



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE

APPROVED MINUTES

MEETING OF JUNE 1, 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

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

PRESENT:

×
×
×
×
×

STAFF MEMBERS

Michelle Montez, Deputy County Counsel
 Sharon Foster, Planning & Development

PRESENT

×
×

NUMBER OF INTERESTED PERSONS: 8

ADMINISTRATIVE AGENDA:

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

II. PUBLIC COMMENTS: None

III. MINUTES: The Minutes of May 4, 2018, were considered as follows:

ACTION: Ricardo moved, seconded by Shapiro, and carried by a vote of 5-0 to approve the Minutes of May 4, 2018 as amended.

IV. NEW ITEMS:

1. 06-AP-012 Zaca Creek Ranch Single Family Dwelling & Grading Buellton
 18LUP-00000-00088 Shannon Reese, Planner (805) 934-6261

Consider the request of Jock Sewall, agent for the owner, Zaca Creek Ranch, LLC of Case No. 06-AP-012 regarding the construction of a new single family dwelling, out buildings and the demolition of an existing ag. employee dwelling 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 827.74 acres identified as Assessor's Parcel Numbers 135-010-028 (217.15 acres) & 137-010-059 (610.59 acres) zoned AG-11-100 with an AC Comprehensive Plan designation located at 2110 Highway 101 in the Buellton area, Third Supervisorial District.

ACTION: Trupe moved, seconded by Lackie, and carried by a vote of 5-0 to find the request for a new Single Family Dwelling & Grading consistent with the Uniform Rules.

2. Draft Accessory Dwelling Unit Amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones

Jesse Steele, Planner 884-8082

Consider and make recommendations to the Board of Supervisors regarding proposed amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones to allow accessory dwelling units as compatible uses on contracted lands. This project is countywide.

ACTION: Trupe moved, seconded by Lackie, and carried by a vote 5-0 to receive the draft amendments to the Uniform Rules and provide suggested revisions and input.

V. CONTINUED ITEMS

**3. Eisengart New Guest House, 72-AP-095 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, 4/6/18, 5/4/18)

ACTION: Trupe moved, seconded by Lackie, and carried by a vote of 5-0 to find the request for a new guest house with detached garage and access driveway consistent with the Uniform Rules, specifically Uniform Rule 1-4.

**4. 77-AP-047 Ellwood Quarry Goleta
17RVP-00000-00082 & Joseph Dargel, Planner (805) 568-3573
18RVP-00000-00016**

Consider the request of Sid Goldstien, agent for the owner, Ellwood Ranch, Inc., of Case Nos. 17RVP-00000-00082 and 18RVP-00000-00016 regarding 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 191 acres identified as Assessor's Parcel Number 079-100-017, zoned AG-II-100 with an AC Comprehensive Plan designation located

approximately one-half mile north of Cathedral Oaks Road near the western end of the City of Goleta, Third Supervisorial District. (Continued from 5/4/18)

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to find Agricultural Preserve Contract 77-AP-047 compatible to the Uniform Rules, specifically Uniform Rule 1-2.3.

5. Process Improvement

The APAC Committee will discuss issues with forms and processes for assumptions, owner initiated replacement contracts, non-renewals, future agenda item tracking process, and other necessary actions. (Continued from 5/4/18)

Debbie Trupe suggested a change to the Agricultural Commissioners website to include under each committee members name, a brief description of each committee members area of expertise and also provide the general phone number to their department to help direct the public to the appropriate person who can best answer their questions. This is could better address the public's questions and help increase customer service.

VI. NEW ITEMS:

6. 69-AP-056 Cisneros Greenhouse Relocation Buellton
18LUP-00000-00167 Shannon Reese, Planner (805) 934-6261

Consider the request of Gil Rodriguez, agent for the owner, Juan Cisneros of Case No. 18LUP-00000-00167 regarding the relocation of greenhouses from property located in Lompoc to the property located in Buellton to be used for onsite pepper seed germination and planting and its consistency with the Uniform Rules. The property is 182.85 acres identified as Assessor's Parcel Number 099-190-069, zoned AG-II-100 with an AC Comprehensive Plan designation located at 1607 West Highway 246 in the Buellton area, Third Supervisorial District.

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 5-0 to find the request to relocate the greenhouses compatible to the Uniform Rules.

7. 12-AP-04 Slippery Rock Ranch Agricultural Barn Goleta
18LUP-00000-00122 Travis Lee, Planner (805) 568-2045

Consider the request of Mark Lloyd agent for the owner, RSS, LLC, of Case No. 18LUP-00000-00122 regarding the construction of a new 10,900 square foot agricultural barn to support the agricultural orchard production, 12-foot wide access driveway, and utility infrastructure, 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 40.70 acres identified as Assessor's Parcel Number 153-170-014 zoned AG-II-100 with an A-I-100 Comprehensive Plan designation located at 1745 La Patera Lane in the Goleta area, Second Supervisorial District.

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to find the request for the construction of a new 10,900 square foot agricultural barn to support the agricultural orchard production, 12-foot wide access driveway, and utility infrastructure, consistent with the Uniform Rules, specifically Uniform Rule 1-2.3a.

VII. REPORTS OF COMMITTEE MEMBERS:

David Lackie reported that the subcommittee was still working on the revisions to the Assumption Contract form.

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on July 6, 2018 in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 11:42 A.M.