



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 2, 2021  
Placement: Administrative  
Estimated Time: 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: Lisa Plowman, Director, 568-2086  
Contact Info: Travis Seawards, Deputy Director, 568-2518  
**SUBJECT:** Pacific Oak Ranch Agricultural Preserve Replacement Contract, Santa Ynez area,  
Third Supervisorial District

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**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-00000-00002 (Attachment 1) consisting of 192.5 acres east of the intersection of Highway 246 and Highway 154, southeast of the intersection of Happy Canyon Road and Alisos Road, in the Santa Ynez area (APN 141-250-037);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 21AGP-00000-00002 (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 Pacific Oaks Ranch Agricultural Preserve Replacement Contract No. 21AGP-00000-00002 pursuant to Uniform Rule 6-2. The 192.5-acre property (designated as Assessor's Parcel Number [APN] 141-250-037) was originally part of Agricultural Preserve Contract No. 06AGP-00000-00009, along with APN 141-250-036. This parcel was sold on September 23, 2020 per document number 2020-0051861. The sale resulted in Contract No. 06AGP-00000-00009 no longer being under common ownership, which resulted in the need for a replacement land conservation contract.

The proposed Pacific Oaks Ranch Agricultural Preserve Replacement Contract consists of approximately 192.5 acres of non-prime farmland. Approximately 150 acres are used for grazing, 0.27 acres are used for vineyards, and 9.5 acres are planned for future agricultural production. The project is located approximately three miles east of the intersection of Highway 246 and Highway 154 and directly southeast of the intersection of Happy Canyon Road and Alisos Road (Attachment 4).

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 July 9, 2021, the Agricultural Preserve Advisory Committee (APAC) reviewed 21AGP-00000-00002 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 5).

**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, Attachment 2) 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 (Pacific Oaks Ranch, LLC, 1162 Alisos Avenue, Santa Ynez, CA 93460), a conformed copy of the Short Form Contract, a certified copy of the 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 the 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 the 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

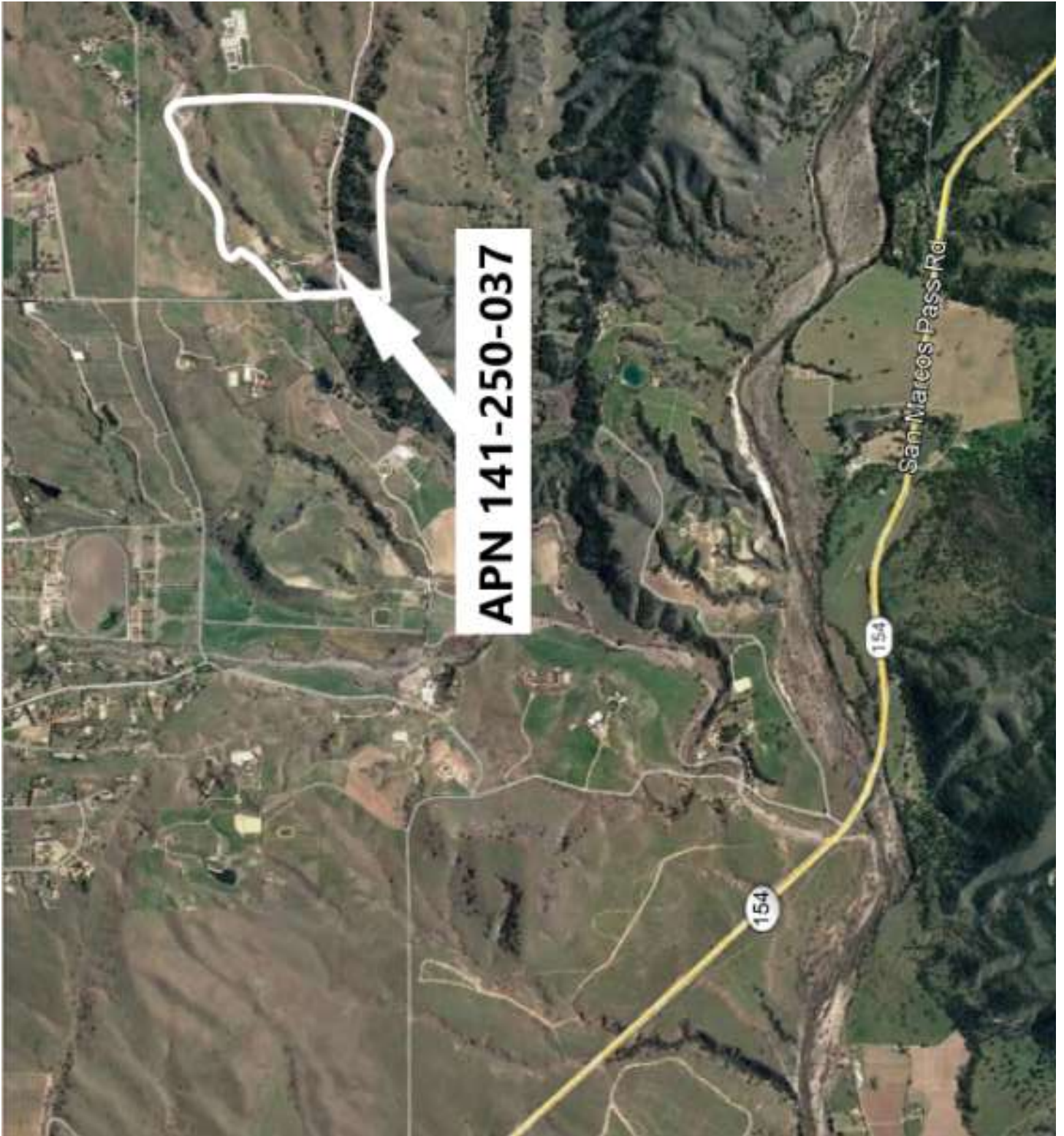
**Authored by:**

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 JULY 9, 2021
9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by Acting Chair, Matt Maiten at 9:00 A.M. in the Santa Barbara County Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Table with 2 columns: COMMITTEE MEMBERS and PRESENT. Lists members like Stephanie Stark, Sergio Ricardo, David Lackie, Aleks Jevremovic, Matthew Shapero, and Matthew Maiten with their presence status.

Table with 2 columns: STAFF MEMBERS and PRESENT. Lists staff members Maria Novatt and Sharon Foster with their presence status.

VI. CONTINUED ITEMS:

2. 06-AP-009 Pacific Oaks Ranch, LLC Replacement Contract Santa Ynez
Ben Singer, Planner 934- 6587

Consider the request of Jack Collison agent for the owner, Pacific Oak Ranch, LLC, of Case No. 21AGP-00000-00002 regarding a replacement contract for 06-AP-009 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 192.5 acres identified as Assessor's Parcel Number 141-250-037, zoned AG-II-100 with an AC Comprehensive Plan designation located at 1162 Alisos Avenue in the Santa Ynez area, Third Supervisorial District. (Continued from 05/07/21, 06/04/21)

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to find the request for a replacement contract for contract 06-AP-009 consistent with the Uniform Rules, and find the contract meets ongoing eligibility requirements.