



Santa Barbara County Planning and Development Department

AGRICULTURAL PRESERVE ADVISORY COMMITTEE

Unapproved Minutes

Meeting Date: August 14, 2025

9:00 A.M.

Planning Commission Hearing Room

123 E. Anapamu Santa Barbara, CA 93101

Planning & Development 805 568-2000

Revised item #5 79-AP-10 Casmalia 4 LLC Ag Preserve

APAC Members		
Chair	Stephanie Stark	Agricultural Commissioner's Office
Vice-Chair	David Lackie	Planning & Development Department
	Royce Larsen	UC Cooperative Extension
	Aleks Jevremovic	County Surveyor
	Sergio Ricardo	Assessor's Office
Planning & Development Staff		
	Tyler Sprague	County Counsel
	Teresa Castro	APAC Secretary

CALL TO ORDER

The regular meeting of the Santa Barbara County Agricultural Preserve Advisory Commission was called to order by Chair Stark at 9:01 a.m.

MEMBER ATTENDANCE

The following members were present:

Stephanie Stark
 David Lackie
 Aleks Jevremovic
 Royce Larsen— Member Larsen arrived at 9:06 a.m.
 Sergio Ricardo

The following members were absent:

None

Planning & Development Staff Present:

Tyler Sprague County Counsel
 Jonathan Martin APAC Secretary

ADMINISTRATIVE AGENDA:

I. **Public Comments:**

None

II. **Minutes:** The minutes from July 10, 2025, APAC hearing will be reviewed.

Motion: Member Lackie moved, seconded by Member Ricardo, and carried by a vote of 5-0 to approve the minutes of the July 10, 2025, meeting. Minutes approved as amended.

III. **Agenda Management:**

Minor agenda typos to be addressed during individual item discussions.

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 and 6-12-25)

PUBLIC COMMENT:

None

MOTION TAKEN:

Chair Stark moved, seconded by member Lackie, and carried 5-0 to continue the item to the September 11, 2025 APAC meeting to track progress toward completion of the replacement contract application.

APAC NEW ITEMS:

- | | | |
|--|---------------------------------|--------------------------|
| 2. 69-AP-042 | Guerra Family Trust Barn | Lompoc |
| Planner: Adam Orta, ortaa@countyofsb.org | | Case Number: 25ZCI-00073 |

Consider the request of Angela Janes, agent for the Guerra Family Trust, for a Zoning Clearance (Case No. 25ZCI-00073) for the construction of a 2,740-square-foot agricultural barn on property under Agricultural Preserve Contract No. 69-AP-042 and its consistency with the Uniform Rules. The property is 503.49 acres parcel shown as Assessor's Parcel Number 099-170-023, zoned AG-II-100, with an AC Comprehensive Plan designation located at 1551 Drum Canyon Road in the Lompoc area, Third Supervisorial District.

PUBLIC COMMENT:

None

MOTION TAKEN:

Member Lackie moved, seconded by Member Ricardo, and carried by a vote of 5-0 to Find the proposed agricultural barn consistent with the Uniform Rules and Contract 69-AP-042 meets ongoing eligibility requirements.

3. **77-AP-038** **Baseline LLC Replacement Contract** **Santa Ynez**
Planner: Adam Orta, ortaa@countyofsb.org **Case Number:** 24AGP-00015

Consider the request of Angela Janes, agent for the Owner Guillermo Gracida of Case No. 24AGP-00015 regarding a replacement contract for 77-AP-038 and its consistency with the Uniform Rules. The property is a 64.79 acre parcel shown as Assessor's Parcel Numbers 141-121-041, zoned AG-II-40, with an AC Comprehensive Plan designation located at 3800 Baseline Ave in the Santa Ynez area, Third Supervisorial District.

PUBLIC COMMENT:

None

MOTION TAKEN:

Member Lackie moved, seconded by member Lackie, and carried 5-0 to continue the item to the October 10, 2025, meeting to allow submittal of updated compliance documentation and acreage calculations.

4. **79-AP-001** **Ecomama Replacement Contract** **Santa Ynez**
Planner: Adam Orta, ortaa@countyofsb.org **Case Number:** 24AGP-00016

Consider the request of Brett Jones, agent for Ecomama Farms, LLC, of Case No. 24AGP-00016 regarding a replacement contract for 79-AP-001 and its consistency with the Uniform Rules. The property is a 19.09 acre parcel shown as Assessor's Parcel Numbers 141-121-044 zoned AG-II-40 with an AC Comprehensive Plan designation located at 3870 Baseline Ave, in the Santa Ynez area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Lackie moved, seconded by member Larsen, and carried 5-0 to continue the item to the October 10, 2025, meeting to allow submittal of updated requested information.

5. **70-AP-062** **Casmalia 4 LLC Ag Preserve** **Casmalia**
Planner: Adam Orta, ortaa@countyofsb.org **Case Number:** 24AGP-00014

Consider the request of Nick Tompkins, for Casmalia 4 LLC, of Case No. 24AGP-00014 to consider a replacement contract for 70-AP-062 and its consistency with the Uniform Rules. The request includes Assessor's Parcel Numbers: 113-270-013, 113-270-018, and 113-280-010. Assessor's Parcel Number: 113-270-019 is to be excluded from the contract due to ineligible land use and zoning designation of Highway Commercial (CH). The property is a 76.06-acre parcel shown as Assessor's Parcel Numbers 113-270-018 zoned AG-II-100 with an AC Comprehensive Plan designation located at 5560 Black Road, in the Casmalia area, Fourth Supervisorial District.

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Jevremovic moved, seconded by Member Lackie, and carried by a vote of 5-0 that APAC finds the proposed contract, consisting of the following parcels: APN 113-270-113, APN 113-270-118, APN 113-280-

010 and APN 113-270-019 meets eligibility to be enrolled into an agricultural preserve contract, and that the committee further finds the premises meet eligibility for the replacement contract. APAC notes that an approved legal description of the contract, consistent with these requirements, is already on file with Planning.

APAC DISCUSSION ITEMS: No motions taken; items discussed for monitoring.

6. 69-AP-073 Charles Minetti, LLC LLC, Santa Maria

Discussion of agricultural preserve contract 69-AP-073A and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of one of the four parcels in the contract. The contract originally included five Assessor's Parcel Numbers 131-150-012, 131-150-013, 131-150-014, 131-150-015, and 131-150-016. The latter parcel is now under contract 07-AP-032. Parcels 131-150-012, 131-150-013, and 131-150-015 changed ownership on March 17, 2023, per document # 2023-007678, and that event caused the contract to no longer be under common ownership. It may be necessary to review the current contract eligibility for the program. The property, which consists of 195.81 acres and comprises three Assessor Parcel numbers 131-150-012, 131-150-013, and 131-150-015, is located in the Santa Maria area, Fifth Supervisorial District.

PUBLIC COMMENT:

None

NO ACTION TAKEN:

APAC discussed the contract ownership status and supported sending a Notice to Appear letter to the owner and agendaize the contract for further consideration at a future APAC meeting.

7. 69-AP-073 Smith, Jesse & June Trust 9/8/22 Santa Maria

Discussion of agricultural preserve contract 69-AP-073A and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of one of the four parcels in the contract. The contract originally included five Assessor's Parcel Numbers 131-150-012, 131-150-013, 131-150-014, 131-150-015, and 131-150-016. The latter parcel is now under contract 07-AP-032. Parcels 131-150-012, 131-150-013, and 131-150-015 changed ownership on March 17, 2023, per document # 2023-007678, and that event caused the contract to no longer be under common ownership. It may be necessary to review the current contract eligibility for the program. The property, which consists of 40.5 acres and comprises Assessor Parcel number 131-150-014, is located in the Santa Maria area, Fifth Supervisorial District.

PUBLIC COMMENT:

None

NO ACTION TAKEN:

APAC discussed the contract ownership status and supported sending a Notice to Appear letter to the owner and agendaize the contract for further consideration at a future APAC meeting.

8. 69-AP-040 Warnekros, William Lompoc

Discussion of agricultural preserve contract 69-AP-040B and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6.2D following a change in ownership of the split contract. The contract originally included Assessor's Parcel Numbers 093-040-007 and 093-070-008. Parcel 093-040-007 changed ownership on March 3, 2025, as per document #2025-006116. The subsequent review of the contract revealed that it is no longer under common ownership. It may be necessary to review the current contract eligibility for the program. Parcel 093-040-007, which consists of 25.66 acres, is located in the Lompoc area, Third Supervisorial District.

PUBLIC COMMENT:

None

NO ACTION TAKEN:

APAC discussed the contract ownership status and supported sending a Notice to Appear letter to the owner and agendaize the contract for further consideration at a future APAC meeting.

9. 69-AP-040 Schuyler, Laragene Trust 12/1/92 Lompoc

Discussion of agricultural preserve contract 69-AP-040A and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6.2D following a change in ownership of the split contract. The contract originally included Assessor's Parcel Numbers 093-040-007 and 093-070-008. Parcel 093-040-007 changed ownership on March 3, 2025, as per document #2025-006116. The subsequent review of the contract revealed that it is no longer under common ownership. It may be necessary to review the current contract eligibility for the program. Parcel 093-070-008, which consists of 97.59 acres, is located in the Lompoc area, Third Supervisorial District.

PUBLIC COMMENT:

None

NO ACTION TAKEN:

APAC discussed contract ownership status and supported sending a Notice to Appear letter to the owner and agendaize the contract for further consideration at a future APAC meeting.

10. Discuss October 9, 2025 APAC meeting: Alternative date/location

ACTION: APAC members concurred that the APAC meeting scheduled for October 9, 2025, be rescheduled to Friday, October 10, 2025, at 9:00 a.m. at 263 Camino del Remedio, Agricultural Commissioner's Office.

REPORTS OF COMMITTEE MEMBERS: None

Adjournment

Action: Member Stark adjourned the meeting at 11:45 a.m.

Next Meeting: Scheduled for September 11, 2025