

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/23/2016	(3) CONTACT/PHONE Terry Wahler, Senior Planner / (805) 781-5621	
(4) SUBJECT Submittal of three resolutions approving new and amended land conservation contracts for Anderson-Middleton (AGP2014-00005) on Shedd Canyon Road west of the community of Shandon; McCrea Ranch (AGP2014-00004) on Shedd Canyon Road west of the community of Shandon; Chicago Grade Land Fill & Recycling (AGP2015-00001) on Homestead Road east of the City of Atascadero; pursuant to the California Land Conservation Act of 1965. Class 17 categorical exemptions were issued for each application. Districts 1 & 5.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving land conservation contracts and direct the Clerk to record all resolutions and contracts.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(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 checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1 & District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 2/23/2016

SUBJECT: Submittal of three resolutions approving new and amended land conservation contracts for Anderson-Middleton (AGP2014-00005) on Shedd Canyon Road west of the community of Shandon; McCrea Ranch (AGP2014-00004) on Shedd Canyon Road west of the community of Shandon; Chicago Grade Land Fill & Recycling (AGP2015-00001) on Homestead Road east of the City of Atascadero; pursuant to the California Land Conservation Act of 1965. Class 17 categorical exemptions were issued for each application. Districts 1 & 5.

RECOMMENDATION

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

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 are brief descriptions of each applicant's request.

- A. File Number: AGP2014-00005 - Proposal by Anderson-Middleton to amend an existing land conservation contract by adding land. The property includes approximately 2,556 acres and with the added 17 acres will equal approximately 2,573 acres. The subject parcel is located in the Agriculture land use category on the western side of Shedd Canyon Road, south of Highway 46, and approximately 3.5 miles west of the community of Shandon, in the Shandon-Carrizo Sub-area of the North County planning area. Assessor Parcel Numbers: 019-171-021, 022, 023 & a portion of 038; Supervisorial District No. 1

- B. File Number: AGP2014-00004 - Proposal by McCrea Ranch to rescind an existing Land Conservation Contract and enter into a new land conservation contract to reflect revised property boundaries from a lot line adjustment. The property includes approximately 2,345 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 Sub-area of the North County Planning Area. Assessor Parcel Numbers: 019-171-024, 028, 029, 033, 034, 035, 036, 037, 038 (portion.); Supervisorial District No. 1
- C. File Number: AGP2015-00001 - A proposal by Chicago Grade Land Fill & Recycling to amend the legal description of an existing land conservation contract while maintaining existing contracted acreage of 142.6 acres. The property is located at 2290 Homestead Road, approximately 1.0 mile north of the intersection of Homestead Road and Creston-Eureka Road (Highway 41) approximately 2 miles east of the City of Atascadero. The property is in the El Pomar-Estrella Sub-Area of the North County planning area. Assessor Parcel Numbers: 034-212-005 & 034-212-006 (portion); Supervisorial District No. 5

OTHER AGENCY INVOLVEMENT/IMPACT

The agricultural preserves associated with these contracts were established in previous years and amended by the Board of Supervisors at public hearings in 2015. The Agricultural Preserve Review Committee also reviewed all three requests 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 has provided preliminary estimates of potential reductions in assessment values for the three properties being considered today. Since all three properties are already under contract, the Assessor's staff concluded that there will be no change in assessment values for the properties being considered today.

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 A1 - Resolution – Anderson-Middleton - AGP2014-00005
- Attachment A2 - Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map

- Attachment B1 – Resolution - McCrea Ranch - AGP2014-00004
- Attachment B2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map

- Attachment C1 – Resolution – Chicago Grade Land Fill & Recycling - AGP2015-00001
- Attachment C2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map