



**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 16, 2025  
**Placement:** Administrative Agenda  
**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 Director(s): Lisa Plowman,  
Contact: Travis Seawards, Deputy Director,  
**SUBJECT:** Fisher Edison Property Trust New Agricultural Preserve Contract, Buellton area, 3<sup>rd</sup>  
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 New Contract No. 25AGP-00004 (Attachment A) consisting of 44.88 acres located at 2000 West Highway 246, in the Buellton area (APNs 099-230-014 and 099-230-005);
- b) Approve and authorize the Chair to execute Agricultural Preserve New Contract No. 25AGP-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].

**Summary Text:**

Staff recommends that the Board of Supervisors adopt Agricultural Preserve No. 25AGP-00004 pursuant to Uniform Rules 1 and 2. The 44.880-acre subject property is comprised of two separate

parcels (APNs 099-230-014 and 099-230-005) and would be used as a Principal Boarding and Breeding operation, consistent with Uniform Rule 2-3.2, that includes a minimum of 20 acres of irrigated pastures.

**Discussion:**

The applicant, Fisher Edison Property Trust, has requested a new contract following a County initiated non-renewal (Case No. 20AGP-00008) of the former Agricultural Preserve Contract (84AP018).

The nonrenewal was authorized by the Board of Supervisors on October 12, 2021. The proposed Fisher Edison Property Trust New Agricultural Preserve Contract No. 25AGP-00004 would be a prime preserve of 44.88 acres, consistent with the County's Comprehensive Plan and the Uniform Rules. The subject property would devote a minimum of 20 acres to irrigated pastures and would be used as a Principal Board and Breeding operation. The subject property is located approximately 2.25 miles west of the City of Buellton along the south side of Highway 246. The subject parcels are currently zoned AG-II-100 under the Land Use and Development Code.

On June 12, 2025, the Agricultural Preserve Advisory Committee (APAC) reviewed Case No. 25AGP-00004 and determined that this new agricultural preserve contract is consistent with the Uniform Rules (Attachment E). The prior contract was nonrenewed because the property no longer met commercial agricultural production requirements. This issue has been resolved by the applicant planting a minimum of 20 acres of irrigated pasture.

**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 were borne by the applicant through the payment of processing fees. The total estimated cost to process this agricultural preserve contract is approximately \$4,500.00. Funding for this project is budgeted in the Planning and 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	2025 Taxable Value	Estimated AGP Value*	Difference
099-230-014	\$ 4,138,602	\$ 3,277,622	\$ (860,980)
099-230-005	\$ 42,003	\$ 1,058	\$ (40,945)

Totals	\$ 4,180,605	\$ 3,278,680	\$ (901,925)
<p>* Note: The 2025 taxable value (\$4,180,605) is based on an Ag Preserve calculation for a contract in non-renewal status.</p> <p>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 1/1/2025 (25/26 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.</p>			

Based on the 2025 assessed value provided by the County Assessor's Office, this Agricultural Preserve Contract would result in an estimated potential property tax revenue loss of \$901,925.00.

#### **Fiscal Analysis:**

Funding Source	FY 2025-2026	Total
Fees	\$4,500.00	\$4,500.00
<b>Total</b>		<b>\$4,500.00</b>

#### **Special Instructions:**

The Planning and Development Department will satisfy all noticing requirements. 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) 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 (Exhibit A to Attachment B) (does not require recordation except as Exhibit A to the Short Form Contract);
2. To the property owners (Katherine L. Fisher, Trustee of the Fisher Edison Property Trust Dated December 23, 2016, PO Box 1159, Solvang CA, 93464), a conformed copy of the Short Form Contract (Attachment B), a copy of the Resolution (Attachment A), and a copy of the Surveyor's map;
3. To the Planning and Development Department (Soren Kringel 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 (Exhibit A to Attachment B);
4. To the Assessor, a certified copy of the Short Form Contract (Attachment B), a copy of the Resolution, and a copy of the approved legal description with map (Exhibit A to Attachment B); and
5. To the Surveyor, a conformed copy of the Short Form Contract (Attachment B).

In addition to the above, the Clerk of the Board shall distribute copies of the recorded Short Form Contract and the Board of Supervisor's Minute Order reflecting the County's authorization of the new contract within 30 days of the contract recordation with the following:

- Stephanie Stark, Agricultural Commissioner's Office
- Jose Chang, Agricultural Commissioner
- Jennifer Lucchesi, California Director of Conservation; 715 P Street, MS 1900, Sacramento, CA 95814

**Attachments:**

**Attachment A** - Agricultural Preserve Resolution

**Attachment B** - Agricultural Preserve Contract

**Attachment C** - CEQA Exemption

**Attachment D** - Vicinity Map

**Attachment E** - APAC Minutes (June 12, 2025)

**Contact Information:**

Soren Kringel

Planner, Development Review Division, Planning & Development Department

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