

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE CREATION)
OF AN AGRICULTURAL PRESERVE)
AND ENTERING INTO AN AGRICULTURAL)
PRESERVE CONTRACT)

RESOLUTION NO. 24-_____
CASE NO.: 24AGP-00002

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas, prior owners opted to nonrenew Agricultural Preserve Contracts 84-AP-010 and 90-AP-10, removing the subject property from preserve;
- B. Whereas, the new preserve created by this Resolution consists of 5,443.84 acres south of Highway 101 and west of Drum Canyon Road, south of the community of Los Alamos, in the Los Alamos area, Fourth Supervisorial District (APNs 099-050-011, 099-050-012, 099-050-013, and 099-050-014);
- D. Whereas, this matter was considered by the County's Agricultural Preserve Advisory Committee on August 8, 2024, and this preserve is being created following a hearing of the Board of Supervisors on December 3, 2024; and
- E. Whereas, notice of these actions have been provided as required by law.

IT IS HEREBY RESOLVED AS FOLLOWS:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors find that the creation of the Nolan Ranch West LLC New Agricultural Preserve is consistent with the County's Comprehensive Plan.
- 3. Pursuant to the California Land Conservation Act of 1965 (the Williamson Act) (Government Code Sections 51200 et seq.), the Nolan Ranch West, LLC New Agricultural Preserve (24AGP-00002) is hereby established as an Agricultural Preserve in the County of Santa Barbara, and a contract for that purpose is hereby entered into.
- 4. A map of the preserve is filed in the Office of the Santa Barbara County Surveyor, and the preserve land is described in Exhibit "A" attached to the Short Form Land Conservation Contract.
- 5. This agricultural preserve shall be administered pursuant to the California Land Conservation Act of 1965 and the Uniform Rules for Agricultural Preserves and Farmland Security Zones adopted by this Board pursuant to said Act.
- 6. The Clerk of the Board shall endorse the fact of this creation and contract execution and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached at the Office of the Santa Barbara County Recorder no later than December 31, 2024. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:
 - i. To the County Recorder, a copy of the Surveyor's map (does not require recordation except as Exhibit A to the Short Form Land Conservation Contract);
 - ii. To the property owners, a duplicate original copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - iii. To the Planning and Development Department, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
 - iv. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
 - v. To the Surveyor, a certified copy of the Short Form Contract.

8. The property owner involved is Nolan Ranch West, LLC, 338 Pier Avenue, Hermosa Beach, CA 90254
9. The Chairperson and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 3rd day of December, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

STEVE LAVAGNINO
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASOTO
Clerk of the Board of Supervisors

By: _____
Sheila de la Guerra, Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
County Counsel


By:  _____
Tyler Sprague, Deputy County Counsel

EXHIBIT A
AGRICULTURAL PRESERVE

24AGP-00002

LEGAL DESCRIPTION

APNs: 099-050-011, 099-050-012, 099-050-013, & 099-050-014

Real property in the unincorporated area, County of Santa Barbara, State of California, described as follows:

PARCEL ONE:

THAT PORTION OF THE RANCHOS LOS ALAMOS AND LA LAGUNA DE SAN FRANCISCO, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE RANCHO "LA LAGUNA DE SAN FRANCISCO", SO-CALLED, AS PATENTED BY THE UNITED STATES, AND BEING THE COMMON CORNER OF THE LANDS HERETOFORE SOLD AND CONVEYED BY JAMES B. SHAW TO ONE CHARLES STEVENS, BY DEED RECORDED IN BOOK M AT PAGE 47 OF DEEDS, RECORDS OF SAID COUNTY, AND SINCE CONVEYED BY SAID STEVENS TO ONE JOHN WIGMORE, BY DEED RECORDED IN BOOK P AT PAGE 132 OF DEEDS, RECORDS OF SAID COUNTY, AND ON THE LINE OF THE RANCHO CALLED "SAN CARLOS DE JONATA"; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE LINE OF THE LAND SO CONVEYED BY THE SAID JAMES B. SHAW TO SAID CHARLES STEVENS, AND AFTERWARDS CONVEYED TO THE SAID JOHN WIGMORE, TO THE CENTER OF THE PUBLIC HIGHWAY (AS SAID HIGHWAY EXISTED ON JANUARY 11, 1908) LEADING FROM THE TOWN OF LOS ALAMOS TO SANTA YNEZ VIA THE RANCHO CALLED "CORRAL DE QUATI"; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER OF THE SAID PUBLIC HIGHWAY OR PUBLIC COUNTY ROAD TO THE POINT OF ITS INTERSECTION WITH COMMON CORNER OF SECTION NOS. 32, 33, 28 AND 29 OF TOWNSHIP 8 NORTH, RANGE 32 WEST, SAN BERNARDINO MERIDIAN; THENCE DUE WEST ON SECTION LINE BETWEEN SECTIONS 29 AND 32 TO THE LAND DESCRIBED FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 6 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY IN THE QUITCLAIM DEED TO SECURITY PACIFIC NATIONAL BANK, TRUSTEE, RECORDED JUNE 29, 1977 AS REEL NO. 77-32708 AND WESTERLY ALONG THE NORTHERLY LINE AND THE PROLONGATION THEREOF TO THE LINE OF THE LANDS CONVEYED TO JOHN S. BELL, BY DEED RECORDED IN BOOK N AT PAGE 162 OF DEEDS, RECORDS OF SAID COUNTY, BEING PART OF THE RANCHOS CALLED "LOS ALAMOS"; THENCE SOUTHERLY ALONG THE LINE OF SAID LANDS OF JOHN S. BELL TO THE SOUTHEAST CORNER OF THE SAID LANDS OF BELL; THENCE SOUTHEAST TO THE LINE SEPARATING THE RANCHO LOS ALAMOS, AS PATENTED BY THE UNITED STATES, FROM THE RANCHO LA LAGUNA DE SAN FRANCISCO, AFORESAID AT LOS ALAMOS PEAK, SO-CALLED, AND THE COMMON BOUNDARY BETWEEN THE SAID RANCHO LOS ALAMOS AND LA LAGUNA; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID RANCHO LA LAGUNA DE SAN FRANCISCO AS PATENTED BY THE UNITED STATES; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY OF SAID RANCHO LA LAGUNA DE SAN FRANCISCO AND THE NORTH BOUNDARY OF THE RANCHO SAN CARLOS DE JONATA AS PATENTED BY THE UNITED STATES, TO THE PLACE OF BEGINNING AND BEING WHAT IS KNOWN AS THE SOUTH PART OF THE SAID RANCHO LA LAGUNA DE SAN FRANCISCO AND SOUTH PART OF SAID RANCHO LOS ALAMOS.

EXCEPTING THEREFROM, THOSE PARCELS OF LAND INCLUDED IN THE DEEDS FROM JAMES B. SHAW TO ONE W. H. FAIRCHILD, RECORDED OCTOBER 27, 1881 IN BOOK Y, PAGES 394, 395 AND 396 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

ALSO EXCEPTING THEREFROM, A PARCEL OF LAND CONVEYED BY SAID JAMES B. SHAW ON THE 4TH DAY OF SEPTEMBER, 1884 TO MRS. H. M. WAIT, BY DEED RECORDED ON THE 5TH DAY OF

DECEMBER, 1884, IN BOOK 4, PAGE 635 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA.

ALSO EXCEPTING THEREFROM, A LOT OF LAND THERETOFORE CONVEYED BY JAMES B. SHAW TO GASPAR ORENA IN BOOK 125, PAGE 264 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, THAT CERTAIN PARCEL OF LAND CONVEYED BY JAMES B. SHAW TO JOSE ANTONIO FELIZ ON MARCH 26, 1888 BY DEED RECORDED IN BOOK 21, PAGES 186- 188 OF DEEDS, SANTA BARBARA COUNTY RECORDS; AND THAT CERTAIN PARCEL CONVEYED BY FRANCIS T. UNDERHILL TO JOSE ANTONIO FELIZ ON FEBRUARY 15, 1888 BY DEED RECORDED IN BOOK 20, PAGES 219-220 OF DEEDS; AND THOSE PARCELS CONVEYED BY FRANCIS T. UNDERHILL TO PACIFIC COAST RAILWAY COMPANY BY DEED DATED DECEMBER 01, 1887 AND RECORDED IN SAID SANTA BARBARA COUNTY RECORDS IN BOOK 21, PAGES 444-446 OF DEEDS.

ALSO EXCEPTING THEREFROM, THE LAND DESCRIBED IN THAT CERTAIN DEED FROM FRANCIS T. UNDERHILL AND OTHERS, TO THE COUNTY OF SANTA BARBARA, DATED JUNE 22, 1888 AND RECORDED IN SAID SANTA BARBARA COUNTY RECORDS IN BOOK 22, PAGES 149-152 OF DEEDS.

ALSO EXCEPTING THEREFROM, THOSE CERTAIN TRACTS DESCRIBED IN DEEDS TO THE STATE OF CALIFORNIA RECORDED: MAY 02, 1958 AS INSTRUMENT NO. 9967 IN BOOK 1521, PAGE 199; MAY 09, 1958 AS INSTRUMENT NO. 10607 IN BOOK 1523, PAGE 185; MAY 21, 1958 AS INSTRUMENT NO. 11622 IN BOOK 1526, PAGE 37, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO LOS ALAMOS COMMUNITY SERVICE DISTRICT, A PUBLIC CORPORATION, RECORDED NOVEMBER 07, 1961 AS INSTRUMENT NO. 39882 IN BOOK 1883, PAGE 38 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM, "PARCEL NO. 1" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION FILED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA AS CASE NO. 82232, A COPY OF WHICH WAS RECORDED JUNE 10, 1969 AS INSTRUMENT NO. 15991 IN BOOK 2274, PAGE 120 OF OFFICIAL RECORDS IN THE OFFICE FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 7 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

LOTS 1, 2, 4 AND 5 AND THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 32 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LANDS ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL THREE:

THAT PORTION OF THE RANCHO LA LAGUNA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6, 7, 8 AND 9 OF THE PARTITION OF FAIRCHILD ESTATE, ACCORDING TO THE FINAL DECREE OF THE PARTITION MADE AND ENTERED ON SEPTEMBER 24, 1888 IN ACTION NO. 1468 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, ENTITLED "W. E. FAIRCHILD, PLAINTIFF, VERSUS ANA FAIRCHILD, ET AL., DEFENDANTS" AND AS SHOWN ON "MAP SHOWING PARTITION OF FAIRCHILD ESTATE COMPRISING SUBDIVISIONS 6, 11, 12, 13 RANCHO LAGUNA, TOWNSHIP 8 NORTH, RANGE 32 WEST,

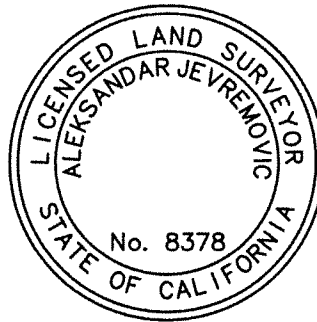
SAN BERNARDINO MERIDIAN", ACCOMPANYING REFEREE'S REPORT FILED IN SAID ACTION ON SEPTEMBER 22, 1888.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FORM NO. 1402.06 ALTA OWNER'S POLICY (6-17-06) POLICY PAGE 8 POLICY NUMBER: NCS-1076688-CC FIRST AMERICAN TITLE INSURANCE COMPANY RECORDED MAY 21, 1958 AS INSTRUMENT NO. 11622 IN BOOK 1526, PAGE 37 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

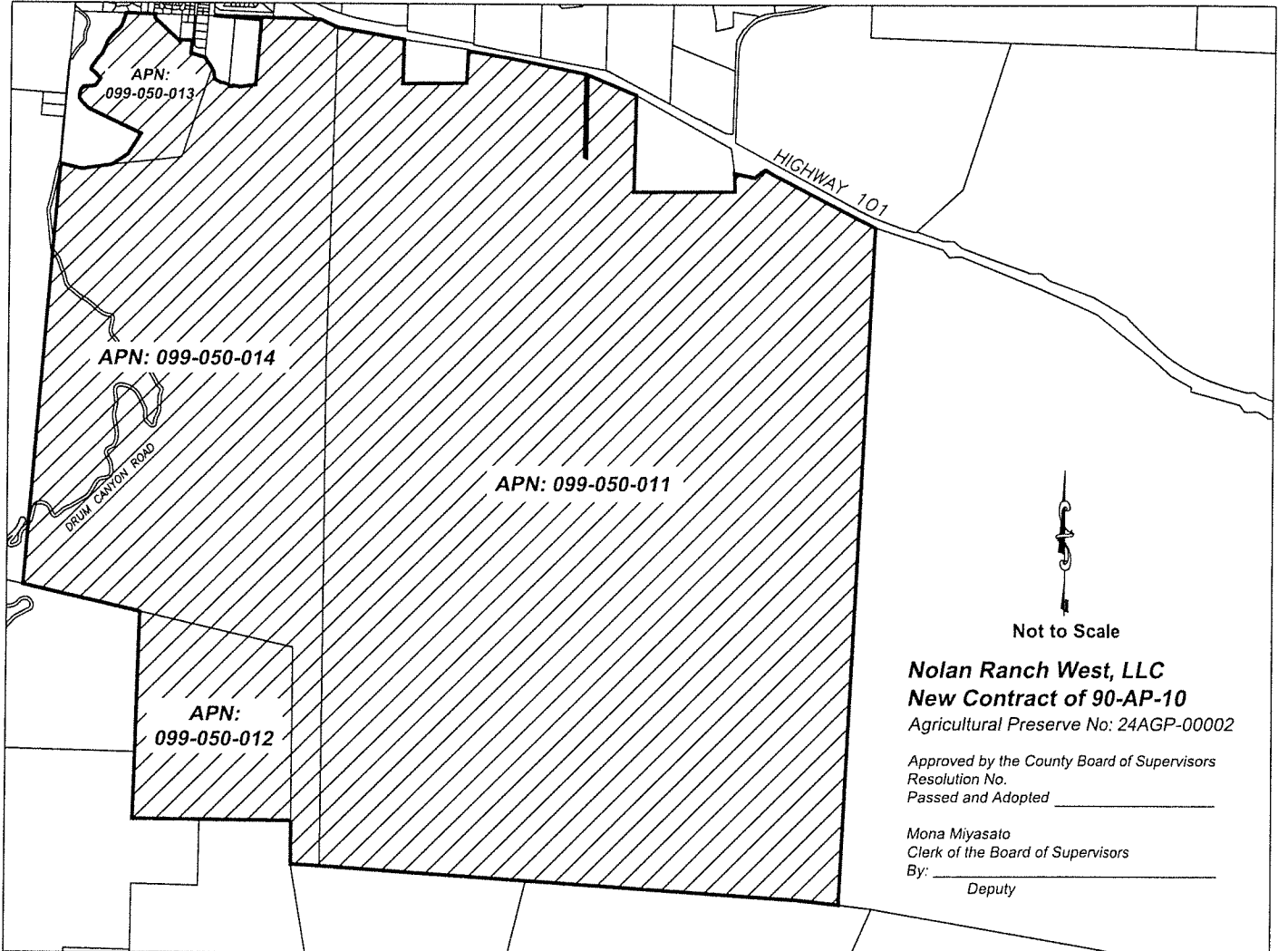
End Description

APPROVED AS TO FORM
AND SURVEY CONTENT

A Jevremovic
ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR



10/7/2024



APN:
099-050-013

APN: 099-050-014

DRUM CANYON ROAD

HIGHWAY 101

APN: 099-050-011

APN:
099-050-012

Not to Scale

Nolan Ranch West, LLC
New Contract of 90-AP-10
Agricultural Preserve No: 24AGP-00002

Approved by the County Board of Supervisors
Resolution No. _____
Passed and Adopted _____

Mona Miyasato
Clerk of the Board of Supervisors
By: _____
Deputy