

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: January 19, 2006
Department: P&D
Budget Unit: 053
Agenda Date: February 7, 2006
Placement: Administrative
Estimate Time: 5 minutes on March 14, 2006
Continued Item: NO
If Yes, date from:
Document FileName: G:\GROUP\Permitting\Case
Files\AGP\05 cases\05AGP-00000-
00028\BSAdminsetnonrenewal2.doc

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Florence Trotter-Cadena, Planner III
Development Review Division –North County
934-6253

SUBJECT: 05AGP-00000-00028 (75-AP-034), Oak Investors Agricultural Preserve
Non-Renewal

Recommendation:

Set date to hear the request of the Patricia Beltranena, MNS Engineers, agent for Oak Investors owner, to consider Case No. 05AGP-00000-00028 (75-AP-034) for non-renewal of an existing agricultural preserve contract. The subject non-renewal involves Assessor's Parcel Nos: 099-640-008, 135-010-019, -020, located approximately 3,200 feet south of the Highway 101 and 154 interchange, in the Los Olivos area, Third Supervisorial District. (SET DATE FOR ADMINISTRATIVE AGENDA ON MARCH 14, 2006).

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

On October 7, 2005 the Agricultural Preserve Advisory Committee voted by a unanimous vote of 4 to 0 (Hammock absent) to acknowledge the submission of non-renewal of 75-AP-034 by the landowner. The effective date for nonrenewal of the contract will be December 31, 2006. The subject property has been in an agricultural preserve since the original contract, 75-AP-034, was

approved on January 1, 1976. The owners are requesting non-renewal of the contract as they wish to sell the property. The site is approximately 471 acres and is used for cattle grazing.

Section 51245 of the Government Code provides that if either the landowner or the County desires in any year not to renew an agricultural preserve contract, that party shall serve written notice of nonrenewal of the contract upon the other party in advance of the annual renewal date of the contract. The Agricultural Preserve Advisory Committee does not encourage removal of property from preserve status. However, it recognizes that pursuant to the Uniform Rules of the County's Agricultural Preserve Program, nonrenewal is an accepted method for terminating a contract when the landowner is no longer interested in participating in the program.

Mandates and Service Levels:

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:

The costs associated with processing this contract non-renewal are offset by fees required to be paid by the applicant per the Planning & Development adopted fee schedule.

Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-296 of the adopted 2005 – 2006 fiscal year budget.

After recordation of non-renewal, property taxes on this site will be incrementally increased for the next ten years until full property taxes are assessed.

Special Instructions:

N/A

Concurrence:

N/A