



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:** November 20, 2007  
**Placement:** Administrative  
**Estimated Tme:** 2 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** No Vote Required

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**TO:** Board of Supervisors  
**FROM:** Department John Baker, Director  
Director Planning and Development  
Contact Info: Zoraida Abresch, Deputy Director, (934-6585)  
Development Review - North County  
**SUBJECT: Sulpizio/Magali Farms Agricultural Preserve Non-Renewal, Santa Ynez**

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**County Counsel Concurrence**

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

Consider Case No. 07AGP-00000-00017, for nonrenewal by the landowner of an existing agricultural preserve contract. The Board of Supervisors action should include the following:

- A. Accept the request for nonrenewal of Agricultural Preserve 02AGP-00000-00032; and
- B. Execute the attached Notice of Nonrenewal by the County Land Conservation Contract for Assessor's Parcel No. 141-041-092, located approximately 700 feet northeast of the intersection of Mora and Casey Avenues, in the Santa Ynez area, Third Supervisorial District.

**Summary Text:**

On October 5, 2007 the Agricultural Preserve Advisory Committee acknowledged the request of the landowner not to renew as they have indicated the agricultural preserve rules are too restrictive. The ten year nonrenewal period for the contract will commence on December 31, 2007. The subject property has been in an agricultural preserve since January 1, 2002. The site is approximately 40 acres and is used for open pasture.

**Background:**

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's position is that while it does not encourage removal of property from preserve status, 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 chooses to withdraw from the program.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Narrative:

The costs associated with processing this contract non-renewal are offset by the \$1,479.00 fee 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-290 of the adopted 2007 – 2008 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:**

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

Florence Trotter-Cadena, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Richard Sulpizio	Contract, Map
4050 Casey Avenue	
Santa Ynez CA 93460	

**Attachments:**

1. Agricultural Preserve Contracts
2. Legal Descriptions
3. Vicinity Map

**Authored by:**

Florence Trotter-Cadena, Planner III, 805-934-6253  
Development Review Division – North, Planning and Development Department