



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 6, 2016  
**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: Jeff Wilson, Deputy Director, 934-6559  
Development Review Division  
**SUBJECT: Bolthouse Agricultural Preserve Replacement Contract, Cuyama area, First  
Supervisorial District**

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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 16AGP-00000-00001, a single preserve of 307.68-acres (APNs: 149-140-079, -088, -092, -093 - 094, and-095), located approximately 3 miles south of Highway 166, at the intersection of Bell and Foothill Roads, in the Cuyama area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 16AGP-00000-00001;
- 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). A CEQA exemption is included herein as Attachment 3.

**Summary Text:**

This property was originally part of Agricultural Preserve Contracts 76-AP-065 and 77-AP-051. The replacement contract (16AGP-00000-00001) is being processed due to the recordation of 15LLA-00000-00002 which adjusted the parcel boundaries of the underlying agricultural preserve parcels. As a consequence of this adjustment, two replacement contracts (16AGP-00000-00001 and 16AGP-00000-00002) are being processed which would replace the original contracts.

The proposed Bolthouse Agricultural Preserve Contract (16AGP-00000-00001) would be a preserve of 307.68-acres (307.43 acres of prime land, and approximately .25-acres developed with a pole barn) and comprised of multiple parcels (APNs: 149-140-079, -088, -092, -093, -094, and-095). The 307.68-acres preserve is used for row crops and has an Agricultural Conservation Easement to ensure that the property remains in productive agricultural use in perpetuity as conditioned by the Cuyama Solar Project. The project is located approximately 3 miles south of Highway 166, at the intersection of Bell and Foothill Roads, in the Cuyama area, First Supervisorial District (Attachment 4).

The parcels are currently zoned AG-II-100 under the Land Use and Development Code. On May 6, 2016, the Agricultural Preserve Advisory Committee reviewed 16AGP-00000-00001 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 \$2,700.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-289 of the 2016-17 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: Stephan J. DeBranch, Bolthouse Properties, LLC, 2000 Oak Street, Suite 250, Bakersfield, CA 93301

**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 Contract**

**ATTACHMENT 2: Approved Legal Description**

**ATTACHMENT 3: CEQA Exemption**

**ATTACHMENT 4: Vicinity Map**