

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: March 13, 2006
Department: Planning and Development
Department No.: 053
Agenda Date: April 11, 2006
Placement: Administrative
Estimate Time: 5 minutes
Continued Item: NO
If Yes, date from:
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TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development Department

STAFF CONTACT: Zoraida Abresch, Deputy Director
Development Review Division – North County
934-6585

SUBJECT: Nolan Agricultural Preserve Replacement Contract, Los Alamos Area

Recommendation:

That the Board of Supervisors:

Set a date to consider the request of Peter Nolan, to consider Case No. 05AGP-00000-00009, one Agricultural Preserve Replacement Contract. The replacement contract involves Assessor's Parcel No. 133-110-050 (portion of), located at the intersection of Alisos Canyon and Foxen Canyon Roads, in the Los Alamos area, Third Supervisorial District. (SET ON ADMINISTRATIVE AGENDA FOR MAY 23, 2006)

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

The subject property has been in an agricultural preserve (67-AP-0003A) since January 1, 1968. A portion of the original has been sold requiring the need for a replacement contract. The site is approximately 1,790 acres and is used for cattle grazing.

Mandates and Service Levels:

As part of the APAC's function, parcels under contract are reviewed for conformance with the Uniform Rules when changes in title occur. Uniform Rule #8 prohibits parcels with different titles to be held under one contract. In this case, there are two parcels under contract 67-AP-003 (one parcel owned by Rancho San Juan and the other parcel owned by Nolan). Rancho San Juan is scheduled for final approval of their replacement contract on April 11, 2006.

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:

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. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-296 of the adopted 2005 – 2006 fiscal year budget.

Special Instructions:

N/A

Concurrence:

N/A

PREPARED BY: FLORENCE TROTTER-CADENA