



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

Submitted on:
(COB Stamp)

Items marked with an * contain macros. Double-click the text to launch the macro.

Select_List items can only be used once; the text selected will replace the text displayed.

Department Name: Planning and Development
Department No.: 053
For Agenda Of: June 19, 2007
Placement: * Administrative *
Estimated Tme: * 2 minutes
Continued Item: No *
If Yes, date from:
Vote Required: Majority *

TO: Board of Supervisors *
FROM: Department John Baker, Director
Director(s) * Planning and Development
Contact Info: Zoraida Abresch, Deputy Director (934-6585)
Development Review - North County

SUBJECT: * MJ Ranch/Oak Investors Agricultural Preserve Replacement Contract, Los Olivos

County Counsel Concurrence *

As to form: N/A *

Other Concurrence: * N/A *

As to form: No *

Auditor-Controller Concurrence *

As to form: N/A *

Recommended Actions:

That the Board of Supervisors:

Consider Case No. 05AGP-00000-00027 for approval of an agricultural preserve replacement contract for Michael Schoff, MJ Ranch

The Board of Supervisors action should include the following:

- A. Approve and direct execution and recordation by the Clerk of the Board of new contract 05AGP-00000-00027, replacing a portion of the original Agricultural Preserve 75-AP-034. The replacement contract involves Assessor's Parcel No. 135-010-026, located approximately 3,200 feet south of the Highway 101/154 interchange, known as 3071 Via de los Ranchos in the Los Olivos area, Third Supervisorial District.

Summary Text:

A recent lot line adjustment (02LLA-00000-00007) modified the boundaries of the existing preserve thus causing the need for the replacement contracts. The subject property has been in an agricultural preserve (75-AP-034) since January 1, 1976.

The original agricultural preserve contract was non-renewed by the landowner on December 6, 2005. The non-renewal was filed to remove a 4.04 acre parcel from preserve that did not qualify and was separated by Highway 154. The site is approximately 110.34 acres and is used for cattle grazing.

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 Agricultural Preserve Program Uniform Rules. 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

Fiscal Analysis:

The costs associated with processing this replacement contract are offset by the \$1,326.00 processing fee required to be paid by the applicant per the Planning & Development adopted fee schedule.

Fees were collected on this agricultural preserve in accordance with the Board Resolution in effect at the time of application submittal (2005). At the time the application was submitted, it could not be processed pending recordation of 02LLA-00000-00007. On November 14, 2006, the Board of Supervisors approved a revised fee schedule which eliminated specific categories of agricultural preserve application fees. This fee schedule went into effect on January 13, 2007 (60 days after approval).

Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-294 of the adopted 2006 – 2007 fiscal year budget.

Special Instructions:

Please distribute copies of the recorded contract with attached legal descriptions and copies of the Board of Supervisors Minute Order as follows:

P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
MJ Ranch	Contract, Map
P.O. Box 700	
Los Olivos CA 93441	

Attachments:

1. Agricultural Preserve Contracts
2. Legal Descriptions
3. Vicinity Map

Authored by:

Florence Trotter-Cadena, Planner III, 805-934-6253
Development Review Division – North, Planning and Development Department