



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 10, 2019
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 Lisa Plowman, Director, 568-2086
Contact Info: Travis Seawards, Deputy Director, 568-2518
Development Review Division
SUBJECT: Bianchin Agricultural Preserve Replacement Contract, Carpinteria area, First
Supervisory District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Replacement Contract No. 18AGP-00000-00037, a single preserve of 12.06-acres (Assessor Parcel Number: 004-004-035), located approximately 1,300 feet north of Highway 192 and 4,100 feet north of Highway 101, in the Carpinteria area;
- b) Approve and authorize Chair to execute the attached contract, included as Attachment 2 of this Board Letter, creating Agricultural Preserve No. 18AGP-00000-00037;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5).

Auditor-Controller Concurrence

As to form: No

Summary Text:

Staff recommends that the Board take the recommended actions outlined above and approve Agricultural Preserve Replacement Contract No. 18AGP-00000-00037 pursuant to Uniform Rule 6-2. The subject property went under contract in 1978 as part of Agricultural Preserve Contract No. 77-AP-20, which included three parcels (Assessor Parcel Number: 004-004-039, 004-004-035, and 004-004-040). The applicant, Jane F. Bianchin, is requesting a replacement contract for APN 004-004-035 (Contract No. 18AGP-00000-00037) because APNs 004-004-039 and 004-004-040 were sold. A new contract for APNs 004-004-039 and 004-004-040 is being processed under Planning and Development Case No. 19AGP-00000-00005).

The proposed Bianchin Agricultural Preserve Contract No. 18AGP-00000-00037 would be a preserve of 12.06 acres (5.4 acres of prime land, 6.5 acres of non-prime land, and 0.16 acres of non-farm land) comprised of a single parcel (APN: 004-004-035). The 12.06 acre preserve is used to grow avocados, lemons, and cherimoyas, and is developed with a single family residence, garage, and pool. The property is located approximately 1,300 feet north of Highway 192 and 4,400 north of Highway 101, in the Carpinteria area, First Supervisorial District (See Vicinity Map, Attachment 4).

The parcel is currently zoned AG-I-10 under the Article II Coastal Zoning Ordinance. The proposed agricultural preserve replacement contract is consistent with the County's Comprehensive Plan and Land Use Development Code. On February 1, 2019, the Agricultural Preserve Advisory Committee reviewed Contract No. 18AGP-00000-00037 and determined that this replacement of an 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 \$3,800.00, and is budgeted on page D-269 in the Permitting Budget Program of the Planning and Development Department's Fiscal Year 2019-20 adopted budget.

Special Instructions:

Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract) with description

attached at the Office of the Santa Barbara County Recorder. In addition, the Clerk of the Board shall forward to the following interested parties copies of documents as follows:

1. To the County Recorder, a copy of the Surveyor's map;
2. To the property owner (Jane F. Bianchin, P.O. Box 646, Carpinteria, CA 93014), a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
3. To the Planning and Development Department (Travis Lee and David Villalobos), a conformed copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map;
4. To the Assessor, a certified copy of the Short Form Contract, a certified copy of this Resolution, and a copy of the Surveyor's map; and
5. To the Surveyor, a certified copy of the Short Form Contract.

Attachments:

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Approved Legal Description
4. Vicinity Map

Authored by:

Travis Lee, Planner 805-568-2046

Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Approved Legal Description

ATTACHMENT 4: Vicinity Map

