

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 9, 2003
Department: Planning and Development
Budget Unit: 4390
Agenda Date: August 19, 2003
Placement: Administrative
Estimated Time: Five minutes
Continued Item: NO

If Yes, date from:
Document FileName: G:\GROUP\Permitting\Case Files\AGP\02 cases\02agp-00000-00035\bsltr.doc

TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning and Development Department

STAFF CONTACT: Briza Sholars, Planner
884-6832

SUBJECT: Agricultural Preserve Replacement Contracts 02AGP-00000-00035 and 02AGP-00000-00036 (Schaff Replacement Contracts), Assessor's Parcel Numbers 155-180-071 and 155-180-072, addressed as 5160 Foothill Road, Carpinteria Area, First Supervisorial District

Recommendation:

That the Board of Supervisors:

Approve and direct execution and recordation by the Clerk of the Board of new replacement contracts 02AGP-00000-00035 and 02AGP-00000-00036, revising the boundaries within the original Agricultural Preserve, 72-AP-159B, based on consistency with the Uniform Rules.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

The subject parcels have been in an agricultural preserve since the original preserve (72-AP-159B) was created. Agricultural Preserve Replacement Contract 02AGP-00000-00035 consists of one legal lot, as established by Parcel Map No. 13,322 recorded on 8/27/89. Similarly Agricultural Preserve Replacement Contract 02AGP-00000-00036 consists of one legal lot, as established by Parcel Map No. 13,322 recorded on 8/27/89. The lots are 22.92 acres and 26.98

acres; zoned AG-I-10; and, have a Comprehensive Plan Designation of A-I-10. The subject lots constitute a portion of a 40 acre prime block, thus fulfilling the required minimum preserve size of 40 acres for prime land.

At their meeting of November 1, 2002, the Agricultural Preserve Advisory Committee unanimously recommended approval of the replacement contract 02AGP-00000-00035 and at their meeting of December 6, 2002 the Agricultural Preserve Advisory Committee unanimously recommended approval of the replacement contract 02AGP-00000-00036 as the proposed preserve is found to comply with the Santa Barbara County Agricultural Preserve Uniform Rules. As both lots are dedicated to the cultivation of avocados—a permitted use within the AG-I-10 zone district—the Agricultural Preserve Advisory Committee found the proposed contracts to be consistent with Uniform Rule No.6, §I.D.1, *Land Uses*, which states that permitted land uses shall be designated by the applicable zone district in Article II. Water service for the property will continue to be provided by the Carpinteria Valley Water District.

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:

The costs associated with processing these replacement contracts are offset by the \$1,196.00 processing fee submitted for each application per the Planning & Development adopted fee schedule.

Special Instructions:

Please distribute copies of the recorded contracts with attached legal descriptions and copies of the Board of Supervisors Minute Order as follows:

- P&D—Contract, Map
- Assessors—Contract, Map
- Surveyor—Contract
- Clerk—Contract
- Mr. Victor Schaff, P.O. Box 1275, Carpinteria, CA 93014-1275—Contract, Map
- L & P Consultants, Attn.: Brent Daniels, 3 West Carillo Street, Suite 205, Santa Barbara CA 93101

Concurrence: N/A

Attachments:

1. Agricultural Preserve Contract 02AGP-00000-00035
2. Agricultural Preserve Contract 02AGP-00000-00036
3. Legal Description for 02AGP-00000-00035
4. Legal Description for 02AGP-00000-00036
5. Vicinity Map for 02AGP-00000-00035
6. Vicinity Map for 02AGP-00000-00036