



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 & Development  
Department No.: 053  
For Agenda Of: December 17, 2024  
Placement: Administrative;  
Estimated Time: N/A  
Continued Item: No  
If Yes, date from: N/A  
Vote Required: Majority

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TO: Board of Supervisors  
FROM: Department Lisa Plowman, Director (805) 934-6559  
Director(s)  
Contact Info: Travis Seawards, Deputy Director (805) 934-6559  
SUBJECT: **Victoria Sumerlin Bliss Separate Property Trust Agricultural Preserve Contract, 24AGP-00011, Carpinteria Area, First Supervisorial District**

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County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating Agricultural Preserve Replacement Contract No. 24AGP-00011 (Attachment 1) consisting of 10.94 acres located south of the intersection of Casitas Pass Road and Lillingston Canyon Road, (APN: 001-090-038) in the Carpinteria area;
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 24AGP-00011 (Attachment 2);
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15317 [Open Space Contracts or Easements].

**Summary Text:**

Staff recommends that the Board of Supervisors adopt a resolution to create Victoria Sumerlin Bliss Separate Property Trust Agricultural Preserve Contract No. 24AGP-00011 pursuant to Uniform Rule 6-2 [Transfer of Ownership of Contracted Land]. The 10.94-acre property (designated as Assessor's parcel Number [APN] 001-090-038) was originally subject to Agricultural Preserve Contract No. 71-AP-060B along with APN 001-090-037. The subject parcel, APN: 001-090-038, was sold in early 2023, which resulted in the need for a new land conservation contract because the two APNs were no longer under common ownership.

The proposed Victoria Sumerlin Bliss Separate Property Trust Agricultural Preserve Contract consists of approximately 10.94-acres of prime farm land. Approximately 10.5-acres are planted avocado orchards. The project is located approximately 0.75 miles north of highway 101 on Casitas pass Road (see Vicinity Map, Attachment 4).

The subject parcel is currently zoned AG-I-10 and the proposed preserve is consistent with the uses allowed under the Land Use and Development Code and policies within the County's Comprehensive Plan. On July 11, 2024, the Agricultural Preserve Advisory Committee (APAC) reviewed 24AGP-00011 and determined that this new agricultural preserve contract is consistent with the Uniform Rules (Attachment 5).

Staff recommends that the Board of Supervisors determine that the project is exempt from CEQA pursuant to the State CEQA Guidelines Section 15317 [Open Space Contracts or Easements] because it explicitly exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act. Additionally, the renewed agricultural preserve would not result in any exceptions (State CEQA Guidelines Section 15300.2) to the Categorical Exemptions. The project does not include physical development and will not result in a cumulative impact, significant effect, damage to scenic resources, impact to a listed site with hazardous waste, or substantial adverse change to the significance of a historical resource.

**Background:**

Government Code § 51200 et seq. (known as the California Land Conservation Act of 1965 or as 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 \$6,000.00. Funding for this project is budgeted in the Planning & Development’s Permitting Budget Program, on Page 317 of the County of Santa Barbara Fiscal Year (FY) 2024-2025 Adopted Budget.

The following table was provided by a County appraiser to estimate the change in assessed property value:

Parcel	2024 Taxable Value	Estimated AGP Value*	Difference
001-090-038	\$ 147,911	\$ 147,911	\$ 0*

\*Note: The subject parcel is currently under an active contract which is being replaced to meet eligibility requirements. The 2024 taxable value was calculated per the Ag Preserve (AGP) formula.

Disclaimer - Please be advised that this estimate is using the information we know at this time under the hypothetical condition that the property was in active ag preserve as of 1/1/2024 (24/25 fiscal year taxes). We do not have all of the information necessary to estimate the value for any future assessment. Therefore, we cannot guarantee that this estimate will be reflective of future assessment roll values

Based on the 2024 assessed value provided by the County Assessor’s Office, this Agricultural Preserve Contract would not result in any estimated potential property tax revenue loss.

**Special Instructions:**

The Clerk of the Board shall endorse the fact of this adoption and the date thereof on said Surveyor map and shall record this Short Form Land Conservation Contract (Short Form Contract, Attachment 2) with the approved legal description (with map) attached (Exhibit A to Attachment 2) at the Office of the Santa Barbara County Recorder, no later than December 31, 2024. In addition, the Clerk of the Board shall forward to the following interested parties copies of the documents as follows:

1. To the County Recorder, a copy of the approved legal description with map (Attachment 3) (does not require recordation except as Exhibit A to the Short Form Contract);
2. To the property owners (Victoria Sumerlin Bliss Separate Property Trust, PO Box 50440, Santa Barbara, CA 93150), a conformed copy of the Short Form Contract (Attachment 2), a copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3);

3. To the Planning and Development Department (Kathleen Volpi and David Villalobos), a conformed copy of the Short Form Contract (Attachment 2), a certified copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3);
4. To the Assessor, a certified copy of the Short Form Contract (Attachment 2), a copy of the Resolution (Attachment 1), and a copy of the approved legal description with map (Attachment 3); and
5. To the Surveyor, a conformed copy of the Short Form Contract (Attachment 2).

**Attachments:**

1. Agricultural Preserve Resolution
2. Agricultural Preserve Contract
3. Approved Legal Description
4. Vicinity Map
5. Excerpts from APAC Minutes

**Authored by:**

Kathleen Volpi, Planner (805) 568-2033  
Development Review Division, Planning and Development Department