



Legislation Details (With Text)

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File created: 7/14/2022 **In control:** Board of Supervisors

On agenda: 8/16/2022 **Final action:** 8/16/2022

Title: HEARING - Planning and Building Department, Current Planning Division, recommending the Board consider the Planning Commission's recommendation to approve Williamson Act Contract WAC21-0004 WAC21-0002/Giorgis Agricultural Preserve establishing a Williamson Act Contract (Agricultural Preserve) on property identified by Assessor's Parcel Number 078-280-016, consisting of 41.86 acres in the Pleasant Valley area, submitted by Douglas B. Giorgis and take the following actions:
 1) Find that the project is Categorically Exempt from the California Environmental Quality Act Guidelines pursuant to Section 15317 (Establishment of Agricultural Preserve);
 2) Approve Williamson Act Contract WAC21-0004 WAC21-0002 establishing a new Agricultural Preserve of approximately 41.86 acres in size, based on the Findings (Attachment E);
 3) Approve and authorize the Chair to sign said Williamson Act Contract (Attachment C); and
 4) Adopt and authorize the Chair to sign Resolution 120-2022 establishing an Agricultural Preserve for said Williamson Act Contract (Attachment B). (Supervisory District 2)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approved Blue, 2. B - Draft Resolution WAC21-0002 Giorgis Ag Preserve, 3. C - Williamson Act Contract, 4. D - Staff Report WAC21-0002 Giorgis Agricultural Preserve, 5. E - Findings WAC21-0002 Giorgis Agricultural Preserve, 6. F - Exhibits A-I WAC21-0002 Giorgis Agricultural Preserve, 7. G - Application WAC21-0002 Giorgis Agricultural Preserve, 8. Executed Resolution 120-2022, 9. Executed Williamson Act Contract, 10. FINAL Findings.pdf

Date	Ver.	Action By	Action	Result
8/16/2022	1	Board of Supervisors	Approved	Pass

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FUNDING: N/A

DISCUSSION / BACKGROUND

The California Land Conservation Act of 1965, also known as the Williamson Act, was created to reduce increasing property taxes on agricultural land. When the Act was adopted, rising property taxes were making it difficult for farmers and ranchers to stay on their land. Under the Williamson Act, the owner of agricultural land may enter into a contract with the County if the landowner agrees to restrict the use of the land to the production of commercial crops or the raising and grazing of livestock for a term of not less than 10 years. The term of the contract is automatically extended each year unless the landowner or the County serves a notice of non renewal. The law also requires the County to establish an agricultural preserve and base the property tax assessment with the assumption that the highest and best use of the land is for agricultural or open space purposes. This often results in a lower property tax assessment than similar lands that have no Williamson Act contract.

Request to consider Williamson Act Contract WAC21-0002/Giorgis Agricultural Preserve was submitted by Douglas B. Giorgis to allow the establishment of a Williamson Act Contract (Agricultural Preserve). The property, identified by Assessor's Parcel Number 078-280-016, consisting of 41.86 acres, is located on the south side of Pleasant Valley Road, approximately 500 feet east of the intersection with Bodega Way, in the Pleasant Valley area of Supervisorial District 3.

The proposed project would plant grapevines on 5-6 acres of the parcel. The project also included associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in the Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Assessor, Agricultural Commission

FINANCIAL IMPACT

The proposed action results in minimal impact to the General Fund's property tax revenues. Tax reduction under the Williamson Act is based on the use of the land and not its market value.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on Williamson Act Contract.
- 2) The Clerk of the Board will obtain the Chair's signature on Resolution XX-2022.
- 3) The Clerk of the Board will send fully executed Williamson Act Contract and Resolution to Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance: Evaluate requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

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Planning and Building Department