



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 10, 2019
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Planning and Development
Director Lisa Plowman, Director, 568-2086
Contact Info: Travis Seawards, Deputy Director, 568-2518

SUBJECT: **Acquistapace New Agricultural Preserve Contract (Lot 2 of Lot Line Adjustment 17LLA-00000-00006), Santa Maria area, Fifth Supervisorial District**

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. 19AGP-00000-00001 (Attachment 1) consisting of 81.09 acres located approximately 620 yards northwest of the intersection of West Main Street and North Blosser Road, in the Santa Maria area (a portion of APNs 117-170-063, 117-170-056 and 117-170-054);
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 19AGP-00000-00001 (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 November 28, 2019.

Summary Text:

Staff recommends that the Board of Supervisors adopt Agriculture Preserve Contract No. 19AGP-00000-00001 pursuant to Uniform Rules 1 and 2. The 81.09-acre subject property is comprised from portions of three different parcels, and would be a prime preserve used for seasonal row crops. The applicant, Jason Acquistapace, LLC, has requested the new contract following the approval and recordation of a Lot Line Adjustment (Case No. 17LLA-00000-00006) which adjusted the boundaries of three legal lots (designated as APNs 117-170-054, -056 and -063) comprised of 98.62 acres. The Lot Line Adjustment was completed in order to bring all three lots into conformance with the County Land Use and Development Code (LUDC) Zoning and Comprehensive Plan Designation boundaries. The proposed project is a new contract (Case No. 19AGP-00000-00001) for Lot 2 of Lot Line Adjustment 17LLA-00000-00006 comprised of 81.09 acres.

The proposed Acquistapace Agricultural Preserve Contract No. 19AGP-00000-00001 would be a prime preserve of 81.09 acres and is consistent with the County's Comprehensive Plan. Non-farm area is not proposed for this preserve, as all subject acreage is in production. The property is located approximately 620 yards northwest of the intersection of West Main Street and North Blosser Road, in the Santa Maria area, Fifth Supervisorial District (Attachment 4). The subject parcel is currently zoned AG-II-40 under the Land Use and Development Code.

On March 15, 2019, the Agricultural Preserve Advisory Committee (APAC) reviewed Case No. 19AGP-00000-00001 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 \$3,600.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-269 of the County of Santa Barbara Fiscal Year 2019-20 adopted budget.

Special Instructions:

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 the attached description at the Office of the Santa Barbara County Recorder. 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 (Jason Acquistapace, LLC, 1314 Philbric Road, Santa Maria, CA 93454), 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 certified copy of the Short Form Contract.

Attachments:

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

Authored by:

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

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Approved Legal Description

ATTACHMENT 4: Vicinity Map

ATTACHMENT 5: Notice of Exemption