



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 12, 2017
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 Glenn Russell, Ph.D., Director, 568-2085
Contact Info: Jeff Wilson, Deputy Director, 934-6559
Development Review Division
SUBJECT: Old College Ranch, Inc., Agricultural Preserve Replacement Contract, Santa Ynez
area, Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a. Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract 03AGP-00000-00017, on a single 86.98-acre parcel (comprised of two APNS: 141-460-005 and 141-460-007) located approximately 1 mile southwest of the intersection of Highway 246 and Refugio Road, in the Santa Ynez area;
- b. Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 03AGP-00000-00017;
- c. Authorize recordation by the Clerk of the Board; and,
- d. Find that the proposed action is an administrative activity of the County which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5). A CEQA exemption is included herein as Attachment 3.

Summary Text:

These parcels were originally part of Agricultural Preserve Contracts 69-AP-010 and 69-AP-023B. This replacement contract is being requested due to the recordation of 01LLA-00000-00008 which adjusted the parcel boundaries for the underlying preserve parcels. The Lot Line Adjustment was requested to use Refugio Road as the dividing line between the two parcels. As a consequence of this adjustment, the owner of these two parcels has proposed this replacement contract to replace a portion of the original contracts. The owner of the other portion under the original contract has not yet proposed a replacement contract.

The proposed Old College Ranch Agricultural Preserve Replacement Contract (03AGP-00000-00017) would be a nonprime preserve consisting of one 86.98-acre parcel (consisting of two APNs: 141-460-005 and 141-460-007), located approximately 1 mile southwest of the intersection of Highway 246 and Refugio Road, in the Santa Ynez area (Attachment 3). The parcel contains 86.98 acres (comprised of 29.5-acres of vineyards and 57.74-acres used for cattle grazing and horses). The parcel also contains a two acre non-agricultural development envelope which includes a main residence, employee housing, a workshop, utility sheds, and barns.

The parcel is zoned AG-II-100 under the Land Use and Development Code. On February 6, 2015, the Agricultural Preserve Advisory Committee reviewed 03AGP-00000-00017 and determined that this replacement of an 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 \$3,842.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-286 of the 2017-18 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
 - Gwen Beyeler, Planning and Development Department
 - Assessor's Office
 - Surveyor's Office
 - Clerk Recorder's Office
 - Owner: Lee Bettencourt, 365 Refugio Road, Santa Ynez, CA 93460
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Attachments:

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

Authored by:

Gwen Beyeler, Planner 805-934-6269
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

