



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 9, 2014
Placement: Administrative
Estimated Tme: 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: Alice McCurdy, Deputy Director, 934-6559
Development Review Division
SUBJECT: Pyche/Righetti Notice of Nonrenewal of Agricultural Preserve Contract, Santa Maria area, Fourth 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:

1. Receive notice of nonrenewal submitted by the landowner for Agricultural Preserve 11AGP-00000-00012 (Attachment 1); and,
2. 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).

Summary Text:

The property owners requested nonrenewal of 11AGP-00000-00012 on July 14, 2014. The contract applies to one parcel of approximately 644-acres which is identified as APN 101-020-070. The parcel is used for cattle grazing and also contains a 1.5 acre non-agricultural development envelope which includes a single family dwelling, garage, barn, and driveways. The Laguna County Sanitation District acquired .18 acre site through an acquisition for placement of a recycled water booster pump station off

Graciosa Road, which requires the non-renewal of the existing contract due to different ownership and the .18 acres site would not qualify for its own contract under the agricultural preserve program due to the small size of the parcel. The property is located approximately ¼ mile northeast of the intersection of Highway 1 and Graciosa Road, known as 7476 Graciosa Road, Santa Maria, Fourth Supervisorial District. On September 12, 2014, the Agricultural Preserve Advisory Committee acknowledged the request of the landowner not to renew the agricultural preserve contract. The subject property has been in an agricultural preserve since January 1, 2013. Until the contract expires on December 31, 2023, the property must continue to comply with the Williamson Act and Uniform Rules for the duration of the contract. In addition, the owners have applied for a replacement contract under 14AGP-00000-00005 which is being processed concurrently with the nonrenewal for the remainder parcel.

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. Section 51245 of the Government Code provides that if either the landowner or the County desires in any year not to renew an agricultural preserve contract, that party shall serve written notice of nonrenewal of the contract upon the other party in advance of the annual renewal date of the contract. Upon receiving notice of nonrenewal by the landowner, the Clerk of the Board is required to record the notice of nonrenewal. Upon recordation, the County's role related to the notice of nonrenewal is complete.

Fiscal and Facilities Impacts:

Budgeted: Yes

The total estimated cost to process this agricultural preserve contract is approximately \$1,900.00 and is borne by the applicant through the payment of processing fees. This cost is budgeted in the Permitting Program of the Planning and Development Department, as shown on page D-212 of the adopted 2014/2016 fiscal year budget.

After recordation of non-renewal, property taxes on this site will be incrementally increased for the next nine years until full property taxes are assessed.

Special Instructions:

Clerk of the Board is directed per California Government Code Section 51245 to record a copy of the notice of nonrenewal with the county recorder. 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
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office

- Owner: Laguna County Sanitation District, 620 West Foster Road, Santa Maria, CA 93455
- Owner: The Pyche 2000 Trust, et. al., Attn: Paul Righetti, 7476 Graciosa Road, Santa Maria CA 93455

Attachments:

1. Landowner Application for Non-Renewal
2. Approved Legal Description
3. CEQA Notice of Exemption
4. Vicinity Map

Authored by:

Florence Trotter-Cadena, Planner (805) 934-6253
Development Review, Planning and Development Department

ATTACHMENT 1 – LANDOWNER APPLICATION FOR NON-RENEWAL

ATTACHMENT 2 – LEGAL DESCRIPTION

ATTACHMENT 3 – CEQA Exemption

ATTACHMENT 4 – VICINITY MAP