

ATTACHMENT A

- (1) DISCUSSION**
- (2) COUNTY-WIDE MAP SHOWING THE GENERAL LOCATION OF THE PROPOSED 2012 FARMLAND SECURITY ZONES AND AGRICULTURAL PRESERVES**
- (3) 2012 WILLIAMSON ACT APPLICATION MATRIX; and**
- (4) FINANCIAL IMPACT ANALYSIS FOR WILLIAMSON ACT APPLICATIONS FOR 2012**

(1) Discussion

Summary: Applications to Establish AgP and FSZs and Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, and Board of Supervisors Resolution Nos. 03-383, 01-485 Amending Procedures of Agricultural Preserves, and Resolution No. 01-486, Amending Procedures for the Creation of Farmland Security Zones and Contracts authorize the Board to enter into Contracts with private landowners for the purpose of restricting certain parcels of land to commercial agricultural production of food or fiber. In return, landowners receive lower property tax assessments based upon the restricted Williamson Act value as opposed to full market value.

The net property tax loss without State Subventions is \$219.137. State Subvention Payments have been effectively suspended since 1998.

Due largely to the uncertain future of State Subvention Payments, some counties have opted to place a moratorium on Applications to establish Agricultural Preserves and Farmland Security Zones. A recent survey of 39 California counties indicated 19 of the counties surveyed are not presently accepting Applications for Contracts.

The twenty-five (25) Applications to be considered for 2011 can be divided into two categories: Five (5) Applications to establish Agricultural Preserves and Land Conservation Contracts, and twenty (20) Applications to Establish Farmland Security Zones and Contracts. The APRC is recommending the approval of all Applications in their entirety with the exception of Application No. 2012-025 (David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11) which consists of one parcel of partial row-crop (Parcel II - APN 139-101-029) and a second parcel (Parcel IV - APN 139-101-028) which consists entirely of river bed and scrub brush and supports no agricultural activity. The Committee recommends approval of Parcel II – APN 139-101-029 only.

An Application for the Establishment of a Farmland Security Zone and Contract must meet the requirements of California Government Code Section 51296 et. seq. (Farmland Security Zones) and Board Resolution 01-486. Government Code Section 51296.8 requires that Farmland Security Zones shall only apply to land that is designated on the Important Farmland Series maps, prepared pursuant to Section 65570 as predominately one or more of the following:

- (a) Prime Farmland [or producing unprocessed agricultural plant production of not less than \$200 per acre pursuant to Government Code Section 51201 (c) (4)].
- (b) Farmland of statewide significance.
- (c) Unique Farmland.
- (d) Farmland of local importance.

Analysis and Findings

The specific findings, analysis, map and recommendations of the Agricultural Preserve Review Committee for each Application are attached to the recommended Board Resolutions. Staff recommendations follow:

1. **APPROVAL** of the following five (5) Applications to establish Agricultural Preserve (Ag P) and Land Conservation Contracts

AgP Application No. 2012-002 (George F. Amaral)

AgP Application No. 2012-004 (Ralph G. Hagle, Jr. & Mary Carol Hagle, Trustees of the Hagle Family Trust, dated August 17, 1998)

AgP Application No. 2012-009 (John H. Hinrichs, Jr. Trust dated May 23, 1997)

AgP Application No. 2012-026 (David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11)

PARTIAL APPROVAL of AgP Application No. 2012-025 (David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11) for Parcel II – APN 139-101-029 only

PARTIAL DENIAL of AgP Application No. 2012-025 (David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11) for Parcel IV – APN 139-101-028

by adopting the findings and evidence contained in Attachment “B(1).”

And

APPROVAL of the following 20 Applications to establish Farmland Security Zones and Contracts:

FSZ No. 2012-003 (Lone Oak Land Co., LLC, a California Limited Liability Company)

FSZ No. 2012-005 (The 2003 Pura Revocable Trust u/d/t dated November 13, 2003)

FSZ No. 2012-006 (Flatland Properties, LLC, a California Limited Liability Company)

FSZ No. 2012-007 (The 1998 Franscioni Irrevocable Trust U/T/A dated 11-23-1998 et. al.)

FSZ No. 2012-008 (The 1998 Franscioni Irrevocable Trust U/T/A dated 11-23-1998 et. al.)

FSZ No. 2012-010 (Sea Mist Farms, LLC & Desert Mist Farms, LLC)

FSZ No. 2012-011 (Schween Family – Gabilan Ranch)

FSZ No. 2012-012 (Schween Family – Home Ranch)

FSZ No. 2012-013 (Schween Family –Whalebone Ranch)

FSZ No. 2012-014 (Schween Family –Esperanza Ranch)

FSZ No. 2012-015 (Pamela M. Gill, Trustee of the 2001 Pamela M. Gill Revocable Trust)

FSZ No. 2012-016 (William R. & Donna A. Vaughan)

FSZ No. 2012-017 (The Vaughan Family Trust A and Trust B dated January 13, 1992)

FSZ No. 2012-018 (The William D. Massa Revocable Trust UDT dated February 7, 1994)

FSZ No. 2012-019 (Cloninger/Boskovich)

FSZ No. 2012-020 (The Piini Realty, Inc. Profit Sharing Plan Trust et. al.)

FSZ No. 2012-021 (L&W Land Company, Inc.)

FSZ No. 2012-022 (L&W Land Company, Inc.)

FSZ No. 2012-023 (L&W Land Company, Inc.)

FSZ No. 2012-024 (Sakata Ranches, Inc.)

And

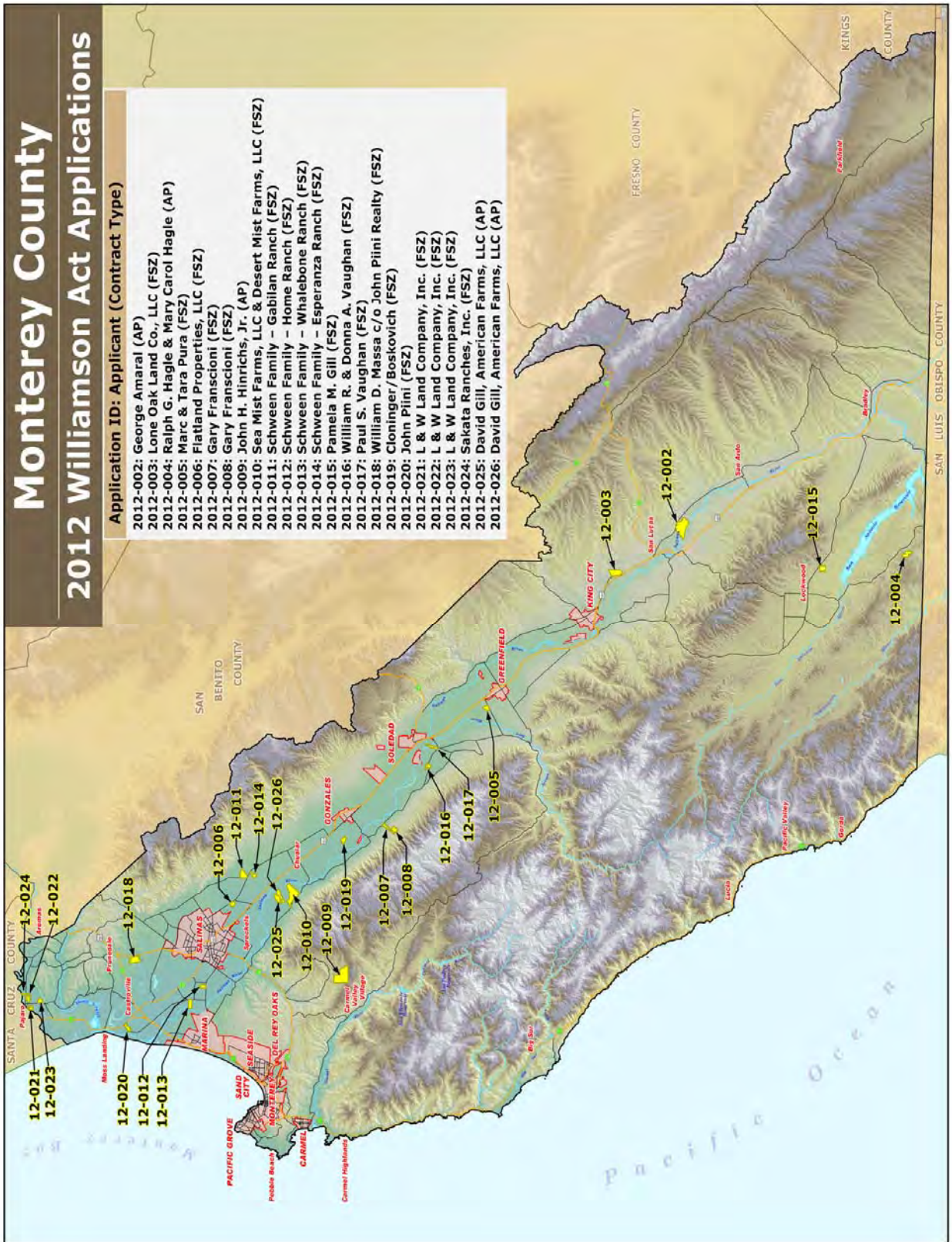
RESCIND Agricultural Preserves and Land Conservation Contract Nos. 73-34, 71-51, 72-31 and 89-003 and simultaneously place the subject property in new Farmland Security Zone and FSZ Contracts as applicable to the property described in Exhibit A “Legal Description”

to proposed new Farmland Security Zone Contract Nos. 2012-015, 2012-017, 2012-018 and 2012-019, respectively by adopting the findings and evidence contained in Attachment "B(1)."

2. CONTINUE one (1) Application for a Farmland Security Zone and Contract (No. 2011-007, Ryan Land Company and Ryan Ranch) to the 2013 application period by adopting the findings and evidence contained in Attachment "B(2)."

Approval of the recommended 2012 Applications will add approximately 2,500 acres to the County's existing approximately 785,000 acres under Williamson Act Contract (both AgP and FSZ). While the total coverage of the 2012 applications is approximately 4,924 acres, some of these Applications involve conversion of previously established AgP land to FSZ.

(2) COUNTY-WIDE MAP SHOWING THE GENERAL LOCATION OF THE PROPOSED 2012 FARMLAND SECURITY ZONES AND AGRICULTURAL PRESERVES



(3) 2012 WILLIAMSON ACT APPLICATION MATRIX

Planning Area	App. No.	Applicant	Ag Preserve Acreage	FSZ Acreage	APN(s)
South County	12-002 AgP	George F. Amaral	400		237-011-005 237-011-006 237-011-016 237-011-017
Central Salinas Valley	12-003 FSZ	Lone Oak Land Co., LLC, a California Limited Liability Company		334	235-082-005
South County	12-004 AgP	Ralph G. Hagle, Jr. & Mary Carol Hagle, trustees of the Hagle Family Trust, dated August 17, 1998	160		424-071-022
Central Salinas Valley	12-005 FSZ	The 2003 Pura Revocable Trust u/d/t dated November 13, 2003		111	111-013-005
Greater Salinas	12-006 FSZ	Flatland Properties, LLC, a California Limited Liability Company		100	153-011-039
Central Salinas Valley	12-007 FSZ	The 1998 Franscioni Irrevocable Trust U/T/A dated 11-23-1998 et al		123	216-023-014 216-023-015
Central Salinas Valley	12-008 FSZ	The 1998 Franscioni Irrevocable Trust U/T/A dated 11-23-1998 et al		108	216-023-016 216-023-017
Toro	12-009 AgP	John H. Hinrichs, Jr. Trust dated May 23, 1997	862		416-391-007 416-391-008 416-451-032
Toro/Central Salinas Valley	12-010 FSZ	Sea Mist Farms, LLC & Desert Mist Farms, LLC		604	167-011-013 167-011-015 167-081-006 137-151-003 137-151-004 137-151-006 137-151-007 137-151-008
Greater Salinas	12-011 FSZ	Schween Family – Gabilan Ranch		213	149-031-021
Greater Salinas	12-012 FSZ	Schween Family – Home Ranch		95	414-013-009
Greater Salinas	12-013 FSZ	Schween Family –Whalebone Ranch		141	414-014-003 414-014-004
Greater Salinas	12-014 FSZ	Schween Family –Esperanza Ranch		100	137-012-000
South County	12-015 FSZ	Pamela M. Gill, Trustee of the 2001 Pamela M. Gill Revocable Trust		152	423-071-001
Central Salinas Valley	12-016 FSZ	William R. & Donna A. Vaughan		95	165-021-012
Central Salinas Valley	12-017 FSZ	Paul S. Vaughan, Jr., Trustee, The Vaughan Family Trust A and Trust B dated January 13, 1992		107	165-071-001
North County	12-018 FSZ	The William D. Massa Revocable Trust UDT dated February 7, 1994		262	113-071-003 133-013-010 133-013-011 133-013-012 133-013-009
Central Salinas Valley	12-019 FSZ	Cloninger/Boskovich		114	223-011-010

North County (Coastal)	12-020 FSZ	The Piini Realty, Inc. Profit Sharing Plan Trust et al		128	133-143-006
North County	12-021 FSZ	L&W Land Company, Inc.		81	117-221-002 117-221-033
North County	12-022 FSZ	L&W Land Company, Inc.		135	117-403-001 117-403-002 117-391-009 117-391-018 117-391-019 117-391-010 117-391-011 117-402-006 117-391-012 117-291-042 117-291-043
North County	12-023 FSZ	L&W Land Company, Inc.		93	117-241-001 117-521-001
North County	12-024 FSZ	Sakata Ranches, Inc.		40	117-401-006 117-401-009
Toro/Greater Salinas	12-025 AgP	David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11	179		139-101-029 *139-101-028*
Greater Salinas	12-026 AgP	David and Susan Gill Family Trust established 1-26-1983 and Hitchcock Children's Trust dated 1-11-11	187		137-041-019
		TOTAL 5,009 Est acres, 4,924 acres recommended for approval	Est. acres, AgP 1,873	Est. acres, FSZ 3,136	*NOTE: Application No. 2012-025, Parcel IV, APN 139-101-028 is NOT recommended for approval.

(4) FINANCIAL IMPACT ANALYSIS FOR WILLIAMSON ACT APPLICATIONS FOR 2012

Contract #	Acres	Name	WA Reduction	FSZ Reduction	Existing Subvention Payment	Estimated Subvention Payment	Net Difference
12-001	0	N/A	\$ -	\$ -	\$ -	\$ -	\$ -
12-002	357	George Amaral	(\$19)	\$ -	\$ -	\$ 1,124	\$ 1,105
12-003	334.09	Lone Oak Land Co.	-	\$ (28,645)	\$ -	\$ 2,672.72	\$ (25,972.14)
12-004	160	Ralph G. Hagle	(3,514.70)	0	\$ -	\$ 160.00	\$ (3,354.70)
12-005	110.96	Marc Pura	-	\$ (15,910)	\$ -	\$ 885.68	\$ (15,024.14)
12-006	100	Flatland Properties LLC	-	\$ (15,546)	\$ -	\$ 800.00	\$ (14,745.55)
12-007	123.86	Gary Francioni	-	\$ (1,725)	\$ -	\$ 975	\$ (750.37)
12-008	107.33	Gary Francioni	-	\$ (1,930)	\$ -	\$ 852.16	\$ (1,077.54)
12-009	862.08	John H. Hinrichs	(3,676.30)	\$ -	\$ -	\$ 791.08	\$ (2,885.22)
12-010	661.73	Desert Mist Farms LLC	-	\$(66,023.63)	\$ -	\$ 2,807.47	\$ (63,216.16)
12-011	212.25	SCHWEEEN FAMILY	-	\$ (6,508.97)	\$ -	\$ 1,051.25	\$ (5,457.72)
12-012	95.23	SCHWEEEN FAMILY	-	\$ (5,827.26)	\$ -	\$ 753.84	\$ (5,073.42)
12-013	141.1	SCHWEEEN FAMILY	-	\$ (9,091.13)	\$ -	\$ 1,128.80	\$ (7,962.33)
12-014	99.76	SCHWEEEN FAMILY	-	\$ (2,436.87)	\$ -	\$ 498.80	\$ (1,938.07)
12-015	153	Pamela Gill	-	\$ (6,206.25)	\$ -	\$ 745.00	\$ (5,461.25)
12-016	94.5	William R. Vaughan	-	\$(14,037.15)	\$ -	\$ 748.00	\$ (13,289.15)
12-017	106.7	Paul S. Vaughan JR	-	\$ (1,230.56)	\$ -	\$ 845.60	\$ (384.96)
12-018	305.5	William Massa	-	\$ (3,703.33)	\$ -	\$ 2,400.00	\$ (1,303.33)
12-019	114.9	Loren Cloninger	-	\$ (6,071.77)	\$ -	\$ 904.00	\$ (5,167.77)
12-020	115.82	John Piini	-	\$ (8,918.40)	\$ -	\$ 575.00	\$ (8,343.40)
12-021	81.67	L & W LAND COMPANY INC.	-	\$ (8,459.44)	\$ -	\$ 653.36	\$ (7,806.08)
12-022	134.91	L & W LAND COMPANY INC.	-	\$ (4,110.36)	\$ -	\$ 1,066.10	\$ (3,044.26)
12-023	93.19	L & W LAND COMPANY INC.	-	\$ (2,188.88)	\$ -	\$ 736.00	\$ (1,452.88)
12-024	40.56	Sakata Ranches, Inc.	-	\$ (3,135.94)	\$ -	\$ 313.04	\$ (2,822.90)
12-025	264.44	David Gill, American Farms LLC.	(74.85)	\$ -	\$ -	\$ 504.44	\$ 429.59
12-026	148.57	David Gill, American Farms LLC.	(147.50)	\$ -	\$ -	\$ 742.85	\$ 595.35
Total Acres	5019.15		(7,432)	\$ (211,705)		\$ 24,734	\$ (194,403)

Net change with subvention payments: (\$194,403)

Net change without subvention payments: (\$219,137)