



**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

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: JT Ranch, LP Agricultural Preserve New Contract, Santa Maria area, Fifth 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:

Approve the creation of one new nonprime Agricultural Preserve Contract (Case No. 15AGP-00000-00020):

- a) Approve and authorize the Chair to execute agricultural preserve new contract 15AGP-00000-00020, a single preserve of 401.02-acres (APN: 133-070-004), located approximately 5 miles northwest of the intersection of Foxen Canyon and Alisos Canyon Road, known as 7800 Foxen Canyon Road, in the Santa Maria area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 15AGP-00000-00020;
- c) Adopt a resolution, included as Attachment 2 of this Board Letter creating Agricultural Preserve, 15AGP-00000-00020;
- d) Authorize recordation by the Clerk of the Board; and,

- e) Determine that the creation of Agricultural Preserve is exempt from CEQA pursuant to CEQA Guidelines Section 15317 included in the attached Notice of Exemption (Attachment 4).

Summary Text:

The proposed JT Ranch, LP Agricultural Preserve Contract (15AGP-00000-00020) would be a non-prime preserve of 401.02-acres comprised of a single parcel (APNs: 133-070-004), located approximately 5 miles northwest of the intersection of Foxen Canyon and Alisos Canyon Road, known as 7800 Foxen Canyon Road, in the Santa Maria area, Fifth Supervisorial District (Attachment 4).

The preserve contains 401.02-acres, and is used for cattle grazing. The preserve is undeveloped. The property is currently zoned AG-II-100 under the Land Use and Development Code. On November 6 2015, the Agricultural Preserve Advisory Committee reviewed 15AGP-00000-00020 and determined that the new 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: JT Ranch, LP, 9660 Foxen Canyon Road, Santa Maria, CA 93454

Attachments:

1. Agricultural Preserve Contract
2. Agricultural Preserve Resolution
3. Legal Description
4. CEQA Notice of Exemption
5. 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: Agricultural Preserve Resolution

Attachment 3: Approved Legal Description

Attachment 4: CEQA Notice of Exemption

Attachment 5: Vicinity Map