



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: May 2, 2023
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
SUBJECT: Rancho Ave Maria Agricultural Preserve Replacement Contract, Case No. 22AGP-00000-00007 Guadalupe area, Fifth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve No. 22AGP-00000-00007 (Attachment 1) consisting of 51.87 acres located west of the intersection of 11th Street and Simas Road, to the east of the City of Guadalupe (APN 113-040-004);
- b) Approve and authorize the Chair to execute Agricultural Preserve Contract No. 22AGP-00000-00007 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County that 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 of Supervisors adopt the Rancho Ave Maria Agricultural Preserve Replacement Contract No. 22AGP-00000-00007 pursuant to Uniform Rule 6-2 (Transfer of Ownership of Contracted Land). The 51.87-acre property (designated as APN 113-040-004) was originally subject to Agricultural Preserve Contract No. 70AP091. This replacement contract request is a result of Lot Line Adjustment 21LLA-00000-00002, which changed the exterior boundary of the property.

The proposed Rancho Ave Maria Agricultural Preserve Replacement Contract consists of approximately 51.87 acres of prime farmland. Approximately 47 acres are used for seasonal row crops. The remaining 4.87 acres include an area of marsh unsuitable for agriculture and an easement for a public road right-of-way. The project is located directly east of the City of Guadalupe off of Simas Road (Attachment 3).

The subject parcel is currently zoned AG-II-40 under the Land Use and Development Code. The proposed preserve will protect the agricultural viability and productivity of 51.87 acres of prime farmland and is therefore consistent with the goals and policies of the Agricultural Element of the County's Comprehensive Plan.

On November 4, 2022, the Agricultural Preserve Advisory Committee (APAC) reviewed 22AGP-00000-00007 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment 4).

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or as 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 adopted a program, which is codified in 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 \$3,735.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page 387 of the County of Santa Barbara Fiscal Year 2022-23 adopted budget.

Special Instructions:

The 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 (Exhibit A) at the Office of the Santa Barbara County Recorder no later than December 31, 2023.

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 (Rancho Ave Maria, LLC, 625 E. Chapel St., Santa Maria, CA 93454), 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 (Ben Singer 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. Vicinity Map
4. Approved APAC Minutes

Authored by:

Ben Singer, Planner 805-934-6587
Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Resolution

ATTACHMENT 2: Agricultural Preserve Contract

ATTACHMENT 3: Vicinity Map



ATTACHMENT 4: APPROVED APAC MINUTES



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE
APPROVED MINUTES MEETING OF NOVEMBER 4, 2022
9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by Stephanie Stark at 9:02 A.M.

Table with 2 columns: COMMITTEE MEMBERS and PRESENT. Lists members like Sergio Ricardo, David Lackie, Aleks Jevremovic, Matthew Shapero, and Stephanie Stark, all marked as present with an 'x'.

Table with 2 columns: STAFF MEMBERS and PRESENT. Lists staff members like Maria Novatt, Callie Kim, and Jonathan Martin, with presence marked by 'x' or a square symbol.

NUMBER OF INTERESTED PERSONS: None

VI. NEW ITEMS:

- 6. 70-AP-091 Las Cumbres Ranch Rancho Ave Maria Replacement Contract Guadalupe
22AGP-00000-00007 Ben Singer, Planner (805) 934-6587

Consider the request of David Cross / Fletcher –Cross & Associates, agent for the owner, Rancho Ave Maria, LLC, of Case No. 22LLA-00000-00002 regarding the replacement contract to reflect the approved Lot Line Adjustment and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 51.52 acres identified as Assessor’s Parcel Number 113-040-004, zoned AG-II-40 with an AC Comprehensive Plan designation located in the Guadalupe area, Fifth Supervisorial District.

ACTION: Stark moved, seconded by Ricardo, and carried by a vote of 5-0 to find the request for a replacement contract consistent with the Uniform Rules contingent upon recordation of a notice of non-renewal and recordation of Lot Line Adjustment 21LLA-000000-00002.