



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 16, 2008
Placement: Administrative
Estimated Tme: 2 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker
Director(s) Planning and Development
Contact Info: Dave Ward, Deputy Director (568-2520)
Development Review – South County
**SUBJECT: Ortega Ridge Properties, Ltd. Agricultural Preserve Replacement Contract,
Summerland Area**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: No

Recommended Actions: That the Board of Supervisors:

Consider Case No. 08AGP-00000-00037 for approval of an agricultural preserve replacement contract for Ortega Ridge Properties, Ltd.

The Board of Supervisors action should include the following:

- A. Approve and direct execution and recordation by the Clerk of the Board of new contract 08AGP-00000-00037, replacing the original Agricultural Preserve 75-AP-012. The replacement contract involves Assessor's Parcel Number 005-080-017, located at 370 Ortega Ridge Road in the Summerland area, 1st Supervisorial District.

Summary Text:

The subject property has been in an agricultural preserve (75-AP-012) since January 5, 1976. The agricultural preserve contract was non-renewed effective December 31, 2004. The property has since been purchased by Ortega Ridge Properties, Ltd., which wishes to assume and re-initiate the contract. The area under contract will remain the same as the previous contract, which encompassed the entire 72.88-acre parcel. The subject parcel is used to grow lemons and avocados.

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 Agricultural Preserve Program Uniform Rules. 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

Fiscal Analysis:

There are no fees associated with replacement contracts. The cost for the contract review and preparation of the report is estimated to be \$1,000.00, and is budgeted in the Permitting and Compliance Program of the Development Review, South Division on Page D-301 of the adopted 2008-2009 fiscal year budget.

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

Sarah Clark, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Joshua P. Rabinowitz	Contract, Map
c/o Fell, Marking, Abkin, Montgomery, Grant & Raney, LLP	
222 E. Carrillo Street, Suite 400	
Santa Barbara, CA 93101-2142	
Jane Gray	Contract, Map
Dudek	
621 Chapala Street	
Santa Barbara, CA 93101	

Attachments:

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

Authored by:

Sarah Clark, Planner II, 805.568.2059
Development Review Division – South, Planning and Development Department