



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: Chevron USA, Inc. County-Initiated Nonrenewal of Agricultural Preserve Contract
No. 70-AP-062, 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) Receive and consider the Agricultural Preserve Advisory Committee (APAC) recommendation of nonrenewal for Agricultural Preserve Contract 70-AP-062 due to noncompliance with the Uniform Rules for Agricultural Preserves and Farmland Security Zones, Rule 6-2 [Transfer of Ownership of Contracted Land];
- b) Approve and authorize the Chair to execute the Notice of Nonrenewal for Agricultural Preserve Contract 70-AP-062 (Attachment A);
- c) Direct Planning and Development (P&D) to serve the Notice of Nonrenewal, and direct the Clerk of the Board to record and distribute copies of the Notice of Nonrenewal as specified in this Board Agenda Letter; and
- d) Determine that the actions above are government administrative activities that will not result in direct or indirect physical changes in the environment and are therefore not projects under the California Environmental Quality Act (CEQA) pursuant to section 15378(b)(5) of the CEQA Guidelines.

Summary Text:

Staff recommends that the Board of Supervisors execute the Notice of Nonrenewal of Agricultural Preserve Contract (Contract) 70-AP-062 due to noncompliance with the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules), Rule 6-2.B, Transfer of Ownership of Contracted Land. Contract No. 70-AP-062 went into effect on January 1, 1972, under the ownership of David N. Tompkins and Ruthanne S. Tompkins. The contract included the following Assessor Parcel Numbers (APNs): 113-270-011, 113-270-013, 113-270-018, and 113-280-010. Over the years, the parcels have changed ownership, and the original contract is no longer under common ownership. Under separate ownership, the parcels must meet commercial production requirements on an individual basis. Current ownership of parcels under the Contract is as follows:

- APN 113-270-011 (198.27 acres) is owned by Chevron USA, Inc. as of February 2, 2023.
- APNs 113-270-013 (414 acres), 113-270-018 (76.07 acres), and 113-280-010 (739.9 acres) are owned by Casmalia 1, LLC as of 1989.

On April 11, 2024, the APAC considered ongoing eligibility of Agricultural Preserve Contract No. 70-AP-062 and found the contract to be inconsistent with Uniform Rule, 6-2.B, Transfer of Ownership of Contracted Land. APAC sent a letter dated February 28, 2024, notifying Chevron USA, Inc. and Casmalia 1, LLC, that ongoing eligibility for contract 70-AP-062 would be discussed at the April 11, 2024, APAC meeting. The item was discussed, and the APAC directed the Chair to send a 60-Day Notice to both owners to remedy the contract violation.

On December 12, 2024, the APAC did not receive a satisfactory response to the contract violation from Chevron USA and voted 5-0 to recommend nonrenewal of the contract to the Board of Supervisors due to noncompliance with the Uniform Rules. Specifically, nonrenewal was recommended due to the changes in ownership that have occurred, and Chevron USA being unable or unwilling to meet commercial production requirements on an individual basis. The property owner may apply for a new contract for the subject property should they wish to remain in the Agricultural Preserve Program. Casmalia 1, LLC, can meet commercial production requirements on their property, and they have separately applied for a replacement contract under Case No. 24AGP-00014 to keep APNs 113-270-013, 113-270-018, and 113-280-010 under contract.

In accordance with Section 6-1.1 of the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones, the property must continue to comply with the Williamson Act and Uniform Rules for the duration of the contract, which will expire on December 31, 2034.

Background:

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in agricultural use. The County of Santa Barbara adopted 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.

Government Code §51245 provides that if a county desires in any year not to renew the contract, the county shall serve written notice of nonrenewal of the contract upon the landowner in advance of the annual renewal date of the contract. Unless such written notice is served by the county at least 60 days prior to the renewal date, the contract shall be considered renewed as provided in Section 51244 or Section 51244.5.

Should the Board of Supervisors approve and authorize the Chair to execute the Notice of Nonrenewal (Attachment A) for Agricultural Preserve Contract 70-AP-062 due to noncompliance with Uniform Rule 6-2.B, P&D Staff shall serve the landowner with the Notice of Nonrenewal. The Clerk of the Board shall record the Notice of Nonrenewal and distribute copies as specified under "Special Instructions" in this Board Agenda Letter.

Pursuant to Government Code § 51245, upon receipt by the landowner of a notice from the county of nonrenewal, the landowner may make a written protest of the notice of nonrenewal to Planning & Development. The protest must be submitted within 10 days of the Board action, by 5:00 PM on November 1, 2025, in order to allow for processing of the protest prior to the renewal date. The County may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

Fiscal and Facilities Impacts:

The total estimated cost to process this agricultural preserve contract nonrenewal is approximately \$4,832.00. This is a County-initiated case, therefore it is paid through budgeted permitting 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. A "Notice of Nonrenewal" starts the nine-year nonrenewal period. During the nonrenewal process, the annual tax assessment continually increases each year until it is equivalent to current tax rates at the end of the nonrenewal period.

The current assessed value for the 198.27-acre property with improvements thereon under the now breached Contract is \$185,491, with a 1.10141% property tax rate resulting in approximately \$2,043.02 of annual County revenue. The recommended actions would increase the property's assessed value, and in-turn County revenue, phased each year for the next nine years of the nonrenewal period to arrive at the Proposition 13 property value.

Fiscal Analysis:

Funding Source	FY 2025-2026	Total
General Fund		
P&D Permitting Budget Program Fees	\$4,832.00	\$4,832.00
Total		\$4,832.00

Special Instructions:

Clerk of the Board shall obtain required signatures on the Notice of Nonrenewal (Attachment A and Exhibit 1 to Attachment A) and provide a copy of the executed Notice of Nonrenewal to P&D by October 31, 2025.

P&D Staff shall serve the landowner with a copy of the executed Notice of Nonrenewal by certified mail, return receipt requested, at least 60 days prior to the contract renewal date of January 1, 2026 (by November 1, 2025):

- Chevron USA, Inc., 9525 Camino Media, Bakersfield, CA 93311

- Casmalia 1, LLC, Casmalia 2, LLC, Casmalia 3, LLC, and Casmalia 4, LLC

Clerk of the Board shall record the executed Notice of Nonrenewal with the Clerk-Recorder's Office no later than 20 days after service of the Notice of Nonrenewal upon the landowner, or by December 31, 2025.

Clerk of the Board shall distribute copies of the recorded Notice of Nonrenewal and the Board of Supervisor's Minute Order reflecting the County's nonrenewal of the contract within 30 days of the service of the Notice of Nonrenewal upon the landowner as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Adam Orta, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Stephanie Stark, Agricultural Commissioner's Office
- Jose Chang, Agricultural Commissioner
- Jennifer Lucchesi, California Director of Conservation; 715 P Street, MS 1900, Sacramento, CA 95814
- Chevron USA, Inc., Owner, 9525 Camino Media, Bakersfield, CA 93311
- Casmalia 1, LLC, Casmalia 2, LLC, Casmalia 3, LLC, Casmalia 4, LLC

Attachments:

Attachment A – Notice of Nonrenewal with Exhibit 1, Legal Description

Attachment B – Vicinity Map

Attachment C – Excerpt from APAC Minutes

Contact Information:

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