



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE

APPROVED MINUTES

MEETING OF JANUARY 11, 2019

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:

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STAFF MEMBERS

Aylin Bilir, Deputy County Counsel
 Sharon Foster, Planning & Development

PRESENT

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NUMBER OF INTERESTED PERSONS: 10

ADMINISTRATIVE AGENDA:

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

II. PUBLIC COMMENTS: None

III. MINUTES: The Minutes of November 2, 2018 & December 7, 2018 were considered as follows:

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3-0-1 (Shapero absent, Jevremovic abstained) to approve the Minutes of November 2, 2018 as amended.

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 3-0-1 (Shapero absent, Jevremovic abstained) to approve the Minutes of December 7, 2018 as amended.

IV. NEW ITEMS:

- 15-AP-019 UCCB Oil Project, Surface Contract On Going Eligibility Santa Maria**
 Joe Dargel, Planner (805) 568-3573

Consider the ongoing eligibility of agricultural preserve contract 15-AP-019 owned by the Michael Family Trust, regarding the 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 1546.39 acres, identified as Assessor's Parcel Numbers, 101-040-026, 101-040-027, 129-180-016 and 129-180-040, zoned AG-II-100 with an AG Comprehensive Plan designation located at 6527 Dominion Road in the Santa Maria area, Fifth Supervisorial District. (Continued from 10/5/18, 11/2/18, 12/7/18)

ACTION: Trupe moved, seconded by Lackie, and carried by a vote of 4-0 (Shapero absent) to: Drop the project from the agenda with the direction to the planner to bring the project back to the APAC Committee should the project include the contract 15-AP-019.

2. **91-AP-006** **Hartman Ranch** **Mixed-Light & Outdoor Cannabis Cultivation** **Buellton**
18LUP-00000-00387 Sarah Marshall, Planner (805) 884-8051

Consider the request of Brian Tetley, agent for the owner, HartB LLC, of Case No. 18LUP-00000-00387 regarding proposed mixed-light and outdoor cannabis cultivation 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 1,086.12 (total) acres identified as Assessor's Parcel Numbers 137-270-031 and 137-280-017, zoned AG-II-100 with an AC Comprehensive Plan designation located at 510 Highway 101 in the Buellton area, Third Supervisorial District. (Continued from 10/5/18, 11/2/18)

ACTION: Trupe moved, seconded by Lackie, and carried by a vote of 4-0 (Shapero absent) to: continue the project to the February 1, 2019 APAC meeting

3. **74-AP-023** **The M&B Trust** **Carpinteria**

Consider the ongoing eligibility of the property and agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The contract includes Assessor's Parcel Numbers 155-180-067 and 155-260-004 located in the Carpinteria area, First Supervisorial District. (Continued from 8/10/18, 9/7/18)

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to: continue the project to the March 1, 2019 APAC meeting. The APAC Committee has requested the following from the applicant:

- **Applicant shall submit for a replacement contract.**
- **Provide a letter or other proof that there is ranch management, e.g., a production manager or a company that deals with commercially marketed fruit has been hired, new trees have been ordered, etc.**
- **Polygon of proposed acreage of agricultural plantings.**
- **Polygon and calculations of personal & non agricultural envelope acreages.**

4. **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)

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to: continue the project to the February 1, 2019 APAC meeting at the request of the applicant.

5. **73-AP-009** **Healy & Associates Cannabis Cultivation** **Los Alamos**
18LUP-00000-00415 Brianna Wiley, Planner (805) 568-3510

Consider the request of Jay Higgins, agent for the owner, Matt Healy, of Case No. 18LUP-00000-00415 regarding proposed outdoor cannabis cultivation 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 99.78 acres identified as Assessor’s Parcel Number 099-030-007, zoned AG-II-100 with an AC Comprehensive Plan designation located at 2900 Highway 135 in the Los Alamos area, Fourth Supervisorial District.(Continued from 11/2/18, 12/7/18,)

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to: continue the project to the February 1, 2019 APAC meeting at the request of the applicant.

6. **95-AP-001** **Jonata Park Growers Cannabis Cultivation** **Buellton**
18DVP-00000-00010 Brianna Wiley, Planner (805) 568-3510
Rey Montano, Planner (805) 568-2513

Consider the request of Jay Higgins, agent for the owner, Marcia McGee, of Case No. 18DVP-00000-00010 regarding the consistency with the Uniform Rules of the following: (1) approximately 65,920 square feet of mixed-light cultivation within proposed greenhouses, (2) processing with an 1,100 square foot proposed barn, two 5,000 gallon tanks, three 2,500 gallon nutrient tanks, one 320 foot pesticide storage container, and one 160 square foot waste dumpster. The parcel will be served by existing water well and private septic tank; 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 property is 560.4 acres identified as Assessor's Parcel Number 099-640-003, 009-640-002, and 099-640-001 zoned AG-II-320 with an AC Comprehensive Plan designation located at 2051 Jonata Park Road in the Buellton area, Third Supervisorial District. (Continued from 12/7/18)

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to: continue the project to the February 1, 2019 APAC meeting at the request of the applicant.

IV. NEW ITEMS:

7. 76-AP-019 Busy Bee Organics Inc. Cannabis Cultivation Buellton
18LUP-00000-00496 Sarah Marshall, Planner (805) 884-8051

Consider the request of Chris Price, agent for the owner, Sara Rotman, of Case No. 18LUP-00000-00496 regarding proposed cannabis activities for consistency with uniform rules. The proposed cannabis activities involve approximately 18 acres of outdoor cultivation and an onsite distribution facility. Project includes construction of two new agricultural buildings, four new farm employee trailers, and validation of several existing unpermitted structures including a greenhouse, hoop structures, and shade 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 impacted property is 62.45 acres identified as Assessor's Parcel Number 099-240-072, zoned AG-II-40 with an AC Comprehensive Plan designation located at 1180 West Highway 246 in the Buellton area, Third Supervisorial District. The Agricultural Preserve contract includes one additional parcel of 0.51 acres, identified as Assessor's Parcel Number 099-240-010.

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to: clarify that the project description has been revised to exclude the four new farm employee trailers and to increase planted acreage to 22 acres. The APAC Committee finds (1) the project (as revised) is consistent with the Uniform Rules, and (2) the contract 76-AP-019 is consistent with the Uniform Rules and meets the ongoing eligibility requirements *contingent upon* planner verification that the non agricultural envelope is depicted on the project site map and does not exceed 3% of the contract premises.

Comprehensive Plan designation located at 3927 Jalama Road in the Lompoc area, Third Supervisorial District.

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Shapero absent) to find the project consistent with the Uniform Rules and find that the contract, 70-AP-154, meets the ongoing eligibility requirements.

11. 88-AP-019 Grassini Ag. Employee Dwelling Santa Ynez
18CUP-00000-00033 Amber Long, Planner (805) 934-6587

Consider the request of Tom Bryant, agent for the owner, Katie Grassini, of Case No. 18CUP-00000-00033 regarding the construction of a new Ranch Manager's house of approximately 3000 square feet, a basement of approximately 3000 square feet and a garage of approximately 750 square feet 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 107.88 acres identified as Assessor's Parcel Number 141-250-023, zoned AG-II-100 with an AC Comprehensive Plan designation located at 5775 Genuine Risk Road in the Santa Ynez area, Third Supervisorial District.

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Shapero absent) to find the project consistent with the Uniform Rules and find that contract 88-AP-019 meets the ongoing eligibility requirements.

12. 2019 APAC Meeting Calendar
Planning & Development

Consider revising the 2019 APAC meeting frequency to accommodate anticipated increase of projects requiring APAC Review.

ACTION: Lackie moved, seconded by Ricardo, and carried by a vote of 4-0 (Shapero absent) to revise the meeting calendar to reflect one Special Meeting be added, per month, as needed on the third Friday of the month to continue through the month of June 2019.

VI. DISCUSSION ITEMS:

**13. Cojo and Jalama Ranch
Transfer of Land to the County of Santa Barbara Lompoc**

Request of the Santa Barbara County Community Services Department, Parks Division, agent for the owner, Nature Conservancy, to discuss the non-renewal process for approximately 36 acres of property anticipated to be transferred (via grant deed) to the County of Santa Barbara. The property includes: parcel 27B, 17.87 acres (APN 083-510-064); portions of parcel 27A, (5.40 acre portion of 128.17 acres total in APN 083-510-065; and portions of parcel 49B, (12.7 acre portion of 63.23 acres total in APN 083-510-063) currently zoned AG-II-320 with an AG-II Comprehensive Plan designation. The property is located at 1000 Jalama Road in the Lompoc area, Third Supervisorial District.

APAC discussed the project with the applicant. (Shapero absent)

**14. APAC Agenda Request and Agricultural Activities Supplemental Forms
David Lackie, Supervising Planner**

Discuss potential form revisions to better inform APAC project review and ongoing eligibility determinations.

APAC discussed the potential application form revisions. (Shapero absent)

VII. REPORTS OF COMMITTEE MEMBERS:

Debbie Trupe suggested that the APAC Committee look into receiving their meeting packet materials via box.com, which is a cloud content management and file sharing program.

There being no further business to come before the Agricultural Preserve Advisory Committee the meeting was adjourned until 9:00 A.M. on February 1, 2019 in the Planning and Development, Third Floor Conference Room, 123 E. Anapamu Street, Santa Barbara, CA 93101.

Meeting adjourned at 12:56 P.M.