



# COUNTY OF SANTA BARBARA

## AGRICULTURAL PRESERVE ADVISORY COMMITTEE APPROVED MINUTES MEETING OF SEPTEMBER 1, 2017 9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by David Lackie at 9:00 A.M. in the Santa Barbara County Administration Building, Board Hearing Room, Fourth Floor, 105 E. Anapamu Street, Santa Barbara, CA 93101.

<u>COMMITTEE MEMBERS</u>	<u>PRESENT:</u>
Debbie Trupe, Agricultural Commissioner	<input type="checkbox"/>
Sergio Ricardo, Assessor's Office	×
David Lackie, Planning and Development	×
Aleks Jevremovic, County Surveyor	×
Royce Larsen, U.C Cooperative Extension	×
Stephanie Stark, Agricultural Commissioner Alternate	×

<u>STAFF MEMBERS</u>	<u>PRESENT</u>
Michelle Montez, Deputy County Counsel	×
Johanna Hartley, Deputy County Counsel	×
Sharon Foster, Planning & Development	×

**NUMBER OF INTERESTED PERSONS: 10**

### ADMINISTRATIVE AGENDA:

**I. MEETING CALLED TO ORDER:** *by Acting Chair, David Lackie*

**II. PUBLIC COMMENTS:**

**III. MINUTES:** The Minutes of July 7, 2017, August 11, 2017 were considered as follows:

**ACTION:** Larsen moved, seconded by Ricardo, and carried by a vote of 4 -0-1 (Trupe absent, Stark abstained) to approve the Minutes of July 7, 2017 as amended.

**ACTION:** Jevremovic moved, seconded by Larsen, and carried by a vote of 3-0-2 (Stark & Ricardo abstained) to approve the Minutes of August 11, 2017 as amended.

**IV. NEW ITEMS:**

1. Preliminary Draft Amendments to the Santa Barbara County Uniform Rules Agricultural Preserves and Farmland Security Zones to Address Cannabis Activities

Jessica Metzger, Planner (805) 568-3532

Request of Planning and Development staff to APAC to preliminarily review and make recommendations, contingent upon upcoming CEQA review, to the Board of

Supervisors regarding the draft amendments to the Uniform Rules as they pertain to cannabis development and uses on properties subject to a Land Conservation Act contract. This project is county-wide.

**ACTION: Lackie moved, seconded by Stark and carried by a vote of 5-0 (Trupe absent) that Planning & Development consider the draft Cannabis edits to the Uniform Rules as a project alternative in the Draft Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program. The APAC also requested the proposed Uniform Rules amendments return to the APAC for consideration of a formal recommendation to the Board of Supervisors prior to the County Planning Commission hearings on the proposed Cannabis Land Use Ordinance and Licensing Program.**

**CONTINUED ITEMS:**

2. 76-AP-008 de Bruin Replacement Contract Lompoc  
16AGP-00000-00027 Gwen von Klan, Planner (805) 934-6269

Consider the request of Don Poppe agent for the owner, Johannes de Bruin, of Case No. 16AGP-00000-00027 regarding 76-AP-008 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 20.33 acres identified as Assessor's Parcel Number 099-210-060 (portion of) zoned AG-II-100 with an AC Comprehensive Plan designation located northeast of the intersection of Highway 246 and Mail Road in the Lompoc area, Third Supervisorial District. (Continued from 1/12/17, 7/7/17, 8/11/17)

**ACTION: Stark moved, seconded by Lackie, and carried by a vote of 5-0 (Trupe absent) to continue the project to the October 6, 2017 APAC meeting at the request of the applicant**

3. 76-AP-008 Strange Replacement Contract Lompoc  
16AGP-00000-00029 Gwen von Klan, Planner (805) 934-6269

Consider the request of Don Poppe agent for the owner, Brian Strange, of Case No. 16AGP-00000-00029 regarding a replacement contract for 76-AP-0008 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 32.82 acres identified as Assessor's Parcel Number 099-210-077, zoned AG-II-100 with an AC Comprehensive Plan designation located at ¾ mile northeast of the intersection of Highway 246 & Drum Canyon in the Lompoc area, Third Supervisorial District. (Continued from 1/12/17, 7/7/17, 8/11/17)

**ACTION: Ricardo moved, seconded by Lackie, and carried by a vote of 5-0 (Trupe absent) to find the project consistent with the Uniform Rules, specifically Uniform Rule 1-2.2C,2,B(1) and contingent upon the recording of the non-renewal of the original contract of 76-AP-008 before January 1, 2018.**



**7. 17AGP-00000-00018      Howland New Ag. Preserve Contract      Lompoc**  
Shannon Reese, Planner (805) 934-6261

Consider the request of Lisa Bodrogi agent for the owner, Sam Howland, of Case No. 17AGP- 00000-00018 regarding a new agricultural preserve contract for APN Nos. 099-180-020 and 099-180-007 into the Williamson Act 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 319.15 (total) acres identified as Assessor's Parcel Number 099-180-020 and 099-180-007, zoned AG-II-100 with an A-II\_100 Comprehensive Plan designation located at East of Drum Canyon Road and North of Highway 246, in the Lompoc area, Third Supervisorial District.(Continued from 8/11/17)

**ACTION: Lackie moved, seconded by Larsen, and carried by a vote of 5-0 (Trupe absent) to continue the project to the October 6, 2017 APAC meeting in order for the applicant to provide an opportunity for either a shared water agreement, a new development for a water source or information that the dry farming would be the commercial ag. production qualifying the project for the contract.**

**NEW ITEMS:**

**8. 72-AP-037      Hollister Ranch Lot 18, New Guest House, Detached Garage**  
**Access Driveway and Cattle Trough      Hollister Ranch Lot 18**  
17CDH-00000-00023      Kathryn Lehr, Planner (805) 568-3560

Consider the request of Alan Mcleod agent for the owner, Scott Putnam of Case No. 17CDH-00000-00023 regarding a new guest house with a detached garage, a access driveway and a new cattle trough 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 104.34 acres identified as Assessor's Parcel Number 083-660-018, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at Hollister Ranch Lot 18 in the Gaviota area, Third Supervisorial District.

**ACTION: Lackie moved, seconded by Larsen and carried by a vote of 5-0 (Trupe absent) to find the project consistent with the Uniform Rules based upon the determination that the non-ag.envelope configuration has been clustered to the maximum extent feasible based on site constraints**

**9. 69-AP-88**  
**70-AP-158      Rancho Fugler, LLC Ag Replacement Contract      Santa Maria**  
17AGP-00000-00013      Rey Montaña, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, Rancho Fugler, LLC of Case No. 17AGP-00000-00013 regarding 69-AP-88 and 70-AP-158 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 293 acres identified as Assessor's Parcel Numbers 129-030-014, 129-030-020, 129-040-002, 129-040-016, a portion of 129-040-017, and a portion of 129-040-008, zoned AG-II-100 with an A-II Comprehensive Plan designation located west of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Lackie moved, seconded by Stark and carried by a vote of 5-0 (Trupe absent) to find the request consistent with the Uniform Rules contingent upon the recordation of the Lot Line Adjustment 16LLA-00000-00005.**

- 69-AP-88**  
10. **70-AP-158** Rancho Fugler, LLC Ag Replacement Contract Santa Maria  
17AGP-00000-00014 Rey Montañó, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, Rancho Fugler, LLC of Case No. 17AGP-00000-00014 regarding 69-AP-88 and 70-AP-158 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 101.1 acres identified as a portion of Assessor's Parcel Number 129-040-017 and a portion of Assessor's Parcel Number 129-040-008, zoned AG-II-100 with an A-II Comprehensive Plan designation located west of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Lackie moved, seconded by Stark and carried by a vote of 5-0 (Trupe absent) to find the request consistent with the Uniform Rules contingent upon the recordation of the Lot Line Adjustment 16LLA-00000-00005.**

- 69-AP-88**  
11. **70-AP-158** Tri-M Rental Group Ag Replacement Contract Santa Maria  
17AGP-00000-00015 Rey Montañó, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, The Maldonado Companies, LLC of Case No. 17AGP-00000-00015 regarding 69-AP-88 and 70-AP-158 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 428.1 acres identified as Assessor's Parcel Numbers 129-030-009, -013, -016, -017, and 129-040-003, -010, -014, -015, zoned AG-II-100 with an A-II Comprehensive Plan designation located east of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

**ACTION: Lackie moved, seconded by Stark and carried by a vote of 5-0 (Trupe absent) to find the request consistent with the Uniform Rules contingent upon the recordation of the Lot Line Adjustment 16LLA-00000-00005.**

- Line 901/903 Replacement Project**  
12. Plains Pipeline L.P. Santa Barbara County  
Kathryn Lehr, Planner (805) 568-3560

Consider the request of SCS Engineers, agent for the owner, Plains Pipeline, L.P., of Case Nos. 17DVP-00000-00010, 17CUP-00000-00027 and 17CDP-00000-00060 regarding replacement of existing line 901 and line 903 pipeline systems from the Las Flores Pump Stations to the Pentland Delivery point and its consistency with the

Uniform Rules and consider ongoing eligibility of the properties as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The proposed project affects 56 separate, agricultural contracts, as more fully described in the attached list by owner, Assessor's Parcel Number, parcel size, zoning, site address, and ag preserve contract number as set forth in Attachment A, located in the First, Third & Fifth Supervisorial Districts.

**ACTION: Lackie moved, seconded by Larsen and carried by a vote of 5-0 (Trupe absent) to find the request compatible with Uniform Rule 2-10 and to include APN 133-070-044 under 15-AP-020.**

**V. DISCUSSION ITEMS:**

**13. 72-AP-84                      Vineoaks Request For Contract Cancellation                      Los Olivos  
No Planner**

Request of Sid Goldstien, agent for the owner, Vineoaks LLC, for information regarding a discussion of the potential cancellation of contract number 72-AP-84 resulting from the non-renewal status determined by the APAC Committee due to non-compliance due to parcel size. The property involves Assessor's Parcel Number 141-030-025. The property is 24.7 acres currently zoned AG-I-40 with an AC Comprehensive Plan designation. The property is located at Highway 154 in the Los Olivos area, Third Supervisorial District.

**The applicant's agent, Sid Goldstien, informed the APAC Committee that the owners of Vineoaks, are contemplating filing for a request to cancel the contract, 72-AP-84, due to the APAC Committee issuing the Notice for Non- Renewal and being approved by Board of Supervisors and recorded.**

**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.*

**None**

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on October 6, 2017, in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 12:28 P.M.