



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

A-6

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: September 11, 2012  
Placement: Administrative  
Estimated Tme: 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: Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Doug Anthony, Deputy Director, 568-2046  
Development Review Division – North County  
SUBJECT: Carrari Agricultural Preserve Replacement Contract, Los Alamos area, Third Supervisorial District

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County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

1. Approve and authorize the Chair to execute agricultural preserve replacement contract 08AGP-00000-00042, included as Attachment 1 of this Board Letter, on a single 1,842.8-acre parcel (APN: 099-030-059) located approximately ¼ mile west of the township of Los Alamos, known as 4300 Highway 135, in the Los Alamos area;
2. Authorize recordation by the Clerk of the Board; and,
3. Find that the proposed action is an administrative activity, as described in 14 CCR 15378(b)(5), 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).

Summary Text:

This parcel was originally part of Agricultural Preserve Contract 02AGP-00000-00020. New Replacement Contracts are being requested following up from an approved 2008 subdivision. The

proposed Carrari Agricultural Preserve Replacement Contract (08AGP-00000-00042) consists of one, 1,842.8-acre legal parcel (APN: 099-030-059), located approximately ¼ mile west of the township of Los Alamos, known as 4300 Highway 135, in the Los Alamos area, Third Supervisorial District (see map in Attachment 3). Approximately 168.2 acres of land is a prime preserve planted in row crops and 1,673.5 acres is a non-prime preserve which is used for cattle grazing. The remaining 1.1 acres contains 12 existing structures (2 residential, and 10 agricultural, totaling 37,540 square feet). There are also intermittent ranch roads that traverse the entire parcel. The parcel is currently zoned AG-II-100 under the Land Use and Development Code. On January 16, 2009 the Agricultural Preserve Advisory Committee reviewed 08AGP-00000-00042 and determined the replacement of an 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

There are no fees associated with creation of agricultural-preserve contracts for applications accepted prior to May 5, 2012. The total estimated cost to process this agricultural preserve contract is approximately \$2,035.00, and is budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-138 of the recommended 2012/2013 fiscal year 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
- Tammy Weber, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: Joe Carrari, PO Box 556, Los Alamos, CA 93440

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. The Clerk of the Board shall mail a notice to property owners within 300 feet of the project, including the real property owners, project applicant, and agencies expected to

provide essential services shall be done at least 10 days prior to the hearing (Government Code Section 65091).

**Attachments:**

1. Agricultural Preserve Contract
2. Legal Description
3. Vicinity Map

**Authored by:**

Tammy Weber, Planner  
Development Review North, Planning and Development Department

