



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: October 4, 2022
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, 568-2086
Contact Info: Travis Seawards, Deputy Director, 568-2518
Development Review Division

SUBJECT: **Rowles Holdings, LLC Replacement Contract, Case No. 21AGP-00000-00006,
Los Alamos area, Fourth Supervisorial 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 Replacement Contract No. 21AGP-00000-00006 (Attachment 1) consisting of 139.68 acres located at 9229 Alisos Canyon Road, in the Los Alamos area (APN 133-100-078; Lot 2 of Lot Line Adjustment 20LLA-00000-00004, recorded April 26, 2022, as Instrument No. 2022-0020442);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 21AGP-00000-00006 (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 which 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 a resolution to create Rowles Holdings, LLC Agricultural Preserve Replacement Contract No. 21AGP-00000-00006 pursuant to Uniform Rule 6-2 [Transfer of Ownership of Contracted Land]. Prior to recordation of Lot Line Adjustment Case No. 20LLA-00000-00004, the subject property designated as Assessor's Parcel Number (APN) 133-100-078 was under Agricultural Preserve Contract No. 97-AP-026. This Lot Line Adjustment affected the properties under Agricultural Preserve Contracts 97-AP-026 and 97-AP-027, thus requiring two replacement land conservation contracts (21AGP-00000-00005 and 21AGP-00000-00006) to comply with Uniform Rules Section 6-2, which governs the maintenance of eligible contracts wherein changes in legal description and/or ownership occur.

The subject parcel's exterior boundaries were modified under the Lot Line Adjustment recorded April 26, 2022, as Instrument No. 2022-0020442; though the overall parcel and the acreage under production are not changed. The acreage under preserve will remain 139.68 acres. The proposed Rowles Holdings, LLC Agricultural Preserve Replacement Contract consists of approximately 44 acres of vineyards and approximately 4 acres of grazing land. The project is located north of Highway 101 on Alisos Canyon Road, approximately three miles east of the community of Los Alamos (Attachment 4).

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

On June 4, 2021, the Agricultural Preserve Advisory Committee (APAC) reviewed 21AGP-00000-00006 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 5).

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 \$4,000.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page 387 of the County of Santa Barbara Fiscal Year 2022-23 adopted budget.

Special Instructions:

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, Attachment 2) with the approved legal description (with map) attached (Exhibit A to Attachment 2) at the Office of the Santa Barbara County Recorder, no later than December 31, 2022. In addition, the Clerk of the Board shall forward to the following interested parties copies of the documents as follows:

1. To the County Recorder, a copy of the approved legal description with map (Attachment 3) (does not require recordation except as Exhibit A to the Short Form Contract);
2. To the property owners (Rowles Holdings, LLC, 530 S. Lake Ave., Suite 465, Pasadena, CA 91101), a conformed copy of the Short Form Contract (Attachment 2), a copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3);
3. To the Planning and Development Department (Shannon Reese and David Villalobos), a conformed copy of the Short Form Contract (Attachment 2), a copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3);
4. To the Assessor, a certified copy of the Short Form Contract (Attachment 2), a copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3); and
5. To the Surveyor, a conformed copy of the Short Form Contract (Attachment 2).

Attachments:

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Approved Legal Description
4. Vicinity Map
5. Excerpts from APAC Minutes

Authored by:

Shannon Reese, Planner, (805) 934-6261

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

ATTACHMENT 5: Excerpts from APAC Minutes