



**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 11, 2012  
**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: Planning and Development  
Director: Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Doug Anthony, Deputy Director, 568-2046  
Development Review Division – North County  
**SUBJECT: Basin Investments New Agricultural Preserve Contract, Orcutt area, Fourth  
Supervisory District**

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**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 one new Land Conservation Contract 12AGP-00000-00024, included as Attachment 1 of this Board Letter, creating a new agricultural preserve on one legal 163.37-acre parcel (APNs: 129-120-014, -032, -034, -035, and -037) located approximately 1 mile east of Highway 101, on Telephone Road and Clark Avenue (no site address), Orcutt area;
2. Adopt a resolution, included as Attachment 2 of this Board Letter, creating Agricultural Preserve, 12AGP-00000-00024;
3. Authorize recordation by the Clerk of the Board; and,
4. Determine the project is exempt from the provisions of CEQA pursuant to Section 15317 included as Attachment 3 of this Board Letter.

**Summary Text:**

The proposed new Basin Investments Agricultural Preserve Contract (12AGP-00000-00024) consists of one, 163.37-acre legal parcel (APNs: 129-120-014, -032, -034, -035, and -037), located 1 mile east of Highway 101, on Telephone Road and Clark Avenue (no site address), in the Orcutt area, Fourth Supervisorial District (see Assessor Map in Attachment 4). The subject lot has no structural development. Approximately 152.75 acres are planted in grape vines. The remaining 10.62 acres contain abandoned oil wells, ranch roads and an unfarmed ravine. The parcel is currently zoned AG-II-100 under the Land Use and Development Code. On October 5, 2012 the Agricultural Preserve Advisory Committee reviewed 12AGP-00000-00024 and determined that a new 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 California 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

All costs of permit processing are reimbursed by the project applicant and are budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-138 of the adopted 2012/2013 fiscal year budget book.

**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
- Tammy Weber, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owners: EMF PROPERTIES, LLC; JAF PROPERTIES, LLC; TRIPLE J PROPERTIES, LLC; R & B BAYVIEW PROPERTIES, LLC; BASIN INVESTMENTS, LLC, PO Box 60, Guadalupe, CA 93434

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. The Hearing Support Department of Planning and Development shall mail a notice to property owners within 300 feet of the project, including the real property owners, project applicant, and agencies expected to provide essential services shall be done at least 10 days prior to the hearing (Government Code Section 65091).

**Attachments:**

1. Agricultural Preserve Contract
2. Resolution Creating Agricultural Preserve
3. CEQA Exemption for Agricultural Preserve
4. Legal Description with Assessor Map
5. Vicinity Map

**Authored by:**

Tammy Weber, Planner  
Development Review North, Planning and Development Department

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