



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: October 17, 2017
Placement: Administrative
Estimated Time: 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: Jeff Wilson, Deputy Director, 934-6559
Development Review Division
SUBJECT: Garwen New Agricultural Preserve Contract, in the Santa Maria area, Fourth
Supervisory District

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:

- a) Approve and authorize the Chair to execute a new Agricultural Preserve Contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 17AGP-00000-00009, on a 79.09-acre legal parcel (comprised of APN 129-170-002), located approximately 900 feet south of the intersection of Dominion Road and Orcutt Garey Road, in the Santa Maria area;
- b) Adopt a resolution, included as Attachment 2 of this Board Letter, creating Agricultural Preserve 17AGP-00000-00009;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Determine that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15317, as specified in Attachment 4 of this Board Letter, dated October 17, 2017

Summary Text:

This property was originally part of Agricultural Preserve Contract 73-AP-010, which was non-renewed in 2007 through 07AGP-00000-00008. The original contract will expire on December 31, 2017. The new contract (17AGP-00000-00009) is being requested by the new owner.

The proposed Garwen Agricultural Preserve Contract (17AGP-00000-00009) would be a preserve of 79.09-acres (62.09-acres of prime land and 17-acres of oil pads and roads) and comprised of a single parcel (APN: 129-170-002). The 79-acre preserve is used for farming blueberries and blackberries. The project is located approximately 300 yards south of the intersection of Dominion Road and Orcutt Garey Road, in the Santa Maria area, Fourth Supervisorial District (Attachment 4).

The parcel is currently zoned AG-II-100 under the Land Use and Development Code. On June 2, 2017, the Agricultural Preserve Advisory Committee reviewed 17AGP-00000-00009 and determined that this new agricultural preserve contract 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.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. The total estimated cost to process this agricultural preserve contract is approximately \$2,200.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-286 of the 2017-18 FY budget.

Special Instructions:

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
- Gwen von Klan, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owner: Garwen Holdings, LLC, P2150 Richview Rd, Santa Maria, CA 93455

Attachments:

1. Agricultural Preserve Contract
2. Agricultural Preserve Resolution
3. Legal Description
4. CEQA Notice of Exemption
5. Vicinity Map

Authored by:

Gwen von Klan, Planner 805-934-6269
Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Contract

ATTACHMENT 2: Agricultural Preserve Resolution

ATTACHMENT 3: Legal Description

ATTACHMENT 4: CEQA Notice of Exemption

ATTACHMENT 5: Vicinity Map