

**UNIFORM RULES
FOR AGRICULTURAL PRESERVES
LOCATED WITHIN THE CITY OF
SANTA MARIA, CALIFORNIA**



**APPROVED BY THE CITY OF SANTA MARIA CITY COUNCIL
FEBRUARY 17, 2009
RESOLUTION 2009-24**

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INTRODUCTION

I. PURPOSE OF AGRICULTURAL PRESERVE PROGRAM AND UNIFORM RULES

The *City of Santa Maria Uniform Rules for Agricultural Preserves* (hereafter referred to in this document as Uniform Rules or Rules) is the set of rules by which the City administers its Agricultural Preserve Program under the California Land Conservation Act of 1965, better known as the Williamson Act. The purpose of the Williamson Act is the long-term conservation of agricultural and open space lands. The Act establishes a program to enroll land in Williamson Act contracts whereby the land is enforceably restricted to agricultural, open space, or recreational uses in exchange for reduced property tax assessments. Participation in the program is voluntary by the City and by the eligible landowners.

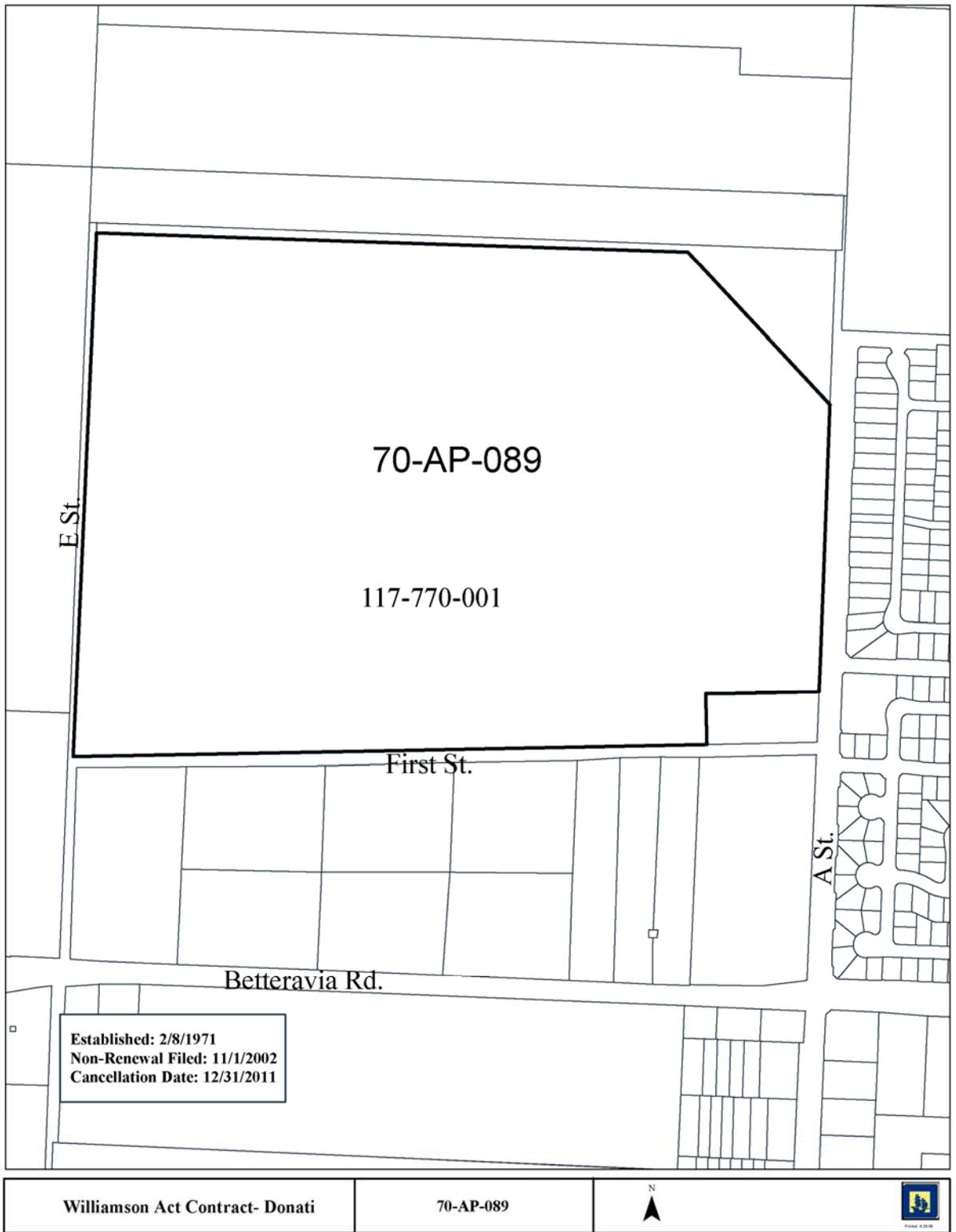
The Act requires that each participating local government have a set of uniform rules for administering Williamson Act contracts within its jurisdiction. The City's Uniform Rules establish the basic requirements of all contracts and are incorporated as a part of each contract. As a part of every contract, therefore, any change in the City's Rules applies to every contract currently in effect with the exception of rules specifically applied prospectively and those compatible uses permitted under Section 51238.3 of the Williamson Act. The City's Rules are intended to carry out current contracts and not to encourage any new contracts.

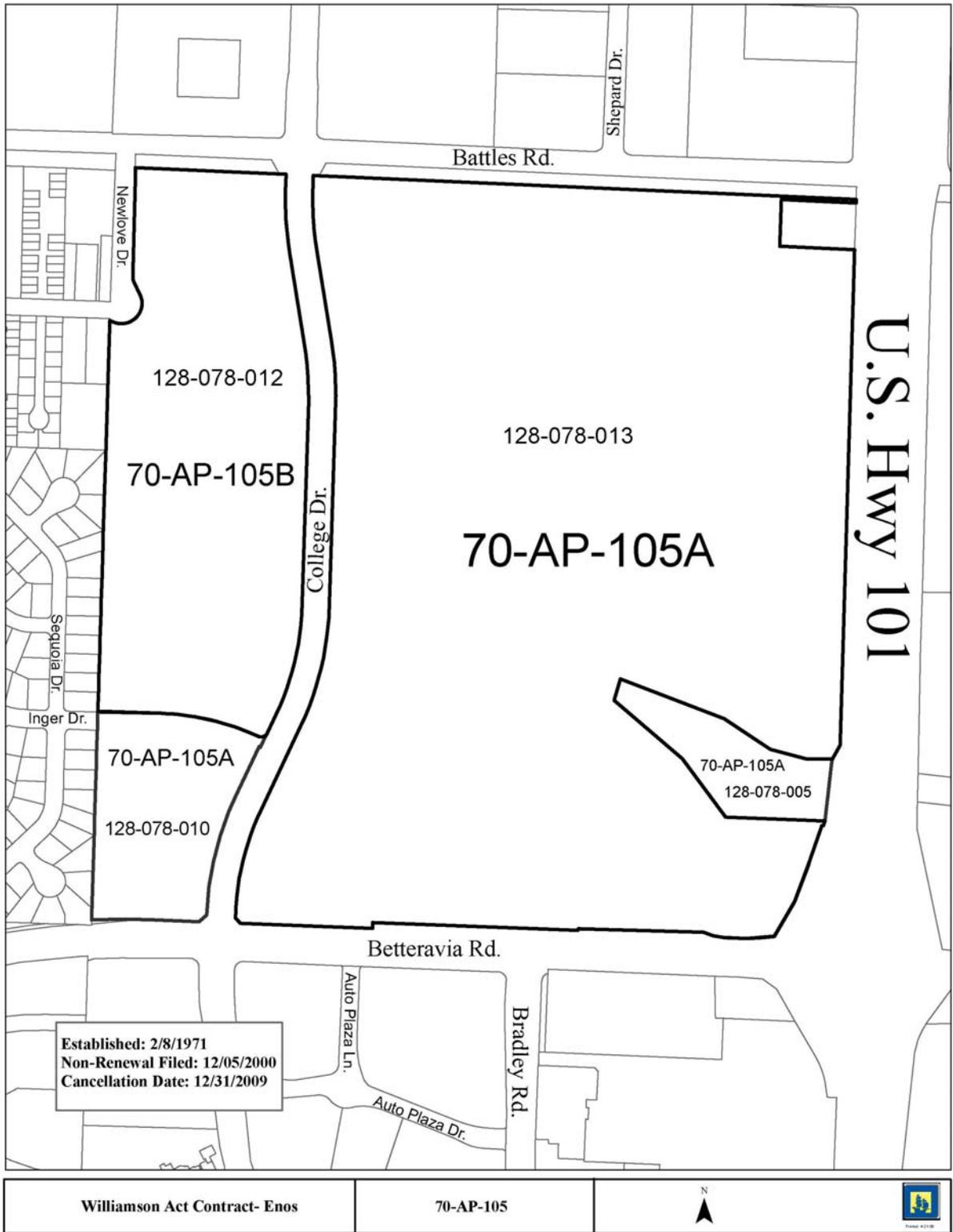
Conservation of agricultural and open space land benefits the general public by discouraging premature conversion of land to urban land uses, thereby curtailing sprawl and promoting logical urban growth and provision of urban services. The Agricultural Preserve Program both protects agriculture and retains open space for its scenic qualities and value as wildlife habitat. Most directly, it contributes to the state's agricultural economy and the availability of fresh, nutritious, varied and affordable food. To ensure the long-term retention of these benefits, land enrolled in the program is prevented from being readily converted to urban or other non-agricultural uses. This is achieved by the City through conscientious and consistent enforcement of the Uniform Rules and the terms of the contracts, which also maintains the constitutionality of administering preferential property tax assessments for these lands.

II. CITY HAS THREE ACTIVE CONTRACTS

As of July 1, 2008, there were only three Williamson Act Contracts under the land use jurisdiction of the City of Santa Maria. All three have filed “Notices of Non-Renewal” in accordance with Section 51245 of the California Government Code; all of these applications have been approved by the Santa Barbara County Board of Supervisors. Therefore, the Uniform Rules apply to these three Contracts, and only during the life of their terms. Furthermore, the City of Santa Maria will not consider annexation of contracted lands until a Notice of Non-renewal has been recorded with the Santa Barbara County Recorder. The three Williamson Act Contracts which are governed by the City’s Uniform Rules are as follows:

| Contract/Ag. Preserve # | Date Established | Notice of Non-Renewal Accepted | Contract Termination Date |
|-------------------------|------------------|--------------------------------|---------------------------|
| 70-AP-089 | 02/08/1971 | 12/10/2002 | 12/31/2011 |
| 70-AP-105A | 02/08/1971 | 12/05/2000 | 12/31/2009 |
| 71-AP-011 | 01/10/1972 | 04/16/2008 | 12/31/2017 |





Attachment 1

City of
Santa Maria
Wastewater
Treatment
Plant Site

71-AP-011

117-191-010

71-AP-011
117-191-013

Stowell Rd.

Black Rd.

71-AP-011

117-820-002

E St.

S.M. Valley Railroad

Established: 1/10/1972
Non-Renewal Filed: 4/8/2008
Cancellation Date: 12/31/2017

Williamson Act Contract- WWTP

71-AP-011



III. CONTRACTS - ASSESSED VALUE OF LAND AND IMPROVEMENTS

The State Legislature enacted the California Land Conservation Act (Williamson Act) in 1965, with the intent of preserving agricultural lands for food and fiber production. At the time, property taxes were recalculated yearly, on the basis of market value. The Williamson Act changed this practice for open space and agricultural lands. With California taxpayer approval, the law prescribed specific methods for appraising properties under the Williamson Act. The Legislature determined that the assessed value of the agricultural use would be calculated based on the income approach to value, rather than the market approach. Adopting the Williamson Act was an effort to motivate landowners towards the goal of the program. It was *“an attempt to stop or at least slow down increases in real property taxes on farmland by providing methods for restricting land to agricultural purposes.”*

Presumptions for Williamson Act Valuation Today

The spirit and intent of the Williamson Act remain today under Proposition 13. Foremost in the appraisal process is the presumption that the agricultural (restricted) use of the land will continue into the foreseeable future and that the restrictions affect value. The non-restricted uses are valued at their market value, in accordance with Proposition 13.

Valuation Procedures for Enforceably Restricted Property

The basic appraisal method for Williamson Act valuation is by the income approach to value. The assessor capitalizes all income attributed to the agricultural use of the land (along with income from compatible uses such as radio towers, television repeaters, cell sites, commercial enterprises, the sale of water, production contracts and recreation) into an indication of value. The assessor also capitalizes income produced from living improvements (fruit and nut bearing trees and vines) into an indication of value. The land and living improvement values comprise the restricted portion of the total assessment.

Valuation Procedures for Unrestricted Property

Non-restricted portions of the contracted property are valued at their market value, in accordance with Proposition 13. For example, residences and residential home sites are expressly excluded from the restricted calculation. If a 100-acre avocado ranch has a home with garage, pool, tennis court, guesthouse and an employee house, each home site and each of the structures will be assessed at market (Proposition 13) value. Any physical changes associated with the residential uses, such as driveways, grading, landscaping, domestic wells, etc. are also assessed at market value.

Total Assessed Value

Each year the assessor sums the restricted and unrestricted values to calculate the final Williamson Act value for the contracted property. The Assessor also calculates the Proposition 13 base value and the current market value. The value placed on the tax roll will be the lesser of: 1) the Williamson Act value, 2) the Proposition 13 base value, factored, or 3) the current market value.

IV. RELATIONSHIP OF PROGRAM TO OTHER LAND USE REQUIREMENTS

The Uniform Rules implement the Williamson Act by defining eligibility requirements and compatible uses which each participating landowner must adhere to in order to receive a reduced tax assessment. The Uniform Rules do not authorize any development on agricultural land that is not otherwise permitted by the applicable zone district of the City of Santa Maria. Often the Rules are more restrictive than the underlying agricultural zoning requirements. However, the Rules do not supersede the City land use requirements contained in the General Plan and zoning ordinances, nor obviate the need for permits.

A landowner can obtain an early indication whether or not a proposed land use or activity may be allowed by consulting with the City's Community Development Department or submitting a pre-application to the City for any required permits.

V. DEFINITIONS

Some of the terms defined below are taken directly from the Williamson Act. The definitions in the Williamson Act may be amended from time to time by the state legislature. Any changes made to the Act's definitions will supersede the definitions included in these Rules. Other terms are taken directly from zoning ordinances of either the City of Santa Maria or the County of Santa Barbara. Those definitions are also subject to change in response to future zoning ordinance amendments.

Agricultural employee: a person who primarily works or is engaged in agriculture.

Agricultural preserve: are established for the purpose of defining an area in which a city or county is willing to enter into Williamson Act contracts to devote the land to agricultural, open-space or recreational uses. There are a number of local governments whose agricultural preserves are co-terminus with the contracts; however, not all lands within an agricultural preserve are necessarily enforceably restricted by a contract.

Agricultural use: the use of land for the purpose of producing an agricultural commodity for commercial purposes.

Cancellation: the immediate removal from contract of a parcel or premises under Williamson Act.

Commercial: any activity or operation involving compensation or remuneration for its products or services.

Contiguous: Property shall be considered to be contiguous for the purposes of these Uniform Rules if two or more properties are adjoining, touch at a point or share a common boundary, or are separated by a road, street, utility easement, railroad right-of-way or other public facility so long as the property

is owned in common and can reasonably be operated as a single agricultural unit.

Contract: the legal document that binds the parties under the terms of the Williamson Act and these Rules.

Contracted land: land under a Williamson Act contract; used generally to refer to all land in the City enrolled in the Agricultural Preserve Program.

Development envelope: the area of land in an agricultural preserve within which all residential, residential accessory structures, and other structures and uses not associated with the commercial agricultural operation, including landscaping and access to the buildings or structures, are located. Examples of such structures include, but are not limited to nonagricultural roads, and personal horse stables. Septic systems would be included in this development envelope if they take land out of agricultural production.

Fully planted: In conjunction with prime land, land devoted to active crop production, excluding both agricultural and non-agricultural buildings and structures as well as non-producing land. Fully planted land does not include: diseased or otherwise previously producing land which is not currently producing an adequate income for qualification as prime or superprime land; unplanted easements or unplanted setbacks; driveways and roads; waterways, wetlands and other terrain features that will not support commercial agricultural production.

Multiple contract preserve: the situation whereby two or more contiguous prime and/or superprime premises, none of which qualify independently as an agricultural preserve, are combined to meet the minimum preserve size of 40 acres; each ownership remains under a separate contract, but each ownership's continuing individual eligibility depends on remaining within a minimum 40-acre block of contracted land.

Nonrenewal: withdrawal of land under contract whereby the contract remains in effect for the remainder of the term of the contract (i.e. 9 years for a Williamson Act contract).

Parcel: a single parcel of land in one ownership, the boundaries of which are delineated in the latest recorded parcel map, subdivision map, or Certificate of Compliance recorded in the County Recorder's Office or deed provided that such recorded deed does not create or attempt to create a parcel in violation of the provisions of any applicable California law or City or County ordinance; also referred to as a legal parcel. Unless otherwise specified, the gross acreage of the parcel is considered to be the parcel size.

Premises: the area of land under a single Williamson Act contract; the premises may comprise a single legal parcel or multiple contiguous legal parcels under the same ownership.

Prime land: means any of the following:

1. All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.
2. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
4. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
5. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.

Principal dwelling: a dwelling serving as the primary inhabited structure.

Recreational use: the use of the land in its agricultural or natural state by the public, with or without charge, for any of the following: walking, hiking, picnicking, wilderness camping, scenic viewing, swimming, boating, fishing, hunting, horseback riding or other similar low intensity recreational activities.

Replacement contract: a contract that is required when the boundaries or principal uses (i.e. Agriculture, Open Space, or Recreation) of the original contract are changed.

Rescission: the process of simultaneously voiding an existing contract and entering into a new contract where there is no reduction in the amount of land under contract.

UNIFORM RULE 1

REQUIREMENTS FOR AGRICULTURAL PRESERVES, AND WILLIAMSON ACT CONTRACTS

1-1. INTRODUCTION

The Williamson Act establishes certain minimum requirements and encourages participating local governments to establish requirements (which may be stricter than the Act but not more lenient) to tailor the program to better reflect local characteristics and objectives. This Rule sets out the City's criteria to be used in judging the qualifications of parcels for the continuance of Agricultural Preserves and Williamson Act contracts, under the terms of the California Land Conservation Act of 1965 and these Rules, both as amended or to be amended.

1-1.1 CITY OBJECTIVES

In determining initial and ongoing eligibility or reviewing related proposals, the City shall take into consideration the following objectives:

A. Commercial Agricultural Production

Land eligible for inclusion in the Agricultural Preserve Program shall be used principally for the commercial production of agricultural commodities. Lands not used for commercial agricultural production, but desirable for preservation, may qualify for inclusion in the program as preserves for recreational or open space use.

B. Land Quality

The quality of agricultural land varies widely, depending on soil, terrain, water availability, climate, and other factors. The City wishes to protect the maximum amount of productive and potentially productive agricultural land, which can be either prime or nonprime land.

C. Eventual Termination of Existing Contracts

It is the policy of the City of Santa Maria that the three existing Williamson Act Contracts covered by these Uniform Rules shall be allowed to continue their determined process toward Non-Renewal, in accordance with Section 51245 of the State Government Code.

1-2. ELIGIBILITY REQUIREMENTS

In order to maintain continued eligibility during the life of the contract, land must meet all of the applicable requirements identified in this Rule.

1-2.1. MINIMUM PRESERVE AND CONTRACT SIZE

A. Preserve Size

The minimum size for an agricultural preserve comprising nonprime land shall be 100 acres and the minimum size for an agricultural preserve comprising prime land shall be 40 acres.

B. Existing and Assumed Contracts

The assumption of an existing contract shall also continue to be eligible with respect to minimum preserve and contract size, assuming no changes to contract boundaries occur. If the owner of an existing or assumed contract proposes a change to the contract (e.g. changing the contract boundary or obtaining a permit for development) then the contract would need to adhere to all of the eligibility requirements contained in section 1-2.2 of this Rule.

C. Additions to Contracts

Additions to existing contracts of contiguous parcels shall not be allowed within the City of Santa Maria.

1-2.2. COMMERCIAL PRODUCTION AND REPORTING REQUIREMENTS

To maintain ongoing eligibility of a Williamson Act contract, it must be demonstrated that the land is and will be used principally for the production of commercial agricultural products. Therefore, contracts for prime land shall comply with the following productive acreage and annual production value/prime soils requirements, as presented in subsections A - C below.

A. Prime Land

In order to maintain eligibility for a contract, prime land shall comply with the following:

1. Minimum Productive Acreage:

Prime land must maintain a minimum of either 50% of the premises or 50 acres, whichever is less, fully planted (as defined herein) in commercial agricultural production (with allowances for fallow periods, change of crop or production method), unless it can be demonstrated to the City that this is unreasonable due to terrain, sensitive resources or other similar constraints. Where constraints are determined to exist, the City will recommend the minimum productive acreage particular to the premises.

In addition to meeting this minimum productive acreage requirement, prime contracts shall also comply with either 2 or 3.

2. Average Annual Production Value:

a. Agricultural production on prime land must yield an annual gross product value equal to or exceeding five hundred dollars (\$500) per

gross acre¹ per year averaged over at least three (3) of the previous five (5) years; or

- b. The land is planted with fruit or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five (5) years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$500² per gross acre; or
- c. For irrigated pasture, agricultural production must yield an annual gross product value equal to or exceeding two hundred dollars (\$200) per gross acre per year averaged over at least three (3) of the previous five (5) years, or must be able to support at least 1 animal unit per month (AUM) per acre.

3. Prime Soils:

The land is composed of prime soils (i.e. qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classification or 80 through 100 in the Storie Index Rating).

B. Nonprime Land

Contracted land that is nonprime shall be engaged in active commercial agricultural production as its principal use. Nonprime land may be used for either grazing and/or cultivated agriculture and shall have a secure water source if required to support the agricultural activity.

C. Production Records

In order to ensure compliance with the production requirements in section 1-2.2, agricultural operations on contracted land shall maintain records of annual productive acreage and its production value to demonstrate continued eligibility, and make this information available to the City upon request.

¹ Gross acre refers to the entire number of acres under a single contract, not just the acres in production. For example, if only 20 acres on a 40-acre contract were in cultivation, the annual gross product value would need to be at least \$1,000 per planted acre in order to meet the \$500 per gross acre requirement.

² The product value is determined by multiplying the total annual productive acreage on the premises by the average value of the commodity for the previous five years as determined by the Agricultural Commissioner's Office, then dividing this total by the number of acres on the premises.

1-3. PERMITTED RESIDENTIAL LAND USES

The City Council recognizes the importance of providing housing opportunities on agricultural land enrolled in the Agricultural Preserve Program, in order to accommodate landowners and their agricultural employees. However, the City Council also recognizes that the primary purpose of the Williamson Act is the long-term preservation of the maximum amount of agricultural and open space land. In an effort to balance these issues, the Uniform Rules allow for limited residential opportunities on contracted land. These allowances may be more restrictive than the applied zoning designation permits for residential site use.

All requests for residential structures including additions to existing residences, agricultural employee housing and accessory improvements and structures shall be reviewed by the City for a compatibility determination that the improvement or structure is sited in accordance with this section and the compatibility guidelines set forth in Rule 2.

1-3.1. PRINCIPAL DWELLING

- A. A single principal dwelling shall be allowed on the premises.
- B. Premises made up of parcels less than 100 acres in size
 - 1. For premises with multiple parcels between 20 acres and less than 100 acres, the principal dwelling and all accessory structures, landscaping, and non-agricultural roads serving the dwelling shall occupy no more than 2 acres or 3% of the parcel, whichever is smaller.
 - 2. Farm buildings, corrals, and permitted agricultural employee housing shall not be subject to the above site limitation.
- C. Premises containing parcels greater than or equal to 100 acres in size
 - 1. For premises with parcel size of 100 acres or greater, a maximum of three principal dwellings may be allowed. As a condition of a land use permit, the additional principal dwelling(s) shall be occupied by an immediate family member as defined herein, and the property owner shall provide evidence of a written agreement that all lands within the agricultural preserve contract shall be managed principally for agricultural purposes, subject to the terms and conditions of the Williamson Act and Uniform Rules, for the duration of the contract.
 - 2. Where premises contain parcels both less than 100 acres and equal to or greater than 100 acres in size, and an existing principal dwelling is located on a parcel less than 100 acres in size, no further principal dwellings are allowed.
 - 3. In the case of a single principal dwelling on the premises, the dwelling and all accessory structures, landscaping, and non-agricultural roads serving the dwelling shall occupy no more than 2 acres or 3% of the parcel, whichever is smaller.

4. In the case of two or three principal dwellings on the premises, the total area occupied by all of the dwellings and all accessory structures, landscaping, and non-agricultural roads serving the dwellings shall be no more than 3 acres. Farm buildings, corrals, and permitted agricultural employee housing shall not be subject to the above site limitation.
- D. In order to preserve productive agricultural land to the maximum extent feasible, the development envelope shall minimize intrusion into agricultural areas and minimize 'barbell', 'peninsula', and 'finger' type configurations.

UNIFORM RULE 2

COMPATIBLE USES WITHIN AGRICULTURAL PRESERVE

Land enrolled in the Agricultural Preserve Program is to be used principally for commercial agricultural production. However, the City Council recognizes that it may be appropriate to allow secondary uses on contracted land that are either incidental to, or supportive of, the agricultural operation on the property. This Rule provides guidance and criteria for evaluating these uses on land under the three Williamson Act contracts in terms of their compatibility and consistency with the purpose and intent of the Williamson Act. It is the goal of this City that, through application of the principles of compatibility in the Act, compatible uses allowed on contracted land will be beneficial to and not conflict with the agricultural use of the land.

Compatibility is evaluated by the City on a case-by-case basis. Uses deemed compatible through application of this Rule are still subject to all applicable standards and requirements in City zoning ordinances as well as the City's General Plan, where appropriate.

The first section of this Rule provides general compatibility principles, as established under the Williamson Act, to be applied to all land uses and activities occurring within contracted land. The remaining sections provide more specific criteria and requirements for specific land uses and activities that the City Council has determined must be met for the use or activity to be considered compatible with agriculture and consistent with the Williamson Act.

2-1. COMPATIBILITY GUIDELINES

2-1.1. PRINCIPLES OF COMPATIBILITY

(Section 51238.1 of the Williamson Act)

- A. Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:
 - 1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
 - 2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
 - 3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

- B. The City Council may include, in these compatible use rules, conditional uses which, without conditions or mitigations, would not be in compliance with this section. These conditional uses shall conform to the principles of compatibility set forth in subsection 2-1.1.A above or, for non-prime lands only, satisfy the requirements of subsection 2-1.1.C.

- C. In applying the criteria pursuant to section 2-1.1, the City Council may approve a use on non-prime land which, because of onsite or offsite impacts, would not be in compliance with paragraphs A and B of section 2-1.1, provided the use is approved pursuant to a conditional use permit that shall set forth findings, based on substantial evidence in the record, demonstrating the following:
1. Conditions have been required for, or incorporated into, the use that mitigate or avoid those onsite and offsite impacts so as to make the use consistent with the principles set forth in paragraphs A and B of section 2-1.1 to the greatest extent possible while maintaining the purpose of the use.
 2. The productive capability of the subject land has been considered as well as the extent to which the use may displace or impair agricultural operations.
 3. The use is consistent with the purposes of the Agricultural Preserve Program to preserve agricultural and open-space land or supports the continuation of agricultural uses, as defined in these Rules, or the use or conservation of natural resources, on the subject parcel or on other parcels in the agricultural preserve.
 4. The use does not include a residential subdivision.

2-1.2. OTHER COMPATIBILITY CRITERIA

- A. The use does not result in the significant increase in the density of the temporary or permanent human population that could hinder or impair agricultural operations on the subject property and/or other agricultural lands in the vicinity.
- B. The use does not require and will not encourage the extension of urban services or the upgrade of public roads to urban standards that could encourage premature conversion of agricultural land to non-agricultural uses.

2-2. SUPPORTIVE AGRICULTURAL USES

The purpose of this section is to establish standards for compatible uses within contracted land which permit the preparation for shipment and sale and limited processing of agricultural products.

2-2.1. PREPARATION AND PROCESSING

A. Preparation Facilities.

The preparation for market of agricultural products in their raw state includes but is not limited to: sorting, grading, cleaning, packing, cooling and shipping, and is deemed compatible provided all the following are met:

1. The facility does not exceed 50% of the parcel or 30 acres, whichever is less, except the City Council may allow a preparation facility to exceed 50% of the parcel if it finds that a substantial benefit to the agricultural community and the public can be demonstrated. However, in no case shall the facility exceed 30 acres. All such uses shall be confined to a single parcel (excepting the access road) within the premises and sited in a manner that minimizes, to the extent feasible, the land area taken out of agricultural production. Included within this site are roads serving these uses, all parking and storage areas, landscaping, loading areas, all attached and detached supportive structures and any other related improvements.
2. The acreage allowances identified above are maximums and will only be permitted upon a demonstrated need.
3. All such uses are subject to all zoning requirements, including a conditional use permit, when applicable, and its conditions and standards that are found necessary to maintain compatible agricultural land uses.
4. The parcel with the preparation facility has at least 50% of the parcel or 50 acres in commercial agricultural production, whichever is less, unless it can be demonstrated to the City that it is unreasonable due to terrain, sensitive habitat and/or resources or other similar constraints. Where constraints are determined to exist, the City will recommend the minimum productive acreage particular to the premises. Notwithstanding the commercial production eligibility requirements in Rule 1, the City Council may establish different minimum production acreage requirements particular to the parcel and/or premises if the Council finds that a substantial benefit to the agricultural community and public can be demonstrated.

2-2.2. RETAIL SALES

The sale of agricultural products permitted by this Uniform Rule is deemed compatible within contracted land providing:

- A. All retail sales shall comply with all applicable regulations within the City's zoning ordinances.
- B. All retail sales adhere to the compatibility guidelines set forth in section 2-1.
- C. Only one retail sales location is permitted on the premises.

2-3. ANIMAL BOARDING AND BREEDING FACILITIES

2-3.1. INCIDENTAL BOARDING AND BREEDING FACILITIES

Incidental animal boarding and/or breeding facilities, whether for commercial or personal use, are compatible within contracted land providing all of the following are met:

- A. Only one incidental boarding and/or breeding facility located outside the designated building envelope is allowed on the premises for either commercial, personal or combined commercial/personal boarding and/or breeding.
- B. Such use is genuinely incidental to the principal uses of the land as specified in the criteria set forth in Uniform Rule 1;
- C. Any facilities required for personal boarding/breeding use shall be counted toward the designated development envelope, though the boarding/breeding facilities may be remotely sited from the principal dwelling;
- D. Any facilities required for incidental commercial boarding/breeding use on non-prime contracted land shall be limited to 3% of the parcel or 2 acres, whichever is less;
- E. Any facilities required for incidental commercial boarding/breeding use on prime contracted land shall be limited to 3% of the parcel or 2 acres, whichever is less, provided at least 50% of the parcel is devoted to the principal agricultural operation;
- F. Any facilities required for incidental commercial boarding/breeding use on superprime land shall be included within the designated development envelope, though the boarding/breeding facilities may be remotely sited from the principal dwelling;
- G. When required, full compliance with the City's Municipal Code, for the boarding and/or breeding facilities.

2-3.2 PRINCIPAL BOARDING AND BREEDING FACILITIES

Boarding and/or breeding facilities for animals developed as the principal use on the premises are compatible within contracted land providing all of the following are met:

- A. The premises must meet the eligibility requirements described in Uniform Rule 1 for either a prime or non-prime preserve. Boarding and/or breeding facilities for animals developed as the principal use of the premises are not compatible within superprime contracts;
- B. The premises meet the following commercial agricultural production requirements:

1. Parcels 40 acres or greater qualifying as a prime preserve or parcels 100 acres or greater qualifying as a non-prime preserve shall maintain a minimum 20 acres of irrigated pasture.
 2. Two contiguous parcels qualifying together as a prime preserve:
 - a. If under a single contract, shall maintain a minimum 20 acres of irrigated pasture combined; or
 - b. If under separate contracts, each parcel for which animal breeding/boarding is the principal use shall maintain as irrigated pasture a minimum of 10 acres, or 50% of the parcel, whichever is greater;
- C. Such facilities shall not produce traffic volumes detrimental to the commercial agricultural productivity of the area;
- D. The total area of land covered by all permanent improvements, excluding the principal dwelling, shall not exceed 20% of the premises or 20 acres, whichever is less. For the purposes of this Rule, permanent improvements include: any object affixed to the ground, landscaping, buildings, and structures, such as stables and exercise rings;
- E. Such facilities adhere to the compatibility guidelines set forth in section 2-1 of these Rules;
- F. When required, full compliance with the City's Municipal Code, for the boarding and/or breeding facilities.

UNIFORM RULE 3 ADMINISTRATION

3-1. CONTRACT TERMINATION

The procedures developed under this Rule are in accordance with the Williamson Act, and will be used to process all requests for withdrawal from Agricultural Preserves for termination of Williamson Act contracts.

Under the Williamson Act, contracts are automatically renewed each year following the first year of a 10-year contract, unless the landowner or County serves a notice of non-renewal or the contract is terminated by one of the other methods described below. Once the period of non-renewal or termination has come to an end, the contract shall expire and the agricultural preserve making up the boundaries of the contract shall be simultaneously disestablished.

3-1.1. NON-RENEWAL (Unilateral notice by landowner or County)

Withdrawal by a notice of non-renewal is the preferred method considered in all instances, whether for all or part of the contracted land where whole parcels are involved. This method is open to either party to the contract, does not require a finding of fact, and provides for an adjustment in land assessed values, pursuant to Section 426 of the Revenue and Taxation Code.

The City of Santa Maria will follow Section 51245 et seq. of the Government Code regarding Non-renewal of a Williamson Act Contract.

All three Williamson Act contracts governed by the City of Santa Maria's Uniform Rules have applied for termination of their contracts through the Non-renewal process, and have been approved for termination by the Santa Barbara County Board of Supervisors.

3-1.2. OTHER TERMINATION PROCEDURES

A. Cancellation

The City of Santa Maria will follow Section 51281 et seq. of the Government Code regarding Cancellation of a Williamson Act Contract.

B. Annexation

The City of Santa Maria will follow Section 51243.5 et seq. of the Government Code regarding Annexation of land encumbered by a Williamson Act Contract.

C. Eminent Domain or Other Acquisition

The City of Santa Maria will follow Section 51291 et seq. of the Government Code regarding Eminent Domain or Other Acquisition of land encumbered by a Williamson Act Contract.

D. Rescission

The City of Santa Maria will follow Section 51256 et seq. of the Government Code regarding Rescission of a Williamson Act Contract.

3-2. TRANSFER OF OWNERSHIP OF CONTRACTED LAND

The purpose of this section is to establish procedures for the maintenance of contracts wherein changes in legal description and/or ownership occur without impairing the integrity of the program. The City of Santa Maria will follow Section 51230.1 et seq. of the Government Code regarding Transfer of Ownership of land encumbered by a Williamson Act Contract.