



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 10, 2019
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Planning and Development
Director Lisa Plowman, (805) 568-2086
Contact Info: Travis Seawards, Deputy Director, (805) 934-6559
SUBJECT: Welty New Agricultural Preserve Contract, Carpinteria Area, First
Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Contract No. 19AGP-00000-00005 (Attachment 1) consisting of 11.64 acres located approximately 1,300 feet northwest of the Foothill Road and Linden Avenue intersection, in the Carpinteria area (APN 004-004-039 and 004-004-040);
- b) Approve and authorize the Chair to execute a new Agricultural Preserve Contract No. 19AGP-00000-00005 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County that 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).

Summary Text:

Staff recommends that the Board of Supervisors take the recommended actions outlined above and approve new Agricultural Preserve Contract No. 19AGP-00000-00005 pursuant to Uniform Rule 6-2. The subject property consists of two contiguous parcels totaling 11.64 acres in the Agriculture I zoning district (AG-I-10) of the Carpinteria area (Assessor Parcel Numbers 004-004-039 and 004-004-040).

The subject properties are located approximately 1,300 feet northwest of the Foothill Road and Linden Avenue intersection, in the Carpinteria area (APNs 004-004-039 and 004-004-040). The site is composed of two contiguous parcels totaling 11.64 acres; one parcel is .99 acres and the other is 10.65 acres. Both parcels are designated for agricultural land uses and located in the Agricultural I (AG-I-10) zoning district.

The proposed project is a new superprime agricultural preserve contract for the 11.64-acre site. Pursuant to Uniform Rule 6.2.B, a new contract is required for these properties due to a transfer of ownership of whole legal lots that were a portion of an existing agricultural preserve. The current owner, the John Welty Family Revocable Trust, purchased the properties in January of 2018 while the parcels were under Contract No. 77-AP-020. The applicant is requesting one new contract for both parcels in order to meet the five acre minimum size requirement for superprime agricultural preserves.

The proposed new Welty Agricultural Preserve Contract would be operating as an avocado orchard. Additionally, the 10.65-acre parcel is developed with a single-family residence with detached garage and a storage barn associated with the agricultural operations on the site. These uses are consistent with the County's Comprehensive Plan and Land Use Development Code. The Agricultural Preserve Advisory Committee reviewed the proposed contract on April 5, 2019, and found it 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 \$4,800.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-269 of the County of Santa Barbara Fiscal Year 2019-20 adopted budget.

Special Instructions:

Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with the attached description at the Office of the Santa Barbara County Recorder. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

1. To the County Recorder, a copy of the Surveyor's map;
2. To the property owner (John F. Welty Trust, P.O. Box 355 Carpinteria, CA 93014) a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
3. To the Planning and Development Department (Erick Gomez and David Villalobos), a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
4. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
5. To the Surveyor, a certified copy of the Short Form Contract.

Attachments:

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Approved Legal Description
4. Vicinity Map

Authored by:

Erick Sebastian Gomez, Planner (805) 934-6291

Development Review Division, Planning and Development

Attachment 1: Agricultural Preserve Resolution

Attachment 2: Agricultural Preserve Contract

Attachment 3: Approved Legal Description

Attachment 4: Vicinity Map

