



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 & Development
Department No.: 053
Agenda Date: October 21, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Lisa Plowman
Contact: Travis Seawards, Deputy Director, Development Review Division
SUBJECT: CASMALIA 4, LLC Agricultural Replacement Contract, Casmalia area, Fourth Supervisorial District

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 No. 24AGP-00014 (Attachment A) consisting of 515.82 acres located at Black Road in the Casmalia area (APNs 113-270-013, 113-270-018, 113-270-019, and 113-280-010);
- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 24AGP-00014 (Attachment B);
- c) Authorize recordation by the Clerk of the Board; and,
- d) 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 a resolution to create CASMALIA 4, LLC Agricultural Preserve Replacement Contract No. 24AGP-00014 pursuant to Uniform Rule 6-2 [Transfer of Ownership of Contracted Land]. Contract No. 24AGP-00014 will include APNs 113-270-013 (414 acres), 113-270-018 (76.07 acres), 113-270-019 (2 acres), and 113-280-010 (5.75 acres), replacing a portion of Contract No. 70-AP-062. The contract originally included the subject property and the property known as APN 113-270-011. Parcel No. 113-270-011 (198.27 acres) was sold to a different entity on February 2, 2023, resulting in a contract that is no longer under common ownership. Because of this, each parcel or group of commonly owned contiguous parcels under the original contract must now qualify separately for the program. The applicant has applied for a replacement agricultural preserve contract (24AGP-00014) to comply with Uniform Rules Section 6-2, which governs the maintenance of eligible contracts wherein changes in legal description and/or ownership occur.

Discussion:

On August 14, 2025, the Agricultural Preserve Advisory Committee (APAC) reviewed 24AGP-00014 and determined that this replacement agricultural preserve contract is consistent with the Uniform Rules (Attachment D). The subject parcels are currently zoned AG-II-100, with the exception of APN 113-270-019, which is zoned Commercial Highway (CH). Even though commercially-zoned property is not typically allowed under contract, the underlying legal lot encompasses multiple subject APNs that have been established for tax purposes and the APAC found that the property as a whole is eligible to be enrolled in an agricultural preserve contract. The proposed preserve contract is consistent with the County's Comprehensive Plan.

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.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs to process the project are borne by the applicant through the payment of processing fees, as such there is no financial impact to Planning and Development's budget. The total estimated cost to process this project is approximately \$7,500.00. These fees are budgeted in the Planning and Development Department's Permitting Budget Program on page 307 of the County of Santa Barbara Fiscal Year 2025-26 Adopted Budget.

Contract No. 70-AP-062 is the subject of a County Initiated Nonrenewal (Case No. 25AGP-00002), however, the APNs owned by CASMALIA 4, LLC will be reenrolled under this replacement contract, therefore, the net fiscal impact is the only result of the removal of APN 113-270-011 from contract and this replacement contract does not represent a change in tax revenue for the County.

Fiscal Analysis:

Funding Source	FY 2025-2026	Total
Fees	\$7,500.00	\$7,500.00
Total		\$7,500.00

Special Instructions:

Noticing is not required for replacement contracts. 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 1 to Attachment B) at the Office of the Santa Barbara County Recorder, no later than December 31, 2025. 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 C) (does not require recordation except as Exhibit 1 to the Short Form Contract);
2. To the property owner (CASMALIA 4, LLC, P.O. Box 13160, San Luis Obispo, CA 93406), 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 (Attachment C);
3. To the Planning and Development Department (Adam Orta 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 (Attachment C);
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 (Attachment C); 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 with Map

Attachment D – Excerpt from APAC Minutes

Contact Information:

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