



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF SEPTEMBER 10, 2008

**RE: Galati Rezone and Agricultural Preserve Contract; 08AGP-00000-00013,
08RZN-00000-00003**

Hearing on the request of Aurelia Galati, to consider the following:

- a) **08AGP-00000-00013** [application filed on April 14, 2008] for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **08RZN-00000-00003** [application filed on April 14, 2008] proposing to rezone 100 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the exemptions pursuant to Section 15317 and Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP No. 099-170-013 located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon Road, in the Lompoc area, Fourth Supervisorial District.


Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of September 10, 2008, Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 5-0 to adopt a PC Resolution and:

1. Recommend that the Board of Supervisors adopt the required findings for 08RZN-00000-00003 and 08AGP-00000-00013 specified in Attachment A of the staff report, dated July 29, 2008, including CEQA findings;
2. Recommend that the Board of Supervisors approve the exemption pursuant to CEQA Sections 15317 and 15061(b)(3) included as Attachment B of the staff report, dated July 29, 2008;
3. Recommend that the Board of Supervisors adopt:

- a. 08RZN-00000-00003, rezoning the property from 100-AG to AG-II-100; and,
- b. 08AGP-00000-00013, creating one nonprime preserve and entering into a Williamson Act contract.

Sincerely,



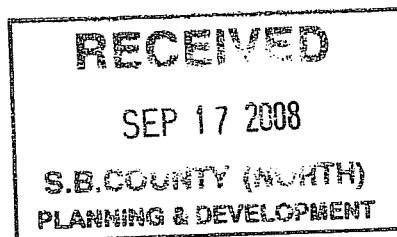
Dianne M. Black
Secretary Planning Commission

cc: Case File: 08AGP-00000-00013, 08RZN-00000-00003
Planning Commission File
Dianne M. Black, Director Development Review
Owner: Aurelia Galati, PO Box 516, Buellton, CA 93427
Rachel Van Mullem, Deputy County Counsel
✓ Florence Trotter-Cadena, Planner

Attachments: **Attachment A – Findings**
 Attachment C – Board of Supervisors Draft Ordinance
 Attachment D – Agricultural Preserve Contract Resolution
 Attachment E – Planning Commission Resolution

DMB/jao

G:\GROUP\PERMITTING\Case Files\AGP\08 cases\08AGP-00000-00013 Galati\09-10-08actltr.doc



ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The project is found to be exempt from environmental review pursuant to CEQA Guidelines Sections 15061 and 15317. CEQA Section 15061 applies only to projects which have the potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Furthermore, Section 15317 exempts Williamson Act (Agricultural Preserves Contracts) from CEQA. Please see Attachment B, Notice of Exemptions.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

2.1.1. **That the Rezone request is in the interests of the general community welfare.**

The rezone is in the interest of the general community as it will preserve and protect existing agricultural land. By zoning the property to AG-II-100 it would allow the property to enter into the Agricultural Preserve Program and ensure that agricultural use will be maintained under the current zoning ordinance (Land Use and Development Code).

2.1.2 **That the Rezone request is consistent with the General Plan, the requirements of State planning and zoning laws, and the Article III Zoning Ordinance.**

Pursuant to the discussion in Sections 6.2 and 6.3 of this report, the rezone is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance (Land Use and Development Code) and with State laws.

2.1.3 **That the Rezone request is consistent with good zoning and planning practices.**

The rezone is consistent with good zoning and planning practice because it will ensure consistency with the size of many of the surrounding parcels and ensure the project's consistency with the Agricultural Preserve Uniform Rules. The proposed rezone also takes land out of antiquated regulations and makes the zoning consistent with the surrounding properties.

2.2 AGRICULTURAL PRESERVES

2.2.1 **The proposed Agricultural Preserve is consistent with the Santa Barbara County Comprehensive and General Plan Land Use Designations.**

The project is consistent with the requirements of the Comprehensive Plan as evidenced by the discussion in Section 6.2 of this report.

2.2.2 **The proposed Agricultural Preserve is consistent with the Santa Barbara County Uniform Rules under the terms of the California Conservation Act of 1965.**

The agricultural preserve with the rezone amendment is consistent with the requirements of the Uniform Rules as indicated by the discussion presented in Section 6.4 of this report and the recommendation made by the Agricultural Preserve Advisory Committee.

ATTACHMENT C: BOARD OF SUPERVISOR DRAFT ORDINANCE

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE AREA REGULATED BY SECTION 35-1 OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBER 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size.

Case No. 08RZN-00000-00003

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

The County Zoning Map within the area regulated by Section 35-1 of Chapter 35, Zoning, of the County Code shall be amended by changing the zoning on Assessor's Parcel Number 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size as shown on Exhibit A.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 3:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By _____
Deputy County Counsel

ATTACHMENT D: AGRICULTURAL PRESERVE RESOLUTION

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE CREATION)
OF AN AGRICULTURAL PRESERVE)
AND ENTERING INTO AN AGRICULTURAL)
PRESERVE CONTRACT)

RESOLUTION NO. 08-
CASE NO.: 08AGP-00000-00013

IT IS HEREBY RESOLVED AS FOLLOWS:

- A. Pursuant to the California Land Conservation Act of 1965 (the Williamson Act), (Government Code Sections 51200 et seq.), the Galati Agricultural Preserve (08AGP-00000-000013) is hereby created and an agricultural preserve contract in the County of Santa Barbara, is hereby entered into.
- B. A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short Form Land Conservation Contract.
- C. This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules for Agricultural Preserves and Farmland Security Zones adopted by this Board pursuant to said Act.
- D. The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached at the Office of the Santa Barbara County Recorder. 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;
 - 2. To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 3. To the Planning and Development Department, a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 4. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
 - 5. To the Surveyor, a certified copy of the Short Form Contract.
- E. The property owner involved is:

Aurelia Galati P.O. Box 516 Buellton CA 93427
- F. The Chairperson and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____, 2008, by the following vote:

A YES:

NOES:

ABSENT:

ABSTENTIONS:

SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By: _____
Deputy County Counsel

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING)
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBER 099-170-013 FROM 100-AG to AG-II-100)

RESOLUTION NO.: 08-08

CASE NO.: 08RZN-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On July 2, 1979, by Ordinance 3100, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code; and

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 099-170-013 from 100-AG to AG-II-100.


PASSED, APPROVED AND ADOPTED this September 10th, 2008 by the following vote:

AYES: Cooney, Brown, Jackson, Valencia, Blough

NOES:

ABSTAIN:

ABSENT:


CHARLES A. JACKSON, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne M. Black

Dianne Black

Secretary to the Commission

APPROVED AS TO FORM:

DENNIS MARSHALL

COUNTY COUNSEL

By Rachel Van Miller
Deputy County Counsel

Recording Requested by)
County of Santa Barbara)
_____)
When Recorded Return to the)
Clerk of the Board of Supervisors)
County of Santa Barbara)
105 East Anapamu Street)
Santa Barbara, California 93101)
_____)

SHORT FORM LAND CONSERVATION CONTRACT

Incorporating Board of Supervisors Resolutions and
Long Form Contract by Reference

08AGP-00000-00013

THIS LAND CONSERVATION CONTRACT, by and between **Carmelo Galati and Aurelia Galati, Trustees of the Carmelo Galati and Aurelia Galati 2007 Trust** hereinafter referred to as "OWNER" and the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereinafter referred to as "COUNTY".

WITNESSETH:

WHEREAS, OWNER possesses certain real property situated in the County of Santa Barbara, State of California, hereinafter referred to as "THE SUBJECT PROPERTY," and more particularly described in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, THE SUBJECT PROPERTY is now devoted to agricultural uses and uses compatible thereto; and

WHEREAS, the parties hereto desire to create an "agricultural preserve," consisting of THE SUBJECT PROPERTY, to be established by COUNTY by resolution and by this contract,

and to be designated as the **Galati Agricultural Preserve, 08AGP-00000-00013, Assessor Parcel Number 099-170-013, 100 acres; with zoning of 100-AG, and A-II** Comprehensive Plan designation restrictions.

NOW, THEREFORE, both OWNER and COUNTY, in consideration of the mutual promises, covenants and conditions to which reference is made herein and substantial public benefits to be derived therefrom, do hereby agree as follows:

FIRST: THE SUBJECT PROPERTY shall be subject to all restrictions and conditions adopted or to be adopted by resolutions and minute orders by the Board of Supervisors of the County of Santa Barbara, California, including without limitation those recorded on November 5, 1971, as Inst. No. 36187, Bk. 2371, pg. 404; January 3, 1972, as Inst. No. 57, Bk. 2381, page 794; October 30, 1974, as Instr. No. 38788, Bk. 2539, pg. 258; November 10, 1975, as Instr. Nos. 40442 and 40443, Bk. 2592, pgs. 1763 and 1767; December 11, 1975, as Instr. No. 44871, Bk. 2595, pg. 2134; May 20, 1977, as Reel No. 77-24881; July 11, 1977, Reel No. 77-34734; November 14, 1978, Reel No. 78-52990; October 15, 1980, Reel No. 80-41873, and November 2, 2007, Reel No. 2007-0077408 of the Official Records of the County of Santa Barbara, California, and IT IS MUTUALLY AGREED that the conditions and restrictions set forth in said resolutions and minute orders are adopted and incorporated herein and made a part hereof as though fully set forth herein at length, and the OWNER will observe and perform said provisions.

SECOND: In consideration of the promises, OWNER shall indemnify and save harmless COUNTY from and against any and all claims, liability, suits, damages, costs including reasonable attorney's fees, losses and expenses in any manner resulting from, arising out of, or

connected with the use of any Surveyor's Map depicting the preserve and the description of THE SUBJECT PROPERTY attached hereto.

THIRD: This Contract shall be effective as of the first day of January, 2009, and shall remain in effect for a period of ten (10) years from each succeeding January first.

IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on _____.

ATTEST:

CLERK OF THE BOARD

By: _____
Deputy Clerk

COUNTY OF SANTA BARBARA

By: _____

Chairman, Board of Supervisors
Salud Carbajal

OWNERS:

Carmelo Galati 7-03-08
Carmelo Galati, Trustee (Date)

Aurelia Galati 7-3-08
Aurelia Galati, Trustee (Date)

APPROVED AS TO FORM:

DENNIS MARSHALL
COUNTY COUNSEL

By: 
Deputy County Counsel

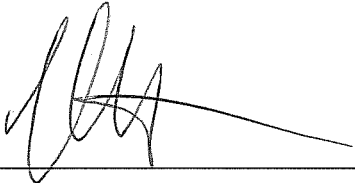
Attachment to SHORT FORM LAND CONSERVATION CONTRACT:

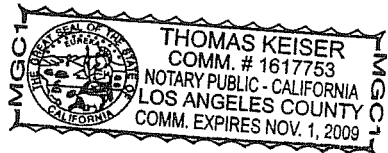
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 3, 2008, before me, Thomas Keiser, a Notary Public in and for said State, personally appeared Carmelo Galati and Aurelia Galati who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

Attachment to:

SHORT FORM LAND CONSERVATION CONTRACT 08AGP-00000-00013

Recording Requested by)
County of Santa Barbara)
_____)
When Recorded Return to the)
Clerk of the Board of Supervisors)
County of Santa Barbara)
105 East Anapamu Street)
Santa Barbara, California 93101)
_____)

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Incorporating Board of Supervisors Resolutions and
Long Form Contract by Reference

08AGP-00000-00013

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and to be designated as the **Galati Agricultural Preserve, 08AGP-00000-00013, Assessor Parcel Number 099-170-013, 100 acres; with zoning of 100-AG, and A-II** Comprehensive Plan designation restrictions.

NOW, THEREFORE, both OWNER and COUNTY, in consideration of the mutual promises, covenants and conditions to which reference is made herein and substantial public benefits to be derived therefrom, do hereby agree as follows:

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SECOND: In consideration of the promises, OWNER shall indemnify and save harmless COUNTY from and against any and all claims, liability, suits, damages, costs including reasonable attorney's fees, losses and expenses in any manner resulting from, arising out of, or

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THIRD: This Contract shall be effective as of the first day of January, 2009, and shall remain in effect for a period of ten (10) years from each succeeding January first.

IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on _____.

ATTEST:

CLERK OF THE BOARD

By: _____
Deputy Clerk

COUNTY OF SANTA BARBARA

By: _____
Chairman, Board of Supervisors
Salud Carbajal

OWNERS:

Carmelo Galati 7-3-08
Carmelo Galati, Trustee (Date)

Aurelia Galati 7-3-08
Aurelia Galati, Trustee (Date)

APPROVED AS TO FORM:

DENNIS MARSHALL
COUNTY COUNSEL

By: 
Deputy County Counsel

G:\GROUP\PERMITTING\Case Files\AGP\08 cases\08AGP-00000-00013 Galati\08AGP00013Contract.doc

Attachment to SHORT FORM LAND CONSERVATION CONTRACT:

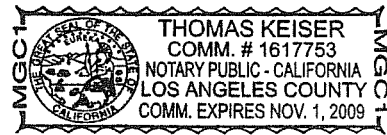
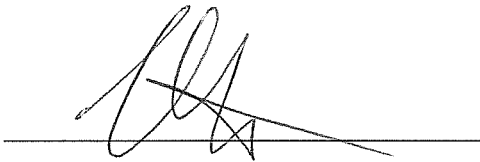
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 3, 2008, before me, Thomas Keiser, a Notary Public in and for said State, personally appeared Carmelo Galati and Aurelia Galati who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

Attachment to:

SHORT FORM LAND CONSERVATION CONTRACT 08AGP-00000-00013

AGRICULTURAL PRESERVE

08AGP-00000-00013

APN 099-170-13-00

Legal description:

THAT PORTION OF LOT 3 OF THE SUBDIVISION OF THE SANTA ROSA RANCHO IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2 OF MAPS AND SURVEYS, AT PAGE 37, SANTA BARBARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

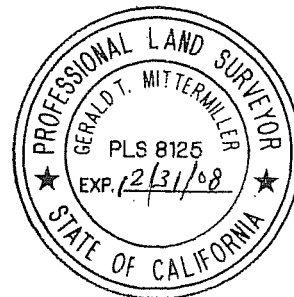
BEGINNING AT A 2 INCH BRASS-CAPPED SURVEY MONUMENT, SET AT THE NORTHWESTERLY CORNER OF LOT 6 OF THE ABOVE MENTIONED SUBDIVISION, THENCE SOUTH 38 59'40" WEST ALONG THE LINE BETWEEN LOTS 3 AND 6 OF SAID SUBDIVISION, 1317.00 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 50 01' WEST 370.80 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 50 52' WEST 882.10 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 52 08' WEST 424.30 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 33 30' WEST 767.30 FEET TO A 3/4 INCH IRON PIPE SET IN FENCE CORNER; THENCE SOUTH 39 59' WEST 1521.80 FEET TO A POINT; THENCE NORTH 54 07' WEST 15.04 FEET TO A POINT; THENCE NORTH 39 59' EAST 1531.90 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 19 00'10" WEST 661.41 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 42 20'30" EAST 1583.12 FEET TO A 3/4 INCH IRON PIPE SET IN THE LINE BETWEEN LOTS 3 AND 4 OF THE SAID SUBDIVISION; THENCE SOUTH 19 00'10" EAST ALONG THE LINE BETWEEN SAID LOTS 3 AND 4, 678.91 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 54 08'40" EAST ALONG THE LINE BETWEEN LOTS 3 AND 5 OF SAID SUBDIVISION 564.39 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 8 56' EAST ALONG THE LINE BETWEEN SAID LOTS 3 AND 5, 1074.50 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 62 15' EAST ALONG THE LINE BETWEEN SAID LOTS 3 AND 5, 997.4 FEET TO THE POINT OF BEGINNING.

APPROVED AS TO FORM
AND SURVEY CONTENT

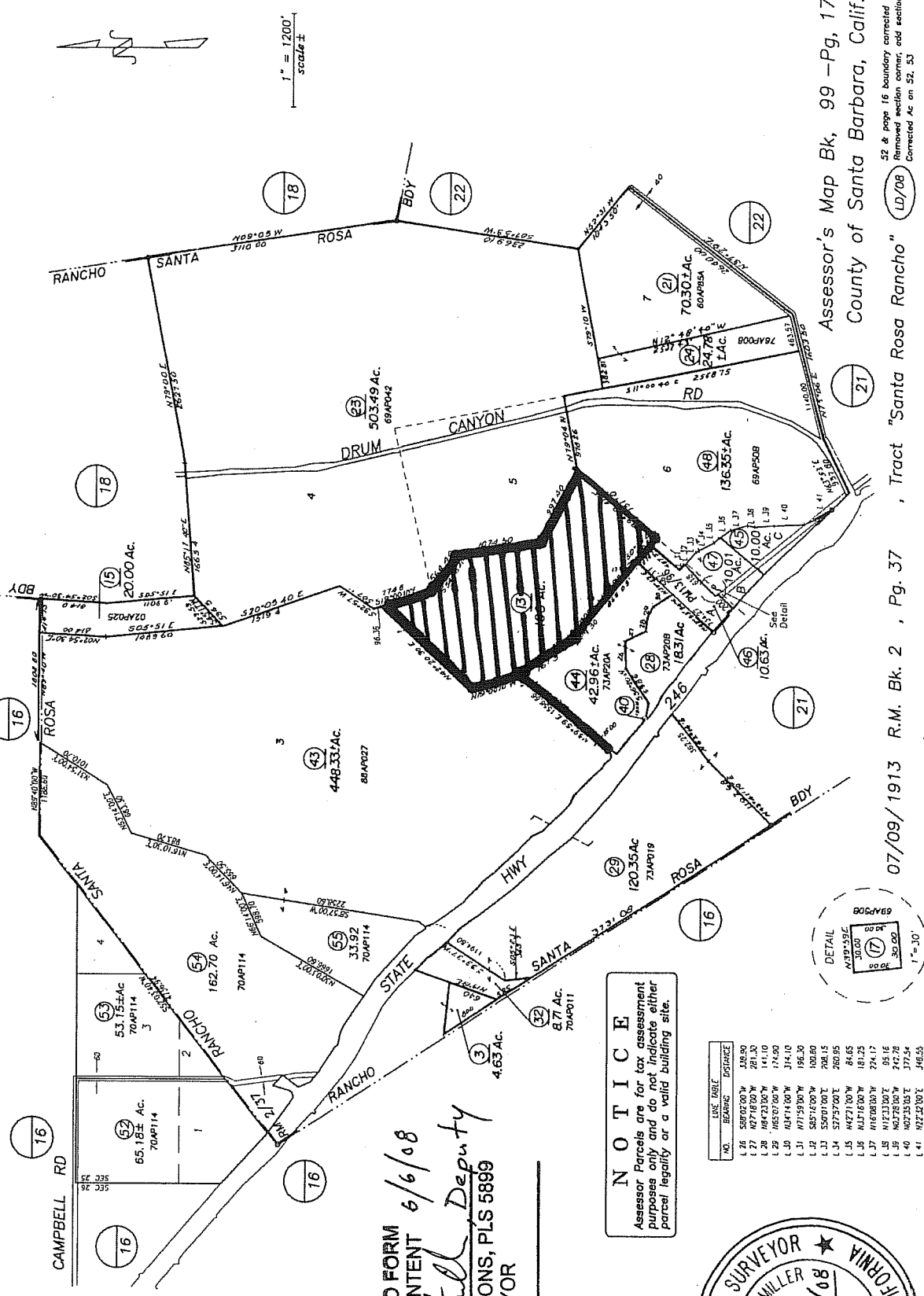
6/6/08

Gay Mitchell Deputy

MICHAEL B. EMMONS, PLS 5899
COUNTY SURVEYOR
LICENSE EXP. _____



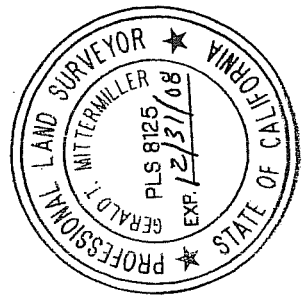
POR. RANCHO SANTA ROSA & T7N R33W SBB&M



APPROVED AS TO FORM
AND SURVEY CONTENT 6/6/08
Michael B. Emmons Deputy
MICHAEL B. EMMONS, PLS 5899
COUNTY SURVEYOR
LICENSE EXP. _____

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

NO.	AREA	BEARING	DISTANCE
L 26	589'02"00"	N 100° 00' 00"	120.50
L 27	427'16"00"	N 271° 30' 00"	281.30
L 28	485'07"00"	N 124° 00' 00"	124.00
L 29	484'14"00"	N 314° 10' 00"	314.10
L 30	471'59"00"	N 109° 00' 00"	109.00
L 31	585'16"00"	N 208° 15' 00"	208.15
L 32	527'57"00"	N 260° 05' 00"	260.05
L 33	427'10"00"	N 84° 65' 00"	84.65
L 34	416'08"00"	N 274° 17' 00"	274.17
L 35	416'08"00"	N 95° 16' 00"	95.16
L 36	407'25"00"	N 377° 54' 00"	377.54
L 37	417'27"00"	N 346° 55' 00"	346.55



Assessor's Map Bk, 99 -Pg, 17
County of Santa Barbara, Calif.

07/09/1913 R.M. Bk. 2 . Pg. 37 . Tract "Santa Rosa Rancho" (LD/08)
52 & page 16 boundary corrected
Removed section corner, add section
Corrected Ac on 52, 53

AGRICULTURAL PRESERVE

08AGP-0000-00013

ATTACHMENT C: BOARD OF SUPERVISOR DRAFT ORDINANCE

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE AREA REGULATED BY SECTION 35-1 OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBER 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size.

Case No. 08RZN-00000-00003

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

The County Zoning Map within the area regulated by Section 35-1 of Chapter 35, Zoning, of the County Code shall be amended by changing the zoning on Assessor's Parcel Number 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size as shown on Exhibit A.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 3:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By  _____
Deputy County Counsel

ATTACHMENT D: AGRICULTURAL PRESERVE RESOLUTION

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE CREATION)
OF AN AGRICULTURAL PRESERVE)
AND ENTERING INTO AN AGRICULTURAL)
PRESERVE CONTRACT)

RESOLUTION NO. 08-
CASE NO.: 08AGP-00000-00013

IT IS HEREBY RESOLVED AS FOLLOWS:

- A. Pursuant to the California Land Conservation Act of 1965 (the Williamson Act), (Government Code Sections 51200 et seq.), the Galati Agricultural Preserve (08AGP-00000-00013) is hereby created and an agricultural preserve contract in the County of Santa Barbara, is hereby entered into.
- B. A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short Form Land Conservation Contract.
- C. This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules for Agricultural Preserves and Farmland Security Zones adopted by this Board pursuant to said Act.
- D. The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached at the Office of the Santa Barbara County Recorder. 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;
 - 2. To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 3. To the Planning and Development Department, a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 4. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
 - 5. To the Surveyor, a certified copy of the Short Form Contract.
- E. The property owner involved is:

Aurelia Galati	P.O. Box 516	Buellton CA 93427
----------------	--------------	-------------------
- F. The Chairperson and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

SALUD CABRAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By: 
Deputy County Counsel

SANTA BARBARA COUNTY PLANNING COMMISSION

Consent Agenda

Staff Report for Galati Rezone and Agricultural Preserve Contract

Hearing Date: September 10, 2008

Staff Report Date: July 29, 2008

Case No.: 08AGP-00000-00013, 08RZN-00000-00003

Deputy Director: Zoraida Abresch *ZA*

Division – Development Review North

Staff Contact: F. Trotter-Cadena

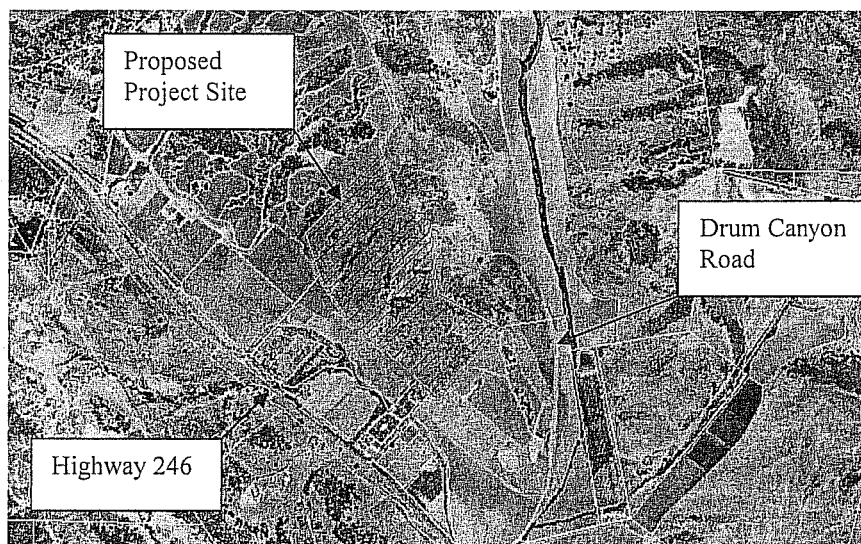
Supervising Planner: Alice McCurdy

Phone #: 934-6253

Environmental Document: Exempt CEQA Section 15317 Planner's [Ag Preserves] and 15061(b)(3) [No Possibility of Significant Effect]

OWNER

Aurelia Galati
P.O. Box 516
Buellton, CA 93427
(805) 736-7006



The site is identified as Assessor Parcel Number 099-170-013 located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon, in the Lompoc area, Fourth Supervisorial District.

Processing Deadline: 60 days from NOE

1.0 REQUEST

Hearing on the request of Aurelia Galati, to consider the following:

- a) 08AGP-00000-00013 [application filed on April 14, 2008] for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) 08RZN-00000-00003 [application filed on April 14, 2008] proposing to rezone 100 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the exemptions pursuant to §15317 and §15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as Assessor Parcel Number 099-170-013 located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon Road, in the Lompoc area, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 08AGP-00000-00013 and 08RZN-00000-00003 marked "Officially Accepted, County of Santa Barbara September 10, 2008 County Planning Commission Exhibit 1", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors adopt the required findings for 08RZN-00000-00003 and 08AGP-00000-00013 specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors approve the exemption pursuant to CEQA Sections 15317 and 15061(b)(3) included as Attachment B.
3. Recommend that the Board of Supervisors adopt:
 - a. 08RZN-00000-00003, rezoning the property from 100-AG to AG-II-100; and,
 - b. 08AGP-00000-00013, creating one nonprime preserve and entering into a Williamson Act contract.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The Williamson Act requires all new agricultural preserve contracts to be reviewed by the Planning Commission and forwarded to the Board of Supervisors for final approval. The proposed rezone is required by the Santa Barbara County Uniform Rules which require new land coming into the program to be zoned AG-I or AG-II with a minimum of 100 acres for a nonprime preserve under the Land Use and Development Code.

4.0 ISSUE SUMMARY

The project consists of the placement of one legal parcel into one Agricultural Preserve. To ensure consistency with the Uniform Rules the parcel for the nonprime preserve must be rezoned from 100-AG and AG-II-100.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	A-II
Ordinance, Zone	Ordinance 661, 100-AG
Site Size	100 acres
Present Use & Development	The site is currently used for grazing land and developed with a single family dwelling.
Surrounding Uses/Zone(s)	North: AG-II-100 South: 100-AG/ AG-II-100 East: AG-II-100 West: AG-II-100
Access	Highway 246
Public Services	Water Supply: Private Water Well Sewage: Private Septic System Fire: S. B. County Fire, Stn: 31

5.2 Description

The proposed project consists of the placement of one legal parcel into one Agricultural Preserve. The parcel qualifies for enrollment into the preserve program as a "nonprime" preserve pursuant to Uniform Rule 1, Section I.2.2 and meets the minimum 100 acres parcel size required for a nonprime preserve. The nonprime preserve would consist of approximately 100 acres. In addition, this project includes a rezone for Assessor's Parcel number 099-170-013 from the 100-AG (Ordinance 661) to the AG-II-100 (Land Use and Development Code) Zone Designation.

5.3 Background Information

A land use permit was issued for a single family dwelling, garage and wine cellar on March 27, 1995. A land use permit for an addition to the single family dwelling was issued on February 7, 2003. The site is currently used for cattle grazing.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed Agricultural Preserve was found to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15317. This section specifically exempts the establishment of Agricultural Preserves from environmental review. The rezone is also exempt from environmental review pursuant to CEQA Guidelines under Section 15061(b)(3) under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The rezone would not have a significant effect on the surrounding environment, nor would the creation of an Agricultural Preserve. The minimum parcel size and development potential would remain essentially the same under the proposed zone district. The project site has adequate water, sanitary and other facilities. The project is an existing agricultural operation and the proposals would further support this use. The proposed projects would not require an increase in the demand on existing services, would not result in the loss of any existing native vegetation, and would not require extensive grading or land alteration, nor would it impact any biological, archaeological or other sensitive environmental resources. Therefore, the categorical and general rule exemptions are appropriate for this project.

6.2 Comprehensive Plan Consistency

The proposed project would be consistent with all applicable policies of the Comprehensive Plan. The creation of an Agricultural Preserve and a Rezone to change the zoning from 100-AG to AG-II-100 would further the goals of the Agricultural Element and ensure consistency with all the Element's policies. At present time no development is proposed in conjunction with the creation of the Agricultural Preserve. The project would not impact existing resources or the services currently serving the site. All surrounding property is currently designated agricultural with a minimum parcel size of at least 100 acres. The minimum parcel size that would be permitted under the proposed zone district would be 100 acres. Agricultural Element Policy I D states that the use of the Williamson Act (Agricultural Preserve Program) shall be strongly encouraged and supported. Therefore, the project is found to be consistent with all relevant policies of the Comprehensive Plan.

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The intent of the AG-II Zone District is to designate and protect lands appropriate for long-term agricultural use. The proposed agricultural preserve and rezone are consistent with the intent of the AG-II-100 Zone District. The project would be consistent as to use, development, setbacks, lot size (due to legal non-conforming) and all requirements of the AG-II-100 Zone District. The

project would not create a spot zoning designation nor would it create additional development potential.

6.4 Agricultural Preserve Advisory Committee

On June 6, 2008 the Agricultural Preserve Advisory Committee recommended approval of the Agricultural Preserve Contract and a Rezone for the proposed project and found it consistent with the Uniform Rules upon verification of the two acre envelope for the house and garden. Staff has verified that the house and garden are located within the two acre envelope.

7.0 APPEALS PROCEDURE

Zoning Map Amendments and Agricultural Preserve Contracts recommended for approval are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

ATTACHMENTS

- A. Findings
- B. Notice of Exemptions
- C. Board of Supervisors Draft Ordinance
- D. Agricultural Preserve Contract Resolution
- E. APN Page with zoning
- F. Agricultural Preserve Advisory Committee Minutes dated June 6, 2008
- G. Site Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The project is found to be exempt from environmental review pursuant to CEQA Guidelines Sections 15061 and 15317. CEQA Section 15061 applies only to projects which have the potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Furthermore, Section 15317 exempts Williamson Act (Agricultural Preserves Contracts) from CEQA. Please see Attachment B, Notice of Exemptions.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

2.1.1. **That the Rezone request is in the interests of the general community welfare.**

The rezone is in the interest of the general community as it will preserve and protect existing agricultural land. By zoning the property to AG-II-100 it would allow the property to enter into the Agricultural Preserve Program and ensure that agricultural use will be maintained under the current zoning ordinance (Land Use and Development Code).

2.1.2. **That the Rezone request is consistent with the General Plan, the requirements of State planning and zoning laws, and the Article III Zoning Ordinance.**

Pursuant to the discussion in Sections 6.2 and 6.3 of this report, the rezone is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance (Land Use and Development Code) and with State laws.

2.1.3. **That the Rezone request is consistent with good zoning and planning practices.**

The rezone is consistent with good zoning and planning practice because it will ensure consistency with the size of many of the surrounding parcels and ensure the project's consistency with the Agricultural Preserve Uniform Rules. The proposed rezone also takes land out of antiquated regulations and makes the zoning consistent with the surrounding properties.

2.2 AGRICULTURAL PRESERVES

2.2.1 **The proposed Agricultural Preserve is consistent with the Santa Barbara County Comprehensive and General Plan Land Use Designations.**

The project is consistent with the requirements of the Comprehensive Plan as evidenced by the discussion in Section 6.2 of this report.

2.2.2 The proposed Agricultural Preserve is consistent with the Santa Barbara County Uniform Rules under the terms of the California Conservation Act of 1965.

The agricultural preserve with the rezone amendment is consistent with the requirements of the Uniform Rules as indicated by the discussion presented in Section 6.4 of this report and the recommendation made by the Agricultural Preserve Advisory Committee.

ATTACHMENT B: ENVIRONMENTAL REVIEW

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Florence Trotter-Cadena, Planner

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 099-170-013

Case No.: 08AGP-00000-00013

Location: located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon Road, in the Lompoc area, Fourth Supervisorial District.

Project Title: Galati Agricultural Preserve Contract

Project Description: Creation of a new Agricultural Preserve Contract

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Planning and Development

Exempt Status: (Check one)

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [§15061(b,3)]

Cite specific CEQA Guideline Section: 15317, [Establishment Agricultural Preserve]

This section exempts the establishment of agricultural preserves under the Williamson Act. The creation of an Agricultural Preserve will not cause a significant environmental impact to the surrounding area. The project site has adequate water, sanitary and other facilities. The project is currently used for a cattle grazing. The project will not require an increase in the demand on existing services, will not result in the loss of any existing native vegetation, will not require extensive grading or land alteration, nor will it impact any biological, archaeological or other sensitive environmental resources.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Lead Agency Contact Person: _____ Phone #: (805) _____

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

distribution: Hearing Support Staff
 Project file (when P&D permit is required)

Date Filed by County Clerk

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Florence Trotter-Cadena, Planner

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 099-170-013

Case No.: 08RZN-00000-00003

Location: located approximately 1,500 feet northwest of the intersection of Highway 246 and Drum Canyon Road, in the Lompoc area, Fourth Supervisorial District.

Project Title: Galati Agricultural Preserve Contract

Project Description: Consistency Rezone

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Planning and Development

Exempt Status: (Check one)

Ministerial

Statutory

Categorical Exemption

Emergency Project

XX No Possibility of Significant Effect [§15061(b,3)]

Cite specific CEQA Guideline Section: Cite specific CEQA Guideline Section: 15061(b)(3), [No Possibility of Significant Effect] This section exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The rezone will not have a significant effect on surrounding environment. The project site has adequate water, sanitary and other facilities. The project will not require an increase in the demand on existing services, will not result in the loss of any existing native vegetation, would not require extensive grading or land alteration, nor impact any biological, archaeological or other sensitive environmental resources. Therefore, the general rule exemption is appropriate as there is no possibility of a significant environmental impact.

Lead Agency Contact Person: Florence Trotter-Cadena

Phone #: (805) 934-6253

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

distribution: Hearing Support Staff
Project file (when P&D permit is required)

Date Filed by County Clerk

ATTACHMENT C: BOARD OF SUPERVISOR DRAFT ORDINANCE

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE AREA REGULATED BY SECTION 35-1 OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBER 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size.

Case No. 08RZN-00000-00003

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

The County Zoning Map within the area regulated by Section 35-1 of Chapter 35, Zoning, of the County Code shall be amended by changing the zoning on Assessor's Parcel Number 099-170-013 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size as shown on Exhibit A.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 3:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By _____
Deputy County Counsel

ATTACHMENT D: AGRICULTURAL PRESERVE RESOLUTION

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE CREATION)
OF AN AGRICULTURAL PRESERVE)
AND ENTERING INTO AN AGRICULTURAL)
PRESERVE CONTRACT)

RESOLUTION NO. 08-
CASE NO.: 08AGP-00000-00013

IT IS HEREBY RESOLVED AS FOLLOWS:

- A. Pursuant to the California Land Conservation Act of 1965 (the Williamson Act), (Government Code Sections 51200 et seq.), the Galati Agricultural Preserve (08AGP-00000-000013) is hereby created and an agricultural preserve contract in the County of Santa Barbara, is hereby entered into.
- B. A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short Form Land Conservation Contract.
- C. This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules for Agricultural Preserves and Farmland Security Zones adopted by this Board pursuant to said Act.
- D. The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached at the Office of the Santa Barbara County Recorder. 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;
 - 2. To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 3. To the Planning and Development Department, a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - 4. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
 - 5. To the Surveyor, a certified copy of the Short Form Contract.
- E. The property owner involved is:

Aurelia Galati

P.O. Box 516

Buellton CA 93427

F. The Chairperson and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

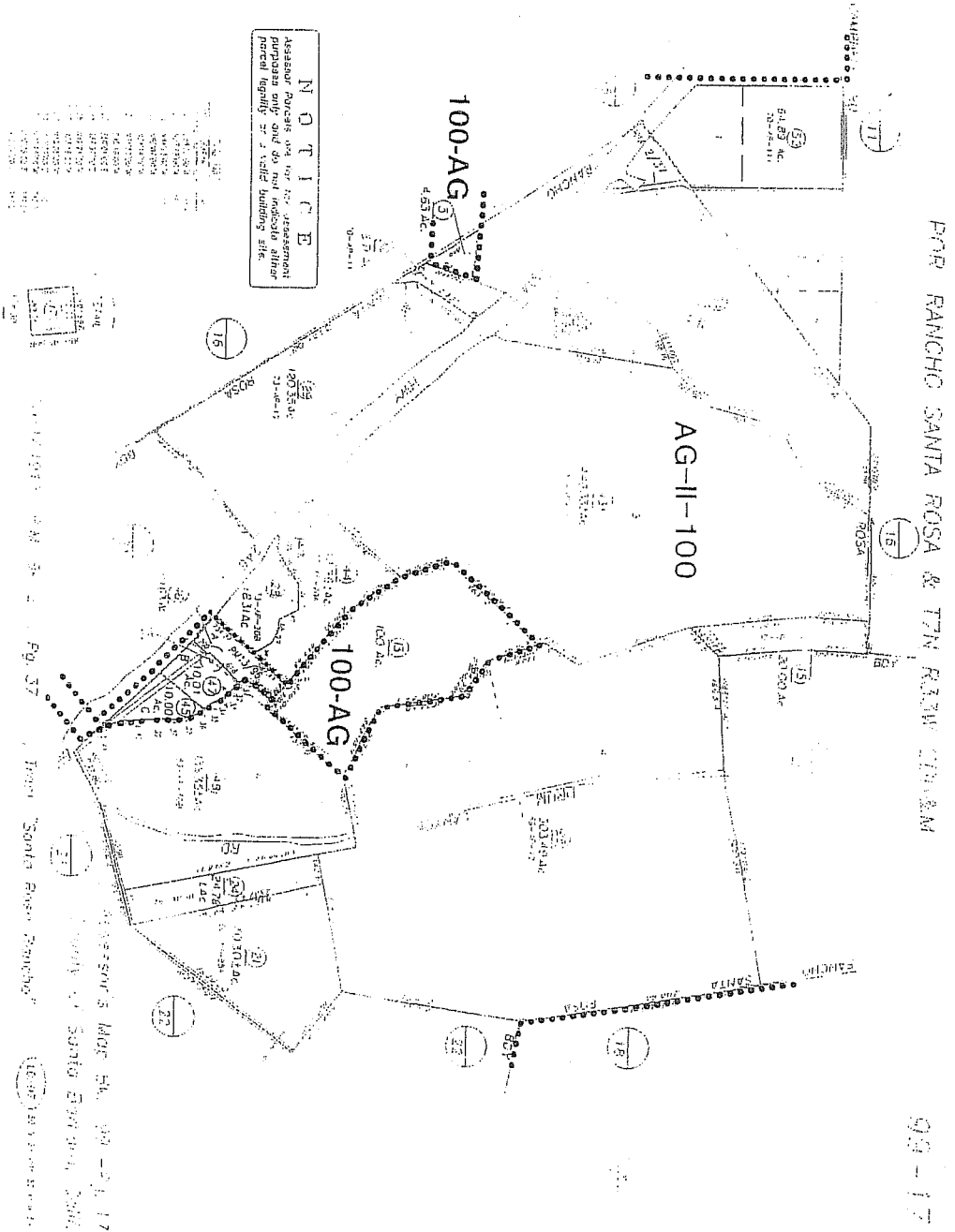
MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel
By: _____
Deputy County Counsel

ATTACHMENT E: ASSESSOR PARCEL PAGE WITH ZONING



ATTACHMENT F: AGRICULTURAL PRESERVE MINUTES FROM JUNE 6, 2008

1. Galati New Contract and Rezone
08RZN-00000-00003, 08AGP-00000-00013
934-6253

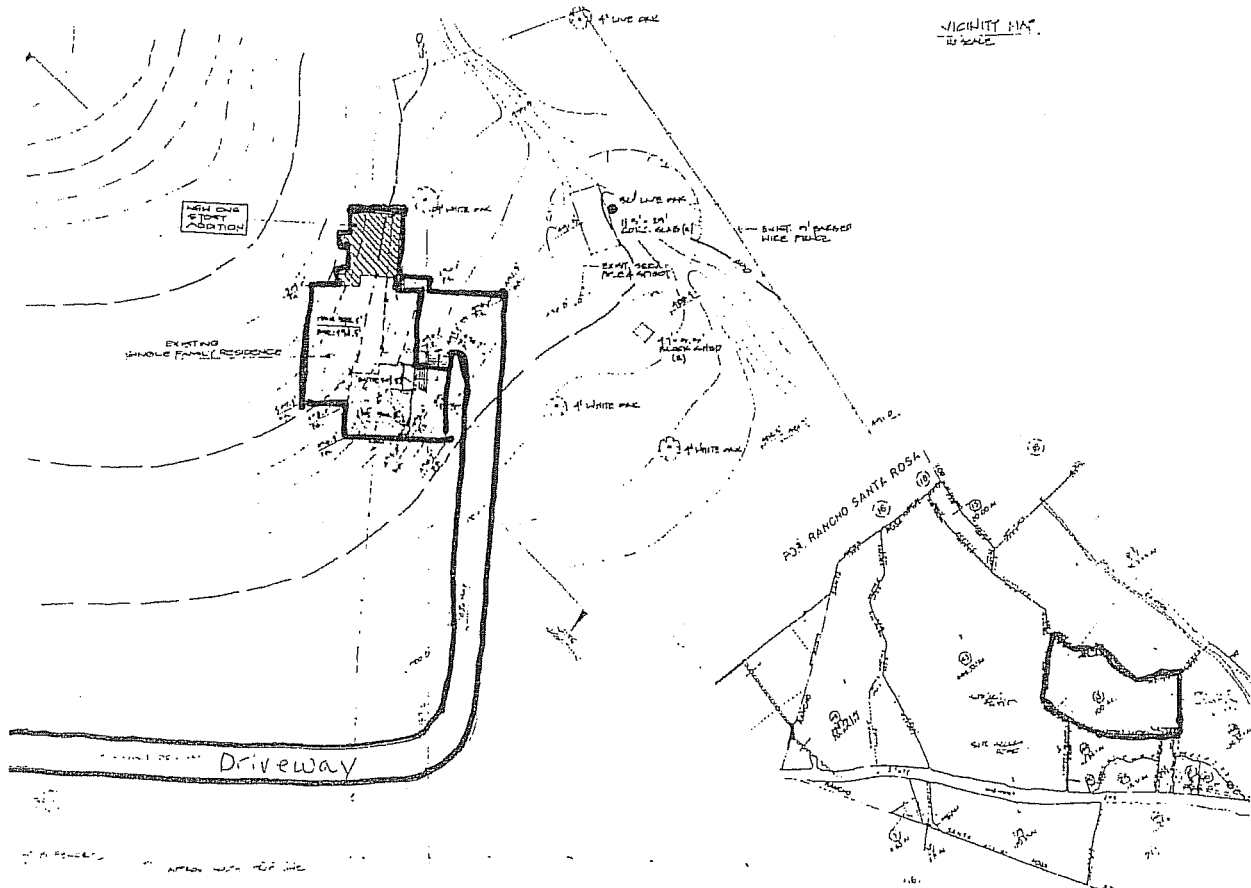
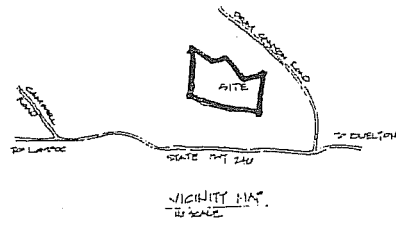
Lompoc
Florence Trotter-Cadena, Planner (805)

Consider the request of Aurelia Galati, owner, of Case Nos. 08RZN-00000-00003 and 08AGP-00000-00013 regarding the creation of a new non-prime contract and rezone from 100-AG to AG-II-100 and its consistency with the Uniform Rules. The property is 100 acres identified as Assessor's Parcel Number 099-170-013, zoned 100-AG with an A-II Comprehensive Plan designation located approximately 1,500 feet northwest of Highway 246 in the Lompoc area, Fourth Supervisorial District. (Continued from 5/9/08)

ACTION: Emmons moved, seconded by Karamitsos, and carried by a vote of 4 to 0 to find this item consistent with the Uniform Rules, contingent on planner verification that the house and garden are within the 2 acre envelope.

ATTACHMENT G: SITE PLAN

SITE PLAN
08AGP-00000-00013
08RZN-00000-00003

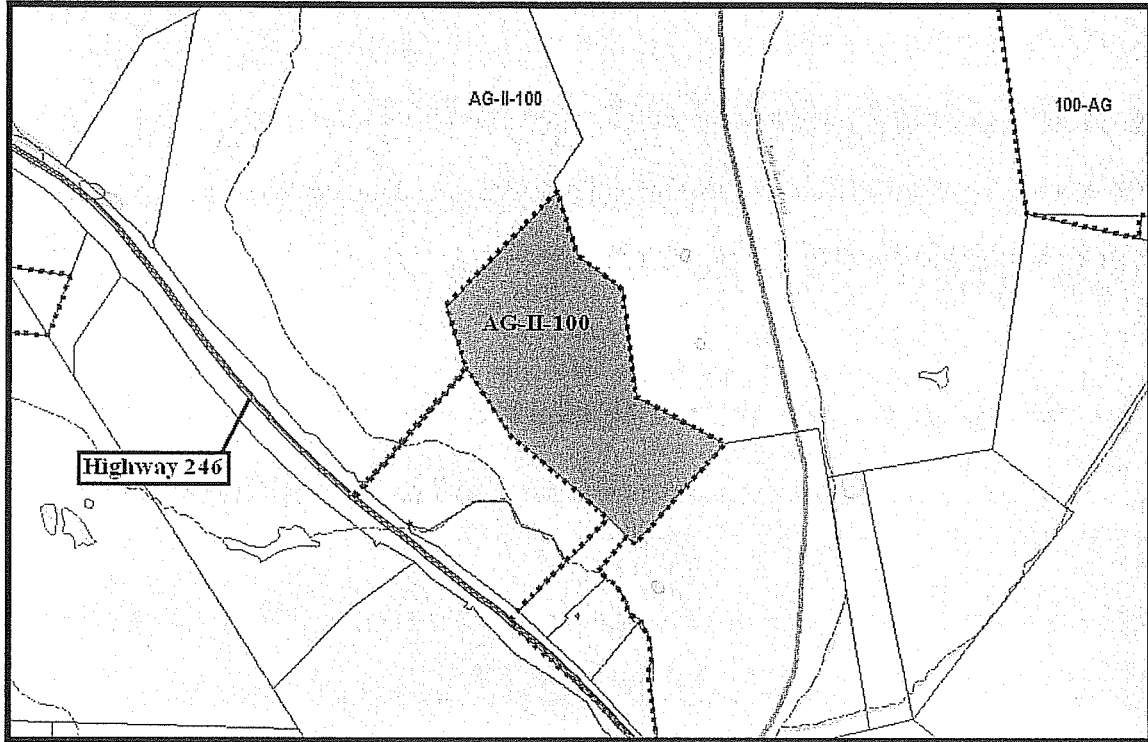


SITE PLAN
SCALE: 1" = 20'

LEGEND:
 THE SHED INDICATED SHALL BE A 10' X 10' STRUCTURE WITH 10' X 10' CEILING AND 10' X 10' FLOOR.
 PERMITTED ACCESSORY STRUCTURE INCLUDING GAS APPLIANCE, ETC.

PARCEL MAP
SCALE: 1" = 20'

EXHIBIT A



POR. RANCHO SANTA ROSA & T7N R33W SBB&M

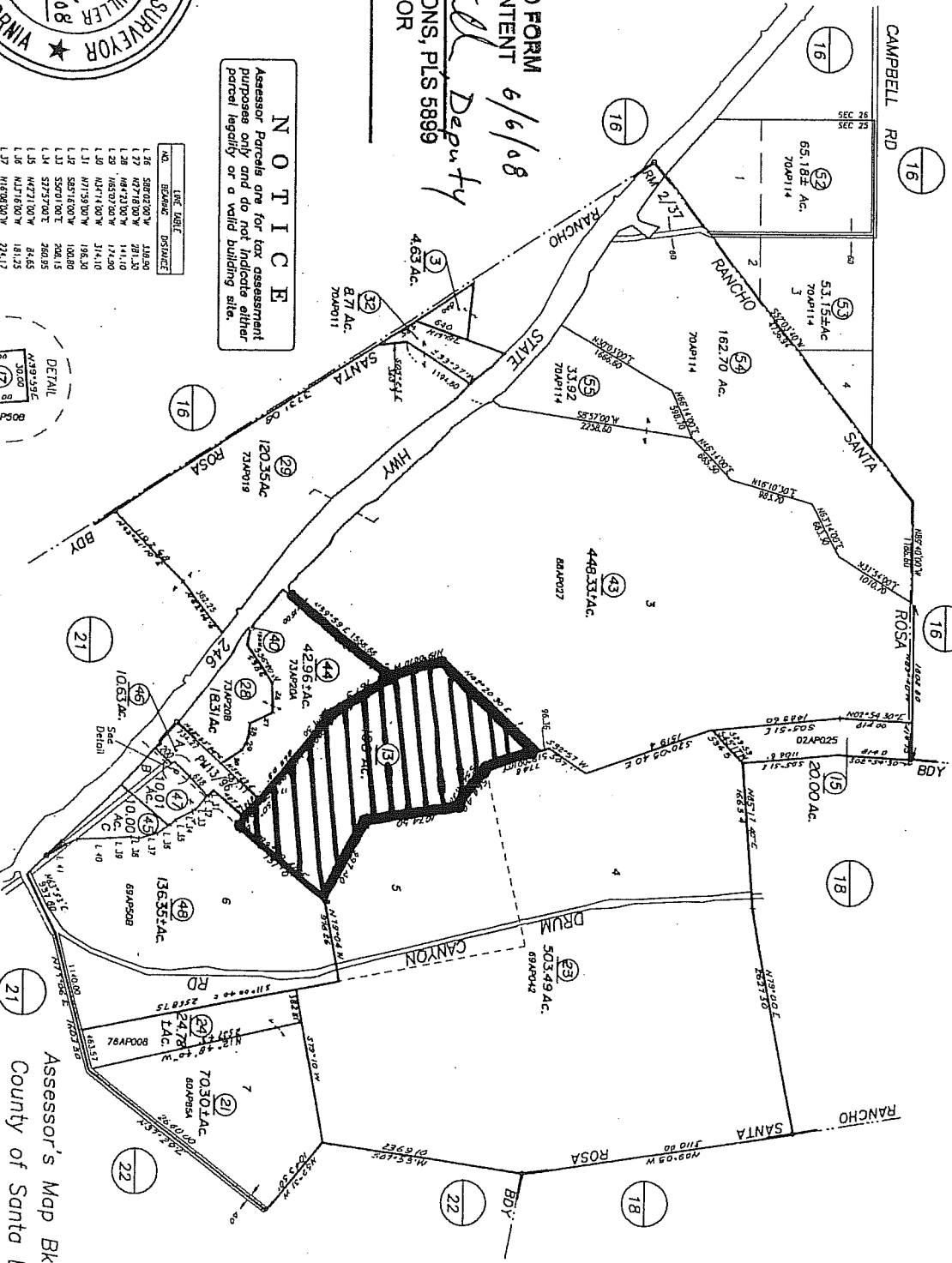
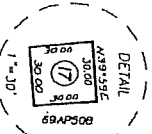
99-17

APPROVED AS TO FORM
AND SURVEY CONTENT 6/6/08
MICHAEL B. EMMONS, PLS 5899
COUNTY SURVEYOR
LICENSE EXP. _____



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

NO.	LINE	DATE	DISTRICT
L 16	58872700W	11/6/90	
L 27	40718100W	28/1/90	
L 28	48423100W	14/1/90	
L 29	48217200W	17/4/90	
L 30	48217200W	17/4/90	
L 31	48217200W	17/4/90	
L 32	48217200W	17/4/90	
L 33	48217200W	17/4/90	
L 34	5727200W	26/9/90	
L 35	48217200W	17/4/90	
L 36	48217200W	17/4/90	
L 37	48217200W	17/4/90	
L 38	48217200W	17/4/90	
L 39	48217200W	17/4/90	
L 40	48217200W	17/4/90	
L 41	48217200W	17/4/90	



07/09/1913 R.M. Bk. 2 , Pg. 37 , Tract "Santa Rosa Rancho"

AGRICULTURAL PRESERVE

08AGP-00000-00013

Assessor's Map Bk, 99-Pg, 17
County of Santa Barbara, Calif.
32 & page 18 boundary corrected
Removed section corner, add section 1/4
Corrected Ac on 52, 53