



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: December 5, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, Director, Planning and Development
Director: (805) 568-2086
Contact Info: Travis Seawards, Deputy Director, Planning and Development
(805) 568-2518
SUBJECT: Stagliano Vineyard Agricultural Preserve Contract, Case No. 23AGP-00001,
Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

Staff recommends that the Board of Supervisors take the following actions:

- a) Adopt a resolution creating Agricultural Preserve No. 23AGP-00001 consisting of 103.72 acres located at 6050 Happy Canyon Road, in the Santa Ynez Area (Assessor's Parcel Number 141-250-036);
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 23AGP-00001;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County that will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5).

Summary Text:

The project is a request for approval and execution of an Agricultural Preserve Contract for the 103.72-acre property identified as Assessor's Parcel Number 141-250-036, located at 6050 Happy Canyon Road in the Third Supervisorial District. Staff recommends that the Board of Supervisors authorize execution

of the contract to establish the Stagliano Vineyard Agricultural Preserve No. 23AGP-00001 pursuant to the Uniform Rules.

The 103.72-acre property was originally subject to Agricultural Preserve Contract No. 06AGP-00000-00009. On October 29, 2020, a Notice of Nonrenewal was recorded by the property owner, Nancy Stagliano, as instrument number 2020-0065057. Since the recordation of the Notice of Nonrenewal, the same property owner reconsidered and wishes to fully reenter the Agricultural Preserve Program. The prior contract 06AGP-00000-00009 will be rescinded and replaced by the new contract 23AGP-00001.

The proposed Stagliano Vineyard Agricultural Preserve Contract consists of 103.72 acres of non-prime land. The subject property supports commercial agricultural production including approximately 21 acres of vineyard, and existing development on the property includes a principal dwelling and residential accessory structures, which occupy no more than two acres, consistent with the Uniform Rules. The subject property is located at 6050 Happy Canyon Road, in the Santa Ynez Area (Attachment 3).

The subject property is currently zoned Agriculture II (AG-II-100) under the Land Use and Development Code and the proposed preserve is consistent with the County's Comprehensive Plan.

On August 10, 2023, the Agricultural Preserve Advisory Committee (APAC) reviewed the proposed Stagliano Vineyard Agricultural Preserve Contract and determined that the proposed preserve is consistent with the Uniform Rules (Attachment 4).

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or the Williamson Act) grants local jurisdictions the authority to establish an agricultural preserve program to promote the conservation of agricultural and open space land. The Act provides that, under an agricultural preserve program, land may be enrolled in Williamson Act or Farmland Security Zone contracts whereby the land is enforceably restricted to agricultural, open space, or recreational uses in exchange for reduced property tax assessments. The *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (known as the Uniform Rules) is the set of rules by which the County administers the agricultural preserve program within the County's jurisdiction. The Uniform Rules establishes the basic requirements of all Williamson Act and Farmland Security Zone contracts and is incorporated as a part of each contract. Both the County Uniform Rules and the Government Code provide that agricultural preserve contracts between the County and eligible landowners are voluntary. Therefore, there are no state mandates associated with this program.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs to process the project are borne by the applicant through the payment of processing fees. The total estimated cost to process this project is approximately \$6,000.00. These fees are budgeted in the Planning and Development Department's Permitting Budget Program on page 313 of the County of Santa Barbara Fiscal Year 2023-24 Adopted Budget.

The following table was provided by a County appraiser to estimate the change in assessed property value:

Parcel	2023 Assessed Value (Roll Corrected ¹)	Estimated “Active” AGP Value ²	Difference
141-250-036	\$ 4,393,039	\$ 2,244,716	\$ 2,148,323

¹ The originally enrolled assessment of \$4,135,894 is being roll corrected to add unrestricted values for home sites currently under construction.

² Please be advised that this estimate is using information known at this time under the hypothetical condition that the property was in “active” (and not in “non-renewal” status) agricultural preserve as of 1/1/2023 (23/24 fiscal year taxes). The property is currently under construction of several unrestricted structures and we do not have all of the information necessary to estimate the value for any future assessment. Therefore, we cannot guarantee that this estimate will be reflective of future assessment roll values.

Based on the 2023 assessed value provided by the County Assessor’s Office, this Agricultural Preserve Contract would result in an estimated potential property tax revenue loss of approximately \$22,880 annually.

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements. The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor’s Map and shall record the Short Form Land Conservation Contract (Attachment 2) with Legal Description and Surveyor’s Map (Attachment 3) attached as Exhibit A at the Office of the Santa Barbara County Recorder no later than December 31, 2023. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

1. To the County Recorder, a copy of the Surveyor’s Map (does not require recordation except as Exhibit A to the Short Form Land Conservation Contract);
2. To the property owner (The Stagliano Vineyard, LLC, 2610 Roundup Road, Santa Ynez, CA 93460), a conformed copy of the Short Form Land Conservation Contract, a certified copy of the Resolution, and a copy of the Surveyor’s Map;
3. To the Planning and Development Department (Alia Vosburg and David Villalobos), a conformed copy of the Short Form Land Conservation Contract, a certified copy of the Resolution, and a copy of the Surveyor’s Map;
4. To the Assessor, a certified copy of the Short Form Land Conservation Contract, a certified copy of the Resolution, and a copy of the Surveyor’s Map; and,
5. To the Surveyor’s, a certified copy of the Short Form Land Conservation Contract.

Attachments:

1. Agricultural Preserve Resolution
2. Short Form Land Conservation Contract
3. Approved Legal Description and Surveyor’s Map
4. Excerpts from the APAC Minutes of August 10, 2023

Authored by:

Stagliano Vineyard Agricultural Preserve Contract, Case No. 23AGP-00001

Hearing Date: December 5, 2023

Page 4 of 4

Alia Vosburg, Planner, (805) 934-6259

Development Review Division, Planning and Development Department