

# 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:** August 30, 2005  
**Department:** P&D  
**Budget Unit:** 053  
**Agenda Date:** September 20, 2005  
**Placement:** Administrative  
**Estimate Time:** 5 minutes  
**Continued Item:** NO  
**If Yes, date from:**  
**Document FileName:** G:\GROUP\Permitting\Case Files\AGP\05 cases\05AGP-00000-00024 for 82-AP-007\BSAdminsetnonrenewal.doc

---

**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning and Development

**STAFF CONTACT:** Florence Trotter-Cadena, Planner III  
Development Review Division –North County  
934-6253

**SUBJECT:** 82-AP-007, Northstar Management Agricultural Preserve Non-Renewal

---

## Recommendation:

Set date to hear the request of the Northstar Management, owner, to consider Case No. 82-AP-007 for non-renewal of an existing agricultural preserve contract. The subject non-renewal involves Assessor's Parcel Nos. 147-100-023, -024; 147-140-007, -008; 147-150-001, -015, located north on Foothill Road, known as 2170 Alisos Canyon Road, Cuyama area, Fifth Supervisorial District. (SET DATE FOR ADMINISTRATIVE AGENDA ON NOVEMBER 8, 2005).

## Alignment with Board Strategic Plan:

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

## Executive Summary and Discussion:

On August 12, 2005 the Agricultural Preserve Advisory Committee voted by a unanimous vote of 4 to 0 to acknowledge the submission of non-renewal of 82-AP-007 by the landowner. The effective date for nonrenewal of the contract will be December 31, 2005. The subject property has been in an agricultural preserve since the original contract, 82-AP-007, was approved on

January 1, 1983. The owners are requesting non-renewal of the contract as they wish to sell the property. The site is approximately 758 acres and is used for cattle grazing.

Section 51245 of the Government Code provides that if either the landowner or the County desires in any year not to renew an agricultural preserve contract, that party shall serve written notice of nonrenewal of the contract upon the other party in advance of the annual renewal date of the contract. The Agricultural Preserve Advisory Committee's position is that while it does not encourage removal of property from preserve status, it recognizes that pursuant to the Uniform Rules of the County's Agricultural Preserve Program, nonrenewal is an accepted method for terminating a contract when the landowner is not in compliance with the Uniform Rules.

**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 contract non-renewal are offset by fees required to be paid by the applicant per the Planning & Development adopted fee schedule.

Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-296 of the adopted 2005 – 2006 fiscal year budget.

After recordation of non-renewal, property taxes on this site will be incrementally increased for the next ten years until full property taxes are assessed.

**Special Instructions:**

N/A

**Concurrence:**

N/A