



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

Submitted on:
12/05/06

Department Name: Public Works
Department No.: 054
For Agenda Of: December 5, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Phil Demery, Public Works Department 568-3010 *PMD*
Contact Info: Mark Schleich, Resource Recovery and Waste Management Division
882-3603 *mas*
SUBJECT: Foxen Canyon Landfill, Chamberlin Agricultural Preserve Nonrenewal (06-AGP-020) and Replacement Contract (06-AGP-021)

County Counsel Concurrence:

As to form/legality: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors:

- A. Accept the request of Chamberlin Ranch LLC, owner, to consider Case No. 06-AGP-00000-00020 for non-renewal of existing Agricultural Preserve Contract 68-AP-031 and Case No. 06-AGP-00000-00021 for an Agricultural Preserve Replacement Contract replacing a portion of the original Agricultural Preserve Contract 68-AP-031. The subject non-renewal involves Assessor's Parcel Nos. 133-151-074, -075 and -076 and the Replacement Contract involves Assessor's Parcel No. 133-151-075 located on Foxen Canyon Road approximately two miles north of the intersection of Foxen Canyon Road and Highway 154, Third Supervisorial District;
- B. Accept the request for nonrenewal of Agricultural Preserve 68-AP-031;
- C. Execute the attached Notice of Nonrenewal (Attachment A) by the County Land Conservation Contract for Assessor's Parcel Nos. 133-151-074, -075 and -076, located two miles north of the intersection of Foxen Canyon Road and Highway 154, Third Supervisorial District;
- D. Accept the recommendations of consistency with the Williamson Act made by the Agricultural Preserve Advisory Committee as set forth in their findings of September 8, 2006 (included in Attachment B); and
- E. Approve and direct execution and recordation by the Clerk of the Board of the Short Form Land Conservation Act Contract (replacement contract) between Chamberlin Ranch LLC and the County of Santa Barbara 06-AGP-00000-00021 (Attachment C).

Summary:

The Resource Recovery and Waste Management Division operates the Foxen Canyon Landfill and the Santa Ynez Valley Recycling and Transfer Station on a small portion of the Chamberlin Ranch. The Foxen Canyon Landfill is in the process of closing. The Santa Ynez Valley Recycling and Transfer Station will continue to operate after closure of the landfill to serve the waste disposal and recycling needs of the Santa Ynez Valley. The Chamberlin Ranch, including the area leased for the Foxen Canyon Landfill and the Santa Ynez Valley Recycling and Transfer Station, is within an Agricultural Preserve (68-AP-031). Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides that local jurisdictions may establish

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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.

Participation in the program is voluntary. The program reduces the property tax liability for agricultural landowners but restricts lands under contract to agricultural or compatible uses for a 10-year period which automatically renews each year if the contract is not non-renewed or cancelled.

In 2001, the State Department of Conservation determined that the Foxen Canyon Landfill, and Santa Ynez Valley Transfer and Recycling Station, were not compatible uses on land under Agricultural Preserve Contract. On behalf of the landowner, Chamberlin Ranch LLC, the Resource Recovery and Waste Management Division is forwarding a Notice of Nonrenewal for the original Agricultural Preserve Contract (69-AP-031) and is requesting the Board's approval of a new Agricultural Preserve Replacement Contract for the Chamberlin Ranch that excludes the landfill and transfer and recycling station. These actions would remove the Foxen Canyon Landfill and the Santa Ynez Valley Recycling and Transfer Station from the Agricultural Preserve and remedy the violation with the Williamson Act. Acquisition of the lease area by the County would also remedy the violation; however, the landowners have indicated that they are not interested in selling the property.

Background:

The Santa Ynez Valley Recycling and Transfer Station, which is located on the same site as the Foxen Canyon Landfill, is a County-operated solid waste management facility located at 4004 Foxen Canyon Road in Los Olivos, California. The Foxen Canyon Landfill operated as a Class III landfill from November 11, 1970 until landfilling operations were discontinued in July 2003. The site began operation as the Santa Ynez Valley Recycling and Transfer Station in July 2003. Waste received at the Santa Ynez Valley Recycling and Transfer Station is sorted to remove recyclable material and then transferred to the County operated Tajiguas Landfill. Final closure of the Foxen Canyon Landfill is in progress. The Santa Ynez Valley Recycling and Transfer Station will continue to operate after closure of the Foxen Canyon Landfill to serve the solid waste disposal needs of the Santa Ynez Valley. The Foxen Canyon Landfill and Santa Ynez Valley Recycling and Transfer Station occupy a lease area of ~38 acres.

In 2001, on behalf of the Department of Conservation, the State Department of Finance completed an audit of the County's compliance with the Williamson Act and the Open Space Subvention Act and determined that the Foxen Canyon Landfill constitutes an incompatible use within an Agricultural Preserve Contract. Under the County's current Uniform Rules the landfill was considered to be a compatible use. The landfill was also in operation prior to enactment of portions of the Williamson Act that subsequently provided more guidance of the principles of compatibility. Regardless of the landfill's compliance with the County's existing Uniform Rules pertaining to compatible uses, and the landfill's presence on the contracted land prior to changes in the Williamson Act clarifying compatible uses, the State Department of Finance found the landfill to be an incompatible use. To remedy the non-compliance with the Williamson Act, the Resource Recovery and Waste Management Division is non-renewing the existing Agricultural Preserve Contract for the Chamberlin Ranch and is requesting the Board's approval for a replacement contract on the Chamberlin Ranch that excludes the County's lease area. These actions are being completed on behalf of the landowner, Chamberlin Ranch LLC. At the end of the nonrenewal period (9 years from the recordation of the Notice of Non-renewal), the County lease area would be taxed at its fair market value. Taxes will steadily increase over the nonrenewal period. The Agricultural Preserve Replacement Contract will allow the balance of the Chamberlin Ranch (~847 acres) to receive the protection and property tax benefits afforded by the Agricultural Preserve Program.

The nonrenewal and replacement contract were reviewed and unanimously approved by the Agricultural Preserve Advisory Committee on September 8, 2006. The County requires Agricultural Preserve boundaries to follow legal lot boundaries. Due to the unique circumstances pertaining to the site, and because the lease area does not follow legal lot boundaries, the Agricultural Preserve Advisory Committee adopted special findings for the nonrenewal and replacement contract. Staff is requesting that the Board adopt these special findings when accepting the Notice of Nonrenewal and approving the Agricultural Preserve Replacement Contract.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

Narrative: The fiscal impact associated with the processing of this contract nonrenewal and replacement contract would concern the changes in property valuation and resulting tax assessment. The Resource Recovery and Waste Management Division currently pays the taxes on parcel 122-151-076 as a part of the lease agreement with the Chamberlin Ranch LLC. After recordation of the nonrenewal, those taxes would incrementally increase over the next ten years until full property taxes are assessed.

Staffing Impact(s):

Legal Positions:

FTEs:

Special Instructions:

Please record the attached Notice of Non-renewal by the Landowner following your Board's approval and execution, and distribute copies of the executed Notice as shown below:

Landowner: Chamberlin Ranch LLC
P.O. Box 218
Los Olivos, CA 93441

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

Planning and Development	Contract, Map
County Assessor	Contract, Map
County Surveyors	Contract
Chamberlin Ranch LLC	Contract, Map
Public Works, RRWMD	Contract, Map

Attachments: (list all)

Attachment A: Notice of Non-renewal
Attachment B: Agricultural Preserve Advisory Committee Minutes from September 8, 2006
Attachment C: Agricultural Preserve Replacement Contract and Legal Description
Attachment D: Vicinity Map

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Authored by:

Joddi Leipner,
Public Works Department, RRWMD
882-3614

CC:

Jeff Havlick, Public Works Department, Surveyor
Jerry Mittermiller, Public Works Department, Surveyor
William Gillette, Agricultural Commissioner
John Karimitsos, Planning and Development
Mark Schleich, Public Works RRWMD
John Pet, Public Works RRWMD

ATTACHMENT A
NOTICE OF NONRENEWAL

EXHIBIT A
NOTICE OF NONRENEWAL
OF LAND CONSERVATION CONTRACT

Agricultural Preserve Number: 68-AP-031

Assessor's Parcel Numbers: 133-151-074, 133-151-075, 133-151-076

Name: Theodore Chamberlin Jr. et ux Agricultural Preserve

Nonrenewal Date: December 31, 2006

Original Preserve Recorded: February 17, 1969

Original Instrument Number: 5516

Pursuant to a request by the Landowner, the above agricultural preserve shall not be renewed as of the next automatic renewal date, nor considered renewed as provided in Section 51244 and 51244.5 of the Government Code, and the Land Conservation Agreement by and between Landowner and the County of Santa Barbara, entered into on January 1 1969 shall be terminated effective December 31, 2015.

DATED: _____

COUNTY OF SANTA BARBARA

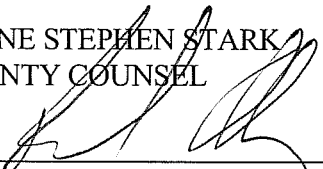
By: _____
Chairman, Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

SHANE STEPHEN STARK
COUNTY COUNSEL

CLERK OF THE BOARD

By:  _____
Deputy County Counsel

By: _____
Deputy Clerk

xc: Recorder (for recordation)
County Counsel
Assessor's Office
Planning and Development
Resource Recovery and Waste Management

ATTACHMENT B

**AGRICULTURAL PRESERVE ADVISORY COMMITTEE MINUTES
FROM SEPTEMBER 8, 2006**

- **Due to the unique circumstances of this issue, the APAC can find a contract that does not follow parcel lines consistent with the Uniform Rules.**

DISCUSSION POINTS:

- **David Allen discussed the potential for conflict of interest, and potential implications of recused parties remaining in the hearing room.**
- **Willy Chamberlin described acreage determinations and changes to contracted area boundaries, explained that all land under lease to the County would be removed from the contract. Old Uniform Rules allow contract lines to not follow parcel lines; new rules would not.**
- **Lisa Hammock noted that it is not unusual to observe changes in acreage size for contracted areas, based on more accurate measurement techniques.**
- **Joddi Leipner, Public Works representative, described the requested APAC concurrence regarding proposed Non-Renewal and Replacement Contract actions.**
- **Bill Gillette noted that the challenges are related to a contract that does not coincide with parcel lines and the potential precedent-setting nature.**
- **Mike Emmons noted that the lease area is a legal parcel pursuant to the Subdivision Map Act.**
- **David Allen advised against APAC findings; noted that the APAC doesn't need to see the Replacement Contract.**

V. DISCUSSION ITEMS:

10. **97-AP-006** **Rancho La Vina Winery** **Lompoc**
(no planner assigned)

Consider the request of Arley Baer, agent for Rancho La Vina, to consider conversion of an existing residence to an employee dwelling and whether the employee meets the criteria established by the Agricultural Preserve Advisory Committee. The property is a 517.41 acre parcel shown as **Assessor's Parcel Number 083-140-018**, zoned AG-II-100 with an AC Comprehensive Plan designation, located at 4455 Santa Rosa Road in the Lompoc area, Fourth Supervisorial District. (Continued from 4/07/06 and 7/07/06)

- **Bill Gillette introduced the project, posed the question of whether or not a winemaker can be found to be a farm employee.**
- **John Karamitsos described his communications with Mr. Baer.**
- **Arly Baer described the work of the winemaker.**
- **Lisa Hammock described winery valuation.**
- **Bill Gillette asked for questions from the APAC. Direction was given to schedule the item for APAC action at the October meeting.**

11. **77-AP-014** **Santa Barbara Ranch** **Gaviota**
05AGP-00000-00011 Tom Figg, Planner (805) 377-9116

Consider the request of Matt Osgood, Santa Barbara Ranch, LLC, of Case No. 06AGP-00000-00011, regarding cancellation of contract 77-AP-014 totaling 2,566 acres and concurrent replacement with an Agricultural Conservation Easement totaling 2,629 acres, along with issuance of a new Agricultural Preserve contract totaling of 2,305 acres. These three separate and inter-related matters are proposed as concurrent actions under the non-renewal provisions of the Williamson Act regulations. The property consists of 3,254 acres shown as **Assessor's Parcel Numbers 079-080-026 to 081-240-018**, zoned AG-II-100 and U with an AC and AG-II-100 Comprehensive Plan designations located approximately two miles west of the

ATTACHMENT C

**AGRICULTURAL PRESERVE REPLACEMENT CONTRACT
AND LEGAL DESCRIPTION**

Recording Requested by)
County of Santa Barbara)
_____)
When Recorded Return to the)
Clerk of the Board of Supervisors)
County of Santa Barbara)
105 East Anapamu Street)
Santa Barbara, California 93101)
_____)

SHORT FORM LAND CONSERVATION CONTRACT

Incorporating Board of Supervisors Resolutions and

Long Form Contract by Reference

06AGP-00000-00021

**THIS LAND CONSERVATION CONTRACT, by and between
Chamberlin Ranch LLC**
hereinafter referred to as "OWNER" and the COUNTY OF SANTA BARBARA, a political
subdivision of the State of California, hereinafter referred to as "COUNTY".

WITNESSETH:

WHEREAS, OWNER possesses certain real property situated in the County of
Santa Barbara, State of California, hereinafter referred to as "THE SUBJECT PROPERTY," and
more particularly described in Exhibit A attached hereto and by this reference incorporated herein;
and

WHEREAS, THE SUBJECT PROPERTY is now devoted to agricultural uses and
uses compatible thereto; and

WHEREAS, the parties hereto desire to create an "agricultural preserve,"
consisting of THE SUBJECT PROPERTY, to be established by COUNTY by resolution and by
this contract, and to be designated as the **Chamberlin Agricultural Preserve, 06AGP-00000-**

00021, Assessor Parcel Numbers 133-151-075 847 acres; replacing a portion of 68-AP-031 with zoning of AG-II-100, and Agricultural Commercial (AC) Comprehensive Plan designation restrictions.

NOW, THEREFORE, both OWNER and COUNTY, in consideration of the mutual promises, covenants and conditions to which reference is made herein and substantial public benefits to be derived therefrom, do hereby agree as follows:

FIRST: THE SUBJECT PROPERTY shall be subject to all restrictions and conditions adopted or to be adopted by resolutions and minute orders by the Board of Supervisors of the County of Santa Barbara, California, including without limitation those recorded on November 5, 1971, as Inst. No. 36187, Bk. 2371, pg. 404; January 3, 1972, as Inst. No. 57, Bk. 2381, page 794; October 30, 1974, as Instr. No. 38788, Bk. 2539, pg. 258; November 10, 1975, as Instr. Nos. 40442 and 40443, Bk. 2592, pgs. 1763 and 1767; December 11, 1975, as Instr. No. 44871, Bk. 2595, pg. 2134; May 20, 1977, as Reel No. 77-24881; July 11, 1977, Reel No. 77-34734; November 14, 1978, Reel No. 78-52990; and October 15, 1980, Reel No. 80-41873 of the Official Records of the County of Santa Barbara, California, and IT IS MUTUALLY AGREED that the conditions and restrictions set forth in said resolutions and minute orders are adopted and incorporated herein and made a part hereof as though fully set forth herein at length, and the OWNER will observe and perform said provisions.

SECOND: In consideration of the promises, OWNER shall indemnify and save harmless COUNTY from and against any and all claims, liability, suits, damages, costs including reasonable attorney's fees, losses and expenses in any manner resulting from, arising out of, or connected with the use of any Surveyor's Map depicting the preserve and the description of THE SUBJECT PROPERTY attached hereto.

THIRD: This Contract shall be effective as of the first day of January, 2007, and shall remain in effect for a period of ten (10) years from each succeeding January first.

IN WITNESS WHEREOF, the County of Santa Barbara has executed this Contract on October 19, 2006.

ATTEST:
CLERK OF THE BOARD
By: _____
Deputy Clerk

COUNTY OF SANTA BARBARA
By: _____
Chairman, Board of Supervisors

OWNERS:

Chamberlin Ranch LLC
MANAGERS:



TRUST B UNDER THE WILL OF THEODORE
CHAMBERLIN JR, deceased

By: Frederick D. Chamberlin
Frederick D. Chamberlin, Trustee
By: William B. Chamberlin
William B. Chamberlin, Trustee
By: Sarah H. Chamberlin
Sarah H. Chamberlin, Trustee

TRUST C UNDER THE WILL OF THEODORE
CHAMBERLIN JR, deceased

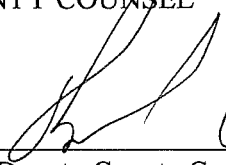
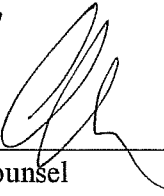
By: Frederick D. Chamberlin
Frederick D. Chamberlin, Trustee
By: William B. Chamberlin
William B. Chamberlin, Trustee
By: Sarah H. Chamberlin
Sarah H. Chamberlin, Trustee

Deborah C. O'Brien (AKA DEBORAH)
Deborah C. O'Brien
Sarah H. Chamberlin
Sarah H. Chamberlin


Frederick D. Chamberlin

William B. Chamberlin

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By:  
Deputy County Counsel

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

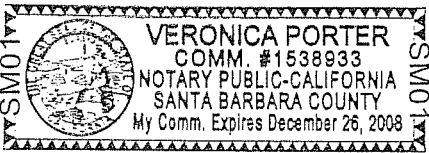
County of Santa Barbara } ss.

On Oct. 19, 2006, before me, Veronica Porter, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Frederick D. Chamberlain, William B. Chamberlain, and Sarah H. Chamberlain
Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Veronica Porter
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Short Form Land Conservation Contract

Document Date: 10-19-06 Number of Pages: 3

Signer(s) Other Than Named Above: Deborah C. O'Brien

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer's Name: _____

Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

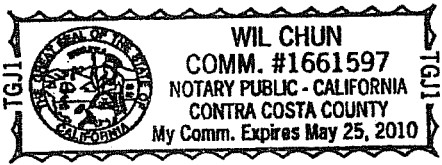
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of CONTRA COSTA } ss.

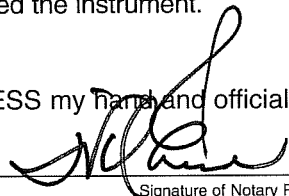
On OCTOBER 30, 2006 before me, WIL CHUN, Notary Public

personally appeared DEBORAH C. O'BRIEN



personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/(he)/their authorized capacity(ies), and that by his/(he)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPORT FORM LAND CONSERVATION CONTRACT

Document Date: OCTOBER 30, 2006 Number of Pages: 4

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: DEBORAH C. O'BRIEN

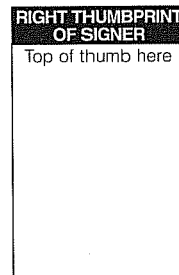
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

AGRICULTURAL PRESERVE

06AGP-00000-00021

DESCRIPTION

That portion of the Rancho Corral de Quati, in the County of Santa Barbara, State of California, title to which was confirmed to Maria Antonia de la Guerra y Lataillade by letters patent of the United States of America, dated the Seventh day of August, 1876 and recorded in the Office of the Recorder of said County of Santa Barbara, in Book "A" of Patents at Page 258, et seq., records of said County, described as follows:

Beginning at Engineer's Station 38 + 78.03 on the surveyed center line of Zaca Station Road, as same is described in deed to County of Santa Barbara, recorded April 14, 1949 in Book 848, Page 468 of Official Records, records of said County, said station being a point on a 716.20 foot radius curve, concave to the West, the forward tangent of which at said station bears North 9°22'15" West, said station being also on the Southerly line of the tract of land described in Parcel Two of Schedule "A" of the property settlement agreement between Theodore Chamberlin, Jr., and Elizabeth V. L. S. Chamberlin, recorded December 6, 1946 in Book 713, Page 276 of Official Records, records of said County, and from which station corner Number 16 of the Corral de Quati Ranch bears South 33°04' West, 5620.90 feet distant; and a 1/2" pipe survey monument on said Southerly line of said tract shown on a map of survey recorded in Book 14, at Page 88, Maps and Surveys, Santa Barbara County Recorder's Office, bears North 89°15'30" West, 1410.40 feet distant, and running thence, Northwesterly, along the arc of said curve, 372.65 feet, through a central angle of 29°48'45", to Engineer's Station 42 + 50.68 at the end of said curve; thence continuing along said center line as described in said deed to County of Santa Barbara, above referred to, the following courses and distances: North 39°11' West, 135.09 feet; Northwesterly along the arc of a 954.93 foot radius curve to the right, through a central angle of 29°21', a distance of 489.1 feet; North 9°50' West, 313.15 feet; Northerly and Northeasterly along the arc of a 572.96 foot radius curve to the right, through a central angle of 46°36', a distance of 466.00 feet; North 36°46' East, 1851.68 feet; Northeasterly and Northerly along the arc of a 716.20 foot radius curve to the left, through a central angle of 41° 56', a distance of 524.17 feet; North 5°10' West, 173.74 feet; Northerly and Northeasterly along the arc of a 716.20 foot radius curve to the right, through a central angle of 37°16'30", a distance of 465.94 feet; North 32°06'30" East, 605.37 feet; North 33°02' East, 1044.22 feet; and North 32°02' East, 484.90 feet to Engineer's Station 108 + 04.11 a point on the South line of the tract of land described as Parcel One in a deed to Francis A. Sedgwick, et ux., recorded May 19, 1942 in Book 551, Page 177 of Official Records, records of said County, from which point a brass cap survey monument on said South line shown on a map of a survey recorded in Book 18, Page 71, Record of Surveys, of said County, bears South 89°50' West, 17.71 feet distant, said monument being on the Westerly side of said Zaca Station Road as shown on said map; thence along said South line of said last above mentioned tract of land, North 89°50' East, 7.29 feet to an angle point in said line as described in said last mentioned deed; thence continuing along the South line of said last mentioned tract of land, the following courses and distances: South 61°02' East,

337.50 feet; North 83°12' East, 1012.90 feet; North 70°14' East, 756.00 feet; North 71° 04' East, 648.17 feet; North 71°23'30" East, 320.71 feet; North 71°48' East, 428.60 feet; North 29°56' East, 301.10 feet; North 28°59' East, 547.19 feet; North 28°47' East, 681.85 feet; North 27°51' East, 285.70 feet; North 27°11' East, 424.70 feet to a 1/2" pipe on the South side of Foxen Canyon Road, from which pipe a spike in a live oak bears North 23°30' East, 35.82 feet distant, said pipe being shown on map of survey filed in Book 18, Page 71 of Record of Surveys, in the Office of the County Recorder of said County; thence continuing North 27°11' East, 20.21 feet to Engineer's Station 86 + 59.35 on the center line of said road as described to County of Santa Barbara, recorded June 1, 1946 in Book 672, Page 269 of Official Records, records of said County; thence along said center line as described in said deed, the following courses and distances: South 62°54'30" East, 419.65 feet; Southeasterly along arc of curve to right with a radius of 636.62 feet and a central angle of 96°32', a distance of 1072.60 feet; South 33°37'30" West, 135.85 feet; Southerly along arc of curve to left with a radius of 358.10 feet and a central angle of 64°18', a distance of 401.88 feet; South 30°40'30" East, 212.12 feet; Southwesterly along arc of curve to right with a radius of 358.10 feet and a central angle of 70°23', a distance of 439.89 feet; South 39°42'30" West, 804.84 feet; Southwesterly along arc of curve to left with a radius of 1432.40 feet and a central angle of 8°03', a distance of 201.25 feet; South 31°39'30" West, 564.84 feet; Southerly along arc of curve to left with a radius of 716.20 feet and a central angle of 33°53', a distance of 423.54 feet; South 2°13'30" East, 1145.35 feet; Southeasterly and Southerly along arc of curve to left with a radius of 1145.92 feet and a central angle of 32°20'30", a distance of 646.83 feet; South 34°34' East, 119.34 feet; Southeasterly along the arc of a curve to the right with a radius of 954.83 feet and a central angle of 18°05', a distance of 361.36 feet; South 16°29' East, 676.66 feet; Southeasterly and Southerly along arc of a curve to the right with a radius of 3437.75 feet and a central angle of 20°58', a distance of 1258.00 feet; South 4°29' West, 778.80 feet; and South 20°52' West, 111.97 feet to an iron pipe in the center line of said Foxen Canyon Road from which a 3/4" pipe set at the Northeast corner of the tract of land surveyed by F.F. Flournoy in October, 1922 for Purkiss and McCullers and shown on map of said survey filed in Book 14, Page 88 of Maps and Surveys, in the office of the County Recorder of said County, bears South 89°10' East 26.6 feet distant, being also a point in the Southerly line of said land described as Parcel Two of Schedule "A" in property settlement agreement recorded in Book 713, Page 276 of Official Records, hereinbefore referred to; thence North 89°17' West along said last mentioned line 6761.1 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM, that portion of the Rancho Corral de Quati, in the County of Santa Barbara, State of California, as shown on a map recorded in Book 1 of Maps and Surveys, Page 54, in the Office of the County Recorder of said County, described as follows:

Commencing at a 3/4" iron pipe set in the centerline of Foxen Canyon Road as shown on County Surveyor's Map No. 1324, filed in the office of the County Surveyor of said County, said pipe bearing N 89° 10' W, 26.6 feet from the Northeasterly corner of the land surveyed by F.F. Flournoy as shown on a map recorded December 7, 1922 in Book 14 of Maps and Surveys, Page 88, in the Office of said County Recorder, said pipe also being the point of beginning of Parcel 1 of the land described in the Deed from Theodore Chamberlin, Jr., Et. Ux. to the County of Santa Barbara recorded June 1, 1946 in Book 672 of Deeds, Page 269, in the office of said County Recorder, said point also being a point in the Southerly boundary of the land described as Parcel

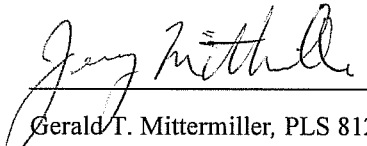
One of Schedule B of the Property Settlement Agreement between Theodore Chamberlin, Jr. and Elizabeth v. L.S. Chamberlin recorded December 6, 1946 in Book 713 of Official Records, Page 276 in the office of said County Recorder, said point also being the Southeasterly corner of the land described in the lease to the County of Santa Barbara approved by the Santa Barbara County Board of Supervisors on August 25, 1986;

1. Thence, N 89°17'00"W, 26.63 feet to the Westerly line of Foxen Canyon Road as shown on said County Surveyor's Map No. 1324 and to a 2 inch monument marked "PT & T Co. 325", and TRUE POINT OF BEGINNING;
2. Thence, N 20°52'00" E, 111.97 feet along said Westerly line;
3. Thence, N 04°29'00" E, 19.77 feet continuing along said Westerly line;
4. Thence, leaving said Westerly line N85°29'03"W, 322.87 feet;
5. Thence, N 66°35'18"W, 179.91 feet;
6. Thence, N 10°30'43"E, 189.54 feet;
7. Thence, N 07°13'14"E, 116.79 feet;
8. Thence, N 00°25'54"W, 273.36 feet;
9. Thence, N 24°51'09"W, 166.19 feet;
10. Thence, N 38°06'43"W, 311.42 feet;
11. Thence, N 40°54'30"W, 165.90 feet;
12. Thence, N 48°51'50"W, 129.94 feet;
13. Thence, N 39°10'05"W, 159.76 feet;
14. Thence, N 47°48'37"W, 68.01 feet;
15. Thence, N 60°36'49"W, 109.24 feet;
16. Thence, N 73°18'03"W, 108.98 feet;
17. Thence, N 84°11'42"W, 56.32 feet;
18. Thence, S 81°36'02"W, 56.76 feet;
19. Thence, S 65°38'51"W, 57.73 feet;

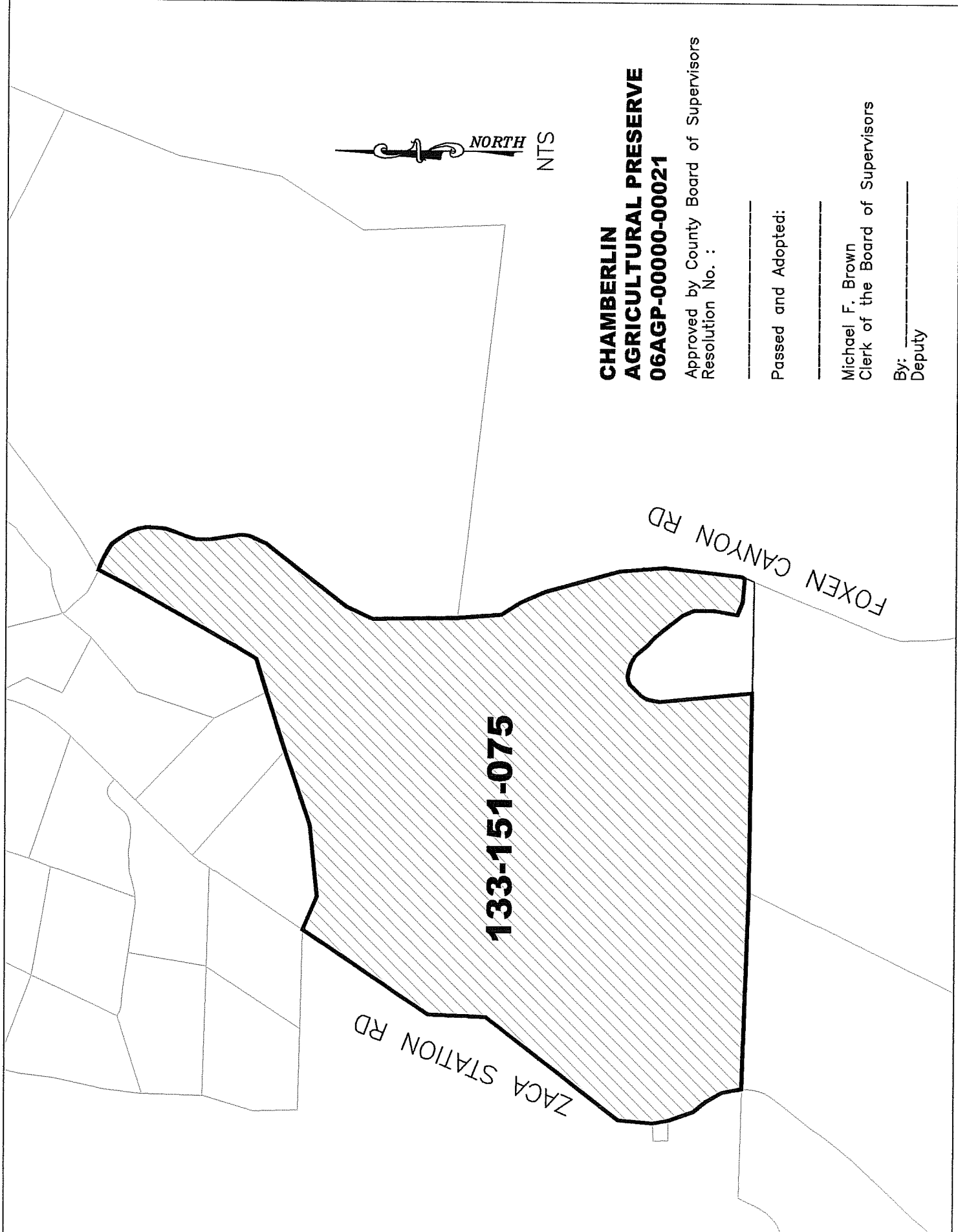
20. Thence, S 43°42'15"W, 223.17 feet;
21. Thence, S 28°58'03"W, 73.93 feet;
22. Thence, S 11°14'34"W, 168.77 feet;
23. Thence, S 05°39'40"E, 1226.32 feet to the Southerly boundary line of said Parcel One, N 89°17'00"W, 1447.70 feet from the True Point of Beginning;
24. Thence, S 89°17'00"E, 1447.70 feet along said Southerly boundary line to the True Point of Beginning.

End of Description

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act this 11th day of October, 2006.


Gerald T. Mittermiller, PLS 8125
License Expiration Date: 12/31/06





NTS

**CHAMBERLIN
AGRICULTURAL PRESERVE
06AGP-00000-00021**

Approved by County Board of Supervisors
Resolution No. :

Passed and Adopted:

Michael F. Brown
Clerk of the Board of Supervisors

By: _____
Deputy

ATTACHMENT D
VICINITY MAP

ATTACHMENT D
Vicinity Map

