



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

September 10, 2010

Ronn Carlentine
General Service Department
105 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF SEPTEMBER 8, 2010

***RE: California Tiger Salamander Conservation Easement Government Code Consistency;
10GOV-00000-00011***

Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department, to consider Case No. 10GOV-00000-00011 [application filed on August 11, 2010], for a determination that the proposed grant and conveyance of a Conservation Easement for California Tiger Salamander (CTS) for the purpose of supporting the environmental value of wildlife habitat, open space and productive farmland and agricultural activities is consistent with the Comprehensive Plan. The site is identified as AP No. 099-060-021, located approximately 1¾ miles southeast of the intersection of Highway 246 and Santa Rita Road, Lompoc area, Third Supervisorial District.

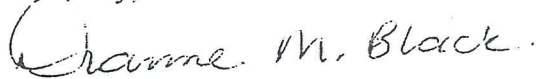
Dear Mr. Carlentine:

At the Planning Commission hearing of September 8, 2010, Commissioner Brooks moved, seconded by Commissioner Cooney and carried by a vote of 4-0 (Blough absent):

1. Determine that the proposed grant and conveyance of a Conservation Easement for California Tiger Salamander (CTS) for the purpose of supporting the environmental value of wildlife habitat, open space and productive farmland and agricultural activities is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402 to Florence Trotter-Cadena (Planning & Development) and the Board of Supervisors. The memo dated August 11, 2010, and the letter reflecting the County Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code §65402 is advisory in nature; therefore the appeal procedure is not applicable. Your Commission's determination will be forwarded to the General Services Department and the Board of Supervisors.

Sincerely,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 10GOV-00000-00011
Planning Commission File
Applicant: Sonia Chantal Anderson, P.O. Box 15, Buellton, CA 93427
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Doreen Farr, Third District Supervisor
Marell Brooks, Third District Planning Commissioner
Rachel Van Mullem, Deputy County Counsel
Florence Trotter-Cadena, Planner

Attachments: Memo to Planning Commission from Doug Anthony, Deputy Director

DMB/dmv

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

Consent Agenda

TO: County Planning Commission

FROM: Doug Anthony, Deputy Director

HEARING DATE: September 8, 2010

RE: Hearing on the request of Ronn Carlentine, Manager of the Office of Real Estate Services, General Services Department, to consider case no. 10GOV-00000-00011, application filed on August 11, 2010, for a determination that the proposed grant and conveyance of a Conservation Easement for California Tiger Salamander (CTS) for the purpose of supporting the environmental value of wildlife habitat, open space and productive farmland and agricultural activities is consistent with the Comprehensive Plan. The site is identified as Assessor Parcel Number 099-060-021, located approximately 1¾ miles southeast of the intersection of Highway 246 and Santa Rita Road, Lompoc area, Third Supervisorial District.

APPLICANT: Ronn Carlentine, Manager, Office of Real Estate Services,
General Services Phone: (805) 568-3078

Project Description: The proposed project consists of the acquisition of a Conservation Easement for California Tiger Salamander (CTS) and expected conveyance of this easement to the Land Trust of Santa Barbara County. The County is funding the acquisition of this conservation easement, pursuant to a Conditional Settlement Agreement between the County and the United States Fish and Wildlife Service (FWS). The proposed conservation easement of approximately 15.4 acres would be located in the northwest corner of a 120 acre parcel. The purpose of the easement is to support the environmental value of wildlife habitat, open space and productive farmland and agricultural activities that are consistent with the preservation and protection of the migratory activities of the federally protected California Tiger Salamander.

Consistency with Applicable Comprehensive Plan Policies:

The request is for a determination that the project is consistent with the Comprehensive Plan.

Agricultural Element, Goal I: Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged.

Consistent: The current agricultural activities on the subject parcel consist of cattle grazing and dry crops (e.g., oat hay, beans). Both would continue to occur on the parcel, but in different areas. Conversion of habitats within the CTS easement would be precluded; however, the easement is primarily located on hillsides, which are not readily

accessible for dry farming. According to USFWS (Federal Register, Vol. 65, No. 184, page 57261; September 21, 2000), grazing generally is compatible with the continued use of rangelands by the California tiger salamander in Santa Barbara County, as long as intensive burrowing rodent control programs are not implemented on such areas and grazing is not excessive. The property owner has recently applied to enroll in the agricultural preserve program. The proposed project would be consistent with this policy.

Conservation Element, Agriculture Recommendation 3b, (page 209):

Mitigation measures of potential environmental impacts of some agricultural operations should continue to be encouraged.

The proposed conservation easement is for the purpose of supporting the environmental value of wildlife habitat, and open space, productive farmland, and agricultural activities. Conversion of habitats within the CTS easement would be precluded; however, the easement is primarily located on hillsides, which are not readily accessible for dry farming. According to USFWS (Federal Register, Vol. 65, No. 184, page 57261; September 21, 2000), grazing generally is compatible with the continued use of rangelands by the California Tiger Salamander in Santa Barbara County, as long as intensive burrowing rodent control programs are not implemented on such areas and grazing is not excessive. With the approval of the easement, the property would continue with the agricultural operations of cattle grazing and dry farming in specific areas. Therefore, the proposed project would be consistent with this recommendation.

Land Use Element, Hillside and Watershed Protection Policies:

Policy #2: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

The proposed conservation easement would be sited in an area that has been designated by the FWS as Critical Habitat for the California Tiger Salamander, and would preclude future development within its boundaries. No vegetation would be removed as part of this project and the ability for CTS to migrate between ponds would be preserved. The proposed project would not result in any changes in existing drainage patterns or the topography of the project site. The proposed project would not require the removal of any trees and would be retained as natural open space. Therefore, the proposed project would be consistent with this policy.

Policy #7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be

accessible for dry farming. According to USFWS (Federal Register, Vol. 65, No. 184, page 57261; September 21, 2000), grazing generally is compatible with the continued use of rangelands by the California tiger salamander in Santa Barbara County, as long as intensive burrowing rodent control programs are not implemented on such areas and grazing is not excessive. The property owner has recently applied to enroll in the agricultural preserve program. The proposed project would be consistent with this policy.

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Policy #7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be

discharged into or alongside coastal streams or wetlands either during or after construction.

The proposed conservation easement would protect one known (LOAL-33) and one potential (LOAL-49) CTS breeding pond, and a surrounding grassland and coastal sage area for interpond migration. The easement would not degrade the groundwater basins, streams or wetlands, as no development could result as part of the easement. No pollutants will be discharged as the easement is for the purpose of supporting the environmental value of wildlife habitat, and open space, productive farmland, and agricultural activities. Therefore, the proposed project would be consistent with this policy.

Recommendation: That the Planning Commission:

1. Determine that the proposed grant and conveyance of a Conservation Easement for California Tiger Salamander (CTS) for the purpose of supporting the environmental value of wildlife habitat, open space and productive farmland and agricultural activities is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402 to Florence Trotter-Cadena (Planning & Development) and the Board of Supervisors. The memo dated August 11, 2010, and the letter reflecting the County Planning Commission's action shall constitute the required report.

Attachment A – General Services Memorandum dated August 11, 2010

Attachment B – Overall CTS Map

Attachment C – Close-up of CTS Area on Parcel

Attachment D – Exhibit Sketch with Areas

Attachment E – Legal Descriptions

Attachment F – Assessor Parcel Page

Staff Contact/Prepared by: Florence Trotter-Cadena, Senior Planner, (805) 934-6253

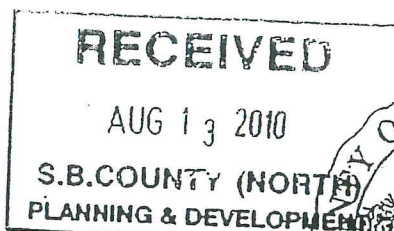
Memorandum

Date: August 11, 2010

To: Zoraida Abresch
Planning and Development

From: Ronn Carlentine
General Services Department
Office of Real Estate Services

Subject: Conservation Easement - California Tiger Salamander (CTS) – Sonia Anderson
Property (APN: 099-060-021)
Fourth Supervisorial District



In accordance with Government Code Section 65402, the County of Santa Barbara, General Services Department, is contemplating Sonia Anderson desire to grant and convey a Conservation Easement over a portion of County Assessor Parcel Number 099-060-021 to The Santa Barbara Land Trust. The County of Santa Barbara will facilitate the acquisition of the Conservation Easement from the property owner, Sonia Anderson. The Land Trust will hold the easement and have the responsibility and right to preserve and protect the conservation values of the Conservation Easement.

LOCATION: The owner's property is known as 3200 Gypsy Canon Road, in the unincorporated area of Lompoc, CA. The property consists of approximately 160 acres. The easement area consist of four areas A, B, C, and D, where areas A, B, C shall be preserved for agricultural activities that are consistent with the preservation and protection of the migratory activities of the CTS in the easement area, and where area D shall be preserved for the enhancement and preservation of a potential breeding Pond 49 for the CTS, all legally described and shown on Exhibits "A" and "B" attached hereto and incorporated herein.

The PURPOSE of acquiring the Conservation Easement is to support the environmental value of wildlife habitat, open space, and productive farmland and agricultural activities that are consistent with the preservation and protection of the migratory activities of the federally protected California Tiger Salamander.

The EXTENT of this proposed real property transaction is The Santa Barbara Land Trust will consider accepting the Conservation Easement. The vesting of the Conservation Easement will be held by The Santa Barbara Land Trust.

In accordance with Government Code Section 65402, the General Services Department hereby requests that a finding be made by the Planning Commission as to whether the proposed Santa Barbara Land Trust acceptance of the Conservation Easement is, or is not in conformity with the Santa Barbara County General Plan. In accordance with your findings, please forward the Planning Commission final report to the Real Estate Services Office of the General Services Department for further processing of the proposed acquisition of the Conservation Easement.

10GOV-00000-00011
Anderson Conservation Easement-CTS
1200 Gypsy Canyon Rd.
AG-11-100
APN: 099-060-021

please call me at extension 3078. Thank you for your assistance.

ATTACHMENT A

General Services Memo Dated

