



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE APPROVED MINUTES

Meeting of March 9, 2023
9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by Stephanie Stark at 9:04 A.M.

<u>COMMITTEE MEMBERS</u>	<u>PRESENT:</u>
Sergio Ricardo, Assessor's Office	×
David Lackie, Planning and Development	×
Aleks Jevremovic, County Surveyor	o
Matthew Shapero, U.C Cooperative Extension	×
Stephanie Stark, Agricultural Commissioner's	×

<u>STAFF MEMBERS</u>	<u>PRESENT</u>
Callie Kim, Deputy County Counsel	×
Jonathan Martin, Planning & Development	×

NUMBER OF INTERESTED PERSONS: **None**

ADMINISTRATIVE AGENDA:

- I. **MEETING CALLED TO ORDER:** *by Committee Member, Stephanie Stark*
- II. **PUBLIC COMMENTS:**
 No Public Comment
- III. **MINUTES:** The Minutes of December 16, 2022, and February 9, 2023 will be considered.

 Lackie moved, seconded by Stark, and carried by a vote of 3-0-1 (Shapero recused, Jevremovic absent) to approve the December 16, 2022 minutes as submitted.

 Lackie moved, seconded by Stark, and carried by a vote of 4-0 (Jevremovic absent) to approve the February 9, 2023 minutes as amended.
- IV. **AGENDA MANAGEMENT – Request for continuances**
 APAC Considered and discussed agenda management requests.
- V. **CONTINUED ITEMS:**
 1. **76-AP-035 Beneficiaries Trust Under Saito Family Trust Carpinteria Valley**

Consider the ongoing eligibility of agricultural preserve contract 76-AP-035 and its consistency with the Uniform rules and any enforcement actions pursuant to Uniform Rule 1-3 and 6-2.C. following a change in ownership of a portion of the original parcel under the contract. The contract originally included Assessor's Parcel Number 001-090-013 which was split into 001-090-048 and 001-090-049. Parcel 001-090-048 changed ownership on February 16, 2021 per Trust Transfer Deed recorded as instrument number 2021-0011833, and caused the contract to no longer be under a common ownership. Because of the change in ownership, each parcel

must now qualify individually for the program. The property, which consists of 12.33 acres, identified as Assessor's Parcel numbers 001-090-048 & 001-090-049, is located in the Carpinteria Valley area, First Supervisorial District. **(Continued from 11-4-2022, 1-12-2023)**

ACTION: Lackie moved, seconded by Stark, and carried by a vote 4-0 (Jevremovic absent) to continue the item to the APAC meeting of April 13, 2023.

2. 76-AP-069 (C & D) 501c3 Blue Sky Sustainable Living Center New Cuyama

Consider the ongoing eligibility of agricultural preserve contract 76-AP-069 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 parcels in the multi-parcel contract. The contract was originally created as the Boe/Wright Agricultural Preserve, contract number 76-AP-69. It was recorded on February 18, 1977, as instrument number 77-7805. The contract included the following Assessor Parcel Numbers: 149-010-051 (now 149-290-019), 149-010-055 (now 149-290-024), 149-010-057 (now 149-290-020), 149-010-053 (now 149-290-022), 149-010-054 and 149-010-058 (now 149-290-025).

Over the years, the original parcels have been modified and changed through lot line adjustments, and some parcels have changed ownership causing the original contract to no longer be under common ownership. Current owner, 501c3 Blue Sky Sustainable Living Center, acquired parcel 149-290-019 on 12/29/2015 per deed recorded as instrument #2015-0067461. Because of the change in ownership, this parcel must now qualify individually for the program per Uniform Rule 6-2.B. The subject property which consists of 101 acres, identified as Assessor Parcel Number 149-290-019, is located in the Cuyama Valley area, First Supervisorial District. **(Continued from 1-12-2023)**

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Jevremovic absent) to request the Board of Supervisors consider non-renewal of contract 76-AP-069 regarding the contract being inconsistent with the Uniform Rules as outlined and described in the letter to contract holder, entitled 60-day Notice Regarding Agricultural Preserve Contract dated November 22, 2022.

3. 76-AP-069 (C & D) Woodward New Cuyama

Consider the ongoing eligibility of agricultural preserve contract 76-AP-069 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 parcels in the multi-parcel contract. The contract was originally created as the Boe/Wright Agricultural Preserve, contract number 76-AP-69. It was recorded on February 18, 1977, as instrument number 77-7805. The contract included the following Assessor Parcel Numbers: 149-010-051 (now 149-290-019), 149-010-055 (now 149-290-024), 149-010-057 (now 149-290-020), 149-010-053 (now 149-290-022), 149-010-054 and 149-010-058 (now 149-290-025).

Over the years, the original parcels have been modified and changed through lot line adjustments and some parcels have changed ownership causing the original contract to no longer be under common ownership. Current owner, Donald G. & Laurie Woodward, acquired parcels 149-290-020 & 149-290-024 on 6/14/2016 and 4/15/2017, per deeds recorded as instrument #s 2016-0029286 and 2017-0016266, respectively. Because of the change in ownership, these parcels must now qualify individually for the program per Uniform Rule 6-2.B. The subject property which consists of a total of 243.99 acres, identified as Assessor Parcel Numbers 149-290-020 (100.99 acres) and 149-290-024 (143 acres), is located in the Cuyama Valley area, First Supervisorial District. **(Continued from 1-12-2023)**

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Jevremovic absent) to request the Board of Supervisors consider non-renewal of contract 76-AP-069 regarding the contract being inconsistent with the Uniform Rules, as outlined and described in the letter to contract holder, entitled 60 Day Notice Regarding Agricultural Preserve Contract, dated November 22, 2022.

4. 76-AP-069 (C & D) Torres New Cuyama

Consider the ongoing eligibility of agricultural preserve contract 76-AP-069 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 parcels in the multi-parcel contract. The contract was originally created as the Boe/Wright Agricultural Preserve, contract number 76-AP-69. It was recorded on February 18, 1977, as instrument number 77-7805. The contract included the following Assessor Parcel Numbers: 149-010-051 (now 149-290-019), 149-010-055 (now 149-290-024), 149-010-057 (now 149-290-020), 149-010-053 (now 149-290-022), 149-010-054 and 149-010-058 (now 149-290-025).

Over the years, the original parcels have been modified and changed through lot line adjustments and some parcels have changed ownership causing the original contract to no longer be under common ownership. Current owner, Jose Luis Torres, Jr., acquired parcel 149-290-022 on 5/18/2022, per deed recorded as instrument # 2022-0024550. Because of the change in ownership, this parcel must now qualify individually for the program per Uniform Rule 6-2.B. The subject property which consists of 99.99 acres, identified as Assessor Parcel Number 149-290-022, is located in the Cuyama Valley area, First Supervisorial District. **(Continued from 1-12-2023)**

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Jevremovic absent) to request the Board of Supervisors consider non-renewal of contract 76-AP-069 regarding the contract being inconsistent with the Uniform Rules, as outlined and described in the letter to contract holder, entitled 60 Day Notice Regarding Agricultural Preserve Contract, dated November 22, 2022.

5. 76-AP-069 (C & D) Aguila G-Boys, LLC New Cuyama

Consider the ongoing eligibility of agricultural preserve contract 76-AP-069 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 parcels in the multi-parcel contract. The contract was originally created as the Boe/Wright Agricultural Preserve, contract number 76-AP-69. It was recorded on February 18, 1977, as instrument number 77-7805. The contract included the following Assessor Parcel Numbers: 149-010-051 (now 149-290-019), 149-010-055 (now 149-290-024), 149-010-057 (now 149-290-020), 149-010-053 (now 149-290-022), 149-010-054 and 149-010-058 (now 149-290-025).

Over the years, the original parcels have been modified and changed through lot line adjustments and some parcels have changed ownership causing the original contract to no longer be under common ownership. Current owner, Aguila G-Boys, LLC, acquired parcel 149-290-025 on 10/20/2015, per deed recorded as instrument # 2015-0055616. Because of the change in ownership, this parcel must now qualify individually for the program per Uniform Rule 6-2.B. Parcel 149-290-025 consists of 170.95 acres and is located in the Cuyama Valley area, First Supervisorial District. **(Continued from 1-12-2023)**

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Jevremovic absent) to request the Board of Supervisors consider non-renewal of contract 76-AP-069 regarding the contract being inconsistent with the Uniform Rules, as outlined and

described in the letter to contract holder, entitled 60 Day Notice Regarding Agricultural Preserve Contract, dated November 22, 2022.

6. 01-AP-004 AG Land Properties, Inc. Lompoc

Consider the ongoing eligibility of agricultural preserve contract 01-AP-004 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of three of the six parcels in the contract. The contract originally included Assessor's Parcel Numbers 099-080-008, 099-080-009, 099-080-010, 099-080-011, 099-080-012, and 099-080-013 (formerly 099-080-007 & 099-120-018). Parcels 099-080-008, 099-080-010, and 099-080-012 were sold on December 17, 2021 per document # 2021-0085891, and caused the contract to no longer be under common ownership. Because of the change in ownership, each parcel must now qualify individually for the program. The property, which consists of 316.3 acres, identified as Assessor's Parcel Numbers 099-080-008, 099-080-010, and 099-080-012, is located in the Lompoc area, Third Supervisorial District. **(Continued from 8/12/22, 12-2-22, 1-12-2023)**

ACTION: Lackie moved, seconded by Stark, and carried by a vote 4-0 (Jevremovic absent) to continue the item to the APAC meeting of May 11, 2023 at the request of the applicant.

7. 98-AP-015 TAK Ventures, LLC Buellton

Shawn Archbold, Planner (805) 568-2077

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 360.75 acres identified as Assessor's Parcel Number 083-430-033, zoned AG-II-100 with an AC Comprehensive Plan designation located at 2401 HWY 101, in the Buellton area, Third Supervisorial District. **(Continued from 12/2/22, 1/12/23, 2/9/23)**

ACTION: Lackie moved, seconded by Ricardo and carried by a vote of 4-0 (Jevremovic absent) to continue consideration of ongoing eligibility of contract 98-AP-015 to the APAC meeting of June 8, 2023 to allow the owner time to collect the necessary documentation on the business, or planting plan, how the pasture/lawn area will be used for commercial agricultural production.

VI. NEW ITEMS:

8. 08-AP-024 Kessler Minor Conditional Use Permit for Special Events Lompoc

22CUP-00000-00025 Soren Kringle, Planner (805) 568-2046

Consider the request of Brett Jones, Jones Land Use Planning LLC, agent for the owners, Daniel D. Kessler and Ellen H Kessler, joint tenants, regarding Case No. 22CUP-00000-00025, a Minor Conditional Use Permit to allow 12 commercial temporary events per calendar year and its consistency with the Uniform Rules. Also, consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. All facilities associated with the temporary events will be portable and temporary in nature; no permanent improvements are proposed. The property is 41.75 acres identified as Assessor's Parcel Number 099-100-066, zoned AG-II-100 with an A-II Comprehensive Plan designation located at 1700 Gypsy Canyon Road in the Lompoc area, Third Supervisorial District.

ACTION: Lackie moved, seconded by Stark, and carried by a vote 4-0 (Jevremovic absent) to continue the item to the APAC meeting of April 13, 2023 at the request of the applicant.

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