



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 9, 2008
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, Director
Director Planning and Development
Contact Info: Zoraida Abresch, Deputy Director (934-6585)
Development Review - North County
SUBJECT: Rancho Encantado Inc. Agricultural Preserve Replacement Contract, Santa Ynez area

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:

Consider Case No. 08AGP-00000-00022 for approval of an agricultural preserve replacement contract for Rancho Encantado, Inc.

The Board of Supervisors action should include the following:

- A. Approve and direct execution and recordation by the Clerk of the Board of new contract 08AGP-00000-00022, replacing a portion of the original Agricultural Preserve 88-AP-001. The replacement contract involves Assessor's Parcel number 141-290-031 (portion of) located approximately two miles east of Refugio Road, known as 170 South Refugio Road, in the Santa Ynez area, Third Supervisorial District.

Summary Text:

The subject property has been in an agricultural preserve (88-AP-001) since January 1, 1989. The original preserve consisted of approximately 355 acres. The replacement contract is required due to the approval and recordation of a Tentative Parcel Map (TPM 14,708). The lot split created three new parcels which changed the original contract boundaries requiring the need for replacement contracts. All of the new parcels created under the Tentative Parcel Map (TPM 14,708) will be under new individual replacement contracts. One hundred

percent of the original contract would be placed back into the Agricultural Preserve Program. The current replacement contract is for 123.09 acres that are currently used for a walnut orchard and grazing.

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 Agricultural Preserve Program Uniform Rules. 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

Fiscal Analysis:

There are no fees associated with replacement contracts. The cost for the contract review and preparation of this report is estimated to be \$1000.00, and is budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-305 of the adopted 2008– 2009 fiscal year budget.

Special Instructions:

Please distribute copies of the recorded contract with attached legal descriptions and copies of the Board of Supervisors Minute Order as follows:

Florence Trotter-Cadena, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Rancho Encantado, Inc.	Contract, Map
1200 East Route 66, Suite 108	
Glendora, CA 91740	

Attachments:

1. Agricultural Preserve Contracts
2. Legal Descriptions
3. Vicinity Map

Authored by:

Florence Trotter-Cadena, Planner III, 805-934-6253
Development Review Division – North, Planning and Development Department