



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: May 12, 2009  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department John Baker, Director  
Director Planning and Development  
Contact Info: Zoraida Abresch, Deputy Director (934-6585)  
Development Review - North County  
**SUBJECT: Kelt Agricultural Preserve Replacement Contract, Santa Ynez area**

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**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:

Consider Case No. 08AGP-00000-00021 for approval of an agricultural preserve replacement contract for Keith and Marietta Kelt, owners.

The Board of Supervisors action should include the following:

- A. Approve and direct execution and recordation by the Clerk of the Board of new contract 08AGP-00000-00021, replacing a portion of the original Agricultural Preserve 88-AP-001. The replacement contract involves Assessor's Parcel number 141-290-031 (portion of) located approximately two miles east of Refugio Road, known as 4010 Via Rancheros, in the Santa Ynez area, Third Supervisorial District.

**Summary Text:**

The subject property has been in an agricultural preserve (88-AP-001) since January 1, 1989. The original preserve consisted of approximately 355 acres. The replacement contract is required due to the approval and recordation of a Tentative Parcel Map (TPM 14,708). The lot split created three new parcels which changed the original contract boundaries, causing the need for replacement contracts. All of the new parcels created under the

Tentative Parcel Map (TPM 14,708) will be under new individual replacement contracts. The current replacement contract is for 121.94 acres that are currently used for a walnut orchard and grazing.

**Background:**

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:**

Budgeted: Yes

**Fiscal Analysis:**

There are no fees associated with replacement contracts. The cost for the contract review and preparation of this report is estimated to be \$1000.00, and is budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-305 of the adopted 2008– 2009 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:

Florence Trotter-Cadena, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Keith and Marietta Kelt	Contract, Map
1459 Vincent Place	
Montecito, CA 93108	

**Attachments:**

1. Agricultural Preserve Contracts
2. Legal Descriptions
3. Vicinity Map

**Authored by:**

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Development Review Division – North, Planning and Development Department