



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 13, 2016
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Planning and Development
Director(s) Glenn Russell, Ph.D., Director, 568-2085
Contact Info: Jeff Wilson, Deputy Director, 934-6559
Development Review Division
SUBJECT: Garrison Rancho LLC New Agricultural Preserve Contract, in the Carpinteria
area, First Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a new Agricultural Preserve Contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 16AGP-00000-00021, on a single superprime preserve consisting of one 35.75-acre legal parcel (comprised of two APNs: 155-170-064 and -066), located approximately 1/2 mile east of Foothill Road, in the Carpinteria area;
- b) Adopt a resolution, included as Attachment 2 of this Board Letter creating Agricultural Preserve, 16AGP- 00000-00021;
- 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, as specified in Attachment 4 of this Board Letter, dated December 13, 2016.

Summary Text:

The proposed Garrison Rancho, LLC Agricultural Preserve Contract (16AGP-00000-00021) would be a superprime preserve of 35.75-acres comprised of two parcels (APNs: 155-170-064, and -066). Approximately 19.65-acres are planted in avocados and 16.07 acres is in open space with an Agricultural and Natural Resource Conservation Easement and the parcel is undeveloped. The project is located approximately 1/2 mile east of Foothill Road, in the Carpinteria area; First Supervisorial District (Attachment 5).

The parcels are currently zoned AG-I-20 under the Land Use and Development Code. On November 4, 2016, the Agricultural Preserve Advisory Committee reviewed 16AGP-00000-00021 and determined that this 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 \$1,923.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-289 of the 2016-17 FY budget.

Special Instructions:

Clerk of the Board shall distribute copies of the recorded contract (with legal description and vicinity map) and Minute Order, as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: Garrison Rancho, LLC, 1203 De La Vina Street, Santa Barbara, Ca 93101

Attachments:

1. Agricultural Preserve Contract
2. Agricultural Preserve Resolution
3. Legal Description
4. CEQA Notice of Exemption
5. Vicinity Map

Authored by:

Florence Trotter-Cadena, Planner 805-934-6253

Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Contract

ATTACHMENT 2: Agricultural Preserve Resolution

ATTACHMENT 3: Approved Legal Description

ATTACHMENT 4: CEQA Exemption

ATTACHMENT 5: Vicinity Map