



**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 9, 2014
Placement: Administrative
Estimated Tme: 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: Alice McCurdy, Deputy Director, 934-6559
Development Review Division
SUBJECT: Pyche/Righetti Agricultural Preserve Replacement Contract, Santa Maria area,
Fourth Supervisorial 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:

1. Approve and authorize the Chair to execute agricultural preserve replacement contract 14AGP-00000-00005, a single preserve of 643.82-acres (portion of APN: 101-020-070), located approximately ¼ mile northeast of the intersection of Highway 1 and Graciosa Road, known as 7476 Graciosa Road, in the Santa Maria area;
2. Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 14AGP-00000-00005;
3. Authorize recordation by the Clerk of the Board; and,
4. 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).

Summary Text:

This property was originally part of Agricultural Preserve Contract 11AGP-00000-00012. The Laguna County Sanitation District acquired a .18 acre portion of the 644 acre site for placement of a recycled water booster pump station off Graciosa Road. This acquisition adjusted the parcel boundary and thereby required a replacement contract.

The proposed Pyche/Righetti Agricultural Preserve Contract (14AGP-00000-00005) would be a non-prime preserve of 643.82-acres comprised of a single parcel (portion of APN: 101-020-070), located approximately ¼ mile northeast of the intersection of Highway 1 and Graciosa Road, known as 7476 Graciosa Road, Fourth Supervisorial District (Attachment 4).

The parcel contains 642.32-acres, and is used for cattle grazing. The parcel also contains a 1.5 acre non-agricultural development envelope which includes a single family dwelling, garage, barn, and driveways. The property is currently zoned AG-II-100 under the Land Use and Development Code. On September 12, 2014, the Agricultural Preserve Advisory Committee reviewed 14AGP-00000-00005 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 \$3,600.00, and is budgeted in the Permitting Program of the Planning and Development Department, as shown on page D-212 of the adopted 2014/16 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
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office

- Clerk Recorder's Office
- Owner: The Pyche 2000 Trust, et. al., Attn: Paul Righetti, 7476 Graciosa Road, Santa Maria CA 93455

Attachments:

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

Authored by:

Florence Trotter-Cadena, Planner 805-934-6253

Development Review Division, Planning and Development Department

ATTACHMENT 1: Agricultural Preserve Contracts

ATTACHMENT 2: Approved Legal Descriptions

ATTACHMENT 3: CEQA Exemption