

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: March 6, 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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Files\AGP\04 cases\04AGP-00000-
00032\04AGP00032bsfinal.doc

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: 04AGP-00000-00032, Vega Agricultural Preserve Replacement Contract

Recommendation:

That the Board of Supervisors:

Approve and direct execution and recordation by the Clerk of the Board of new contract 05AGP-00000-00032, replacing a portion of the original Agricultural Preserve 69-AP-074. The replacement contract involves Assessor's Parcel No. 083-030-055, located approximately 3 miles southwest of the intersection of Willow Avenue and San Miguelito Road, known as 2551 San Miguelito Road, in the Lompoc area, Third Supervisorial District.

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 had been in an agricultural preserve (69-AP-074) since January 1, 1970. On January 7, 2005, the Agricultural Preserve Advisory Committee by a vote of 3 to 0 found the replacement contract consistent with the Uniform Rules. The site is approximately 168 acres and is used for cattle grazing.

Mandates and Service Levels:

The Agricultural Preserve Advisory Committee (APAC) recommended that the original agricultural preserve (69-AP-074) be non-renewed due to non-compliance with Uniform Rule #8, Transfer of Ownership. Uniform Rule #8 prohibits parcels with different titles to be held under one contract. The non-renewal for the original contract became effective on January 1, 1996. Since the property ownership had changed, the new owners applied for a replacement contract to remain in the agricultural preserve program.

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:

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
Victor Vega	Contract, Map
2809 South Bradley Road	
Santa Maria, CA 93455	

Concurrence:

N/A

Prepared By: Florence Trotter-Cadena