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## COUNTY OF SANTA BARBARA

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### AGRICULTURAL PRESERVE ADVISORY COMMITTEE

### APPROVED MINUTES

MEETING OF April 19, 2019

9:00 A.M.

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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:

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#### STAFF MEMBERS

Maria Novatt Deputy County Counsel  
Sharon Foster, Planning & Development

#### PRESENT

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**NUMBER OF INTERESTED PERSONS: 2**

#### **ADMINISTRATIVE AGENDA:**

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

**II. PUBLIC COMMENTS:** None

**III. MINUTES:** The Minutes of April 5, 2019 were considered as follows:

**ACTION:** Lackie moved, seconded by Jevremovic, and carried by a vote of 3-2 (Stark absent, Shapero & Trupe abstained) to approve the Minutes of April 5, 2019 a amended.

#### **IV. CONTINUED REGULAR ITEMS:**

**1. 86-AP-003 Watch Hill Ranch Farm Employee Dwelling Los Alamos**  
18AMD-00000-00007 Shannon Reese, Planner (805) 934-6261

Consider request of Brett Jones, Agent for DS Ranch LLC, owner, of Case No. 18AMD-00000-00007 regarding: (1) the allowance for a former Agricultural Employee Dwelling (manufactured home) that was slated for demolition to be reinstated and to remain on the property in order to house a third full-time Farm Employee on site; and (2) its consistency with the Uniform Rules, and (3) 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 impacted property is 122.36 acres identified as

Assessor's Parcel Number 133-100-050, zoned AG-II-100) with an AC Comprehensive Plan designation located at 9945 Alisos Canyon Road in the Los Alamos area, Third Supervisorial District. (Continued from 11/2/18, 12/7/18, 1/11/19, 2/1/19, 3/01/19, 3/15/19)

**ACTION: Lackie moved, seconded by Shapero, and carried by a vote of 3-0 (Jevremovic absent) to continue the project to the hearing of September 6, 2019 to confirm the owner has initiated non-renewal for contract #86-AP-003.**

2. 72-AP-135 Lady J New Agricultural Employee Dwelling Hollister Ranch  
14CDP-00000-00076 Travis Lee, Planner (805) 568-2046

Consider the request of Jacquelyn Parish, manager of Ms. Lady J, Inc., of Case No. 14CDP-00000-00076 regarding allowance of an Agricultural Employee Dwelling 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 owned by Cullen Living Trust, Michael W. McCann Trust, and Ms. Lady J, Inc. and is 105.84 acres identified as Assessor's Parcel Number 083-700-025, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at 129 Hollister Ranch Road in the Gaviota Community Plan area, Third Supervisorial District. (Continued from 4/5/19)

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4 to 0 (Jevremovic absent) to continue the project to the hearing of June 7, 2019 at the request of the applicant.**

V. NEW REGULAR ITEMS:

3. 68-AP-018 37<sup>th</sup> Annual Santa Barbara Vintners Festival Santa Maria  
19LUP-00000-00107 Amber Long, Planner (805) 934-6587

Consider the request of Santa Barbara Vintners, agent for the applicant, Rancho Sisquoc Winery, owner, Flood Ranch Company, of Case No. 19LUP-00000-00107 regarding the 37<sup>th</sup> Annual Santa Barbara Vintners Festival 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 affected property is 5,511.90 acres, identified as Assessor's Parcel Number (APN) 133-040-011, zoned AG-II-100 with an AC Comprehensive Plan designation located at 6600 Foxen Canyon Road in the Rancho Sisquoc area, Fifth Supervisorial District. The Agricultural Preserve Contract includes additional parcels of 38.30 acres, identified as APN 101-050-008; 105.05 acres, identified as APN 129-260-038; 26.19 acres, identified as APN 133-010-023; 5, 975.79 acres, identified as 133-010-024; 360.06 acres, identified as APN 133-020-029; 1,396.53 acres, identified as APN 133-020-032; 2,656.05 acres, identified as APN 133-020-033; 500 acres, identified as APN 133-030-040; 3,300 acres, identified as APN 133-030-041; 1,838.57 acres, identified as APN 133-050-016; 4,615.69 acres, identified as APN 133-050-017; 11.05 acres, identified as APN 133-050-018; 9.35 acres, identified as APN 133-050-019; 196.90 acres, identified as APN 133-060-005; 227.17 acres, identified as APN 133-060-040; 6, 080.00 acres,

identified as APN 133-060-042; 396.25 acres, identified as APN 133-060-043; and 1,379.76 acres, identified as APN 133-070-027.

**ACTION: Lackie moved, seconded by Shapero, and carried by a vote of 4-0 (Jevremovic absent) to: find the project is consistent with the Uniform Rules, specifically Uniform Rule 2-11 and that contract 68-AP-018 meets the ongoing eligibility requirements.**

**4. 86-AP-002 JTMT, LLC New Agricultural Building Santa Maria**  
19LUP-00000-00098 Amber Long, Planner (805) 934-6587

Consider the request of the owner, JTMT LLC, of Case No. 19LUP-00000-00098 regarding a new agricultural equipment barn, not associated with the winery, 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 affected property is 529 acres, identified as Assessor's Parcel Number (APN) 133-070-010 zoned AG-II-100 with an AC Comprehensive Plan designation located at 9660 Foxen Canyon Road in the Santa Maria area, Fifth Supervisorial District. The Agricultural Preserve Contract includes an additional parcel of 437 acres, identified as APN 133-070-009.

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4 to 0 (Jevremovic absent) to continue the project to the hearing of May 3, 2019 APAC meeting in order for the applicant to provide past annual case production statistics of wine produced at the winery**

**VI. NEW CANNABIS ITEMS:**

**5. 09-AP-018 2501 San Miguelito Canyon Road Cannabis Cultivation Lompoc**  
19LUP-00000-00112 Melanie Jackson, Planner (805) 934-6253

Consider the request of Laurel F. Perez, agent for the owner, Brian Adams, Central Coast Holdings, LLC of Case No. 19LUP-00000-00112 regarding outdoor cannabis cultivation, cannabis cultivation under hoop structures and in nurseries, and non-volatile manufacturing and distribution 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. Approximately 11 acres will be cultivated outdoors and approximately 0.66 acres will be cultivated under hoop structures. The property is 108.21 acres identified as Assessor's Parcel Number 083-030-060, zoned AG-II-100 with an AC Comprehensive Plan designation located at 2501 San Miguelito Canyon Road in the Lompoc area, Third Supervisorial District.

**ACTION: Trupe moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project is consistent with the Uniform Rules and meets the ongoing eligibility requirements.**

6. **73-AP-014B** Valley Crest Farms, LLC Carpinteria  
19CDP-00000-00016 Briana Wiley, Planner (805) 568-3510

Consider the request of Gelare Macon, Flowers & Associates, Inc., agent for the owner, Van Wingerden Family Trust, of Case No. 19CDP-00000-00016 regarding the conversion of the existing floral nursery and related activities to commercial cannabis related activities including cultivation, processing and a nursery 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 15.32 acres identified as Assessor's Parcel Number 001-030-022, zoned AG-I-10 with an A-I-10 Comprehensive Plan designation located at 5980 Casitas Pass Road in the Carpinteria area, First Supervisorial District.

**ACTION: Ricardo moved, seconded by Lackie, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: bifurcate the vote and have separate motions for the project.**

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project on contract 73-AP-014B is consistent with the Uniform Rules, and meets the ongoing eligibility requirements.**

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: continue contract number 73-AP-014B to the May 3, 2019 APAC meeting to consider the ongoing eligibility to the May 3, 2019 APAC meeting.**

7. **84-AP-018** Petal Luxe Cannabis Cultivation Green Houses for  
Storage, Drying, Processing & Manufacturing Buellton  
19DVP-00000-00014 Melanie Jackson, Planner (805) 934-6253

Consider the request of Michelle McToldridge agent for the owner, Duc Minh Tran of Case No. 19DVP-00000-00014 regarding a permit for cannabis cultivation of approximately 6 acres in mixed light in 132,300 square feet of new green houses plus accessory used consisting of storage, drying, processing & manufacturing 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 has a total acreage of 44.88, identified as Assessor's Parcel Numbers 099-230-014 & 099-230-005, zoned AG-II-100 with an AC Comprehensive Plan designation located at 2000 West Highway 246 in the Buellton area, Third Supervisorial District.

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: continue the project to the May 3, 2019 APAC meeting. The APAC Committee received a comment letter from Courtney Taylor and public comment from Alison Laslett.**

8. 69-AP-056 Organic Green Farms Cannabis Cultivation Buellton  
19LUP-00000-00110 Melanie Jackson, Planner (805) 934-6253

Consider the request of Kim Lancashire, agent for the owner, Cisneros Future LLC, of Case No. 19LUP-00000-00110 regarding the operation of an agricultural farm and cannabis cultivation business 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 182.85 acres identified as Assessor's Parcel Number 099-190-069 zoned AG-II-100 with an AC Comprehensive Plan designation located at 1807 West Highway 246 in the Buellton area, Third Supervisorial District.

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project is consistent with the Uniform Rules, and the ongoing eligibility. The APAC Committee received a comment letter from Courtney Taylor and public comment from Alison Laslett.

9. 11-AP-022 The La Palma Estate Corporation Change of Use Goleta  
19LUP-00000-00117 Melanie Jackson, Planner (805) 934-6253

Consider the request of Craig Makela agent for the owner, OLIVO2337, LLC, of Case No. 19LUP-00000-00117 regarding the change of use from olive tree propagation to cannabis plant propagation ~~& processing~~ and a security guard station 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 100.09 acres identified as Assessor's Parcel Number 081-230-028, zoned AG-II-100 with an A-II-100 Comprehensive Plan designation located at 12477 Calle Real, in the Goleta area, Third Supervisorial District.

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project is consistent with the Uniform Rules, specifically Uniform Rule 2-2.1D and strike out the "~~& processing~~" language from the project description and finds that contract 11-AP-022 meets the ongoing eligibility requirements.

- Santa Barbara West Coast Farms, LLC**
10. **69-AP-055 Outdoor Cannabis Farm and Ag. Accessory Structure Buellton**  
19AGP-00000-00006 Melanie Jackson, Planner (805) 934-6253  
19LUP-00000-00064

Consider the request of Kavanaugh Bagbeh and Jay Higgins, agents for the owner, Santa Barbara West Coast Farms, LLC and the 1607 West Highway 246 LLC, of Case No. 69-AP-055 regarding an outdoor cannabis cultivation and 2 new proposed ag accessory structures 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 affected property is 72.72 acres, identified as Assessor's Parcel Number (APN) 099-240-067, zoned AG-II-100 with an AC Comprehensive Plan designation located at 1800 West Highway 246 in the Buellton area, Third Supervisorial District. The Agricultural Preserve Contract has an additional parcel of 126.27 acres, identified as APN 099-190-074.

**ACTION: Trupe moved, seconded by Ricardo, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project located on APN 099-240-067 has applied for a new contract, which is 10AGP-00000-00006, and no longer 69-AP-055; and the committee finds both the project and eligibility of the land consistent with the Uniform Rules specifically 2-2.1D. The APAC Committee received a comment letter from Courtney Taylor.**

11. **69-AP-062 Heirloom Valley LLC, Outdoor Cannabis Cultivation Lompoc**  
19LUP-00000-00080 Melanie Jackson, Planner (805) 934-6253

Consider the request of Jay Higgins agent for the owner, Lugli Family Trust, of Case No. 19LUP-00000-00080 regarding outdoor cannabis cultivation on 45 acres of a 150 acre lot, a nursery, drying and packaging 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 has a total acreage of 184.59, identified as Assessor's Parcel Numbers 083-150-010, ~~085-160-003~~, zoned AG-II-100 with an AC Comprehensive Plan designation located at 6495 Santa Rosa Road in the Lompoc area, Fourth Supervisorial District.

**ACTION: Lackie moved, seconded by Trupe, and carried by a vote of 3-0 (Jevremovic & Shapero absent) to: find the project is consistent with the Uniform Rules, specifically Uniform Rule 2-2.1D and meets the ongoing eligibility requirements. A correction to the APN listed as 085-160-003 should read 083-160-003.**

**VII. CONTINUED CANNABIS ITEMS:**

- 12. 12-AP-010 Coyote Hills Agricultural Enterprise Santa Ynez**  
18LUP-00000-00532 Monica Esparza, Planner (805) 568-2055

Consider the request of Lisa Bodrogi, agent for the owner, Martin Kaufman, and the applicant, Coyote Hills Agricultural Enterprise LLC, of Case No. 18LUP-00000-00532 regarding the cultivation of open field cannabis that will be grown in phases, with approximately 22 acres in phase 1 and approximately 11.4 acres in phase II 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 157.38 acres identified as Assessor's Parcel Number 141-250-033, zoned AG-II-100 with an AC Comprehensive Plan designation located at 5300 Kentucky Road in the Santa Ynez area, Third Supervisorial District. (Continued from 2/1/19, 3/5/19, 3/15/19)

**ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3 to 0 (Jevremovic & Shapero absent) to continue the project to the hearing of June 7, 2019 at the request of the applicant.**

**VIII. REPORTS OF COMMITTEE MEMBERS:**

**The APAC Committee requested that an item be placed on the May agenda to consider potential revisions to the 2019 meeting schedule.**

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on May 3, 2019 in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 11:56 A.M.