



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 1, 2009  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department: Planning and Development  
Director: Glenn Russell, PhD., Director (568-2085)  
Contact Info: Michael Hays, Agricultural Land Use Planner (934-6923)  
Agricultural Land Use Planning Division  
**SUBJECT:** Sacred Arrow Society Church Inc. New Agricultural Preserve Contract, Lompoc area

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**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:

Consider the request of Shelly Ingram, MNS Engineers Inc., agent for Sacred Arrow Society Church Inc., owner, for a new non-prime agricultural preserve contract, Case No. 09AGP-00000-00016, and a consistency rezone, Case No. 09RZN-00000-00008.

A. Approve the Rezone:

1. Adopt the required findings for 09RZN-00000-00008 specified in Attachment A of the Planning Commission action letter dated October 21, 2009, (included herein as Exhibit 5) including CEQA findings;
2. Accept the exemption, included as Exhibit 2 of this Board Letter, dated December 1, 2009, pursuant to CEQA Section 15061(b)(3);
3. Adopt Zoning Map Amendment for 099-210-004, -005, and 099-200-010 amending the Inland Zoning Map from 100-AG, (Ordinance 661), to AG-II-100 (Land Use and Development Code) for the Lompoc Valley Rural Areas Zones included herein as Exhibit 1 of this Board Letter;

- B. Approve the creation of one new non-prime Agricultural Preserve Contract:
1. Adopt the required findings for 09AGP-00000-000016 specified in Attachment A of the Planning Commission action letter dated October 21, 2009 (included herein as Exhibit 5) including CEQA findings;
  2. Accept the exemption, included herein as Exhibit 2 of this Board Letter, dated December 1, 2009, pursuant to CEQA Section 15317;
  3. Execute an agreement, included as Exhibit 3 of this Board Letter creating Agricultural Preserve, 09AGP-00000-00016; and,
  4. Adopt a resolution, included as Exhibit 4 of this Board Letter creating Agricultural Preserve, 09AGP-00000-00016.

The site is identified as Assessor Parcel Numbers 099-210-002, -004, -005, and 099-200-010 located southwest of the intersection of Highway 246 and Mail Road, in the Lompoc area, Fourth Supervisorial District.

**Summary Text:**

At the Planning Commission hearing of October 21, 2009 the Commission voted unanimously to recommend the foregoing action to the Board of Supervisors. The Planning Commission's October 21, 2009 Action Letter is included as Exhibit 5 of this Board Letter, and the September 30, 2009 staff report is included herein as Exhibit 8 of this Board Letter.

The proposed non-prime agricultural preserve (09AGP-00000-00016) would consist of four parcels totaling approximately 325.05 acres (099-210-002 – 160 acres, 099-210-004 – 16.69 acres, 099-210-005 – 128.36 acres and 099-200-010 – 20 acres = 325.05 acres) used for cattle grazing. The new contract will encompass all four parcels, three of which need to be rezoned pursuant to the Uniform Rules. Parcels 099-210-004, -005 and 099-200-010 are currently zoned 100-AG under Ordinance 661, and are proposed to be rezoned to AG-II-100 under the Land Use and Development Code. Assessor's Parcel Number 099-210-002 (160 acres) is currently under an agricultural preserve contract 78-AP-026 and is zoned AG-II-100. On September 4, 2009 the Agricultural Preserve Advisory Committee found the proposed Agricultural Preserve Contract and Rezone consistent with the Uniform Rules, including Uniform Rule 1-2, as presented pending planner verification of single ownership of parcels. Staff has verified all parcels are under single ownership therefore the project 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.

Government Code §658565 requires that upon receipt of an affirmative recommendation of the Planning Commission on a proposed rezoning, the legislative body shall hold a public hearing on the matter.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

There are no fees associated with agricultural preserve contracts. The cost for the contract review and preparation of this report is estimated to be \$4,500.00, and is budgeted in the Agricultural Planning program on Page D-323 of the adopted 2009–2010 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:

Stephanie Stark, P&D	Contract, Map
Assessor	Contract, Map
Surveyor	Contract
Clerk	Contract
Sacred Arrow Society Church Inc.	Contract, Map
Attn: Richard Pierce	
7975 Nacimiento Dr.	
Paso Robles, CA 93446	

The Clerk of the Board shall forward a copy of the Minute Order to Planning and Development, Hearing Support Section, Attn: David Villalobos.

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. The Clerk of the Board shall mail a notice to property owners within 300 feet of the project, including the real property owners, project applicant, and agencies expected to provide essential services shall be done at least 10 days prior to the hearing (Government Code Section 65091) and publish a notice in the Santa Barbara Daily Sound.

Planning & Development will prepare all final action letters and otherwise notify all concerned parties of the Board of Supervisor's final action.

**Exhibits**

1. Ordinance to Rezone
2. CEQA Exemptions for Agricultural Preserve and Rezone
3. Agricultural Preserve Contracts
4. Resolution Creating Agricultural Preserve, 09AGP-00000-00016
5. Planning Commission Action Letter, dated October 21, 2009
6. Planning Commission Rezone Resolution
7. Legal Description
8. Staff Report, dated September 30, 2009
9. Site Plan

**Authored by:**

Stephanie Stark, Agricultural Planner, 805-681.5604

Agricultural Planning Division, Planning and Development Department

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