



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 3, 2024
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, (805) 568-2086
Contact Info: Travis Seawards, Deputy Director, (805) 568-6559
Development Review Division
SUBJECT: Jordan Replacement Agricultural Preserve Contract, Lompoc 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: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Contract No. 20AGP-00000-00006 (Attachment 1) consisting of 20.82 acres located directly northwest of the Floradale Ave. and W. Central Ave intersection, in the Lompoc area (APN 093-040-041);
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 20AGP-00000-00006 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15317 [Open Space Contracts or Easements].

Summary Text:

The project is a request for approval and execution of an Agricultural Preserve Contract for the 20.82-acre property identified as Assessor's Parcel Number 093-040-041, located at the northwest corner of the intersection of Floradale Avenue and West Central Avenue in the Third Supervisorial District. Staff recommends that the Board of Supervisors authorize execution of replacement Agricultural Preserve Contract (Contract) No. 20AGP-00000-00006 pursuant to Uniform Rules, Rule 1-2.4. The subject

property is a 20.82-acre parcel that was originally a portion of a 21.40-acre agricultural preserve established under Contract No. 70-AP-008. In 2008, The Stephen E. and Patricia A. Jordan Family Trust (Owner) purchased the subject property, thus resulting in split ownership of land under Contract No. 70-AP-008. In 2019, the Owner deeded a 0.58-acre portion of the subject property to the County of Santa Barbara, resulting in the current parcel configuration. The subject property is shown as Assessor's Parcel Number (APN) 093-040-041 and located directly northeast of Floradale Avenue and West Central Avenue intersection, in the Lompoc area. The parcel has a Comprehensive Plan land use designation of Agricultural Commercial (AC) and is located in the Agricultural II (AG-II-40) Zoning District.

On January 10, 2020, and March 6, 2020, the Agricultural Advisory Committee (APAC) reviewed the ongoing eligibility of the Agricultural Preserve and Contract No. 70-AP-008. The APAC determined that a replacement Contract would be required for the subject property to retain its designation as an Agricultural Preserve. P&D is processing a backlog of cases and this is one of several cases that are now being addressed.

The proposed replacement Jordan Agricultural Preserve is composed solely of the subject property, which is utilized for the cultivation of row crops. No structural development exists on the site. The proposed replacement Contract consists of approximately 20.82 acres of prime farmland. Approximately 20.82 acres are used for seasonal row crops.

The proposed preserve will protect the agricultural viability and productivity of prime farmland and is therefore consistent with the goals and policies of the Agricultural Element of the County's Comprehensive Plan. Moreover, the Agricultural Preserve Advisory Committee reviewed the proposed contract on July 10, 2020, and found it consistent with the Uniform Rules (Attachment 5).

Staff recommends that the Board of Supervisors determine that the project is exempt from CEQA pursuant to the State CEQA Guidelines Section 15317 [Open Space Contracts or Easements] because it explicitly exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act. Additionally, the renewed agricultural preserve would not result in any exceptions (State CEQA Guidelines Section 15300.2) to the Categorical Exemptions. The project does not include physical development and will not result in a cumulative impact, significant effect, damage to scenic resources, impact to a listed site with hazardous waste, or substantial adverse change to the significance of a historical resource.

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 \$9,000.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on Page 317 of the County of Santa Barbara Fiscal Year 2024-25 Adopted Budget.

Special Instructions:

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, no later than December 31, 2024. 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 (does not require recordation except as Exhibit A to the Short Form Land Conservation Contract);
2. To the property owner (The Stephen E. and Patricia A. Jordan Family Trust, P.O. Box 427, Lompoc, CA 93538), a conformed copy of the Short Form Contract, a certified copy of the Resolution, and a copy of the Surveyor's map;
3. To the Planning and Development Department (Steve Conner and David Villalobos), a conformed copy of the Short Form Contract, a certified copy of the 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 the 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. Excerpts from APAC Minutes

Authored by:

Steve Conner, Planner, (805) 568-2081

Development Review Division, Planning and Development Department