

**Attachment 5**  
**Excerpts from APAC Minutes**



# COUNTY OF SANTA BARBARA

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## AGRICULTURAL PRESERVE ADVISORY COMMITTEE APPROVED MINUTES FOR

Meeting of August 8, 2024,

9:00 a.m.

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Santa Barbara County  
Planning & Development  
Planning Commission Hearing Room  
123 East Anapamu Street  
Santa Barbara, CA 93101

### COMMITTEE MEMBERS

### PRESENT

Stephanie Stark, Agricultural Commissioner's Office	O
Matt Maiten, Agricultural Commissioner's Office (Alternative)	X
David Lackie, Planning & Development Department	X
Royce Larsen, UC Cooperative Extension	X
Aleks Jevremovic, County Surveyor	X
Sergio Ricardo, Assessor's Office	X

### STAFF MEMBERS PRESENT

Tyler Sprague, County Counsel	X
Teresa Castro, Planning & Development	X

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### ADMINISTRATIVE AGENDA:

- I. **MEETING CALLED TO ORDER:** by Lackie at 9:03 am
- II. **PUBLIC COMMENTS:** none
- III. **MINUTES:** The Minutes of June 13, 2024, and July 11, 2024, will be considered.

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 3-1-2 to approve the minutes of June 13, 2024, as presented. (member Ricardo abstained and members Stark and Jevremovic were absent)

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 3-1-2 to approve the minutes of July 11, 2024, as presented. (member Larsen abstained and members Stark and Jevremovic were absent)

- IV. **AGENDA MANAGEMENT** – None
- V. **CONTINUED ITEMS:**

1. 98-AP-002      T&TG Ranch, LLC Agricultural Employee Dwelling Addition      Santa Ynez  
21ZCI-00084      Sam Brodersen, Planner, (805) 568-2079

Consider the request of Brett Jones, agent for the owner, Gildred Stuart Ranches INC, regarding approval of an addition to an existing Agricultural Employee, 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 62.78 acres identified as Assessor's Parcel Number 141-280-035, zoned AG-II-100 with an AC (Agricultural Commercial) Comprehensive Plan designation located at 300 Refugio road in the Santa Ynez area, Third Supervisorial District. (continued from 7-11-2024)

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsend, and carried by a vote of 4-0 (Jevremovic recused) to continue the item to the September 12, 2024, meeting to provide an opportunity to provide the requested information for additional planting areas and planting plan and planting schedule.

2. 91-AP-006      Verizon@Gardner Ranch      Buellton  
24CUP-00016      Kathleen Volpi 805-568-2058

Consider the request of case number 24CUP-00016, regarding the installation of a new Verizon Wireless 50'-tall monopine 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 following equipment would be placed on the monopine: four LTE panel antennas, two C-Band panel antennas, four radio units, and two surge suppressors. The following equipment would be placed on the ground: one ILC panel, three equipment cabinets on a new concrete pad, one Telco cabinet, one GPS antenna, one 30-kilowatt emergency backup diesel generator, and five service lights. An 8-foot perimeter fence with an 8-foot wide swing gate is proposed to surround the 30-foot by 30-foot lease area. Electrical utilities will be located in a proposed underground vault pulled from a proposed PG&E transformer located within the lease area. The property is a 538-acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 137-270-031, located at 510 Highway 101 in the Buellton area, Third Supervisorial District. (continued from 7-11-2024)

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to continue the item to the September 12, 2024 meeting

3. 14-AP-019      Grupo Tahanan Winery Addition      Los Olivos  
24SCD-00009      Francisco Vargas, Planner (805)934-6266

Request of Brett Jones agent for the owner Amy Godfrey for information regarding the approval of a winery of case number 24SCD-00009. The property involves Assessor's Parcel Number 133-151-084. The property is 98.48 acres currently zoned AG-II-100 with an AG-II-100 Comprehensive Plan designation. The property is located at 1 Zaca Station in the Los Olivos area, Third Supervisorial District. (continued from 7-11-2024)

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to find the request for the winery substantial conformity and determination consistent with the Uniform Rules; with the proposed planting plan, they meet the commercial agricultural production requirements and find that Contract 14-AP-019 meets ongoing eligibility requirements.

4. 71-AP-060      Bliss Victoria Sumerlin Separate Property Trust 10/28/15      Carpinteria

Consider the ongoing eligibility of agricultural preserve contract 71-AP-060B and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6.2D following a change in ownership between family members of the two parcels in the contract. The contract originally included Assessor's Parcel Numbers 001-090-037 and 001-090-038. Parcel 001-090-038 was sold on June 27, 2023, per document # 2023-018476, 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 10.94 acres, identified as Assessor's Parcel number 001-090-038, is located in the Carpinteria area, First Supervisorial District. **(Continued from 4-11-24 and 7-11-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to drop item from consideration. An action was taken on a new item.

5. **72-AP-145** **Persoon Family Survivor's Trust / Persoon, Margaret Gail** **Carpinteria**

Consider the ongoing eligibility of agricultural preserve contract 72-AP-145 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of two of the three parcels in the contract. The contract originally included Assessor's Parcel Numbers 155-260-026, 155-260-027, and 004-004-015. Parcels 155-260-026 and 155-260-027 changed ownership (into a trust) on April 20, 2023, per document # 2023-0011218, and the subsequent review of the current ownership indicates that the contract is not under common ownership. Because of this recent discovery, each parcel under the original contract must now qualify individually for the program. The two parcels, 155-260-026 and 155-260-027, consist of 95.84 acres. They are located in the Carpinteria Valley area, First Supervisorial District. **(Continued from 4-11-24 and 7-11-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to continue the item to the September 12, 2024, meeting to see if the property owners have progressed on addressing their contract status.

6. **72-AP-145** **TKS Ranch, LLC** **Carpinteria**

Consider the ongoing eligibility of agricultural preserve contract 72-AP-145 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of two of the three parcels in the contract. The contract originally included Assessor's Parcel Numbers 155-260-026, 155-260-027, and 004-004-015. Parcel 004-004-015 had a change in ownership on January 7, 2011, per document # 2011-0001602, and caused the contract to be under split ownership. Because of this recent discovery, each parcel under the original contract must now qualify individually for the program. The parcel, which consists of 1.7 acres, identified as Assessor's Parcel number 004-004-015, is located in the Carpinteria Valley area, First Supervisorial District. **(Continued from 4-11-24 and 7-11-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to continue the item to the September 12, 2024, meeting to see if the property owners have progressed on addressing their contract status.

7. **70-AP-062** **Casmalia Land and Cattle Company, LLC,** **Casmalia**

Consider the ongoing eligibility of agricultural preserve contract 70-AP-062 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 Assessor's Parcel Numbers 113-270-011, 113-270-013, 113-270-018, and 113-280-010 (the latter parcel is the result of a combination of parcels 113-180-007 & 008). Parcel 113-270-011 changed ownership on February 2,

2023, per document # 2023-003083, and that event caused the contract to no longer be under common ownership. Because of this, each parcel under the original contract must now qualify individually for the program. The property, which consists of 1,229.97 acres and is comprised of three Assessor Parcel numbers 113-270-013, 113-270-018, and 113-280-010, is located in the Casmalia area, Third Supervisorial District. **(Continued from 4-11-24 and 7-11-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to continue the item to the September 12, 2024, meeting to provided the property owners and representatives have progressed on addressing their contract status.

**8. 70-AP-062 Chevron USA Inc Casmalia**

Consider the ongoing eligibility of agricultural preserve contract 70-AP-062 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 Assessor's Parcel Numbers 113-270-011, 113-270-013, 113-270-018, and 113-280-010 (the latter parcel is the result of a combination of parcels 113-180-007 & 008). Parcel 113-270-011 changed ownership on February 2, 2023, per document # 2023-003083, and that change in ownership caused the contract to no longer be under common ownership. Because of this, each parcel under the original contract must now qualify individually for the program. The property, which consists of 198.27 acres and is comprised of Assessor Parcel number 113-270-011, is located in the Casmalia area, Third Supervisorial District. **(Continued from 4-11-24 and 7-11-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Ricardo, and carried by a vote of 5-0 to continue the item to the September 12, 2024, meeting to provided the property owners and representatives have progressed on addressing their contract status.

**9. 24AGP-00001 Nolan Ranch West Los Alamos  
Steve Conner, Planner, (805) 568-2081**

Consider the request of Wes Knuth, agent for the owner, Nolan Ranch West LLC regarding the eligibility of the property as an agricultural preserve consistent with the Uniform Rules. Two of the three subject parcels (-012 and -014) were previously under an Agricultural Preserve Contract (90-AP-010); and the previous landowner was granted a nonrenewal (03AGP-00000-00011, Jackson Family Estates II Ag. Preserve) of the contract on December 31, 2003 The property is 1,754.89 acres identified as Assessor's Parcel Numbers 099-050-012 (244.65 ac), 099-050-013 (109.6 ac), and 099-050-014 (1,400.64 ac), zoned AG-II-100 with an AC (Agricultural Commercial) Comprehensive Plan designation located at 4603 Drum Canyon Road in the Los Alamos area, Third Supervisorial District. **(Continued from 6-13-2024)**

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to drop the item from consideration, an action was taken on a new item.

**10. 90-AP-010 Nolan Ranch West Los Alamos  
24AGP-00002 Steve Conner, Planner, (805) 568-2081**

Consider the request of Wes Knuth, agent for the owner, Nolan Ranch West LLC regarding the eligibility of the property as an agricultural preserve consistent with the Uniform Rules. The property was previously under an Agricultural Preserve Contract (90-AP-010); and the previous landowner was granted a nonrenewal (03AGP-00000-00011, Jackson Family Estates II Ag. Preserve) of the contract on December 31, 2003. The property is 3,688.94 acres identified as Assessor's Parcel Number 099-050-011, zoned AG-II-100 with an AC (Agricultural Commercial) Comprehensive Plan designation located at 9500 Highway 101 in the Los Alamos area, Third Supervisorial District. **(Continued from 6-13-2024)**

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to drop the item from consideration, an action was taken on a new item.

**I. NEW ITEMS:**

11. 71-AP-060B Bliss Victoria Sumerlin Separate Property Trust Carpinteria  
24AGP-11 Kathleen Volpi, Planner 805-568-2033

Consider the request of Jennifer Siemens, agent for the owner, Victoria Sumerlin Bliss Separate Property Trust, of Case No. 71-AP-060B, regarding a new contract for APN 001-090-038. The new contract will cover Assessor's Parcel Number 001-090-038 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 10.94 acres identified as Assessor's Parcel Number 001-090-038, zoned AG-I-10 with an A-I-10 Comprehensive Plan designation located in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to find the request for a new AG preserve contract on Assessor's Parcel Number 001-090-038 consistent with the Uniform Rules

12. 71-AP-060B Bliss Lands, Inc Carpinteria  
24AGP-10 Kathleen Volpi, Planner 805-568-2033

Consider the request of Jennifer Siemens, agent for the owner, Bliss Lands, Inc of Case No. 71-AP-060B, regarding a replacement contract for Assessor's Parcel Number 001-090-037 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 9.91 acres identified as Assessor's Parcel Number 001-090-037, zoned AG-I-10 with an A-I-10 Comprehensive Plan designation located in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to find the request for a replacement AG preserve contract on Assessor's Parcel Number 001-090-037 is consistent with the Uniform Rules

13. 90-AP-010 Nolan Ranch West LLC Los Alamos  
24AGP-00002 Steve Conner, Planner 805-568-2048

Consider the request of Wes Knuth, agent for the owner, Nolan Ranch West LLC regarding the eligibility of the property as an agricultural preserve consistent with the Uniform Rules. The property was previously under an Agricultural Preserve Contract (90-AP-010); and the previous landowner was granted a nonrenewal (03AGP-00000-00011, Jackson Family Estates II Ag. Preserve) of the contract on December 31, 2003. The property is 5,443.84 acres identified as Assessor's Parcel Numbers 099-050-011 (3,688.95 ac), 099-050-012 (244.65 ac), 099-050-013 (109.6 ac), and 099-050-014 (1,400.64 ac) zoned AG-II-100 with an AC (Agricultural Commercial) Comprehensive Plan designation located at 9500 Highway 101 in the Los Alamos area, Third Supervisorial District.

**PUBLIC COMMENT:** None

**ACTION:** Lackie moved, seconded by Larsen, and carried by a vote of 5-0 to find the request for a new AG preserve contract on Assessor's Parcel Numbers 099-050-011, 099-050-012, 099-050-013, and 099-050-014 consistent with the Uniform Rules

14. **Draft Uniform Rules Amendments to Allow for Utility-Scale Solar**  
Long Range Planning Division Whitney Wilkinson, 805-568-2067

On July 13, 2021, the Board of Supervisors directed P&D staff to address the recommendations set forth in the County’s Strategic Energy Plan to amend the Comprehensive Plan, zoning ordinances, and Uniform Rules to allow utility-scale solar in the County outside of the current Utility-Scale Solar Photovoltaic Overlay.

In collaboration with the County’s consultant, ESA, P&D staff have begun the process by holding a meeting with local solar developers to understand needs and constraints for solar development, drafting proposed amendments to the Uniform Rules, and developing a tiered, streamlined permitting framework for utility-scale solar facilities that balances solar development and agricultural resources. P&D staff will present draft amendment concepts to the Agricultural Preserve Advisory Committee and the Agricultural Advisory Committee for their input at their respective meetings, both on August 8, 2024.

Staff anticipates completing draft amendments and initiating environmental review in fall 2024 with the goal of completing the Program EIR (PEIR) and taking the Project to the County Planning Commission and Board of Supervisors for adoption in 2025.

**ACTION:** Ricardo moved, seconded by Lackie, and carried by a vote of 5-0 to continue the item to the September 12, 2024 meeting

**II. REPORTS OF COMMITTEE MEMBERS:** None

**The next Agricultural Preserve Committee Meeting is scheduled for September 12, 2024. Agenda requests should be submitted to the South County Zoning Information Counter located at 123 East Anapamu Street, Santa Barbara, California 93101, or at the North County Zoning Information Counter located at 624 West Foster Road, Santa Maria, California 93455.**