



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:

Continued Item:
No
If Yes, date from:

Vote Required:
Majority

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

DocuSigned by:
Lisa Plowman
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SUBJECT: Warnekros Agricultural Preserve New Contract No. 25AGP-00015, 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 new Agricultural Preserve Contract No. 25AGP-00015 (Attachment A) consisting of 28.30 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 between Legge Avenue on the west and Floradale Avenue on the east (APN 093-040-006);

- b) Approve and authorize the Chair to execute Agricultural Preserve New Contract No. 25AGP-00015 (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 recommend that the Board of Supervisors adopt the new Warnekros Agricultural Preserve Contract No. 25AGP-00015 pursuant to Uniform Rules 1-2.2 and 1-2.3. 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 the State CEQA Guidelines Section 15317 [Open Space Contracts or Easements] because it 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, 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 new Agricultural Preserve Contract is located on 28.30 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 between Legge Avenue on the west and Floradale Avenue on the east (APN 093-040-006).

APN 093-040-006 is to be considered for eligibility and is the subject of this proposed new contract (Case No. 25AGP-00015). The proposed Agricultural Preserve Contract on APN 093-040-006 consists of 28.30 acres entirely used for agricultural cultivation, minus the existing river and roads. The owner has a long-term lease with Campbell Ranches, Inc. to grow row crops which include lettuce, cilantro, broccoli, cabbage, dry beans and celery. The parcel utilizes the existing agricultural well on APN 093-040-004 (under the same ownership) 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 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

Contract Renewals:

N/A

Fiscal and Facilities Impacts:

The total estimated cost to process this new agricultural preserve contract is approximately \$8,000.00. 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 of the County of Santa Barbara Fiscal Year 2025-2026 Adopted Budget. These costs do not impact the General Fund.

The following table shows the estimated reduction in assessed property value, which tax revenue is derived from:

Parcel	2025 Taxable Value	Estimated AGP Value*	Difference
093-040-004	\$ 832,320	\$ 565,000	\$ (267,320)
093-040-006	\$ 832,320	\$ 477,000	\$ (355,320)
Totals	\$ 1,664,640	\$ 1,042,000	\$ (622,640)

*Please be advised that this estimate is using the information known by the County of Santa Barbara Assessor’s Office at this time under the hypothetical condition that the property was in active ag preserve as of January 1, 2025 (2025/2026 fiscal year taxes). The Assessor’s Office does not have all of the information necessary to estimate the value for any future assessment. Therefore, the Assessor’s Office cannot guarantee that this estimate will be reflective of future assessment roll values.

Fiscal Analysis:

Funding Source	FY 2025-2026	Total
P&D Permitting Budget Program Fees	\$8,000	\$8,000
Total		\$8,000

Staffing Impacts:

N/A

Position Request Summary:

N/A

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);
2. To the property owners (Frank Warnekros, 112 Greenview Drive, Savannah, GA 31405), 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 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 Notice of Exemption

Attachment G – Shared Well Agreement

Contact Information:

Emily Fischer, Planner

Development Review Division, Planning and Development Department

fischere@countyofsb.org