



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: November 16, 2021
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
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: Dolcini Family Trust Agricultural Preserve Contract, Santa Maria area, Third
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 establishing Agricultural Preserve No. 21AGP-00000-00009 (Attachment 1) consisting of 1,165 acres located on Brown Road west of the Cabrillo Highway in the Santa Maria area (APNs 113-170-003, 113-170-004, and 113-190-001);
- b) Approve and authorize the Chair to execute Dolcini Family Trust Agricultural Preserve Contract No. 21AGP-00000-00009 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Determine that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15317, as specified in Attachment 5 of this Board Letter, dated November 16, 2021.

Summary Text:

Staff recommends that the Board of Supervisors authorize execution of a contract to establish the Dolcini Family Trust Agricultural Preserve Contract No. 21AGP-00000-00009 pursuant to the Uniform Rules 1-2. The proposed contract will designate 1,165 acres of nonprime farmland in the Santa Maria Valley

historically and currently used for livestock grazing as an agricultural preserve pursuant to the Williamson Act. The purpose of the Williamson Act is the long-term conservation of agricultural and open space lands.

The Dolcini Family Trust Agricultural Preserve Contract consists of 1,165 acres of nonprime farmland used for livestock grazing of cows and calves (Attachment 3). The land has been leased by the Dolcini Family Trust to the Maretti Minetti Ranch Company since the 1950s for agricultural use. The Maretti Minetti Ranch Company is actively engaged in agricultural activities on the property, including hay production and pasturing of beef cattle at a rate of approximately one cow-calf pair per 25 acres per year. The Maretti Minetti Ranch Company is responsible for the upkeep and maintenance of all ranch infrastructure to support the agricultural use of the property. Existing development on the property is limited to a barn, residence, and hay storage structure on APN 113-170-003, constructed prior to the adoption of the local zoning ordinance in 1958 and covers an area less than two acres consistent with the Uniform Rules.

The subject property is currently zoned Agriculture II (AG-II-100) under the Land Use and Development Code and the proposed preserve is consistent with the County's Comprehensive Plan.

On September 10, 2021, the Agricultural Preserve Advisory Committee (APAC) reviewed Contract No. 21AGP-00000-00009 and determined that the proposed preserve is consistent with the Uniform Rules (Attachment 4).

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or the Williamson Act) grants local jurisdictions the authority to establish an agricultural preserve program to promote the conservation of agricultural and open space land. The Act establishes a program to enroll land in Williamson Act or Farmland Security Zone contracts whereby the land is enforceably restricted to agricultural, open space, or recreational uses in exchange for reduced property tax assessments. Participation in the program is voluntary by the County and by the eligible landowners and therefore, there are no state mandates associated with this program. The Act requires that each participating local government have a set of uniform rules for administering Williamson Act and Farmland Security Zone contracts within its jurisdiction. The County's Uniform Rules establish the basic requirements for all contracts and are incorporated as a part of each contract.

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 \$8,100. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-301 of the County of Santa Barbara Fiscal Year 2021-22 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, Attachment 2) 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 (Earl and Mary Margaret Dolcini Family Trust, Dorothy Mead Secondary Trust, and Calvin C. Dolcini Revocable Living Trust, 3233 Llano Road, Santa Rosa, CA 95407), 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 (Paige Roosa 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. Vicinity Map
4. Approved APAC Minutes
5. Notice of Exemption

Authored by:

Paige Roosa, Planner, 568-2081
Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Vicinity Map

ATTACHMENT 4: Approved APAC Minutes

**ATTACHMENT 5:
Notice of CEQA Exemption**