



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 15, 2015  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**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:** Michael Agricultural Preserve Replacement Contract, Santa Maria area, Fourth and Fifth Supervisorial Districts

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**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:

- a) Approve and authorize the Chair to execute agricultural preserve replacement contract 15AGP-00000-00019, a single preserve of 1,546.03-acres (APNs: 129-180-016, and -040; 101-040-026, and -027), located at the intersection of Palmer and Foxen Canyon Roads, known as 6355 Palmer Road, in the Santa Maria area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 15AGP-00000-00019;
- 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).

### **Summary Text:**

This property was originally part of Agricultural Preserve Contract 71-AP-004. JSLA Limited Partnership purchased a .39 acre (APN: 129-180-039; one legal parcel) of the 1,546.32 acre site for their agricultural use. This purchase adjusted the agricultural preserve parcel boundary and thereby required a replacement contract.

The proposed Michael Agricultural Preserve Contract (15AGP-00000-00019) would be a non-prime preserve of 1,546.03-acres comprised of multiple parcels (APNs: 129-180-016, and -040; 101-040-026, and -027), located at the intersection of Palmer and Foxen Canyon Roads, known as 6355 Palmer Road, in the Santa Maria area, Fourth and Fifth Supervisorial Districts (Attachment 4).

The preserve contains 1,546.03-acres, and is used for cattle grazing. The preserve also contains a 1.5 acre non-agricultural development envelope which includes two single family dwellings and a driveway. In addition, the site is also developed with the following: 1) hay barn; 2) pole barn; 3) shop; 4) two equipment sheds; and, 5) two sets of pipe corrals, covering approximately five acres. The property is currently zoned AG-II-100 under the Land Use and Development Code. On October 2, 2015, the Agricultural Preserve Advisory Committee reviewed 15AGP-00000-00019 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 \$1,888.00, and is budgeted in the Permitting Program of the Planning and Development Department, on page D-289 of the 2015/17 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: Richard and Kandi Michael, 6355 Palmer Road, Santa Maria, CA, 93454

**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

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## **Attachment 1: Agricultural Preserve Contracts**

## **Attachment 2: Approved Legal Description**

### **Attachment 3: CEQA Notice of Exemption**

## **Attachment 4: Vicinity Map**