



**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

Submitted on:
(COB Stamp)

Department Name:	Planning and Development
Department No.:	053
Agenda Date:	December 9, 2025
Placement:	Administrative Agenda
Estimated Time:	N/A
Continued Item:	No
If Yes, date from:	
Vote Required:	Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman, Director
Travis Seawards, Deputy Director

SUBJECT: Azteca Properties – Agricultural Preserve Replacement Contract of Agricultural Preserve Contract No. 70-AP-22, Santa Maria, Fifth Supervisorial District

County Counsel Concurrence

As to form: N/A

Other Concurrence:

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- Adopt a resolution creating Agricultural Preserve Replacement Contract No. 25AGP-00009 (Attachment A) consisting of 132.89 acres located approximately two miles west of the City of Santa Maria, with West Main Street (Route 166) being the main arterial road running approximately 0.5 miles south of the site and approximately five miles east of the City of Guadeloupe (APN 117-160-050);
- Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 25AGP-00009 (Attachment B);
- Authorize recordation by the Clerk of the Board; and,
- Find that the proposed action is an administrative activity of the County that will not result in direct or indirect physical changes in the environment and is therefore not a “project” as defined

for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5).

Summary Text:

Staff recommends that the Board of Supervisors adopt the Azteca Properties Agricultural Preserve Replacement Contract No. 25AGP-00009 pursuant to Uniform Rule 6-2. The subject parcel is currently zoned Agricultural II (AG-II-40) under the Land Use and Development Code, and the proposed preserve is consistent with the County's Comprehensive Plan.

Discussion:

The proposed replacement Agricultural Preserve Contract is located on a 132.89-acre property located approximately two miles west of the City of Santa Maria with West Main Street (Route 166) being the main arterial road running approximately 0.5 miles south of the site and approximately 5 miles east of the City of Guadeloupe (Attachment D). The 132.89-acre property (designated as Assessor Parcel Number [APN] 117-160-050) was originally a part of Agricultural Preserve Contract No. 70-AP-022. This original Agricultural Preserve Contract (No. 70-AP-022) totaled 434.83 acres including the eight parcels with the following eight APNs:

- 117-160-007,
- 117-160-009,
- 117-020-012,
- 117-020-013,
- 117-020-014,
- 117-020-015,
- 117-020-020, and
- 117-020-022.

The original eight APNs were later assigned different APNs, as detailed below:

- APNs 117-160-007 and 117-160-009 are now APNs 117-160-050 (the subject of the proposed Replacement Contract, Case No. 25AGP-00009) and 117-160-048, and
- APNs 117-020-012, 117-020-013, 117-020-014, 117-020-015, 117-020-020, and 117-020-022 are now APNs 117-020-078 and 117-020-060.

APN 117-160-050 is to be considered for ongoing eligibility and is the subject of this proposed replacement contract (Case No. 25AGP-00009). APN 117-160-048 is owned by the County of Santa Barbara and should be excluded from the Agricultural Preserve program. APNs 117-020-078 and 117-020-060 are currently undergoing a proposed Lot Line Adjustment and will be required to seek a new, separate replacement contract.

The proposed Azteca Properties Agricultural Preserve Replacement Contract on APN 117-160-050 consists of 116 acres used for seasonal row crops and 16.88 acres of non-farmland, which includes a two-acre development envelope (including a single-family dwelling, a workshop, and a shed). There are no other developments or uses on the property.

Background:

Government Code §§51200 et seq. (known as the California Land Conservation Act of 1965 or as the Williamson Act) provide 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.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

The total estimated cost to process this replacement agricultural preserve contract nonrenewal is approximately \$4,000.00. The costs to process the project were borne by the applicant through the payment of processing fees. Processing for this project is budgeted in the Permitting Budget Program on Page 307 of the County of Santa Barbara Fiscal Year 2025-2026 Adopted Budget.

Fiscal Analysis:

Funding Source	FY 2025-2026	Total
General Fund		
P&D Permitting Budget Program Fees	\$4,000	\$4,000
Total		\$4,000

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 B) with the approved legal description (with map) attached (Exhibit A to Attachment B) at the Office of the Santa Barbara County Recorder, no later than December 31, 2026. 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 (Attachments C and D) (does not require recordation except as Exhibit A to the Short Form Contract);
2. To the property owners (Francisco Maldonado, P.O. Box 1862, Santa Maria, CA, 93456), a conformed copy of the Short Form Contract (Attachment B), a copy of the Resolution (Attachment A), and a copy of the approved legal description with map (Attachments C and D);

3. To the Planning and Development Department (Emily Fischer and David Villalobos), a conformed copy of the Short Form Contract (Attachment B), a copy of the Resolution (Attachment A), and a copy of the approved legal description with map (Attachments C and D);
4. To the Assessor, a certified copy of the Short Form Contract (Attachment B), a copy of the Resolution (Attachment A), and a copy of the approved legal description with map (Attachments C and D); and
5. To the Surveyor, a conformed copy of the Short Form Contract (Attachment B).

Attachments:

Attachment A – Agricultural Preserve Resolution

Attachment B – Agricultural Preserve Contract

Attachment C – Approved Legal Description

Attachment D – Vicinity Map

Attachment E – Excerpts from APAC Minutes

Authored by:

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Planner

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