

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** June 13, 2005  
**Department:** Planning and Development  
**Budget Unit:** 053  
**Agenda Date:** July 12, 2005  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\AGP\05 cases\05AGP-00000-00001 for 69-AP-041\BSfinalnonrenewal.doc

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning and Development

**STAFF CONTACT:** Florence Trotter-Cadena, Planner  
Development Review Division – North County  
934-6253

**SUBJECT:** 69-AP-041, Knill, Ganaderia Purisima and CalCow LLC Agricultural Preserve Non-Renewal

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## Recommendations:

That the Board of Supervisors:

- A. Accept the request for nonrenewal of Agricultural Preserves 69-AP-041A, B, C and;
- B. Execute the attached Notice of Nonrenewal of Land Conservation Contract by the County for Assessor's Parcel Numbers 099-060-013, -015, -016, and -018, located east and west of Cebada Canyon Road, in the Lompoc area, Fourth Supervisorial District.

## Alignment with Board Strategic Plan:

The recommendations are primarily aligned with actions required by law or by routine business necessity.

## Executive Summary and Discussion:

The subject properties have been in an agricultural preserve (69-AP-41) since January 1, 1970. The non-renewal was heard by the Agricultural Preserve Advisory Committee on January 7, 2005, carried by a vote of 3 to 0 (Jensen and Emmons absent) to find Contract 69-AP-041 inconsistent with the Uniform Rules which prohibits multiple ownerships under a single agricultural preserve contract, and recommend that the Board of Supervisors serve notice of non-renewal by the County. The effective date for nonrenewal of the contract will be December 31, 2005.

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. The Agricultural Preserve Advisory Committee's position is that while it does not encourage removal of property from preserve status, it recognizes that pursuant to the Uniform Rules of the County's Agricultural Preserve Program, nonrenewal is an accepted method for terminating a contract when the landowner chooses to withdraw from or does not abide by the requirements of the program.

**Mandates and Service Levels:**

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:**

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

**Special Instructions:**

Please record the attached Notice of Nonrenewal by the County following your Board's approval and execution, and distribute copies of the executed Notice as shown on the notice below.

Landowner: Ellen Knill, P.O. Box 21307, Santa Barbara, CA 93121  
Planning and Development  
Assessor's Office  
Surveyor's Office  
Clerk of the Board

**Concurrence:**

N/A

**Attachments:** Notice of Nonrenewal  
Legal Descriptions  
Vicinity Map

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