



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
Main: (707) 253-4417

Brian D. Bordona
Director

MEMORANDUM

To: Board of Supervisors	From: Brian D. Bordona, Director Planning, Building and Environmental Services
Date: December 17, 2024	Re: 2024 Williamson Act Contracts BOS Agenda December 17, 2024 Agenda Item 13E Amended Resolution and Request

Attached please find an amended Resolution for Agenda Item 13E on your December 17, 2024, Board of Supervisors agenda. The changes include modifications to Exhibit A of the Resolution: the property owner and requestor (Constellation Brands U.S. Operations Inc.) could not get the signed and notarized contract documents back in time to remain on the agenda and resolution.

The subject Constellation Agricultural contracts (#P23-00302 and #P23-00303) are replacing existing Contracts #P06-01191 and #P06-01192 due to a lot line adjustment. Because the subject properties are already under contract neither the increase in acreage of new contacted land under the Williamson Act brought about by the requested action, nor the financial implications identified in the staff report would change.

As such, the Director of Planning, Building and Environmental Services requests adoption of a Resolution establishing certain Agricultural Preserves (Types A & H), and approval of and authorization for the Chair to approve and execute 31 new contracts as identified in the attached Resolution, which includes rescission of 4 existing contracts and replacing them with 4 new contracts.

Please replace the resolution with the attached amended version.

Thank you.

RESOLUTION NO. 2024-_____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY,
STATE OF CALIFORNIA AMENDING OR ESTABLISHING CERTAIN
AGRICULTURAL PRESERVES (TYPES A & H)**

WHEREAS, this Board conducted a public hearing on December 17, 2024, as required by California Government Code section 51230, to determine whether to approve those applications for new Type A and H Agricultural Preserves which are identified in Exhibit “A”, attached hereto and incorporated by reference herein; and

WHEREAS, 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.].

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Board finds and determines in regard to each Agricultural Preserve proposed in Exhibit “A” that is less than one hundred (100) acres in size, that the smaller preserve size is necessary due to the unique characteristic of the agricultural enterprises to be conducted within the preserve and the adjacent area, and further finds that the size of each such proposed preserve is consistent with the Napa County General Plan.
2. The Boards finds and determines that the public interest, convenience, and necessity require the establishment of each of the Agricultural Preserves identified in Exhibit “A”.
3. The Board authorizes the Chair to execute each of the corresponding contracts associated with the Agricultural Preserves identified in Exhibit “A”.

[Remainder of Page Left Blank Intentionally]

4. The Board directs the Clerk of the Board to record with the Napa County Recorder a copy of each contract, together with a reference to the map showing the location of the agricultural preserve in which the property lies.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of said Board held on the 17th day of December 2024, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

By: _____
 JOELLE GALLAGHER,
 Chair of the Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> Deputy County Counsel</p> <p>Date: November 20, 2024<u>December 17, 2024</u></p> <p>Doc. No. 123298_2</p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>_____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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EXHIBIT "A"
NEW AGRICULTURAL PRESERVE APPLICATIONS 2024*

#	Preserve Number	Property Owner	Preserve Type	Acreage	Assessor's Parcel Number	General Area	Min. Annual Imputed Income/AC	Gen. Plan Desig.	City Proximity Notice Req'd	LAFCO Notice Req'd	Affirmative Ag.Com. Opinion Filed
1	P23-00302	Constellation Brands U.S. Operations Inc	A	98.16	027-280-079	Southeast ¼ Section 21, Township 7 North Range 5 West. 7801 St Helena Highway	N/A	AR	No	No	Yes
2	P23-00303	Constellation Brands U.S. Operations Inc	A	28.35	027-280-078	Southwest ¼ Section 21 & Northeast ¼ Section 28, Township 7 North Range 5 West.	N/A	AR	No	No	Yes
13	P23-00314	V Sattui Winery Inc.	H	421	050-380-014	Eastern ½ Section 11 & Southeast ¼ Section 2, Township 5 North Range 5 West.	\$10.00	AWOS	Yes Napa	Yes	Yes
42	P23-00315	V Sattui Winery Inc.	H	95.5	050-380-017	Western ½ Section 11, Township 5 North Range 5 West.	\$50.00	AWOS	No	No	Yes
53	P24-00227	Venter Trust	H	13.47	047-290-026 & ptn. of 047-290-027	Southeast ¼ Section 32, Township 5 North Range 4 West. 2144 Las Amigas Road.	\$175.00	AWOS	Yes Napa	Yes	Yes
64	P24-00232	Mason Revelette	A	12	027-450-025	Southeast ¼ Section 8, Township 7 North Range 5 West. 1496 South Whitehall Lane.	N/A	AR	No	No	Yes
75	P24-00254	Caldera Ranch LLC	H	40	021-072-044	Southwest ¼ Section 13, Township 8 North Range 6 West. 563 Crystal Springs Road.	\$80.00	AR/ AWOS	Yes St. Helena	Yes	Yes
86	P24-00255	2339 Pickett Road LLC	H	54.44	018-050-075	Southwest ¼ Section 29, Township 9 North Range 6 West.	\$50.00	AWOS	Yes Calistoga	Yes	Yes
97	P24-00256	2339 Pickett Road LLC	H	59.06	018-050-074	Southwest ¼ Section 29, Township 9 North Range 6 West. 2339 Pickett Road.	\$50.00	AR/ AWOS	Yes Calistoga	Yes	Yes
108	P24-00257	Hundred Acre Wine Group	H	44.84	018-050-064	Northeast ¼ Section 32, Township 9 North Range 6 West. 2355 Pickett Road	\$80.00	AR/ AWOS	Yes Calistoga	Yes	Yes

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11 9	P24-00258	Shafer Vineyards	H	77.51	039-051-019	Southeast ¼ Section 9, Township 6 North Range 4 West.	\$50.00	AR/ AWOS	No	No	Yes
10 2	P24-00259	Shafer Vineyards	H	40.9	039-051-023	Southwest ¼ Section 10, Township 6 North Range 4 West.	\$80.00	AR/ AWOS	No	No	Yes
11 3	P24-00260	Shafer Vineyards	H	30.42	039-051-007	Northwest ¼ Section 9, Township 6 North Range 4 West. 5300 Silverado Trail	\$80.00	AR	No	No	Yes
12 4	P24-00261	Shafer Vineyards	H	36.1	039-051-021	Southeast ¼ Section 9 & Northeast ¼ Section 16, Township 6 North Range 4 West. 5106 Silverado Trail	\$80.00	AR	No	No	Yes
13 5	P24-00262	Shafer Vineyards	H	41	047-120-018	Southeast ¼ Section 25, Township 5 North Range 5 West.	\$80.00	AWOS	No	No	Yes
14 6	P24-00263	Shafer Vineyards	H	42	047-120-017	Southwest ¼ Section 30, Township 5 North Range 4 West.	\$80.00	AWOS	No	No	Yes
15 7	P24-00264	Shafer Vineyards	H	20.15	032-500-009	Northwest ¼ Section 22, Township 7 North Range 4 West.	\$175.00	AWOS	No	No	Yes
16 8	P24-00265	H & H Vineyards	A	14.97	031-100-021	Southwest ¼ Section 26, Township 7 North Range 5 West. 1300 Yount Mill Road	N/A	AR	No	No	Yes
17 9	P24-00266	H & H Vineyards	A	10.26	031-100-020	Southwest ¼ Section 26, Township 7 North Range 5 West. 1100 Yount Mill Road	N/A	AR	No	No	Yes
20 18	P24-00267	H & H Vineyards	A	19.14	031-100-012	Southwest ¼ Section 26, Township 7 North Range 5 West. 7552 St Helena Highway	N/A	AR	No	No	Yes

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21 19	P24-00268	H & H Vineyards	A	21.26	031-100-006	Southwest ¼ Section 26, Township 7 North Range 5 West. 7558 St Helena Highway	N/A	AR	No	No	Yes
20 2	P24-00269	Peter S. Boyer and Margret G. Boyer, Trustees of the Boyer Family Trust	H	59.38	047-010-022	Southeast ¼ Section 15, Township 5 North Range 5 West. 2100 Arrowhead Mountain Road	\$50.00	AWOS	No	No	Yes
23 1	P24-00270	Margret G. Boyer Trustee of the James N. Gamble Gch. Trust FBO Anna and Chapin Boyer	H	63.94	047-010-026	Southeast ¼ Section 15 & Northwest ¼ Section 14, Township 5 North Range 5 West.	\$50.00	AWOS	No	No	Yes
22 4	P24-00271	3718 LLC	A	10.16	022-010-040	Southwest ¼ Section 10, Township 8 North Range 6 West. 3718 North St. Helena Highway	N/A	AR/ AWOS	No	No	Yes
23 5	P24-00272	Double Vee Properties LLC	A	18.4	020-240-002	Southeast ¼ Section 9, Township 8 North Range 6 West. 1160 Larkmead Lane	N/A	AR/ AWOS	No	No	Yes
26 4	P24-00273	Jospeh Phelps Vineyards LLC	H	478.53	025-070-058 ^{sfap} & 025-410-005 ^{sfap}	Eastern ½ Section 29 & Northwest ¼ Section 33, Township 8 North Range 5 West. 200 Taplin Road	\$10.00	AWOS	Yes St. Helena	Yes	Yes
25 7	P24-00274	Jospeh Phelps Vineyards LLC	H	26.67	025-410-006	Northeast ¼ Section 32, Township 8 North Range 5 West. 1109 Silverado Trail	\$80.00	AWOS	Yes St. Helena	Yes	Yes
26 8	P24-00275	Jospeh Phelps Vineyards LLC	A	35.24	027-210-027	Northwest ¼ Section 21, Township 7 North Range 5 West.	N/A	AR	No	No	Yes
27 9	P24-00276	Jospeh Phelps Vineyards LLC	H	43.64	031-050-074	Southeast ¼ Section 13, Township 7 North Range 5 West. 7630 Silverado Trail	\$80.00	AWOS	No	No	Yes

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30 <u>28</u>	P24-00277	Jospeh Phelps Vineyards LLC	A	32	032-400-005	Southeast ¼ Section 32, Township 7 North Range 4 West.	N/A	AR	No	No	Yes
31 <u>29</u>	P24-00278	Jospeh Phelps Vineyards LLC	A	50.64	034-170-015	Southwest ¼ Section 7 & Northwest ¼ Section 18, Township 6 North Range 4 West.	N/A	AR	No	No	Yes
30 <u>2</u>	P24-00279	Opus One Winery LLC	H	73.8	032-540-021	Southwest ¼ Section 14, Township 7 North Range 4 West.	\$50.00	AWOS	No	No	Yes
31 <u>3</u>	P24-00285	C & C Vineyards LLC	A	15.1	017-120-026	Northeast ¼ Section 27, Township 9 North Range 7 West. 1151 Bennett Lane	N/A	AR	No	No	Yes

*The information provided in this table is required pursuant to the California Land Conservation (Williamson) Act.

RESOLUTION NO. 2024-_____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY,
STATE OF CALIFORNIA AMENDING OR ESTABLISHING CERTAIN
AGRICULTURAL PRESERVES (TYPES A & H)**

WHEREAS, this Board conducted a public hearing on December 17, 2024, as required by California Government Code section 51230, to determine whether to approve those applications for new Type A and H Agricultural Preserves which are identified in Exhibit “A”, attached hereto and incorporated by reference herein; and

WHEREAS, 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.].

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Board finds and determines in regard to each Agricultural Preserve proposed in Exhibit “A” that is less than one hundred (100) acres in size, that the smaller preserve size is necessary due to the unique characteristic of the agricultural enterprises to be conducted within the preserve and the adjacent area, and further finds that the size of each such proposed preserve is consistent with the Napa County General Plan.
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4. The Board directs the Clerk of the Board to record with the Napa County Recorder a copy of each contract, together with a reference to the map showing the location of the agricultural preserve in which the property lies.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of said Board held on the 17th day of December 2024, by the following vote:

AYES: SUPERVISORS _____

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NAPA COUNTY, a political subdivision of the State of California

By: _____
 JOELLE GALLAGHER,
 Chair of the Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <i>Chris R.Y. Apallas</i> Deputy County Counsel</p> <p>Date: December 17, 2024 <u>Doc. No. 123298_2</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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