



Santa Barbara County Planning and Development Department
Agricultural Preserve Advisory Committee

Unapproved Minutes

Meeting Date: April 9, 2026

Meeting Time: 9:00 A.M

Locations: *Planning Commission Hearing Room
123 E. Anapamu Santa Barbara, CA 93101*

Contact: Planning & Development 805-568-2000

Remote Participation: Member Royce Larsen participating remotely from: 350 N. Main Street, Templeton, CA

Agricultural Preserve Advisory Members	
David Lackie Chair	Planning & Development
Stephanie Stark Vice-Chair	Agricultural Commissioner’s Office
Royce Larsen	UC Cooperative Extension
Aleks Jevremovic	County Surveyor
Sergio Ricardo	Assessor’s Office
Advisory Committee Staff	
Aaron Zambrano	Agricultural Preserve Advisory County Counsel
Jonathan Martin	Agricultural Preserve Advisory Secretary

CALL TO ORDER

The regular meeting of the Santa Barbara County Agricultural Preserve Advisory Committee (APAC) was called to order at 9:01 a.m. by Chair David Lackie.

MEMBER ATTENDANCE

The following members were present:

- David Lackie, Chair*
- Stephanie Stark, Vice Chair*
- Aleks Jevremovic*
- Royce Larsen (remote)*
- Sergio Ricardo*

The following members were absent:

None

Planning & Development Staff Present:

- Aaron Zambrano, Agricultural Preserve Advisory County Counsel*
- Jonathan Martin, Agricultural Preserve Advisory Secretary*

ADMINISTRATIVE AGENDA

- I. **Meeting Called to Order: Roll Call**
 - II. **Public Comment:**
None
 - III. **Member Recusals:**
None
 - IV. **Agenda Status Report / Requests for Continuance:**
None
 - V. **Minutes Review:**
The minutes from March 13, 2026, Agricultural Preserve Advisory Committee hearing will be reviewed.

Action: Member Stark moved, seconded by Member Ricardo, and carried by vote of 5-0 to approve the March 9, 2026 minutes.
 - VI. **Agricultural Preserve Advisory Committee Standard Agenda**
 - VII. **Agricultural Preserve Advisory Committee Discussion Items**
 - VIII. **Reports of Committee Members**
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AGRICULTURAL PRESERVE ADVISORY COMMITTEE STANDARD AGENDA:

APAC Continued Items:

1. **69-AP-040A | Laragene Schuyler | Lompoc**

Consider the ongoing eligibility of agricultural preserve contract 69-AP-040A and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6.2 following a change in ownership of the split contract. The contract originally included Assessor's Parcel Numbers 093-070-007 and 093-070-008. Parcel 093-070-007 changed ownership on March 3, 2025, as per document #2025-006116. A subsequent review of the contract revealed that it is no longer under common ownership. Assessor's Parcel Number 093-040-008, consists of 97.59 acres, must qualify individually and obtain a new agricultural preserve contract. The Contract is located in the Lompoc area, Third Supervisorial District. (Continued from APAC meeting of 11/13/25 and 3-12-26)

Public Comment:

None

Action: *Chair Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 to drop the item from further consideration since APAC determined replacement contract application consistent with the Uniform Rules.*

2. **71-AP-042 | Frank Warnekros**

Consider the ongoing eligibility of agricultural preserve contract 71AP-042 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6.2 following a change in ownership of the split contract. Agricultural Preserve Contract 71-AP-042 consists of two Assessor Parcel Numbers: 093-040-008 (26.54 acres), and 093-040-031 (26.12 acres). The two parcels are no longer under common ownership and are inconsistent with the agricultural preserve program requirements. Assessor's Parcel Number 093-040-031 must qualify individually and obtain a new

agricultural preserve contract. Contract 71-AP-042 is located in the Lompoc area, Third Supervisorial District. (Continued from APAC meeting of 11-13-25 and 3-12-26)

Public Comment:

None

Action: Chair Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 to drop the item from further consideration since APAC determined replacement contract application consistent with the Uniform Rules.

3. 94-AP-008 | K7 Ranch, LLC 2-13-26 | Los Alamos

Planner: Soren Kringel, kringels@countyofsb.org

Case number: 23LUP-00407

Agent: Jacqueland Nolan

Consider the request of Jacqueland Nolan, Agent for 7K Ranch, LLC, of Case No. 23LUP-00407, regarding a Land Use Permit to allow upgrades and improvements to existing breeding, training, and horse care facilities and its consistency with the Uniform Rules. The proposed breeding improvements will include (1) a new 1,200-square-foot Stallion Manager's Quarters adjacent to the Stallion Corral and existing Stallion Barn, (2) a new 1,200-square-foot Horse Trainers' Quarters adjacent to the existing grass horse arena, (3) a new 192-square-foot veterinary lab building and (4) a new 1,200-square-foot Foaling Manager/Night Watchman's Quarter's. Item nos. 1, 2, and 4 will be processed under a separate zoning clearance. The parcel will be served by a private onsite well, a private onsite wastewater treatment system, and the Santa Barbara County Fire District. Access will continue to be provided off of Highway 135. The property is a 901.51-acre parcel identified as Assessor's Parcel Number 099-030-066, zoned AG-II-100, with an Agricultural Comprehensive Plan designation, located at 2480 Highway 135, in the Los Alamos area, Fourth Supervisorial District. (Continued from 2/13/2026)

Public Comment:

None

Action: Chair Lackie moved, seconded by Member Ricardo, and carried by a vote of 5-0 to bifurcate the ongoing eligibility from the application determination.

Action: Chair Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 to find that the request for agricultural employee dwellings for K7 Ranch is consistent with the Uniform Rules, including Uniform Rule 1-4.3.

Action: Chair Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 to continue the ongoing eligibility determination for Agricultural Preserve Contract No. 94-AP-008 to the October 268, 2026 APAC meeting to allow the property owner the opportunity to submit verification of the relocated fencing consistent with the map provided and as discussed at the April 9, 2026 hearing.

4. 69-AP-073 | Jesse and June Smith 11-13-25

Consider the ongoing eligibility of agricultural preserve contract 69-AP-073 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 four parcels in the contract. The contract originally included five Assessor's Parcel Numbers 131-150-012, 131-150-013, 131-150-014, 131-150-015, and 131-150-016. The latter parcel, APN 131-150-016, is now under contract 07-AP-032. Parcels 131-150-012, 131-150-013, and 131-150-015 changed ownership on March 17, 2023, per document # 2023-007678, and that event caused the contract to no longer be under common ownership. The property, which consists of 40.5 acres and comprises Assessor Parcel number 131-150-014, is located in the Santa Maria area, Fifth Supervisorial District. (Continued from 11/13/2025)

Public Comment:

None

Action: *Member Ricardo moved, seconded by Member Stark, and carried by a vote of 4-0 to direct Chair to issue a 60-day notice of non-renewal for Agricultural Preserve Contract No. 69-AP-073.*

5. 69-AP-073 | Charles Minetti, LLC |11-13-25

Consider the ongoing eligibility of agricultural preserve contract 69-AP-073 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 four parcels in the contract. The contract originally included five Assessor's Parcel Numbers 131-150-012, 131-150-013, 131-150-014, 131-150-015, and 131-150-016. The latter parcel, APN 131-150-016, is now under contract 07-AP-032. Parcels 131-150-012, 131-150-013, and 131-150-015 changed ownership on March 17, 2023, per document # 2023-007678, and that event caused the contract to no longer be under common ownership. The property, which consists of 195.81 acres and comprises three Assessor Parcel numbers 131-150-012, 131-150-013, and 131-150-015, is located in the Santa Maria area, Fifth Supervisorial District. (Continued from 11/13/2025)

Public Comment:

None

Action: *Member Ricardo moved, seconded by Member Stark, and carried by a vote of 4-0 to direct Chair to issue send a 60-day notice of potential non-renewal for to the owners of Agricultural Preserve Contract No. 69-AP-073.*

**6. 74-AP-034 | Just Over There, LLC 1-8-26
No planner assigned**

Consider the ongoing eligibility of agricultural preserve contract 74-AP-034 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership. The contract originally included the following Assessor's Parcel Number(s): 004-002-004, 155-170-040, and 155-170-041. APN 155-170-041 is now under Agricultural Preserve contract 98-AP-012. The remaining parcels, 004-002-004 and 155-170-040 changed ownership on July 12, 2024, per document # 2024-020507. The two contracts are no longer under common ownership. The property consists of 11.12 acres, consisting of Assessor's Parcel Numbers 004-002-004 and 155-170-040 and is located in the Carpinteria area, First Supervisorial District (Continued from 5/8/2025, 9/11/25, 10/9/25 and 1/8/26).

Public Comment:

None

Action: *Chair Lackie moved, seconded by Member Stark, and carried by a vote of 5-0 to recommend the Board of Supervisors non-renewal of Agricultural Preserve Contract No. 74-AP-034 to the Board of Supervisors due to inconsistency with Uniform Rule 6-2(B), and Uniform Rules 1-4.1(B) and 1-4.1(D).*

APAC New Items:

7. 26AGP-00001 - Laragene Schuyler Trust - Replacement Contract

Planner: Adam Orta, ortaa@countyofsb.org

Agent: Angela Janes (Jones Land Use Planning)

Consider the request of Angela Janes, agent for Owner Laragene Schuyler Trust of Case No. 26AGP-00001 regarding a replacement contract for 69-AP-040A and its consistency with the Uniform Rules. The property is a 97.59 acre parcel shown as Assessor's Parcel Numbers 093-070-008, zoned AG-II-100, with an AC Comprehensive Plan designation located at Central Avenue (Lot 08) in the Lompoc area, Third Supervisorial District.

Public Comment:

None

Action: Chair Lackie moved, seconded by Member Stark, and carried by a vote of 5-0 to find the request for Replacement Contract No. 26AGP-00001 consistent with the Uniform Rules.

8. 26AGP-00004 | Warnekros Replacement Contract

Planner: Emily Fisher fischere@countyofsb.org

Agent: Angela Janes (Jones Land Use Planning)

Consider the request of Angela Janes, agent for Owner Frank Warnekros of Case No. 26AGP-00004 regarding a replacement contract for 71-AP-042 and its consistency with the Uniform Rules. The property is a 26.12 acre parcel shown as Assessor's Parcel Numbers 093-040-031, zoned AG-II-40, with an AC Comprehensive Plan designation located at Central Avenue (Lot 31) in the Lompoc area, Third Supervisorial District.

Public Comment:

None

Action: Chair Lackie moved, seconded by Member Jevremovic, and carried by a vote of 5-0 to find the request for Replacement Contract No. 26AGP-00004 consistent with the Uniform Rules, including compliance with Uniform Rule 1-2.2(b) regarding adjacency.

AGRICULTURAL PRESERVE ADVISORY COMMITTEE DISCUSSION ITEMS

9. 00-AP-010 | ZM Parcel 1, LLC | Los Olivos

Discussion of agricultural preserve contract 00-AP-010 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of the contract. The contract originally included two Assessor's Parcel Numbers: 133-110-040 and 133-110-046. Parcel 133-110-046 changed ownership on October 3, 2025, per document # 2025-030461, 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 100.69 acres and comprises Assessor Parcel number 133-110-046, is located in the Los Olivos area, Third Supervisorial District.

Discussion was held regarding ongoing eligibility following a change in ownership and the need for replacement contracts. The Committee concurred with staff's recommendation to proceed with issuance of Notices to Appear for affected parcels.

No action taken: *Discussion only*

10. 00-AP-010 | Cushman Winery Corporation | Los Olivos

Discussion of agricultural preserve contract 00-AP-010 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of the contract. The contract originally included two Assessor's Parcel Numbers: 133-110-040 and 133-110-046. Parcel 133-110-046 changed ownership on October 3, 2025, per document # 2025-030461, 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 405.9 acres and comprises Assessor Parcel number 133-110-040, is located in the Los Olivos area, Third Supervisorial District.

Discussion was held regarding ongoing eligibility following a change in ownership and the need for replacement contracts. The Committee concurred with staff's recommendation to proceed with issuance of Notices to Appear for affected parcels.

No action taken: *Discussion only*

11. 71-AP-057C | Cushman Winery Corporation | Los Olivos

Discussion of agricultural preserve contract 71-AP-057C and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The contract originally included three Assessor's Parcel Numbers: 133-110-049, 133-110-040 and 133-110-046. Parcels 133-110-040 and 133-110-046 were included in contract 00-AP-010, while contract number 71-AP-57 was retained for parcel 133-110-049 (210.34 acres). The contract was assigned 71-AP-057C for assessment purposes. The property is located in the Los Olivos area, Third Supervisorial District.

Discussion was held regarding the status of the remaining parcel under the original contract and whether to pursue further action. The Committee discussed historical context and current practices and concurred that no immediate action was warranted at this time. Staff will conduct additional research and return to the Committee as appropriate.

No action taken: *Discussion only*

REPORTS OF COMMITTEE MEMBERS

Staff provided updates regarding contract compliance and upcoming agenda items.

NEXT MEETING:

Scheduled for May 14, 2026, at 9:00 a.m. in the Santa Barbara County Planning Commission Hearing Room 123 E. Anapamu Santa Barbara, CA 93101

AGRICULTURAL PRESERVE ADVISORY REVIEW ADJOURNMENT

The meeting was adjourned at 10:23 a.m.