



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 15, 2020
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, Director, 568-2086
Contact Info: Travis Seawards, Deputy Director, 568-2518
SUBJECT: Tri-M Rental Group Agricultural Preserve Replacement Contract, Santa Maria area,
Fifth Supervisorial District

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:

- a) Adopt a resolution creating Agricultural Preserve No. 17AGP-00000-00013 (Attachment 1) consisting of 293.63 acres located west of the intersection of Foxen Canyon Road and Santa Maria Mesa Road, to the east of the City of Santa Maria (Lot 1 of Lot Line Adjustment 16LLA-00000-00005, recorded March 5, 2020, as Instrument No. 2020-0011355);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 17AGP-00000-00013 (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 adopt the Tri-M Rental Group Agricultural Preserve Replacement Contract No. 17AGP-00000-00013 pursuant to Uniform Rule 6-2. The 293.63-acre property (designated as Portions of Assessor’s Parcel Numbers [APNs] 129-030-014, 129-030-020, 129-040-002, 129-040-008, 129-040-016, 129-040-017) was originally a part of Agricultural Preserve Contracts No. 70-AP-158 and No. 69-AP-088. This parcel is Lot One of the Lot Line Adjustment 16LLA-00000-00005, recorded March 5, 2020, as Instrument No. 2020-0011355. This Lot Line Adjustment affected the properties under Agricultural Preserve Contracts 70-AP-158 and 69-AP-088, which resulted in the need for this replacement land conservation contract and the establishment of three new agricultural preserves (17AGP-00000-00013, 17AGP-00000-00014, and 17AGP-00000-00015). The replacement contract 17AGP-00000-00015 is missing some requirements and may not be heard by the Board of Supervisors in 2020.

The proposed Tri-M Rental Group Agricultural Preserve Replacement Contract consists of approximately 270 acres of prime farmland used for row crops and 23 acres of nonprime land. The project is located west of the intersection of Foxen Canyon Road and Santa Maria Mesa Road, approximately 5 miles east of the City of Santa Maria (Attachment 4).

The subject parcel is currently zoned AG-II-100 under the Land Use and Development Code and the proposed preserve would be consistent with the County’s Comprehensive Plan.

On September 1, 2017, the Agricultural Preserve Advisory Committee (APAC) reviewed 17AGP-00000-00013 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 5). At the time of the APAC review, the preserve was incorrectly titled the Rancho Fugler, LLC Ag Replacement Contract. It has since been corrected to reflect the correct property owner.

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or as the Williamson Act) provide 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 \$3,735.00. Funding for this project is budgeted in the Planning and Development’s Permitting Budget Program on page D-294 of the County of Santa Barbara Fiscal Year 2020-21 adopted budget.

Special Instructions:

The 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 description attached (Exhibit A) 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 (Tri-M Rental Group, LLC, P.O. Box 1862, Santa Maria, CA 93456), 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 (Ben Singer 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
5. Approved APAC Minutes

Authored by:

Ben Singer, Planner 805-934-6587
Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Approved Legal Description

ATTACHMENT 4: Vicinity Map

ATTACHMENT 5: APPROVED APAC MINUTES