



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

A-13

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: November 27, 2007
Placement: Administrative
Estimated Time: 2 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, Director
Director Planning and Development
Contact Info: Zoraida Abresch, Deputy Director (934-6585)
Development Review - North County

SUBJECT: Zaca Creek Ranch LLC Agricultural Preserve Replacement Contract, Buellton area

County Counsel Concurrence

As to form: No

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

Consider Case No. 06AGP-00000-00012 for approval of an agricultural preserve replacement contract for Zaca Creek Ranch LLC, a Delaware Limited Liability Company.

The Board of Supervisors action should include the following:

- A. Approve and direct execution and recordation by the Clerk of the Board of new contract 06AGP-00000-00012, replacing a portion of the original Agricultural Preserve 75-AP-031. The replacement contract involves Assessor's Parcel numbers 135-010-028, 137-010-059 located adjacent to and east of Hwy 101, approximately 1 mile south of the Highway 101/154 interchange, in the Buellton area, Third Supervisorial District.

Summary Text:

The subject property has been in an agricultural preserve (75-AP-031) since January 1, 1976. The replacement contract is required due to the approval and recordation of a lot line adjustment (04LLA-00000-00005). The current contract is for 828.62 acres that is used for cattle grazing.

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 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:

Budgeted: No

Fiscal Analysis:

On November 14, 2006, the Board of Supervisors approved a revised fee schedule which eliminated specific categories of agricultural preserve application fees. Fees associated with replacement contracts have been waived by the Board of Supervisors. This fee schedule went into effect on January 13, 2007 (60 days after approval).

Funding for the contract review and preparation of this report is estimated to be \$1000.00, and is budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-290 of the adopted 2007 – 2008 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:

Florence Trotter-Cadena, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Dennis Patrick	Contract, Map
1332 Anacapa Street #200	
Santa Barbara CA 93101	

Attachments:

1. Agricultural Preserve Contracts
2. Legal Descriptions
3. Vicinity Map

Authored by:

Florence Trotter-Cadena, Planner III, 805-934-6253
Development Review Division – North, Planning and Development Department