



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 10, 2013
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Planning and Development
Director Glenn Russell, Ph.D., Director, 568-2085
Contact Info: Alice McCurdy, Deputy Director, 934-6559
Development Review Division
SUBJECT: Souza Agricultural Preserve Contract, Santa Maria area, Fifth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

1. Approve and authorize the Chair to execute agricultural preserve replacement contract 12AGP-00000-00012, on a single 145.38-acre parcel located approximately $\frac{3}{4}$ miles northeast of the intersection of Main Street, and Bonita Lateral Road, known as 2301 Bonita Lateral Road, in the Santa Maria area;
2. Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 12AGP-00000-00012;
3. Authorize recordation by the Clerk of the Board; and
4. Find that the proposed action is an administrative activity of the County, which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5), included as Attachment 4.

Summary Text:

This parcel was originally part of Agricultural Preserve Contract 70-AP-056. A new Replacement Contract is being requested due to the change in ownership. The proposed Souza Agricultural Preserve Replacement Contract (12AGP-00000-00012) would be a prime preserve consisting of one 145.38-acre legal parcel (comprised of two APNs: 117-160-002, and -022), located approximately $\frac{3}{4}$ miles northeast of the intersection of Main Street, and Bonita Lateral Road, known as 2301 Bonita Lateral Road, in the Santa Maria area, Fifth Supervisorial District (Attachment 3). The parcel contains 145.38 acres of row crops. The parcel is zoned AG-II-40 under the Land Use and Development Code. On July 6, 2012, the Agricultural Preserve Advisory Committee reviewed 12AGP-00000-00012 and determined that the replacement of an agricultural preserve contract is consistent with the Uniform Rules.

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 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

There are no fees associated with replacement agricultural-preserve contracts for applications accepted prior to May 5, 2012. The total estimated cost to process this agricultural preserve contract is approximately \$3,800.00, and is budgeted in the Permitting Program of the Planning and Development Department, as shown on page D-168 of the adopted 2013/2015 fiscal year budget.

Special Instructions:

Clerk of the Board shall distribute copies of the recorded contract (with legal description and vicinity map) and Minute Order, as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owners: Ms. Lynn Beckers, Attorney, 415 Montgomery Court, Visalia, CA 93291

Attachments:

1. Agricultural Preserve Contract
2. Legal Description
3. Vicinity Map
4. CEQA Notice of Exemption

Authored by:

Florence Trotter-Cadena, Planner (805) 934-6253

Development Review Division, Planning and Development Department