



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: 11/8/11
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, PhD., Director (568-2085)
Director Planning and Development
Contact Info: Doug Anthony, Deputy Director, 568-2046
Development Review - North County
SUBJECT: Sunburst Sanctuary Agricultural Preserve Non-Renewal, Lompoc area

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- A. Accept the request for nonrenewal of Agricultural Preserve Contract 68-AP-32; and
- B. Execute the attached Notice of Nonrenewal of the County Land Conservation Contract for Assessor's Parcel Numbers 083-410-007 and 083-480-026, located approximately 4.5 miles west of Highway 101 in the Lompoc area, Third Supervisorial District.

Summary Text:

On July 1, 2011, the Agricultural Preserve Advisory Committee acknowledged the request of the landowner not to renew Agricultural Preserve Contract 68-AP-032. The landowners have indicated that they are planning to conduct a secondary business on this parcel that is not permissible under the agricultural preserve program. The ten-year nonrenewal period for the contract will commence on December 31, 2011. The subject property has been in an agricultural preserve since 1968. A replacement contract was approved and recorded on May 16, 1978; however, the agricultural preserve number assigned in 1968 remained unchanged. The site is approximately 510 acres and is used for crops and cattle grazing.

Background:

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, non-renewal is an accepted method for terminating a contract when the landowner chooses to withdraw from the program.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs associated with processing this contract non-renewal are offset by the \$2,059.00 fee required to be paid by the applicant per the Planning & Development adopted fee schedule. The total estimated cost to process this appeal is approximately \$3,690.60 (20 staff hours). These funds are budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-316 of the adopted 2011/2012 fiscal year budget.

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:

Clerk of the Board shall distribute copies of the recorded non-renewal notice, 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: Church of the Solar Logos, Attention: Pat Paulsen, PO Box 2008, Buellton, CA 93427

Attachments:

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

Authored by:

Florence Trotter-Cadena, Senior Planner, 805-934-6253
Development Review Division – North County