



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 6, 2022  
**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  
Development Review Division  
**SUBJECT:** GSR, LLC New Agricultural Preserve Contract, Santa Maria area, Fourth  
Supervisory District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: No

**Recommended Actions:**

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Contract No. 20AGP-00000-00020 (Attachment 1) consisting of 158.91 acres located at 4399 Dominion Road in the Santa Maria area (APNs 129-170-027 and 129-170-028);
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 20AGP-00000-000020 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Determine that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15317, as specified in Attachment 5 of this Board Letter, dated December 6, 2022.

**Summary Text:**

Staff recommends that the Board of Supervisors adopt Agricultural Preserve Contract No. 20AGP-00000-00020 pursuant to Uniform Rules 1 and 2. The proposed GSR, LLC Agricultural Preserve (Contract No. 20AGP-00000-00020) is comprised of two parcels (Assessor Parcel Numbers [APNs] 129-170-027 and 129-170-028) and will be a preserve consisting of 158.91 acres of prime farmland. Approximately 145 acres are currently used for row crop cultivation of strawberries. The remaining 13.91 acres are developed with agricultural access roads, an approximately 3,960 square foot agricultural warehouse, and approximately 7.5 acres of idle oilfield infrastructure. The oilfield infrastructure is being decommissioned and will be converted into row crops. No new structural development is proposed for the property. The subject parcel is currently zoned Agricultural II (AG-II-40) under the Land Use and Development Code and the proposed preserve is consistent with the County’s Comprehensive Plan. The project is located at 4399 Dominion Road, approximately 0.8 miles northwest of the intersection of Clark Avenue and Dominion Road in Santa Maria, within the Fourth Supervisorial District (see Attachment 3).

On October 7, 2022, the Agricultural Preserve Advisory Committee (APAC) reviewed the proposed contract (Case No. 20AGP-00000-00020) and determined that the new agricultural preserve contract is consistent with the Uniform Rules (see 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 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, and 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 \$3,800.00. Funding for this project is budgeted in the Planning and Development’s Permitting Budget Program on page 397 of the County of Santa Barbara Fiscal Year 2022-23 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, 2022. In addition, the Clerk of the Board shall forward to the following interested parties copies of the documents as follows:

1. To the County Recorder, a copy of the Surveyor’s map;

2. To the property owner (GSR, LLC, 45 Rockefeller Plaza, Suite 2410, New York, NY 10111-2493), 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 (Tina Mitchell 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 this Resolution, and a copy of the Surveyor's map; and
5. To the Surveyor, a recorded copy of the Short Form Contract.

**Attachments:**

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Vicinity Map
4. Excerpt from APAC Minutes
5. Notice of Exemption

**Authored by:**

Tina Mitchell, Planner 805-934-6289  
Development Review Division, Planning and Development Department