

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: March 7, 2006
Department: Planning and Development
Department No.: 053
Agenda Date: April 11, 2006
Placement: Administrative
Estimate Time: 5 minutes
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If Yes, date from:
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00013\05AGP00013bsfinal.doc

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development Department

STAFF CONTACT: Zoraida Abresch, Deputy Director
Development Review Division – North County
934-6585

SUBJECT: 05AGP-00000-00013, Risi Agricultural Preserve Replacement Contract

Recommendation:

That the Board of Supervisors:

Approve and direct execution and recordation by the Clerk of the Board of new contract 05AGP-00000-00013, replacing a portion of the original Agricultural Preserve 69-AP-048. The replacement contract involves Assessor's Parcel Nos. 099-200-071, -072, -073, -074, -075, -076, -077, located approximately 2 miles southwest of Mail Road, known as 25 Mail Road, in the Lompoc area, Fourth 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 (69-AP-048) since January 1, 1970. On June 10, 2005, the Agricultural Preserve Advisory Committee, carried by a vote of 4 to 0, found the proposed replacement contract consistent with the Uniform Rules. The site is approximately 200 acres, with 163 acres used for open space and approximately 37 acres planted in vineyards.

Mandates and Service Levels:

As part of the APAC's function, parcels under contract are reviewed for conformance with the Uniform Rules when changes in title occur. Uniform Rule #8 prohibits parcels with different titles to be held under one contract. In this case, there are 8 parcels under contract 69-AP-048 seven of the parcels are owned by Risi and one parcel, 099-200-057, is owned by Divine Mercy, Inc. Divine Mercy, Inc. has not applied for a replacement contract at this time.

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 \$1,326.00 processing fee 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.

Special Instructions:

Please distribute copies of the recorded contract with attached legal descriptions and copies of the Board of Supervisors Minute Order as follows:

P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Mr. Joseph Risi	Contract, Map
27 West Anapamu Street, #350	
Santa Barbara CA 93101	

Concurrence:

N/A

Prepared By: Florence Trotter-Cadena