



AGRICULTURAL PRESERVE ADVISORY COMMITTEE

Approved Minutes

Meeting Date: September 11, 2025

9:00 A.M.

Planning Commission Hearing Room

123 E. Anapamu Santa Barbara, CA 93101

Planning & Development 805 568-2000

Revised: Item #3 was added to the agenda.

APAC Members

Chair

Vice-Chair

Stephanie Stark

David Lackie

Royce Larsen

Aleks Jevremovic

Sergio Ricardo

Agricultural Commissioner's Office

Planning & Development Department

UC Cooperative Extension

County Surveyor

Assessor's Office

Planning & Development Staff

Tyler Sprague

Teresa Castro

County Counsel

APAC Secretary

MEETING CALLED TO ORDER:

The regular meeting of the Santa Barbara County Agricultural Preserve Advisory Committee was called to order by Chair Stark at 9:02 a.m.

MEMBER ATTENDANCE

The following members were present:

Stephanie Stark

David Lackie

Aleks Jevremovic

Royce Larsen

Glen Knarr

The following members were absent:

Sergio Ricardo

Planning & Development Staff Present:

Tyler Sprague County Counsel

Teresa Castro APAC Secretary

ADMINISTRATIVE AGENDA:

I. Public Comments:

No public comment on items not listed on the agenda.

II. **Minutes:** The minutes from August 14, 2025, APAC hearing will be reviewed.

ACTION: Larsen moved, seconded by Jevremovic, and carried by a vote of 4-0 (Knarr abstained), that APAC approve the minutes of August 14, 2025, as amended.

III. **Agenda Management:** Request for continuances:
74AP034–Just Over There, LLC Item was continued at the request of the applicant.

IV. **APAC Standard Agenda:**

V. **Reports of Committee Members**

STANDARD AGENDA:

The Representatives of the following items be prepared to present their projects by 9:00 A.M.

APAC CONTINUED ITEMS:

1. 70-AP-022	Azteca Properties	Santa Maria
Planner: No Planner assigned		Case Number: NA

Consider the ongoing eligibility of agricultural preserve contract 70-AP-022 and its consistency with the Uniform Rules pursuant to Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of the contract. The contract consists of Assessor's Parcel Numbers 117-160-050 (132.89 acres) and 117-160-048 (4.41 acres). The County of Santa Barbara acquired Assessor's Parcel Number 117-160-048 through a grant deed in 1973 as per recorded document #48648 in Book 2492, Page 1230 of Official Records, and is excluded from the Agricultural Preserve Program. The two contracts are no longer under common ownership and Assessor's Parcel Number 117-160-050 must now qualify individually for the program. The property is located in the Santa Maria area, Fifth Supervisorial District. (**continued** from 4-10-25, 6-12-25 and 8-14-25)

PUBLIC COMMENT:

None

ACTION: Chair Stark moved, seconded by Larson, and carried by a vote of 5-0, that APAC drop Item 1 from consideration. Committee acted on the Azteca Properties replacement contract under Item 3.

2. 74-AP-034	Just Over There, LLC	Carpinteria
Planner: No Planner assigned		

Consider the ongoing eligibility of agricultural preserve contract 74-AP-034B and its consistency with the Uniform Rules pursuant to Uniform Rule 6-2 following a change in ownership of the split contract. The contract originally included three Assessor's Parcel Numbers 004-002-004, 155-170-040, and 155-170-041. The latter parcel is now under contract 98-AP-012. Parcels 004-002-004 and 155-170-040 changed ownership on July 12, 2024, per document # 2024-020507. The property, which consists of 11.12 acres and comprises Assessor Parcel numbers 004-002-004 and 155-170-040, is located in the Carpinteria area, First Supervisorial District. (**continued** from 4-10-25-25 and 5- 8-25)

PUBLIC COMMENT:

None

ACTION: Chair Stark moved, seconded by Member Lackie and carried by a vote of 5-0, that APAC continue the item to the October 9, 2025 meeting, at the request of the applicant.

APAC NEW ITEMS:

- | | | |
|--|--------------------------|----------------------|
| 3. 70-AP-022A | Azteca Properties | Santa Maria |
| Planner: Emily Fischer, fischere@countyofsb.org | | Case Number: 25AGP-9 |

Consider the request of Dave Cross-Fletcher-Cross agent for the owner, Azteca Properties, of Case Number 25AGP-00009 regarding AG preserve renewal contract 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 132.89 Acres identified as Assessor's Parcel Number 117-160-050, zoned AG-II-40 with an AC Comprehensive Plan designation located at 1891 Main Street in the Santa Maria area, 5th Supervisorial District.

PUBLIC COMMENT:

None

ACTION: Member Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 that the Agricultural Preserve Advisory Committee find the request for a replacement contract for Azteca Properties consistent with the Uniform Rules.

APAC DISCUSSION ITEMS:

4. Utility-Scale Solar Amendments project – Draft Program Environmental Impact Report (PEIR). The Draft PEIR was released for public review and comment on August 19th. Comments must be received no later than 5:00 pm on October 3, 2025. The Draft PEIR can be viewed on the Utility-Scale Solar Amendment project website at: <https://www.countyofsb.org/792/Utility-Scale-Solar-Comprehensive-Plan>

PUBLIC COMMENT:

None

Staff reported that the Draft Environmental Impact Report (EIR) is available for public review through October 3, 2025. Staff confirmed that APAC will have a future agenda item (likely November) to provide a final recommendation on the proposed Uniform Rule amendments, following review of the EIR and public comments. The Utility-Scale Solar team will return with updated materials and summaries of identified impacts.

REPORTS OF COMMITTEE MEMBERS

The Committee revisited the October 2025 meeting date. Following discussion, members agreed to move the meeting from Friday, October 10, 2025, back to the regular schedule of Thursday, October 9, 2025, at 9:00 a.m. in the Planning Commission Hearing Room.

ADJOURNMENT

Action: Member Stark adjourned the meeting at 9:27 a.m.

Next Meeting: Scheduled for October 9, 2025