



**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: Betteravia Ranches, LLC Agricultural Preserve Contract, Santa Maria area, Third
Supervisory District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

That the Board of Supervisors:

1. Approve and authorize the Chair to execute agricultural preserve replacement contract 14AGP-00000-00023, a single preserve of approximately 201.9-acres (APN: 113-240-002 (portion of)), located approximately 4,800 feet northwest of the intersection of Highway 1 and Black Road, in the Santa Maria area;
2. Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve, 14AGP-00000-00023;
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 81-AP-012. The Laguna County Sanitation District acquired approximately 127-acre portion of this 328.89-acre parcel to facilitate expansion of the District's wastewater treatment facility's capacity to discharge treated wastewater. This acquisition adjusted the parcel boundary and thereby required a replacement contract.

The proposed Betteravia Ranches, LLC Agricultural Preserve Contract (14AGP-00000-00023) would be a prime preserve of approximately 201.9-acres comprised of a single parcel (APN: 113-240-002 (portion of)), located approximately 4,800 feet northwest of the intersection of Highway 1 and Black Road, Third Supervisorial District (Attachment 4).

The approximate 201.9 acre parcel is farmed with irrigated row crops (e.g., broccoli, lettuce, cauliflower). Approximately 192.29 acres of the parcel would continue to be farmed. Approximately 9.6 acres of the parcel has historically not been farmed due to washouts in that area of the parcel. The parcel has no structural or non-agricultural development onsite. The property is currently zoned AG-II-100 under the Land Use and Development Code. On November 7, 2014, the Agricultural Preserve Advisory Committee reviewed 14AGP-00000-00023 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 \$1,900.00, 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: Laguna County Sanitation District, 620 West Foster Road, Santa Maria, CA 93455
- Owner: Betteravia Ranches, LLC, 1850 West Stowell Road, Santa Maria CA 93455

Attachments:

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

Authored by:

Florence Trotter-Cadena, Planner (805) 934-6253

Development Review, Planning and Development Department

ATTACHMENT 1 – AGRICULTURAL PRESERVE CONTRACTS

ATTACHMENT 2 – LEGAL DESCRIPTION

ATTACHMENT 3– CEQA EXEMPTION

ATTACHMENT 4 – VICINITY MAP