



Agenda Date: 6/28/2005
Agenda Placement: 6KK

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Linda Holbrook for Robert Westmeyer - County Counsel
County Counsel
REPORT BY: Brandi Periera, PARALEGAL , 251-1090
SUBJECT: Requests for exemption from farmworker housing assessment for County Service Area No. 4

RECOMMENDATION

County Counsel requests adoption of a resolution approving the following requests for exemption from the 2005-2006 assessments for County Service Area No. 4:

<u>Owner</u>	<u>Assessor's Parcel Nos.</u>
John Monhoff, et al.	020-210-013-000
Frank Lawrence & Roberta Lou Wood TR	030-120-016-000
	030-120-017-000
Alfred Wastlhuber, et al. TR	033-140-048-000
Allen L. & Janice J. Owens, H/W	047-211-003-000
Lewis G. Carpenter, Jr. TR	021-110-010-000
Lewis G. Carpenter, Jr. & Elfy Schreckenber	009-030-022-000
Lewis G. Carpenter, Jr. & Elfy Schreckenber	021-110-004-000
Lewis G. Carpenter, Jr., et al.	021-353-012-000
Lewis G. Carpenter, Jr., et al.	022-220-023-000
Carpenter Ranches	021-110-008-000
Carpenter Ranches A CPN	009-030-002-000
Carpenter Ranches A CPN	009-030-003-000
Carpenter Ranches A CPN	009-030-004-000

EXECUTIVE SUMMARY

The parcels subject to CSA No. 4 assessment are those consisting of one or more planted vineyard acres. Government Code Section 25210.4h and Napa County Code Section 3.12.060 provide that vineyard property owners who present proof to the Board that they are providing housing for their own workers shall be exempt from the assessment. The attached resolution exempts 14 parcels from the assessment.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The total reduction of the assessment amount from the proposed actions would be \$1,231.76, based upon the Engineer's Report.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	None. Exemptions must be evaluated and approved annually.
Consequences if not approved:	The affected property owners will have to pay the assessments.
Additional Information:	None

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

CSA No. 4 was formed for the purpose of providing funding for farmworker housing programs. Qualifying property owners approved the imposition of a yearly assessment not to exceed \$10.00 per planted vineyard acre. Government Code section 25210.4h provides that vineyard property owners who present proof to the Board that they are providing housing for their own workers shall be exempt from the assessment. This section also provides that no assessment shall be imposed on any parcel that exceeds the reasonable cost of the proportional special benefit conferred on the parcel. John Monhoff has requested a 100% exemption from his assessment of \$16.47 because he does not employ any farmworkers. Frank and Roberta Wood have requested a 100% exemption from their assessment of \$689.13 because they provide housing for all of the 15 farmworkers they employ. Alfred Wastlhuber has requested a 100% exemption from his assessment of \$323.75 because he provides housing for all of the 3 farmworkers he employs. Allen and Janice Owens have requested a 100% exemption from their assessment of \$13.88 because they currently do not have vineyards on their property. Dr. Lewis G. Carpenter has requested a partial (20%) exemption from the assessments on all of his properties because he provides housing for 4 out of the 20 farmworkers he employs. The total assessment for all nine of Dr. Carpenter's properties is \$942.59 less the 20 percent exemption of \$188.53.

SUPPORTING DOCUMENTS

- A . Letters requesting exemption
- B . Letters requesting exemption (Owens & Carpenter)
- C . Resolution Granting Exemptions

CEO Recommendation: Approve

Reviewed By: Andrew Carey