

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** June 9, 2004  
**Department:** Planning and Development  
**Department No.:** 053  
**Agenda Date:** June 22, 2004  
**Placement:** Administrative  
**Estimate Time:** 5 minutes  
**Continued Item:** NO  
**If Yes, date from:**  
**Document FileName:** G:\GROUP\PERMITTING\CASE FILES\AP\98 CASES\98AP011-012\BSADMINSET.DOC

**TO:** Board of Supervisors

**FROM:** Val Alexeeff, Director  
Planning and Development

**STAFF CONTACT:** Anne Almy, Supervising Planner, 568-2053  
Eric Engelbart, Planner II, 568-2011

**SUBJECT:** 98-AP-012, 74-AP-034, Agricultural Preserve Replacement Contract

---

## Recommendation:

That the Board of Supervisors:

Execute the request of Sandy Stahl to consider Case No. 98-AP-016, for two Agricultural Preserve Replacement Contracts. The replacement contracts involve Assessor's Parcel No. 155-170-041 and 155-170-019, located at 4036 Foothill Rd. in the Carpinteria area, First Supervisorial District.

## Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

## Executive Summary and Discussion:

The subject property has been in an agricultural preserve since the original contract, 74-AP-034A was approved. As a condition of approval of 97-LA-016, which affected the entirety of the area under contract, the then property owner was required to apply for new Agricultural Preserve Contracts conforming to the adjusted lots. While applications were made, recordation was never finalized. Since that time, the property has been sold. The new owner of Lot 2 wishes to raise orchard grass and alpacas on the site rather than grow citrus trees. However, Lot 1 will remain as a citrus orchard. On February 6, 2004, the idea of a different crop (orchard grass) for

Lot 2 was reviewed by the Agriculture Preserve Committee and the fact that the replacement contract was not recorded was noted.

Your Board's action today to execute the attached Agricultural Preserve Contracts will complete the requirements of 97-LA-016. The recorded date for the replacement contracts will be December 31, 2004 and the effective date for replacement of the contracts will be December 31, 1998. Lot 1 is approximately 11.57 acres and Lot 2 is approximately 19.9 acres in size.

**Mandates and Service Levels:**

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:**

The costs associated with processing this replacement contract are offset by the processing fee required to be paid by the applicant per the Planning & Development adopted fee schedule.

**Special Instructions:**

N/A

**Concurrence:**

N/A