

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/10/2013	(3) CONTACT/PHONE Terry Wahler, Senior Planner / 781-5621	
(4) SUBJECT Submittal of five resolutions approving new land conservation contracts pursuant to the California Land Conservation Act of 1965. Districts 1, 3 and 5.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving new land conservation contracts.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0	(8) ANNUAL FINANCIAL IMPACT \$42,708 (est)	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 7-16-13 and 10-22-13 ___	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1, District 3, District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Environmental Coordinator

DATE: 12/10/2013

SUBJECT: Submittal of five resolutions approving new land conservation contracts pursuant to the California Land Conservation Act of 1965. Districts 1, 3 and 5.

RECOMMENDATION

It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving new land conservation contracts.

DISCUSSION

The following are brief descriptions of each applicant's request for a new land conservation contract.

- A. File Number: AGP2012-00013 – A request by Flight Investments, LLC to enter into a land conservation contract. The 50 acre parcel is located within the Agriculture land use category at 495 Cripple Creek Road approximately 3/4 mile south of the intersection of Creston Road and Cripple Creek Road and approximately 5.0 miles southeast of the Urban Reserve Line of Paso Robles. The site is in the El Pomar-Estrella planning area. APN: 035-101-051; Supervisorial District No. 5.
- B. File Number: AGP2011-00007 – Proposal by SK Miramonte Ranch to rescind two existing Land Conservation Contracts and enter into a new Land Conservation Contract for property that is currently in non-renewal. The property consists of approximately 1,360 acres located within the Agriculture land use category, at the terminus of Castillo Road northwest of the intersection of Castillo Road and Ontario Road, west of Highway 101, approximately 660 feet south of the city of San Luis Obispo. The site is in the Rural San Luis Bay (Inland) planning area. APNs: 076-114-005, 076-114-006, 076-114-011, 076-114-018, 076-114-021, 076-051-007, 076-051-009; Supervisorial District No. 3.
- C. File Number: FILE NUMBER: AGP2012-00010 – A proposal by Patricia Diane Vineyard, LLC to rescind and simultaneously enter into a new land conservation contract to reflect a lot line adjustment. The resulting parcel will include approximately 54 acres. The property is located in the Agriculture land use category approximately 0.5 mile west of Buena Vista Drive approximately 2,000 feet east of River Road, north of and abutting the City of Paso Robles. The parcel is in the El Pomar-Estrella Planning Area. APNs: 020-311-030 & PTN of 020-012-017; Supervisorial District No. 1.

- D. File Number: AGP2012-00011 - A proposal by Woodland Trust to rescind and simultaneously enter into a new land conservation contract to reflect a lot line adjustment. The resulting parcel will include approximately 114 acres. The property is located in the Agriculture land use category at 3995 Buena Vista Drive north of and abutting the City of Paso Robles. The parcel is in the El Pomar-Estrella Planning Area. APN: 020-012-017; Supervisorial District No. 1.
- E. File Number: AGP2013-00002 – A request by Pete Clark to enter into a new land conservation contract to implement an approved reduction in the minimum parcel size for conveyance of parcels from 640 acres to 320 acres. The property includes approximately 2,368 acres and is located in the Agriculture land use category at 2121 Shedd Canyon Road approximately 2.0 miles south west of the community of Shandon, in the Shandon-Carrizo Planning Area. APNs: 019-171-012, 024, 028, 029, 030 and 031; Supervisorial District No. 1.

The requests are for new standard form land conservation contracts.

OTHER AGENCY INVOLVEMENT/IMPACT

Those properties that required new or amended agricultural preserves associated with these contracts were approved by your Board at public hearings on July 16th and October 22nd of this year and were reviewed by both the Agricultural Preserve Review Committee and the Planning Commission earlier this year and recommended for approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's Office. County Counsel reviewed and approved the resolutions and contracts as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of land conservation contracts usually results in a significant reduction in county property tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the five properties being considered today. Three of the requests involve properties that are replacing existing contracts with no change in assessment value. The other requests involve a property that is entering the program for the first time and a property currently in nonrenewal that will enter into a new contract. The assessment value for these new contracts will change with a resulting reduction in property tax. The total estimated annual reduction in property taxes for the five properties is \$42,708.

RESULTS

The approval and recording of the land conservation contracts will keep the subject properties in agricultural and compatible uses for a term of 10 years, which by the provisions in the contract renews annually to maintain the 10 year term. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

Attachment A – Resolution for adoption – AGP2012-00013 – Flight Investments, LLC
Attachment A-1 – Flight Investments, LLC Land Conservation Contract with “Exhibit A”
Agricultural Preserve and Vicinity Map

Attachment B – Resolution for adoption - AGP2011-00007 – SK Miramonte Ranch, LLC
Attachment B-1 – SK Miramonte Ranch, LLC Land Conservation Contract with “Exhibit A”
Agricultural Preserve and Vicinity Map

Attachment C – Resolution for adoption - AGP2012-00010 – Patricia Diane Vineyard, LLC
Attachment C-1 - Patricia Diane Vineyard, LLC Land Conservation Contract with “Exhibit A”
Agricultural Preserve and Vicinity Map

Attachment D – Resolution for adoption - AGP2012-00011 - Woodland Trust
Attachment D-1 - Woodland Trust Land Conservation Contract with “Exhibit A” Agricultural
Preserve and Vicinity Map

Attachment E – Resolution for adoption - AGP2013-00002 – Clark Trusts
Attachment E-1 - Clark Trusts Land Conservation Contract with “Exhibit A” Agricultural
Preserve and Vicinity Map