



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 and  
Development  
Department No.: 053  
For Agenda Of: August 18, 2020  
Placement: Administrative  
Estimated Time: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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TO: Board of Supervisors  
FROM: Department Planning and Development  
Director Lisa Plowman, Director, 568-2086  
Contact Info: Travis Seawards, Deputy Director, 568-2518  
SUBJECT: Jackson Agricultural Preserve Replacement Contract, Solvang area, Third  
Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

As to form: No

**Recommended Actions:**

**Auditor-Controller Concurrence**

As to form: No

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve No. 20AGP-00000-00001 (Attachment 1) consisting of 1,814.1 acres located south and west of the City of Solvang and extending south along Alisal Road for approximately 2.5 miles in the Solvang area (APNs 137-270-036, 137-280-019, 137-280-020, 137-280-021, 137-300-009, 137-300-010, 137-300-005);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 20AGP-00000-00001 (Attachment 2);
- 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:**

Staff recommends that the Board of Supervisors adopt the Jackson Agricultural Preserve Replacement Contract No. 20AGP-00000-00001 pursuant to Uniform Rule 6-2. The 1,814.1-acre property (designated as Assessor Parcel Numbers [APNs] 137-270-036, 137-280-019, 137-280-020, 137-280-021, 137-300-009, 137-300-010, 137-300-005) was originally a part of Agricultural Preserve Contract No. 87-AP-024. Parcel 137-270-036 was previously numbered as 137-270-025, but a portion was transferred to the City of Solvang as described on the deed recorded on August 30, 2019, Instrument No. 2019-0037890. The replacement contract request is a result of a portion of parcel 137-270-025 transferring ownership.

The proposed Jackson Agricultural Preserve Replacement Contract consists of 1,630.45 acres used for cattle grazing land and dry farming and 183.65 acres of nonfarmland. There are no other developments or uses on the property. The project is located south and west of the City of Solvang and extending south along Alisal Road for approximately 2.5 miles in the Solvang area (Attachment 4).

The subject parcels are currently zoned AG-II-100 under the Land Use and Development Code and the proposed preserve would be consistent with the County's Comprehensive Plan.

On February 7, 2020, the Agricultural Preserve Advisory Committee (APAC) reviewed 20AGP-00000-00001 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules.

**Background:**

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or as the Williamson Act) provide that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in an agricultural use. The County of Santa Barbara has adopted such a program, which is codified under the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Both the County's Uniform Rules and the Government Code provide that agricultural preserve contracts between the County and 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 were borne by the applicant through the payment of processing fees. The total estimated cost to process this agricultural preserve contract is approximately \$3,735.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-294 of the County of Santa Barbara Fiscal Year 2020-21 adopted budget.

**Special Instructions:**

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 owner (Palmer Jackson, 2300 East Valley Road, Santa Barbara, CA 93108), a conformed 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 (Ben Singer and David Villalobos), 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.

**Attachments:**

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Approved Legal Description
4. Vicinity Map

**Authored by:**

Ben Singer, Planner 805-934-6587  
Development Review Division, Planning and Development Department

**ATTACHMENT 1: Agricultural Preserve Resolution**

**ATTACHMENT 2: Agricultural Preserve Contract**

**ATTACHMENT 3: Approved Legal Description**

**ATTACHMENT 4: Vicinity Map**