



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: October 17, 2017
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: Grubstake Agricultural Preserve Replacement Contract, Santa Maria area, Third
Supervisory District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract 12AGP-00000-00011, a single preserve of 231.85-acres (APNs: 113-080-030 and -032), located approximately 400 yards east of the intersection of Brown Road and West Betteravia Road, in the Santa Maria area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 12AGP-00000-00011;
- c) Authorize recordation by the Clerk of the Board; and,
- d) 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:

This property was originally part of Agricultural Preserve Contract 70-AG-026A. The new contract (12AGP-00000-00011) is being requested by the owner due to the approval of Lot Line Adjustment 11LLA-00000-00003.

The proposed Grubstake Agricultural Preserve Contract (12AGP-00000-00011) would be a preserve of 231.85-acres (231.85-acres of prime land) and comprised of two parcels (APN: 113-080-030 and -032). The 231.85-acres preserve is currently used for farming row crops. The project is located approximately 400 yards east of the intersection of Brown Road and West Betteravia Road, in the Santa Maria area, Third Supervisorial District (Attachment 4).

The parcel is currently zoned AG-II-40 under the Land Use and Development Code. On October 5, 2012, the Agricultural Preserve Advisory Committee reviewed 12AGP-00000-00011 and determined that this replacement of an agricultural preserve contract is consistent with the Uniform Rules.

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. 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 \$3,412.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-286 of the 2017-18 FY budget.

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
- Gwen von Klan, Planning and Development Department
- Assessor’s Office
- Surveyor’s Office
- Clerk Recorder’s Office

- Owner: Grubstake Investments, LLC, 1850 Stowell Road, Santa Maria, CA 93458
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Attachments:

1. Agricultural Preserve Contract
2. Agricultural Preserve Resolution
3. Legal Description
4. CEQA Notice of Exemption
5. Vicinity Map

Authored by:

Gwen von Klan, Planner 805-934-6269
Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Contract

ATTACHMENT 2: Agricultural Preserve Resolution

ATTACHMENT 3: Approved Legal Description

ATTACHMENT 4: CEQA Exemption

ATTACHMENT 5: Vicinity Map