



**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: 12/05/2006
Placement: Set Hearing
Estimate Time: N/A
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) John Baker, Director
(805) 568-2085
Contact Info: Dianne Black, Assistant Director
(805) 568-2086

SUBJECT: Paloma Ranch, LLC Agricultural Preserve Contract Non-Renewal

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: N/A

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors:

Set hearing for December 12, 2006 (Administrative Agenda) to consider the request of Eric Hvolbøll, agent for the owner, for Case No. 06AGP-00000-00017, for non-renewal of Agricultural Preserve Contract No. 98-AP-019.

A. Accept the request for non-renewal of Agricultural Preserve Contract No. 98-AP-019, and;

B. Execute the attached Notice of Non-Renewal of the County Land Conservation Contract for Assessor's Parcel No. 081-220-015, located approximately 1 ½ miles north of U.S. Highway 101 and 400 feet east of Refugio Road in the Gaviota area, Third Supervisorial District.

Summary:

On November 3, 2006, the Agricultural Preserve Advisory Committee acknowledged the request of the landowner not to renew Agricultural Preserve Contract No. 98-AP-019. Non-renewal of the Agricultural Preserve Contract was granted due to an existing agricultural conservation easement covering the Ranch and including this parcel. The non-renewal period of the contract will begin on December 31, 2006.

Background:

The subject property has been in an agricultural preserve contract since January 20, 2000 under Contract No. 98-AP-019. The owner has requested non-renewal of agricultural preserve contract 98-AP-019 because the parcel in question has been entered into a perpetual agriculture conservation easement with The Land Trust for Santa Barbara County. The conservation easement was recorded on March 20, 2003. The non-renewal request was heard and approval recommended by the Agricultural Preserve Advisory Committee on November 3, 2006. The subject parcel is approximately 131 acres and will continue to be used for avocado orchards and grazing land. The non-renewal period for the contract will begin on December 31, 2006.

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 non-renewal of the contract upon the other party in advance of the annual renewal date of the contract.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

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, South Division on Page D-290 of the adopted 2006 – 2007 fiscal year budget.

Staffing Impact(s):

Legal Positions:

N/A

FTEs:

N/A

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
Eric Hvolbøll, La Paloma Ranch	Contract, Map

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Attachments:

- A. Notice of Non-Renewal
- B. Agricultural Preserve Contract
- C. Legal Description
- D. Vicinity Map

Authored by:

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Development Review Division – South, Planning and Development Department

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