



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:** May 2, 2017  
**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 Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Jeff Wilson, Deputy Director, 934-6559  
Development Review Division  
**SUBJECT:** Vin De Zo Replacement Agricultural Preserve Contract, in the Buellton area,  
Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

As to form: No

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a replacement Agricultural Preserve Contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 16AGP-00000-00025, on a single nonprime preserve consisting of 521.27-acre (comprised of two APNs: 083-170-014, and -017), located approximately 1/2 mile south of Santa Rosa Road, in the Buellton area;
- b) Adopt a resolution, included as Attachment 2 of this Board Letter creating Agricultural Preserve, 16AGP- 00000-00025;
- 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 May 2, 2017.

### **Summary Text:**

The proposed Vin De Zo Agricultural Preserve Contract (16AGP-00000-00025) would be a nonprime preserve of 521.27-acres comprised of two parcels (APNs: 083-170-014, and -017). Approximately 20-acres are planted in vineyards and approximately 1-acre is used for bee keeping. The parcels are undeveloped. The project is located approximately 1/2 mile south of Santa Rosa Road, in the Buellton area; Third Supervisorial District (Attachment 5).

The parcels are currently zoned AG-II-100 under the Land Use and Development Code. On December 2, 2016, the Agricultural Preserve Advisory Committee reviewed 16AGP-00000-00025 and determined that this replacement 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 \$3,850.00, 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
- Nereyda Montaña, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: Robert Zorich, 250-A Industrial Way, Buellton, CA 93427

**Attachments:**

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

**Authored by:**

Nereyda Montaña, Planner 805-934-6587

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**