



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: December 10, 2019
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Planning and Development
Director Lisa Plowman, Director, (805) 568-2086
Contact Info: Travis Seawards, Deputy Director, (805) 568-6559
Development Review Division
**SUBJECT: The M&B Trust New Agricultural Preserve Contract, Carpinteria Area, First
Supervisory District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Contract 19AP-00000-00011 (Attachment 1), a single preserve of 23.97-acres located approximately 4,200 northwest of the Foothill Road and Linden Avenue intersection, in the Carpinteria area (APNs 155-180-067 & 155-260-004);
- b) Execute the attached resolution, included as Attachment 2 of this Board Letter, creating Agricultural Preserve 19AGP-00000-00011;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Determine that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15317, dated November 8, 2019.

Summary Text:

The proposed M&B New Agricultural Preserve Contract (19AGP-00000-00011) is being requested by the owner and would be a prime preserve of 23.97 acres of land comprised of two parcels (APNs 155-180-067 & 155-260-004). Approximately 11.42 acres are planted in avocado and cherimoya trees on the property. Nonprime acreage on the parcel includes 4.5 acres of transplant nursery, a 5 acre drainage channel and 2 acres of agricultural roads and yards. The parcel also contains approximately 1 acre of structural development, including a single family dwelling and agricultural storage buildings. The project is located at 4250 & 4254 Foothill Road, in the Carpinteria area, First Supervisorial District (Attachment 4).

The parcels are currently zoned AG-I-20 under the Land Use and Development Code. On September 6, 2019, the Agricultural Preserve Advisory Committee reviewed 19AGP-00000-00011 and determined that this creation of a new agricultural preserve contract is consistent with the Uniform Rules.

Background:

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides 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 \$3,650.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-269 of the County of Santa Barbara Fiscal Year 2019-20 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 the attached description 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 (John F. Welty Trust, P.O. Box 355 Carpinteria, CA 93014) 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 (Erick Gomez 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 Contract
2. Agricultural Preserve Resolution
3. Legal Description
4. CEQA Notice of Exemption
5. Vicinity Map

Authored by:

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Development Review Division, Planning and Development Department