



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: November 8, 2016
Placement: Administrative
Estimated Time: N/A
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: Jeff Wilson, Deputy Director, 934-6559
Development Review Division
SUBJECT: Shadow's Fund Notice of Nonrenewal of Agricultural Preserve Contract, Lompoc
area, Third Supervisorial District

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:

- a) Receive notice of nonrenewal (16AGP-00000-00009) submitted by the Landowner for Agricultural Preserve 93-AP-004 (Attachment 1); and,
- b) 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). A CEQA exemption is included herein as Attachment 3.

Summary Text:

The property owners requested nonrenewal of 93-AP-004 due to the incompatibility of the commercial requirements for Williamson Act with their charitable use of the land as an animal rescue sanctuary. The contract applies to one parcel totaling 106.19 acres which is identified as APN 083-030-053. The property is used for oat hay production and equine grazing and also contains a 0.29-acre non-agricultural development envelope which includes a single family dwelling. In addition, the site is also developed

with an agricultural barn, equipment shed, and a modular unit (scheduled for demolition). The property is located approximately 1.18 miles south of the intersection of San Miguelito Road and W. Willow Ave, known as 1481 San Miguelito Road, in the Lompoc area, Third Supervisorial District.

On July 8, 2016, the Agricultural Preserve Advisory Committee reviewed 16AGP-00000-00009 and acknowledged the request of the landowner not to renew the agricultural preserve contract. The subject property has been in an agricultural preserve contract since January 1, 1994. Until the contract expires on December 31, 2025, the property must continue to comply with the Williamson Act and Uniform Rules for the duration of the contract.

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. 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 nonrenewal of the contract upon the other party in advance of the annual renewal date of the contract. Upon receiving notice of nonrenewal by the landowner, the Clerk of the Board is required to record the notice of nonrenewal. Upon recordation, the County's role related to the notice of nonrenewal is complete.

Fiscal and Facilities Impacts:

Budgeted: Yes

The total estimated cost to process this agricultural preserve contract is approximately \$1,900.00 and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-289 of the 2016/17 FY budget.

After recordation of non-renewal, property taxes on this site will be incrementally increased for the next nine years until full property taxes are assessed.

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
- Owner: Shadow's Fund Incorporated, P.O. Box 1472, Lompoc CA 93438

Attachments:

1. Landowner Application for Non-Renewal
2. Approved Legal Description
3. CEQA Notice of Exemption
4. Vicinity Map

Authored by:

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

Development Review, Planning and Development Department

ATTACHMENT 1: Landowner Application For Nonrenewal

ATTACHMENT 2: Approved Legal Description

ATTACHMENT 3: CEQA Exemption

ATTACHMENT 4: Vicinity Map