



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE

APPROVED MINUTES

MEETING OF JUNE 21, 2019

9:00 A.M.

The regular meeting of the Agricultural Preserve Advisory Committee was called to order by David Lackie 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

PRESENT:

Debbie Trupe, Agricultural Commissioner	<input type="checkbox"/>
Sergio Ricardo, Assessor's Office	×
David Lackie, Planning and Development	×
Aleks Jevremovic, County Surveyor	<input type="checkbox"/>
Matthew Shapero, U.C Cooperative Extension	<input type="checkbox"/>
Stephanie Stark (Alternate) Agricultural Commissioner	×

STAFF MEMBERS

PRESENT

Bo Bae, Deputy County Counsel	×
Sharon Foster, Planning & Development	×

NUMBER OF INTERESTED PERSONS: 8
ADMINISTRATIVE AGENDA:

I. MEETING CALLED TO ORDER: *by Acting Chair, David Lackie*

II. PUBLIC COMMENTS: None

III. MINUTES: The Minutes of June 7, 2019 were continued to the July 12, 2019 APAC meeting due to a lack of a quorum:

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3 to (Trupe, Jevremovic and Shapero absent) to continue the Minutes of June 7, 2019.

IV. NEW ITEMS:

1. 69-AP-085 Hines Family Investment, LLC Lompoc

Hines Family Investments, LLC: Consider the ongoing eligibility of agricultural preserve contract 69-AP-085 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The contract includes Assessor's Parcel Number 099-170-021, which consists of 70.3 acres, owned by Hines Family Investment, LLC, located at 1052 Drum Canyon; and Assessor's Parcel Number 099-220-001, which consists of 88.46 acres owned by Brian Strange, located at 1062 Drum Canyon Road.

Both parcels are located in the Lompoc area and are zoned AG-II-100 with an AC Comprehensive Plan designation, Third Supervisorial District.

Ricardo moved, seconded by Lackie, and carried by a vote of 3-0 (Trupe, Jevremovic & Shapero absent) to continue the project to the August 9, 2019 APAC meeting at the request of the applicant.

2. **81-AP-013 Centeno New Single Family Dwelling/Betteravia Properties Santa Maria**
19LUP-00000-00204 Gwen Beyeler, Planner (805) 934-6269

Joseph Centeno: Consider the request of Halsell Builders agent for the owner, Joseph Centeno of Case No. 19LUP-00000-00204 regarding the construction of a new single family dwelling on parcel 113-250-001 and its consistency with the Uniform Rules and consider ongoing eligibility of agricultural preserve contract 81-AP-013 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 contract. The original contract included Assessor's Parcel Numbers 113-240-009 (398.42 acres) & 113-250-001 (51.90 acres). Parcel 113-250-001, which was sold to a different owner on April 16, 2004, caused the contract to no longer be under common ownership. Because of the change in ownership each parcel must now qualify individually for the agricultural preserve program. Both parcels are zoned AG-II-100 with an AC Comprehensive Plan designation located off Black Road approximately ¾ miles SE of intersection of Black & HWY 1 in the Santa Maria area, Third Supervisorial District. The contract includes APN 113-250-001 which consists of 51.9 acres, owned by Joseph Centeno; and APN 113-240-009, which consists of 398.42 acres, owned by Betteravia Properties located at 3650 Highway 1, Santa Maria.

Ricardo moved, seconded by Lackie, and carried by a vote of 3-0 (Trupe, Jevremovic & Shapero absent) to continue the project to the July 12, 2019 APAC meeting at the request of the applicant and ask that the applicant provide an updated site plan with a polygon, including acreage calculation, depicting the non-agricultural envelope does not exceed the maximum non-development envelope allowance of 1.57 acres.

Betteravia Properties: Consider the ongoing eligibility of agricultural preserve contract 81-AP-013 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 contract. The original contract included Assessor's Parcel Numbers 113-240-009 (398.42 acres) & 113-250-001 (51.90 acres). Parcel 113-250-001, which was sold to a different owner on April 16, 2004, caused the contract to no longer be under common ownership. Because of the change in ownership each parcel must now qualify individually for the agricultural preserve program. Both parcels are zoned AG-II-100 with an AC Comprehensive Plan designation located off Black Road approximately ¾ miles SE of intersection of Black & HWY 1 in the Santa Maria area, Third Supervisorial District. The contract includes APN 113-250-001 which consists of 51.9 acres, owned by Joseph Centeno; and APN 113-240-009, which consists of 398.42 acres, owned by Betteravia Properties located at 3650 Highway 1, Santa Maria.

ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The contract has a total of 119.09 acres, identified as Assessor's Parcel Number 099-110-047, and zoned AG-II-100 with an AC Comprehensive Plan designation located at 5665 Campbell Road in the Lompoc area, Fourth Supervisorial District. (Continued from 6/7/19)

Lackie moved, seconded by Ricardo and carried by a vote of 3-0 (Trupe, Jevremovic & Shapero absent) to find the project consistent with Uniform Rule 2-2.1.D, and find contract 78-AP-023 meets the Uniform Rules ongoing eligibility requirements.

6. 84-AP-009 Fusion Development Company, LLC Santa Maria
19LUP-00000-00017 Melanie Jackson, Planner (805) 934-6253

Consider the request of Ali Cooper agent for the owner, Fusion Development Company, LLC, of Case No. 19LUP-00000-00017 regarding an outdoor and nursery cannabis cultivation of approximately 64,000 square feet utilizing hoop 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 contract has a total of 200 acres, identified as Assessor's Parcel Number 131-070-045 zoned AG-II-100 with an AV Comprehensive Plan designation located at 600 Pine Canyon Road in the Santa Maria area, Fifth Supervisorial District. (Continued from 6/7/19)

Stark moved, seconded by Ricardo and carried by a vote of 3-0 (Trupe, Jevremovic & Shapero absent) to continue the project to the July12, 2019 APAC meeting.

7. 83-AP--013 Castlerock Family Farms II LLC Cultivation & Nursery Buellton
19LUP-00000-00050 Melanie Jackson, Planner (805) 934-625

Request on behalf of Castlerock Family Farms II LLC (operator) to allow approximately 22.95 acres of outdoor cannabis cultivation, a nursery, and processing/ packaging. Hoop structures will be utilized for outdoor cultivation. The maximum height of the hoops will be 20 feet. The hoops will be located outside of the required front yard setback.

NON-CANNABIS: A total of four (4) dwelling units would remain on the property. Two (2) other existing dwelling units would be demolished, with a final existing dwelling unit to be converted back to an agricultural office. The following non-cannabis structures are existing: Structure #1 (Primary Dwelling Unit; 3,505 square feet), Structure #2.1 (Ranch Office; 716 square feet to be converted from dwelling use to agricultural. office use), Structure #2.2 (Garage #1; 716 square feet), Structure #2.3 (Carport #1; 460 square feet), Structure #3 (Residential dwelling Unit #1; 728 square feet), Structure #4 (Utility/ Laundry Room; 220 square feet), Structure #5 (Garage #2; 1,016 square feet), Structure #6 (Chicken Koop; 80 square feet), Structure #7 (Residential Dwelling Unit #2; 1,280 square feet), Structure #8 (Residential Dwelling Unit #3 – Legal Non-Conforming under Section 35.101.020F of the County Land Use & Development Code; 1,125 square feet), Structure #10 (Shed #2; 112 square feet),

Structure #11 (Carport #2; 256 square feet), Structure # 12 (Barn #1; 3,696 square feet), Structure #13 (Bunker/ Bomb Shelter; 255 square feet), Structure #14 (Covered Horse Corrals; 3,000 square feet), Structure #15 (Shop #1; 1,804 square feet), Structure #16 (Shop #2; 576 square feet), Structure #18 (Fuel Dispenser w/ Above-ground Storage Tanks; 64 square feet), Structure #19 (Pole Barn; 736 square feet), Structure #21 (Shed #2; 180 square feet), Structure #22 (Tool Shed; 280 square feet), Structure #24 (Covered Horse Corrals; 5,692 square feet), Structure # 37 (Water Storage Tank; 100 square feet). DEMOLITION: Structure #9 (Trailer “F”; 640 square feet) and Structure # 20 (Trailer “G”; 1,320 square feet).

CANNABIS: The following cannabis structures are proposed: Structure #23 (Barn #4; 6,260 square feet, ancillary drying/ processing), Structure #25 (Barn #3; 3,960 square feet; ancillary drying/ processing), Structure #26 (New Harvest Storage; 320 square feet), Structure #27 (New Harvest Storage; 320 square feet), Structure #28 (New Harvest Storage; 320 square feet), Structure #29 (New Harvest Storage; 320 square feet), Structure #30 (New Pesticide/Chemical/Tool Storage; 320 square feet), Structure #31 (New Processing/Packaging; 320 square feet), Structure #32 (New Nursery; 320 square feet), Structure #33 (New Nursery; 320 square feet), Structure #34 (New Nursery; 320 square feet), Structure #35 (New Nursery; 320 square feet), and Structure #36 (New Farm Office; 160 square feet). The cannabis premises will be fenced with eight foot tall chain-link fencing with green plastic/vinyl slats. Lighting and security cameras will be installed consistent with County Land Use & Development Code requirements. Cannabis business hours will be approximately 6:00 AM – 8:00 PM in the summer and 7:00 AM – 6:00 PM in the winter. The average number of employees on-site will be approximately 5 persons; with a total of approximately 25 persons anticipated during peak demand times. Project site is served by private water wells and private septic systems. Electrical services PG&E. Access to the property will continue to be taken from State Highway 246. Assessor Parcel Numbers 099-230-011 & 099-230-034, 3rd Supervisorial District.

Lackie moved, seconded by Stark and carried by a vote of 3-0 (Trupe, Jevremovic & Shapero absent) to find: (1) the revised project, which includes proposed removal of structure #9 & structure #20, and the conversion of structure #2.1 to an office, has demonstrated a need for the agricultural employee dwellings on the premises, consistent with the Uniform Rules; and (2) find contract 78-AP-023 meets the Uniform Rules ongoing eligibility requirements.

VI. REPORTS OF COMMITTEE MEMBERS: No reports were given.

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on July 12, 2019 in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 10:30 A.M.