



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 13, 2016  
**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(s) Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Jeff Wilson, Deputy Director, 934-6559  
Development Review Division

**SUBJECT:** JDJ Land Company, LLC New Agricultural Preserve Contract, Guadalupe Area,  
Third Supervisorial 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: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a new Agricultural Preserve Contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 15AGP-00000-00017, on a single prime preserve consisting of one 85.38-acre legal parcel (comprised of two APNs: 113-040-001 (portion of), and 115-020-015), located approximately  $\frac{3}{4}$  of a mile northwest of the intersection of Simas Road and Main Street/Hwy 166, in the Guadalupe area;
- b) Adopt a resolution, included as Attachment 2 of this Board Letter creating Agricultural Preserve, 15AGP- 00000-00017;
- 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 4 of this Board Letter, dated December 13, 2016.

**Summary Text:**

This property was originally part of Agricultural Preserve Contract 71-AP-079 which was non-renewed by the previous owner. The original contract expired on January 1, 2009. JDJ Land Company, LLC purchased the property and is requesting reentry into the program.

The proposed JDJ Land Company, LLC Agricultural Preserve Contract (15AGP-00000-00017) would be a prime preserve of 85.38-acres comprised of two parcels (APNs: 113-040-001 (portion of), and 115-020-015). The 85.38-acres preserve is used for row crops. The parcel is undeveloped. The project is located approximately ¾ of a mile northwest of the intersection of Simas Road and Main Street/Hwy 166, in the Guadalupe area; Third Supervisorial District (Attachment 5).

The parcels are currently zoned AG-II-100 under the Land Use and Development Code. On October 6, 2016, the Agricultural Preserve Advisory Committee reviewed 15AGP-00000-00017 and determined that this new 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 \$3,000.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-289 of the 2016-17 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
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: JDJ Land Company, LLC, 1280 Bonita School Road, Santa Maria, CA 93458

**Attachments:**

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

**Authored by:**

Florence Trotter-Cadena, Planner 805-934-6253  
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**