



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

TO: Board of Supervisors
FROM: Terry Wahler, Senior Planner
VIA: Ellen Carroll, Planning Manager/Environmental Coordinator
DATE: October 6, 2015

SUBJECT: Submittal of a resolution to approve a new land conservation contract for Hiojt Ranches LLC to reflect revised property boundaries from a lot line adjustment and added land pursuant to the California Land Conservation Act of 1965; the property is located at 4890 Huasna Road approximately 2.5 miles southeast of the Arroyo Grande city limits - exempt from CEQA - District 4.

RECOMMENDATION

It is recommended that the Board:

1. Adopt and instruct the chairperson to sign the resolution approving the land conservation contract; and
2. Direct the Clerk to record the resolution and land conservation contract.

DISCUSSION

The objectives of the San Luis Obispo County Agricultural Preserve Program, as provided by the California Land Conservation Act of 1965 or Williamson Act, are to protect agricultural lands for continued production of food and fiber and limited types of land devoted to open-space and recreational uses.

An agricultural preserve is established by landowner request in an area devoted to an agricultural use, recreational use, and/or an open-space use as defined in and established in accordance with the California Land Conservation Act of 1965. Establishment of an agricultural preserve is a prerequisite for landowners to enter into land conservation contracts with the county. A land conservation contract is a contract entered into by and between the property owner and lien holders (if any) and the county to enforceably restrict the use of the land for agricultural and compatible uses for a minimum term of 10 years or more.

The following is a brief description of the applicant's request:

File Number: AGP2014-00001 – Proposal by Hiojt Ranches LLC to enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment and added land. The resulting parcel will consist of approximately 380 acres within the Agricultural land use category and is located at 4890 Huasna Road, approximately 2.5 miles southeast of the Arroyo Grande city limits. The site is in the South County (Huasna-Lopez sub area) planning area. Assessor Parcel Numbers: 048-191-001 and a portion of 048-191-001; Supervisorial District No: 4.

OTHER AGENCY INVOLVEMENT

The agricultural preserve associated with this contract, Arroyo Grande Valley Agricultural Preserve No. 3, was approved by the Board of Supervisors on February 9, 1973 at a public hearing. The amendment to the agricultural preserve to reflect the proposed lot line adjustment and addition of land was approved by the Board of Supervisors on December 2, 2014. The Agricultural Preserve Review Committee reviewed this request in 2014 and recommended 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 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 evaluated the land to be added with respect to potential property tax reduction and concluded that the total estimated annual reduction in property taxes for the property will be \$11,599.

RESULTS

The approval and recording of the land conservation contract will keep the subject property 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

A copy of the signed resolution and executed amendment to the land conservation contract listed below is presented as an attachment with an "Exhibit A" showing the property, the agricultural preserve and vicinity map for the property.

Attachment A1 – Resolution for adoption – AGP2014-00001 – Hiojt Ranches, LLC
Attachment A2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map