COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE
APPROVED MINUTES — MEETING OF APRIL 6, 2018
9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by Debbie Trupe at 9:00 A.M. in the Santa Barbara County Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

COMMITTEE MEMBERS	PRESENT:
Debbie Trupe, Agricultural Commissioner	×
Sergio Ricardo, Assessor's Office	×
David Lackie, Planning and Development	×
Aleks Jevremovic, County Surveyor	×
Matthew Shapero, U.C Cooperative Extension	☐

STAFF MEMBERS	PRESENT
Michelle Montez, Deputy County Counsel	×
Sharon Foster, Planning & Development	×

NUMBER OF INTERESTED PERSONS: 5
ADMINISTRATIVE AGENDA:

I. MEETING CALLED TO ORDER: *by Chair, Debbie Trupe*

II. PUBLIC COMMENTS: None

III. MINUTES: The Minutes of February 2, 2018 and March 2, 2018, 2017 were considered as follows:

ACTION: Lackie moved, seconded by Trupe, and carried by a vote of 4-0 (Shapero absent) to approve the Minutes of February 2, 2018.

ACTION: Stark moved, seconded by Jevremovic, and carried by a vote of 3-2 (Shapero absent, Lackie & Trupe abstained) to approve the Minutes of March 2, 2018.

NEW ITEMS

1. 72-AP-095 — Eisengart New Guest House, Detached Garage and Access Driveway Hollister Ranch Lot 84
17CDH-00000-00043 — Kathryn Lehr, Planner (805) 568-3560

Consider the request of A34 Studio, agent for the owner, Bruce Eisengart, of Case No. 17CDH-00000-00043 regarding the proposed guest house with a detached garage and access driveway and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules

and any enforcement actions pursuant to Uniform Rule 6. The property is 113.81 acres identified as Assessor's Parcel Number 083-690-003, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at Hollister Ranch Lot 84 in the Gaviota area, Third Supervisorial District. **(Continued from 3/2/18)**

Lackie moved, seconded by Jevremovic, and carried by a vote of 4- 0 (Shapero absent) to continue the project at the request of the applicant to the May 4, 2018 APAC meeting.

2. 76-AP-008 Contract Eligibility Lompoc

Consider the ongoing eligibility of the properties listed below making up agricultural preserve contract 76-AP-008 and their consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. All of the properties are located in the Mail Road-Drum Canyon area, Third Supervisorial District.

099-170-024 (Lompoc, LLC)
099-210-051 (Lompoc, LLC)
099-210-060 (Lompoc, LLC)
099-210-076 (415 South Olive, LLC)
099-210-077 (Brian Strange)

Lackie moved, seconded by Ricardo and carried by a vote of 4-0 (Shapero absent) to authorize the chair to send a 60 day letter to all owners of current record of contract 76-AP-008 informing them that the APAC Committee will consider initiating their contract for non-renewal.

3. 86-AP-006 Bembi Ongoing Contract Eligibility Los Alamos

Consider the consistency of ag contract No. 84-AP-006, owned by Atul Bembi, with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 84 acres identified as Assessor's Parcel Number 133-100-075 zoned AG-II-100 with an AC Comprehensive Plan designation located at 9000 Aliso Canyon Road in the Los Alamos area, Third Supervisorial District. **(Continued from 7/7/17, 8/11/17, 9/1/17, 11/3/17)**

Ricardo moved, seconded by Lackie, and carried by a vote of 4 -0 (Shapero absent) to recommend that the Board of Supervisors non-renew contract number 86-AP-006 due to non compliance with Uniform Rule 1-2.3., Commercial Production and Reporting Requirements.

4. 86-AP-012 Nicholas Barrack Irrevocable Trust Santa Ynez

Consider the consistency of ag preserve contract No. 86-AP-012 owned by the Nicholas Barrack Irrevocable Trust, with the Uniform Rules and ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 103.18 acres, identified as Assessor's Parcel Number 141-250-015 zoned AG-II-100 with an AC Comprehensive Plan designation located at 1100 Secretariat Drive in the Santa Ynez area, Third Supervisorial District.

Lackie moved, seconded by Ricardo, and carried by a vote of 4 -0 (Shapero absent) to recommend that the Board of Supervisors non-renew contract number 86-AP-012 due to non compliance with Uniform Rule 1-2.3., Commercial Production and Reporting Requirements.

V. NEW ITEMS:

5. 95-AP-024 North Fork Ranch Tentative Parcel Map New Cuyama
18TPM-00000-00001 Shannon Reese, Planner (805) 934-6261

Consider the request of Brian Tetley agent for the owner, Brodiaea, Inc, of Case No. 18TPM-00000-00001 regarding a proposed four-way lot split, with one lot located in San Luis Obispo County, and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 7,623acres identified as Assessor's Parcel Number 147-020-045 & 147-020-046, zoned AG-II-100 with an AC Comprehensive Plan designation located at Approximately 11 miles west of New Cuyama in the Cuyama area, Fifth Supervisorial District.

Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Shapero absent) to find the project consistent with the Uniform Rules.

6. 69-AP-75 Lafond Winery & Vineyards New Tier I Winery Buellton
18LUP-00000-00117 Gwen Beyeler, Planner (805) 934-6269

Consider the request of Brett Jones agent for the owner, Lafond Winery & Vineyards of Case No. 18LUP-00000-00117 regarding the conversion of an existing 20,000 square foot covered horse arena to a Tier I Winery (vineyard under construction) and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 62.60 acres identified as Assessor's Parcel Number 083-180-005 zoned AG-II-40 with an AC Comprehensive Plan designation located at 8669 Santa Rosa Road in the Buellton area, Third Supervisorial District.

Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Shapero absent) to continue the project to the May 4, 2018 APAC meeting.

7. 91-AP-0006 Highway South Buellton Wireless Facility Buellton

17CUP-00000-00028 Gwen Beyeler, Planner (805) 934-6269

Consider the request of AirTouch Cellular, Inc., agent for the owner, HARTB LLC, of Case No. 17CUP-00000-00028 regarding the proposal to construct an unmanned wireless facility that would be include four (4) 8 foot panel antennas in two (2) sectors mounted on a proposed 18'16" steel support structure with a 2' microwave dish and a GPS antenna to be mounted and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 1,086.13 acres identified as Assessor's Parcel Numbers 137-270-031 & 137-280-017, zoned AG-II-100 with an AC Comprehensive Plan designation located at 650 East HWY 246 in the Buellton area, Third Supervisorial District.

Lackie moved, seconded by Jevremovic, and carried by a vote of 4 -0 (Shapero absent) to find the project consistent with the Uniform Rules specifically Rule 2-9.

8. 00-AP-003 Mendez Agricultural Storage Building Lompoc

18LUP-00000-00114 Gwen Beyeler, Planner ((805) 934-6269

Consider the request of Kenny Hollister agent for the owner, Larry Mendez of Case No. 18LUP-00000-00114 regarding the construction of an agricultural storage building of approximately 3000 square feet and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The property is 312.96 acres identified as Assessor's Parcel Number 099-150-071, zoned AG-II-100 with an AC Comprehensive Plan designation located at 4076 East Highway 246 in the Lompoc area, Fourth Supervisorial District.

Lackie moved, seconded by Trupe, and carried by a vote of 4 -0 (Shapero absent) to find the project consistent with the Uniform Rules.

9. Process Improvement

The APAC Committee will discuss issues with forms and processes for assumptions, owner initiated replacement contracts, non-renewals, and other necessary actions.

Trupe moved, seconded by Lackie, and carried by a vote of 4-0 (Shapero absent) to continue the project to the May 4, 2018 APAC meeting.

VI. REPORTS OF COMMITTEE MEMBERS: *Committee members may make reports to Committee regarding individual contracts requiring placement on a future agenda or on general procedural matters. No official action shall be taken on any individual matter.*

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on May 4, 2018 in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 12:15 P.M.