



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:
Planning and Development
Department Number:
053
Agenda Date:
July 14, 2026
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

DocuSigned by:
Lisa Plowman
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CONTACT: Travis Seawards, Deputy Director

SUBJECT: Warnekros Agricultural Preserve Replacement Contract No. 26AGP-00004, Fourth Supervisorial District

Concurrences:

County Counsel Concurrence:

As to form: N/A

Auditor-Controller Concurrence:

As to form: N/A

Other Concurrence:

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Adopt a resolution creating a Replacement Agricultural Preserve Contract No. 26AGP-00004 (Attachment A) consisting of 26.12 acres located approximately five miles west of Highway 246, just outside of the incorporated area of Lompoc, with West Central Avenue being the

main arterial road running along the south end of the site and Legge Avenue to the west of the property (APN 093-040-031);

- b) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract No. 26AGP-00004 (Attachment B);
- 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] (Attachment F).

Summary Text:

Staff recommends that the Board of Supervisors adopt the replacement Warnekros Agricultural Preserve Contract No. 26AGP-00004 pursuant to Uniform Rule 1-2.2.C.2.b. 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.

Staff recommends that the Board of Supervisors determine that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15317 [Open Space Contracts or Easements], because this section 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 on the prime soils, 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.

Discussion:

The proposed replacement Agricultural Preserve Contract is located on 26.12 acres approximately five miles west of Highway 246, just outside of the incorporated area of Lompoc, with West Central Avenue being the main arterial road running along the south end of the site and Legge Avenue to the west of the property (APN 093-040-031).

APN 093-040-031 is to be considered for eligibility and is the subject of this proposed replacement contract (Case No. 26AGP-00004). The proposed Agricultural Preserve Contract on APN 093-040-031 consists of 26.12 acres entirely used for agricultural cultivation, excluding the river and roads. The owner has a long-term lease with Campbell Ranches, Inc. to grow row crops that include broccoli, cauliflower, green cabbage, iceberg lettuce, cilantro, and celery. The parcel has an agricultural well on site to support these operations.

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 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 total costs to process the Project are approximately \$5,980.00 (18 hours of staff time). These processing fees and all associated costs are fully paid by the applicant through application fees collected at the time of application.

Funding for this work is included in the Planning and Development Department's Permitting Budget Program, as reflected in the County of Santa Barbara Fiscal Year (FY) 2025-26 Adopted Budget and the FY 2026-27 Adopted Budget. Because the applicant's fees cover the full cost of processing, there will be no impact to the General Fund.

Fiscal Analysis:

Funding Source	FY [2025-26]	Total
Fees	\$5,980.00	\$5,980.00
Total		\$5,980.00

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 description 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 (Frank Warnekros, 112 Greenview Drive, Savannah, CA 31405), a conformed copy of the Short Form Contract (Attachment B), a certified copy of this 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 certified 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 recorded copy of the Short Form Contract (Attachment B).

Attachments:

Attachment A – Agricultural Preserve Resolution (Wet Signature Required)

Attachment B – Agricultural Preserve Contract (Wet Signature Required)

Attachment C – Approved Legal Description

Attachment D – Vicinity Map

Attachment E – Excerpts from APAC Minutes

Attachment F – CEQA Exemption

Contact Information:

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