

Stewart Land Conservation Contract

County File #AP21-0001

County Board of Supervisors

January 20, 2026

Site Information

- ▶ Location:

- ▶ APN: 001-021-006
- ▶ 1.78 miles southwest of the intersection of Byron Hot Springs Road and Holey Road in the Byron area

- ▶ Size:

- ▶ 160 acres

- ▶ General Plan:

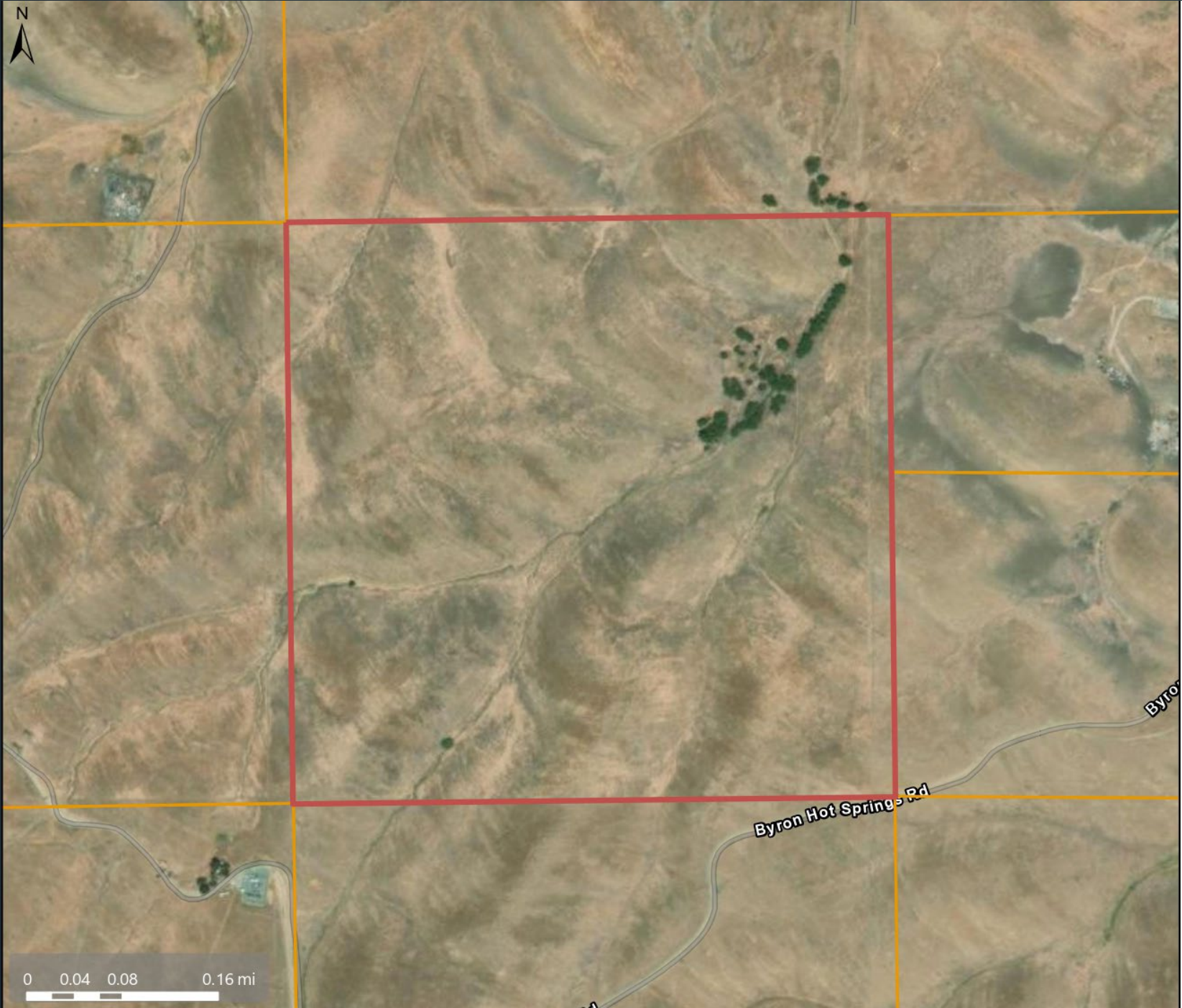
- ▶ Agricultural Lands (AL)

- ▶ Zoning:

- ▶ Agricultural Preserve District (A-4)



Vicinity Map



Aerial Photo

Proposed Project

- ▶ Williamson Act Contract
 - ▶ Establish new agricultural preserve to include the 160-acre parcel
 - ▶ Approve new Land Conservation Contract (Williamson Act Contract)
 - ▶ Cattle grazing will be the primary agricultural use

Staff Recommendation

- ▶ Staff recommends that the County Board of Supervisors take the following actions;
 - ▶ 1. OPEN the public hearing on adopting a resolution to establish a new agricultural preserve and approve a land conservation contract covering APN 001-021-006; RECEIVE testimony; and CLOSE the public hearing.
 - ▶ 2. FIND that establishment of Agricultural Preserve No. AP21-0001 is consistent with the County General Plan.
 - ▶ 3. FIND the proposed actions are consistent with the Williamson Act and the County's Williamson Act Program.
 - ▶ 4. FIND for the purposes of compliance with the California Environmental Act (CEQA) and County CEQA Guidelines that the proposed project is exempt from environmental review under CEQA Guidelines section 15317.
 - ▶ 5. ADOPT a resolution to (1) ESTABLISH Agricultural Preserve AP21-0001; and (2) APPROVE Land Conservation Contract No. AP21-0001 as to APN 001-021-006.
 - ▶ 6. AUTHORIZE the Chair of the Board of Supervisors, or designee, to execute Land Conservation Contract No. AP21-0001 with Jacqueline G. Stewart and the Stewart Family Trust, dated November 24, 1993 (Attachment B).
 - ▶ 7. DIRECT the Department of Conservation and Development to record the adopted resolution and Land Conservation Contract No. AP21-0001 with the County Clerk-Recorder and forward a copy to the California Department of Conservation and the County Assessor's Office.
 - ▶ 8. DIRECT the Department of Conservation and Development to file a Notice of Exemption with the County Clerk.