLA, PLANNER III , 707-299-1338
SUBJECT: Williamson Act Agricultural Preserves and Contracts

RECOMMENDATION

Director of Conservation, Development and Planning requests adoption of a resolution amending or establishing certain Agricultural Preserves (Types A & H), and approval of and authorization for the Chair to execute the following Williamson Act related amendments and contracts:

1. Thirteen new contracts for 2006 with the following applicants:
 - a. Gary Branham, in the general location of Bale Lane;
 - b. Two with Seavey Ranch LLC., in the general location of Lake Hennessey;
 - c. Two with Ruth Titus, in the general locations of Ehlers Lane and Lodi Lane;
 - d. Two with Peggy Dickson, in the general location of James Creek Road;
 - e. Gordon Ranch, in the general location of Lake Curry;
 - f. Peter and Anne G. Nissen, in the general location of Tubbs Lane and Bennett Lane;
 - g. Sage Hill Vineyard, in the general location of Lake Hennessey;
 - h. Ted W. Hall and Ladislav L. Hall, in the general location of Whitehall Lane;
 - i. Parks Diversified LP., in the general location of Aetna Springs Road;
 - j. Saintsbury LLC., in the general location of Timberhill Lane.
2. Three amendments to existing contracts with the following applicant:
 - a. Round Pond Inc., in the general location of Rutherford Cross Road.

EXECUTIVE SUMMARY

In total, there will be an increase of 495.04 acres of new contracted land under Williamson Act brought about by the requested actions. There are ten new contracts proposed for a total of 495.04 acres. Three existing contracts are proposed for rescission and replacement with three new contracts with no additional contracted land. Three existing contracts are proposed to be amended with no additional contracted land.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Conservation, Development & Planning
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Board of Supervisors has the power to accept or deny the request for these contracts.
Is the general fund affected?	Yes
Future fiscal impact:	CDPD collects an application fee for each new contract or contract modification based on an estimate of the costs associated with processing time and materials. On average, the fee is estimated at \$1,072.00 per application.
	Property taxes for properties covered by a Williamson Act contract may be assessed at a lower level than other properties. To the extent properties are assessed at a lower level, the County will receive reduced tax revenue.
Consequences if not approved:	The County would not be providing an incentive for keeping land in agricultural production, which is the intent of the General Plan.
Additional Information:	None

ENVIRONMENTAL IMPACT

Categorical Exemption Class 17: It has been determined that this type of project does not have a significant effect on the environment and is exempt for the California Environmental Quality Act. [See Class 17 (Open Space Contracts or Easements) which may be found in the guidelines for the implementation of the California Environmental Quality Act at Title 14 CCR Section 15317.]

BACKGROUND AND DISCUSSION

Director of Conservation, Development and Planning recommends the adoption of a resolution amending or establishing certain Agricultural Preserves (Types A & H), and the approval of the following new, replacement, or amended Type "A" and "H" agricultural preserve contracts within the resulting preserves.

Ten new contracts for year 2006

Requestor	Type	APN	Acres	General Location
Seavey Ranch LLC.	H	025-180-010	143.42	Lake Hennessey
Seavey Ranch LLC.	H	025-180-048	60.43	Lake Hennessey
Ruth Titus	A	022-110-004	10.41	Ehlers Lane
Ruth Titus	A	021-353-013	31.77	Lodi Lane

Peggy Dickson	H	016-090-010	45.35	James Creek Road
Peggy Dickson	H	016-080-020	44.16	James Creek Road
Peter & Anne G. Nissen	A	017-130-035	11.02	Tubbs Lane & Bennett Lane
Sage Hill Vineyard	H	032-010-059	116.00	Lake Hennessey
Ted W. Hall & Ladislav L. Hall	H	027-430-022	15.91	Whitehall Lane
Parks Diversified LP.	A	020-170-002	16.57	Aetna Springs Road

Amendment of three existing contracts

Three contracts are being amended due to lot line adjustments.

Requestor	Type	APN	Acres	General Location
Round Pond Inc.	A	030-140-023	41.03	Rutherford Cross Road
Round Pond Inc.	A	030-140-022	46.23	Rutherford Cross Road
Round Pond Inc.	A	030-140-020	43.78	Rutherford Cross Road

Rescinding of three existing contracts and replacement with three new contracts

1. Contract 606/91/A is being rescinded and replaced with a new contract due to lot line adjustment, Gary Branham.
2. Contract 361/82/H is being rescinded and replaced with a new contract to allow more uses of the subject parcel, Gordon Ranch.
3. Contract 325/82/H is being rescinded and replaced with a new contract to allow more uses of the subject parcel, Saintsbury LLC.

Requestor	Type	APN	Acres	General Location
Gary Branham	A	021-030-059	40.45	Bale Lane
Gordon Ranch	H	033-210-008	400.00	Lake Curry
Saintsbury LLC.	H	050-380-008	388.68	Timberhill Lane

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Andrew Carey