



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:** 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: Jeff Wilson, Deputy Director, 934-6559  
Development Review Division  
**SUBJECT:** Wygod Agricultural Preserve Replacement Contract, Buellton area, Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence: N/A**

As to form: No

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract 16AGP-00000-00017, a single preserve of 51.71-acres (APN: 137-250-069), located approximately 1 miles northwest of the intersection of Highway 101 and Highway 246, in the Buellton area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 16AGP-00000-00017;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County 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) under State CEQA Guidelines Section 15378(b)(5). A CEQA exemption is included herein as Attachment 3.

**Auditor-Controller Concurrence**

As to form: No

**Summary Text:**

This property was originally part of Agricultural Preserve Contract 77-AP-025 which included three parcels. The replacement contract (16AGP-00000-00017) is being requested for estate planning. As a consequence, three replacement contracts (16AGP-00000-00016, 16AGP-00000-00017, and 16AGP-00000-00018) are being processed which would replace the original contract.

The proposed Wygod Agricultural Preserve Contract (16AGP-00000-00017) would be a preserve of 51.71-acres (47.66-acres of prime land, 2.96-acres of non-prime land, and 1.09-acres of structural development) and comprised of a single parcel (APN: 137-250-069). The 51.71-acres preserve is used for a horse and cattle operation. The parcel is developed with a single family dwelling, two covered pens, barn and tack room, pole barn, office, and two barns. The project is located approximately 1 mile northwest of the intersection of Highway 101 and Highway 246, in the Buellton area, Third Supervisorial District (Attachment 4).

The parcel is currently zoned AG-I-40 under the Land Use and Development Code. On November 4, 2016, the Agricultural Preserve Advisory Committee reviewed 16AGP-00000-00017 and determined that this 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

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: Wygod Realty, LLC, P.O. Box 7188, Rancho Santa Fe, CA 92067

**Attachments:**

1. Agricultural Preserve Contract
2. Legal Description
3. CEQA Notice of Exemption
4. 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: Approved Legal Description**

## **ATTACHMENT 3: CEQA Exemption**

**ATTACHMENT 4: Vicinity Map**