



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 7, 2021
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: Lisa Plowman, Director, 568-2086
Contact Info: Travis Seawards, Deputy Director, 568-2518
SUBJECT: Las Cumbres Ranch Agricultural Preserve Contract, Los Alamos area, Third
Supervisory District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve No. 21AGP-00000-00010 (Attachment 1) consisting of 856.12 acres south of Highway 135 approximately 5.5 miles west of Los Alamos, in the Los Alamos area, APNs 099-010-018, 099-010-025, and 099-020-015;
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 21AGP-00000-00010 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County that 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).

Auditor-Controller Concurrence

As to form: No

Summary Text:

Staff recommends that the Board of Supervisors adopt the Las Cumbres Ranch Agricultural Preserve Contract No. 21AGP-00000-00010 pursuant to Uniform Rule 6-2. The 856.12-acre property (designated as Assessor's Parcel Numbers [APNs] 099-010-018, 099-010-025, and 099-020-015) was originally subject to Agricultural Preserve Contract No. 70AP003. On March 12, 2019, a Notice of Nonrenewal was recorded by the property owner as instrument number 2019-0009652. Since the recordation of the Notice of Nonrenewal, the property owner reconsidered and wishes to fully reenter the Agricultural Preserve Program.

The proposed Las Cumbres Ranch Agricultural Preserve Contract consists of approximately 856.12 acres of non-prime farmland. Approximately 850 acres are used for grazing. The remaining 6.12 acres are used for structures, roads, and other infrastructure. The project is located approximately 5.5 miles west of Los Alamos off of Highway 135 (Attachment 3).

The subject parcel is currently zoned AG-II-100 under the Land Use and Development Code and the proposed preserve is consistent with the County's Comprehensive Plan.

On September 10, 2021, the Agricultural Preserve Advisory Committee (APAC) reviewed 21AGP-00000-00010 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 4).

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or as the Williamson Act) provide that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in an agricultural use. The County of Santa Barbara adopted 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

The costs to process the project were borne by the applicant through the payment of processing fees. The total estimated cost to process this agricultural preserve contract is approximately \$3,735.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-301 of the County of Santa Barbara Fiscal Year 2021-22 adopted budget.

Special Instructions:

The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description attached (Exhibit A) at the Office of the Santa Barbara County Recorder no later than December 31, 2021.

In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

1. To the County Recorder, a copy of the Surveyor's map;
2. To the property owner (Las Cumbres Ranch, LLC, 222 E. Carrillo St., Ste. 310, Santa Barbara, CA 93101), a conformed copy of the Short Form Contract, a certified copy of this Resolution and a copy of the Surveyor's map;
3. To the Planning and Development Department (Ben Singer and David Villalobos), a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
4. 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
5. To the Surveyor, a certified copy of the Short Form Contract.

Attachments:

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Vicinity Map
4. Approved APAC Minutes

Authored by:

Ben Singer, Planner 805-934-6587

Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Vicinity Map



ATTACHMENT 4: APPROVED APAC MINUTES



COUNTY OF SANTA BARBARA

**AGRICULTURAL PRESERVE ADVISORY COMMITTEE
APPROVED MINUTES MEETING OF SEPTEMBER 10, 2021
9:00 A.M.**

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by Stephanie Stark at 9:01 A.M. in the Santa Barbara County Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

<u>COMMITTEE MEMBERS</u>	<u>PRESENT:</u>
Stephanie Stark, Agricultural Commissioner	×
Sergio Ricardo, Assessor's Office (Left Meeting at 10:00 a.m.)	×
David Lackie, Planning and Development	×
Aleks Jevremovic, County Surveyor	×
Matthew Shapero, U.C Cooperative Extension	×

<u>STAFF MEMBERS</u>	<u>PRESENT</u>
Maria Novatt, Senior Deputy County Counsel	×
Callie Kim, Deputy County Counsel	<input type="checkbox"/>
Sharon Foster, Planning & Development	×

NUMBER OF INTERESTED PERSONS: None

VI. NEW ITEMS:

- Las Cumbres Ranch**
- 3. 21AGP-00000-00010 (70-AP- 003) New Agricultural Preserve Contract Los Alamos**
Ben Singer, Planner (805) 934-6587

Consider the request of Joseph R. Billings, Allen & Kimbell, LLP agent for the owner, Las Cumbres Ranch, LLC, of Case No. 21AGP-00000-00010 regarding the application for a new Agricultural Preserve Contract to replace contract no. 70-AP-003, which is currently in nonrenewal status, and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 856.12 acres, total, identified as Assessor's Parcel Numbers 099-010-018, 099-010-025 & 099-020-015 zoned AG-II-100 with an AC Comprehensive Plan designation located at 0 Highway 135 in the Los Alamos area, Fourth Supervisorial District.

ACTION: Jevremovic moved, seconded by Stark, and carried by a vote of 4-0 (Ricardo absent) to find the request for a new agricultural preserve contract consistent with the Uniform Rules.