



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 7, 2021  
Placement: Administrative  
Estimated Time: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Planning and Development  
Director Lisa Plowman, Director, 568-2086  
Contact Info: Travis Seawards, Deputy Director, 568-2518  
**SUBJECT:** Maldonado Agricultural Preserve Replacement Contract, Santa Maria area, Fifth  
Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

As to form: N/A

**Recommended Actions:**

**Auditor-Controller Concurrence**

As to form: No

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve No. 17AGP-00000-00015 (Attachment 1) consisting of 428.1 acres located east of the intersection of Foxen Canyon Road and Santa Maria Mesa Road, to the east of the City of Santa Maria (Lot 3 of Lot Line Adjustment No. 16LLA-00000-00005, recorded March 5, 2020, as Instrument No. 2020-0011355);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 17AGP-00000-00015 (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 that 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 the Maldonado Companies Agricultural Preserve Replacement Contract No. 17AGP-00000-00015 pursuant to Uniform Rule 6-2. The 428.1-acre property (designated as Assessor Parcel Numbers [APNs] 129-030-009, 129-030-013, and Portions of APNs 129-030-016, 129-030-017, 129-040-003, 129-040-010, 129-040-014, 129-040-015) was originally a part of Agricultural Preserve Contracts No. 70-AP-158 and No. 69-AP-088. This parcel is Lot Three of the Lot Line Adjustment 16LLA-00000-00005, recorded March 5, 2020, as Instrument No. 2020-0011355. The replacement contract request is a result of the Lot Line Adjustment. This Lot Line Adjustment affected the properties under Agricultural Preserve Contracts 70-AP-158 and 69-AP-088, which resulted in the need for this replacement land conservation contract and the establishment of three replacement agricultural preserves (17AGP-00000-00013, 17AGP-00000-00014, and 17AGP-00000-00015). Replacement contracts 17AGP-00000-00013 and 17AGP-00000-00014 were approved by the Board of Supervisors on December 15, 2020.

The proposed Maldonado Companies Agricultural Preserve Replacement Contract consists of 428.1 acres, 201 acres of which are used for row crop and berry cultivation. The project is located east of the intersection of Foxen Canyon Road and Santa Maria Mesa Road, approximately 6 miles east of the City of Santa Maria (Attachment 3).

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

On September 1, 2017, the Agricultural Preserve Advisory Committee (APAC) reviewed 17AGP-00000-00015 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 4).

**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 adopted 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 \$3,735.00. Funding for this project is budgeted in the Planning and Development’s Permitting Budget Program on page D-301 of the County of Santa Barbara Fiscal Year 2021-22 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 description attached (Exhibit A) at the Office of the Santa Barbara County Recorder, no later than December 31, 2021. 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 (The Maldonado Companies, LLC, 4651 Santa Maria Mesa Road, Santa Maria, CA 93454), 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 (Ben Singer 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 Resolution
2. Agricultural Preserve Contract
3. Vicinity Map
4. Approved APAC Minutes

**Authored by:**

Ben Singer, Planner 805-934-6587

Development Review Division, Planning and Development Department

**ATTACHMENT 1: Agricultural Preserve Resolution**

**ATTACHMENT 2: Agricultural Preserve Contract**

**ATTACHMENT 3: Vicinity Map**

ATTACHMENT 4: Approved APAC Minutes



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE
APPROVED MINUTES MEETING OF SEPTEMBER 1, 2017
9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by David Lackie at 9:00 A.M. in the Santa Barbara County Administration Building, Board Hearing Room, Fourth Floor, 105 E. Anapamu Street, Santa Barbara, CA 93101.

Table with 2 columns: COMMITTEE MEMBERS and PRESENT. Lists members like Debbie Trupe, Sergio Ricardo, David Lackie, Aleks Jevremovic, Royce Larsen, and Stephanie Stark with their attendance status.

Table with 2 columns: STAFF MEMBERS and PRESENT. Lists staff members like Michelle Montez, Johanna Hartley, and Sharon Foster with their attendance status.

NUMBER OF INTERESTED PERSONS: 10

ADMINISTRATIVE AGENDA:

I. MEETING CALLED TO ORDER: by Acting Chair, David Lackie

II. PUBLIC COMMENTS:

III. MINUTES: The Minutes of July 7, 2017, August 11, 2017 were considered as follows:

ACTION: Larsen moved, seconded by Ricardo, and carried by a vote of 4 -0-1 (Trupe absent, Stark abstained) to approve the Minutes of July 7, 2017 as amended.

ACTION: Jevremovic moved, seconded by Larsen, and carried by a vote of 3-0-2 (Stark & Ricardo abstained) to approve the Minutes of August 11, 2017 as amended.

CONTINUED ITEMS:

11. 70-AP-158 Tri-M Rental Group Ag Replacement Contract Santa Maria
17AGP-00000-00015 Rey Montano, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, The Maldonado Companies, LLC of Case No. 17AGP-00000-00015 regarding 69-AP-88 and 70-AP-158 and its consistency with the Uniform Rules and

consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 428.1 acres identified as Assessor's Parcel Numbers 129-030-009, -013, -016, -017, and 129-040-003, -010, -014, -015, zoned AG-II-100 with an A-II Comprehensive Plan designation located east of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Lackie moved, seconded by Stark and carried by a vote of 5-0 (Trupe absent) to find the request consistent with the Uniform Rules contingent upon the recordation of the Lot Line Adjustment 16LLA-00000-00005.**