



**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:
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: Santa Barbara Ranch Agricultural Preserve Contract, Gaviota Coast area, Third
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:

1. Approve and authorize the Chair to execute agricultural preserve replacement contract 12AGP-00000-00029, consisting of two legal parcels of 203.2-acres and a 360-acres (comprised of three APNs: 079-140-064, (14 acres); 079-090-029, (189.2 acres); and a portion of 079-090-030, (360 acres), located at 675 North Dos Pueblos Canyon Road, in the Gaviota Coast area;
2. Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 12AGP-00000-00029;
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 77-AP-014. The contract applies to 8 parcels totaling approximately 2,566 acres. A lot line adjustment (10LLA-00000-00003) was approved in 2013. This lot line adjusted the parcel boundaries of two of the parcels thereby requiring replacement contracts. In addition to the subject replacement contract, a separate replacement contract has been filed for the six other APNs 079-040-005; 079-060-065 (portion of); 079-060-066; 079-080-034; 081-240-018; and a portion of 079-090-030, under application number 12AGP-00000-00028.

The proposed Santa Barbara Ranch Agricultural Preserve Replacement Contract (12AGP-00000-00029) would be a non-prime preserve consisting of two legal parcels of 203.2-acres and a 360-acres comprised of three APNs: 079-140-064, (14 acres); 079-090-029, (189.2 acres); and a portion of 079-090-030, (360 acres) located at 675 North Dos Pueblos Canyon Road, in the Gaviota Coast area, Third Supervisorial District (Attachment 4).

The property contains a total of 563.2-acres; 348.2 acres are used for cattle grazing, 105 acres for avocados, and 110 acres are used for water reservoir and surrounding reservoir buffer areas. The parcel is zoned AG-II-100 under the Article II Coastal Zoning Ordinance and the Land Use and Development Code. On February 7, 2014, the Agricultural Preserve Advisory Committee reviewed 12AGP-00000-00029 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 \$4,000.00, 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: SBRHC, Inc., 16900 Goldenwest Street, Huntington Beach, CA 92647

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