



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: December 11, 2018
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Planning and Development
Dianne M. Black, Director, (805) 568-2086
Contact Info: Jeff Wilson, Deputy Director, (805) 934-6559
Development Review Division

SUBJECT: De Bruin, 415 S. Olive LLC, Lompoc LLC, and Strange Notice of Nonrenewal of
Agricultural Preserve Contract, Lompoc Area, Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

That the Board of Supervisors:

- a) Receive and consider the Agricultural Preserve Advisory Committee (APAC) recommendation to non-renew Agricultural Preserve Contract 76-AP-008;
- b) Approve the Nonrenewal of Agricultural Preserve Contract 76-AP-008 (Attachment 1) due to non-compliance with Uniform Rule 6-1.1 (Nonrenewal); and direct the Clerk of the Board to record the approved Notice of Nonrenewal; and
- c) Find that the proposed action is an administrative activity of the County which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5).

Summary Text:

On July 6, 2018, the Agricultural Preserve Advisory Committee (APAC) considered the ongoing eligibility of the properties comprising Contract 76-AP-008 as an agricultural preserve and the contract's consistency with Uniform Rules. The landowners were notified, but did not attend the meeting. APAC voted 4-0 (Ricardo absent) to recommend to the Board of Supervisors that agricultural preserve contract 76-AP-008 be placed in nonrenewal due to noncompliance with Uniform Rule 6. The July APAC meeting minutes are included as Attachment 4.

As noted above, the APAC is recommending that the Board approve the County-initiated nonrenewal of Contract 76-AP-008. County is initiating the nonrenewal of the existing contract with the owner's concurrence. Uniform Rule 6-1.1(Nonrenewal) states that when landowners or the County seek to nonrenew a part of their contracted land, they must serve notice of nonrenewal for the whole contract and seek a replacement contract for the remaining land; the part to continue must separately be able to meet County eligibility requirements. The existing contract covers five parcels (APNs 099-170-024, 099-210-051, -060, -076 and -077). Attachment 2 is the approved legal descriptions of the properties. In response to the County action, the landowners will be applying for replacement contracts for their respective properties. A total of 66.95 acres will be removed from Williamson Act lands.

The existing contract went into effect in 1977 and applies to an approximately 169.799-acre area. In accordance with Section 6-1.1 of the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones, the properties must continue to comply with the Williamson Act and Uniform Rules for the duration of the contract, which would expire on December 31, 2027.

Background:

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in an agricultural use. The County of Santa Barbara has adopted such a program, which is codified under the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Both the County's Uniform Rules and the Government Code provide that agricultural preserve contracts between the County and landowners are voluntary.

Section 51245 of the Government Code provides that if either the landowner or the County desires in any year not to renew an agricultural preserve contract, that party shall serve written notice of nonrenewal of the contract upon the other party at least 60 days in advance of the annual renewal date of the contract. Pursuant to Uniform Rule 6-1.7, APAC may recommend that the Board issue a notice of nonrenewal after providing the landowners with notice of the recommendation. APAC held a hearing on the matter on July 6, 2018 and provided notice to the landowners. Upon receiving the Board approved notice of nonrenewal, the Clerk of the Board is required to record the notice of nonrenewal. Upon recordation, the County's role related to the notice of nonrenewal is complete.

Fiscal and Facilities Impacts:

Budgeted: Yes

The total estimated cost to process this agricultural preserve contract non-renewal is approximately \$3,000.00. This is a county-initiated case, thus no processing fees were collected. Processing for this project is budgeted in the Permitting Budget Program on page D-272 of the FY 2018-2019 budget.

Special Instructions:

Clerk of the Board shall distribute copies of the recorded non-renewal (with legal description and vicinity map) and Minute Order, as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Amber Long, Planning and Development Department
- Assessor's Office
- Surveyor's Office
- Clerk Recorder's Office
- Owners: 415 South Olive LLC, C/O John Pankauski, 415 S. Olive Ave, West Palm Beach, FL, 33401
Brian Strange, 12100 Wilshire Blvd, Ste 1900, Los Angeles, CA 90025
Lompoc LLC, 25644 Queenscliff Ct., Calabasas, CA 91302


Attachments:

1. County-Initiated Application for Non-Renewal
2. Approved Legal Description
3. Vicinity Map
4. Excerpt from July 6, 2018 APAC Minutes
5. Excerpt from April 6, 2018 APAC Minutes

Authored by:

Amber Long, Planner, (805) 934-6587
Development Review Division, Planning and Development Department

ATTACHMENT 1: COUNTY-INITIATED APPLICATION FOR NON-RENEWAL

	PLANNING & DEVELOPMENT PERMIT APPLICATION
SITE ADDRESS: <u>Hwy 246 and Drum Canyon Road</u> ASSESSOR PARCEL NUMBER: <u>099-170-024, 099-210-051, 099-210-060, 099-210-076, and 099-210-077</u> PARCEL SIZE (acres/sq.ft.): Gross <u>169.799 acres</u> Net _____ ZONING: <u>AG-II-100</u> COMPREHENSIVE/COASTAL PLAN DESIGNATION: <u>AC</u> Are there previous permits/applications? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes numbers: _____ (include permit # & lot # if tract) Did you have a pre-application? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes if yes, who was the planner? _____ Are there previous environmental (CEQA) documents? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes numbers: _____ Project description summary: <u>County initiated nonrenewal of contract 76-AP-008</u>	
1. Financially Responsible Person _____ Phone: _____ FAX: _____ (For this project) Mailing Address: _____ Street City State Zip	
2. Owner: <u>Lompoc LLC</u> (additional owners on next page) Phone: _____ FAX: _____ Mailing Address: <u>25644 Queenscliff Ct, Calabasas CA 91302</u> E-mail: _____ Street City State Zip	
3. Agent: _____ Phone: _____ FAX: _____ Mailing Address: _____ E-mail: _____ Street City State Zip	
4. Arch./Designer: _____ Phone: _____ FAX: _____ Mailing Address: _____ State/Reg Lic# _____ Street City State Zip	
5. Engineer/Surveyor: _____ Phone: _____ FAX: _____ Mailing Address: _____ State/Reg Lic# _____ Street City State Zip	
6. Contractor: _____ Phone: _____ FAX: _____ Mailing Address: _____ State/Reg Lic# _____ Street City State Zip	

I hereby certify to the best of my knowledge, the information contained in this application and all attached materials are correct, true and complete.

[Signature]
 Signature

Debra Trupe 11-13-18
 Print name/date

Case Num: **18AGP-00000-00022**
 Superviso: DEBRUIN/STRANGE COUNTY INITIATED AG
 Applicable: HWY 246 10/2/18
 Project Pl: _____
 Zoning De: LOMPOC 099-210-076

COUNTY USE ONLY
 Companion Case Number: _____
 Submittal Date: _____
 Receipt Number: _____
 Accepted for Processing: _____
 Comp. Plan Designation: _____

Additional Owners:

415 South Olive, LLC, C/O John Pankauski, 415 S. Olive Ave, West Palm Beach, FL, 33401
Brian Strange, 12100 Wilshire Blvd, Ste 1900, Los Angeles, CA 90025

ASSESSOR'S DESCRIPTION OF PROPERTY
 Assessor's Parcel No. 099-170-024

The Tax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only
072-003	Bk 2 – Pg 37-38	24.78	\$128,920

Attach copy of Current Assessor's Map showing proposed Preserve Boundaries
 (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee ___; Probate ___; Trust ___; Escrow

Other: _____

LAND TENURE (check): Owner-operated ___; Rented ___; Leased ___; Sharecropped ___; Other ___

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland 80%	irrigated crops		~20
Total Prime Land Acreage			
NONPRIME Farmland Rangeland 20%			~4
Total Nonprime Acreage			
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kinds of structures exist on the property.)			
Total NonFarm Acreage			
Total Acreage in Preserve			24.78

ASSESSOR'S DESCRIPTION OF PROPERTY
 Assessor's Parcel No. 099-210-051

TheTax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only
072-003	Bk 2 – Pg 37-38	0.71	\$3,811

Attach copy of Current Assessor's Map showing proposed Preserve Boundaries
 (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee ___; Probate ___; Trust ___; Escrow

Other: _____

LAND TENURE (check): Owner-operated ___; Rented ___; Leased ___; Sharecropped ___; Other _

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland			
		Total Prime Land Acreage	
NONPRIME Farmland Rangeland	grazing/ dry crops		0.71
		Total Nonprime Acreage	
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kinds of structures exist on the property.)			
		Total NonFarm Acreage	
Total Acreage in Preserve			0.71

ASSESSOR'S DESCRIPTION OF PROPERTY
 Assessor's Parcel No. 099-210-060

The Tax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only
072-003	Bk 2 – Pg 37-38	44.52	\$1,773,707

Attach copy of **Current Assessor's Map** showing proposed Preserve Boundaries
 (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee ___; Probate ___; Trust ___; Escrow

Other: _____

LAND TENURE (check): Owner-operated ___; Rented ___; Leased ___; Sharecropped ___; Other _

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland 40%	irrigated crops		~18
Total Prime Land Acreage			
NONPRIME Farmland Rangeland 60%	dry crops		~26
Total Nonprime Acreage			
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kinds of structures exist on the property.)			
Total NonFarm Acreage			
Total Acreage in Preserve			44.52

ASSESSOR'S DESCRIPTION OF PROPERTY
 Assessor's Parcel No. 099-210-076

TheTax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only
072-003	Bk 2 – Pg 37-38	66.954	\$178,797

Attach copy of Current Assessor's Map showing proposed Preserve Boundaries
 (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee ___; Probate ___; Trust ___; Escrow

Other: _____

LAND TENURE (check): Owner-operated ___; Rented ___; Leased ___; Sharecropped ___; Other ___

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland 30%	none		~20
Total Prime Land Acreage			
NONPRIME Farmland Rangeland 70%	none		~46
Total Nonprime Acreage			
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kinds of structures exist on the property.)			
Total NonFarm Acreage			

Total Acreage in Preserve 66.954

ASSESSOR'S DESCRIPTION OF PROPERTY
 Assessor's Parcel No. 099-210-077

The Tax Code Area No.	Book – Page - Parcel	Acreage	Assessed Value Land Only
072-003	Bk 2 – Pg 37-38	32.835	\$171,445

Attach copy of Current Assessor's Map showing proposed Preserve Boundaries
 (NOTE: Only latest Assessor's Map; do not substitute others.)

STATUS OF OWNERSHIP (check box):

Fee ___; Probate ___; Trust ___; Escrow ___

Other: _____

LAND TENURE (check): Owner-operated ___; Rented ___; Leased ___; Sharecropped ___; Other ___

The following section must be filled out completely and accurately. Please do not leave any of the boxes blank. If there are no crops or acreage in a particular land class, then indicate that by writing in NONE.

PRESENT LAND USE, CLASS, AND ACREAGE

Land Class	Crop or Use	Soil Class, Rating, or Income/acre	Acreage
PRIME Farmland 85%	irrigated crops		~26
Total Prime Land Acreage			
NONPRIME Farmland Rangeland 15%			~6
Total Nonprime Acreage			
NONFARM and/or Open Space and/or Recreation (This includes all structures. Please indicate what kinds of structures exist on the property.)			
Total NonFarm Acreage			

Total Acreage in Preserve 32.835

ATTACHMENT 2: APPROVED LEGAL DESCRIPTION

*County of Santa Barbara
Public Works Department*

Office of the County Surveyor

123 E. Anapamu Street
Santa Barbara, California 93101
805/568-3020 FAX 805/568-3318

Aleksandar Jevremovic, County Surveyor



TRANSMITTAL

TO: Amber Long, Planner

DATE: 11/6/2018

ADDRESS/DEPARTMENT: Planning and Development

FROM: Aleksandar Jevremovic, County Surveyor

PHONE: 3012

SUBJECT: **18AGP-00000-00022**

Debruin/Strange County Initiated Ag Preserve Non-Renewal

APN: 099-210-076, 099-210-077, 099-21-051, 099-210-069, 099-210-060, 099-170-024

QTY	DESCRIPTION
1	Approved Legal Description with exhibit map

ACTION:

- As Requested
- For Your Use
- Approved as Noted
- For Review and Comment

REMARKS:

Debruin/Strange Agricultural Preserve
No. 18 AGP-00000-00022

Legal Description

APN: 099-210-076, 099-210-077, 099-210-051, 099-210-069, 099-210-060 and 099-170-024

Parcel One:

Lots 12 and 13, being a portion of the Rancho Santa Rosa and adjoining land, as shown on Sheet No. 1 of the Subdivision Map recorded July 9, 1913 in Book 2 Pages 37 and 38 of Maps and Surveys in the Office of the County Recorder of Santa Barbara County, EXCEPT that portion described in the deed to the State of California, recorded August 30, 1967 as Instrument No. 24800 in Book 2203 Page 202 of Official Records.

Parcel Two:

That portion of Lot 7, Rancho Santa Rosa, as shown on the map of Sheet No. 1 showing a portion of the Santa Rosa Rancho and Adjoining lands, record in Book 2 Pages 37 of Maps and Surveys, in the office of the County recorder of said county described as follows: Beginning at the northwesterly corner of said Lot 7; thence South 11 00'40" East 2568.75 feet along the southwesterly line of said Lot 7 to the southwest corner thereof; thence North 75 06' 22" East 463.57 feet along the southeasterly line of said Lot 7 to an angle point therein; thence North 12 48' 40" West 2537.43 feet to a point on the northwesterly line of said lot which is North 79 09' 57" East 382.81 feet from the point of beginning; thence South 79' 09' 57" West 382.81 feet to the point of beginning.

Parcel Three:

Being a part of that portion of Lot 8 of the Rancho Santa Rosa as conveyed to the State of California by deed recorded February 8, 1967 in Book 2180 at page 784 Official Records of said County, being that part of PARCEL TWO conveyed by said deed that lies northerly and westerly of the easterly portion of PARCEL TWO of the relinquishment to said County by the document recorded February 28, 1968 on Reel 2223 page 650, Official Records of said County, and shown in State Highway Map Book 7 page 13, records of said County.

There shall be no abutter's rights of access appurtenant to the above-described real property in and to the adjacent State freeway.

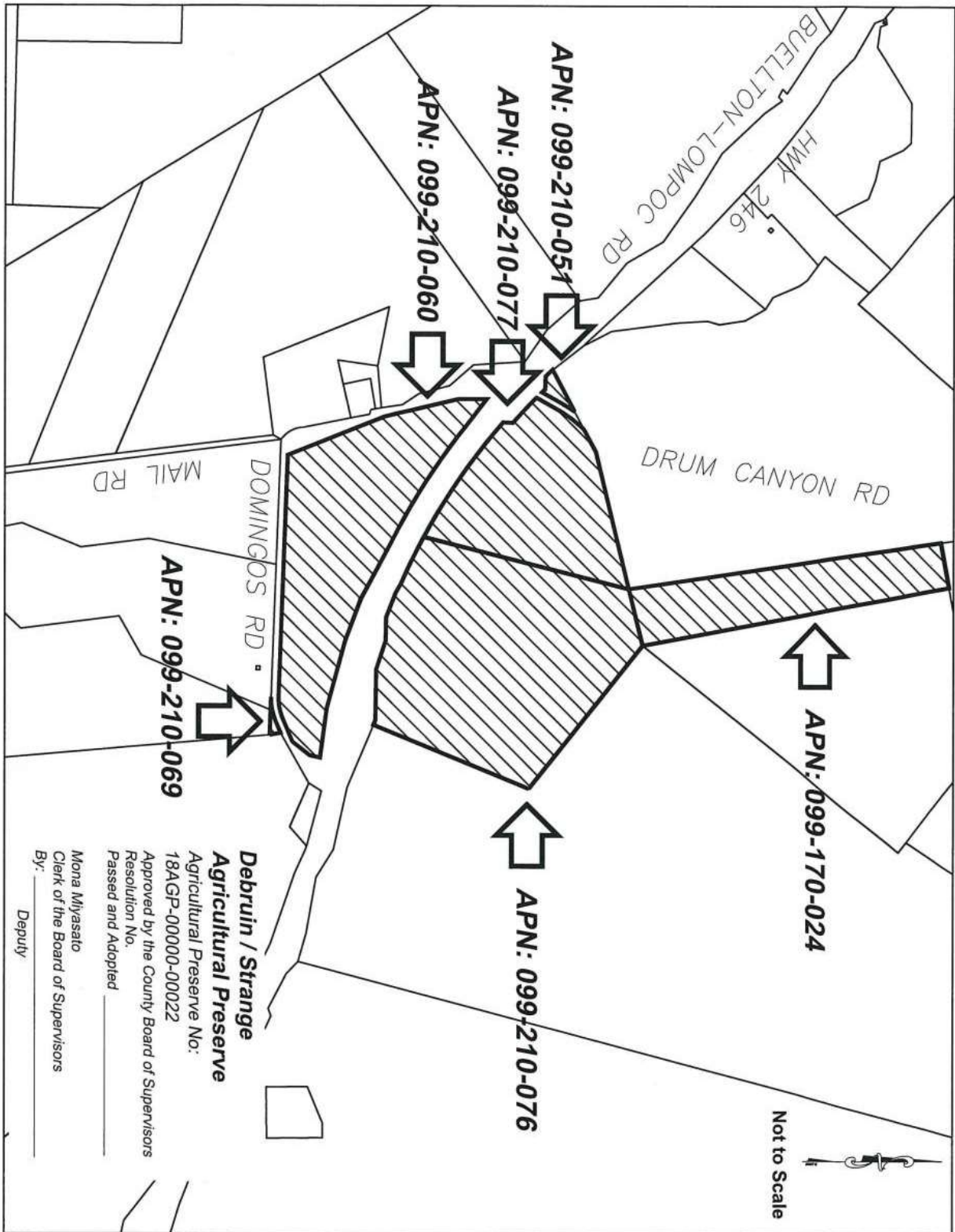
Bearings and distances used herein (Parcel Three) are based on the California Coordinate System, Zone 5.

APPROVED AS TO FORM
AND SURVEY CONTENT

AJevremonic
ALEKXANDAR JEVREMONIC
COUNTY SURVEYOR
LICENSE EXP. 12/31/2019

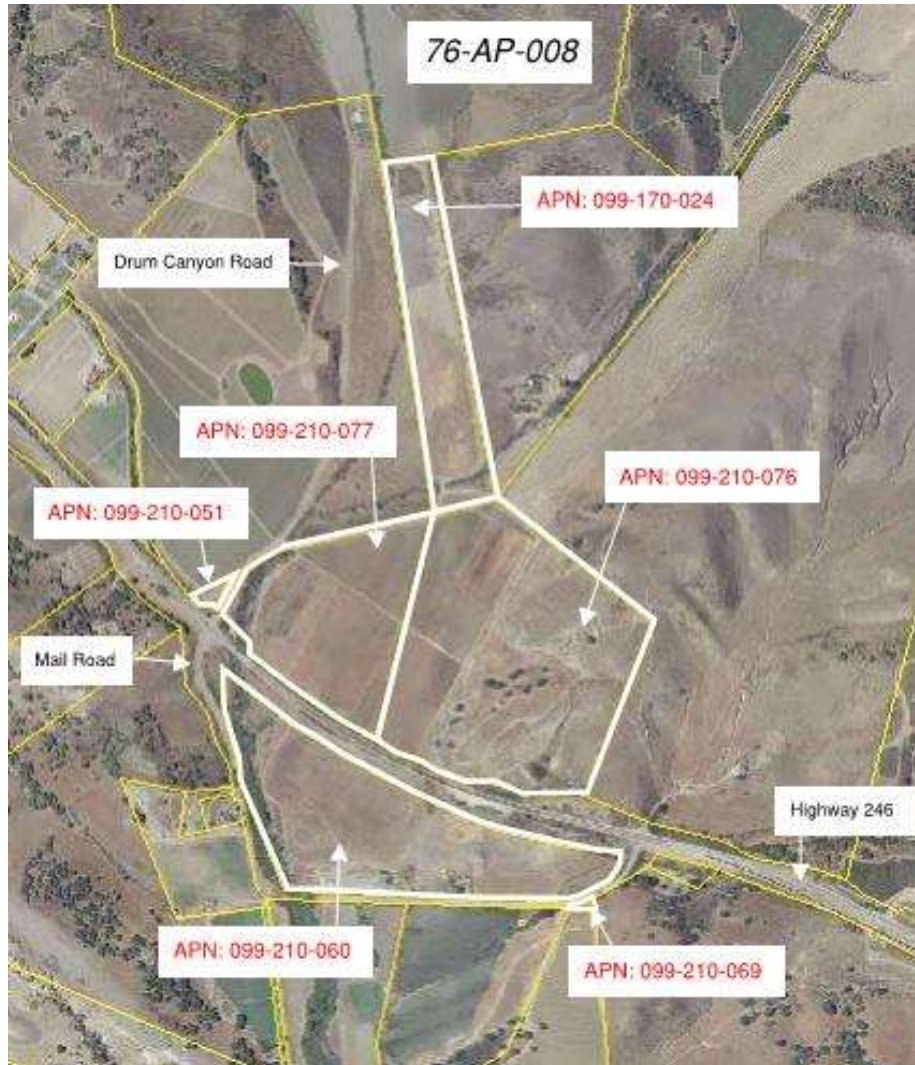


11/5/2018



Debruin / Strange
Agricultural Preserve
Agricultural Preserve No:
18AGP-00000-00022
Approved by the County Board of Supervisors
Resolution No. _____
Passed and Adopted _____
Mona Miyasato
Clerk of the Board of Supervisors
By: _____
Deputy

ATTACHMENT 3: VICINITY MAP



ATTACHMENT 4: EXCERPT FROM JULY 6, 2018 APAC MINUTES



COUNTY OF SANTA BARBARA

**AGRICULTURAL PRESERVE ADVISORY COMMITTEE
APPROVED MINUTES**

**MEETING OF JULY 6, 2018
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.

<u>COMMITTEE MEMBERS</u>	<u>PRESENT:</u>
Debbie Trupe, Agricultural Commissioner	x
Sergio Ricardo, Assessor's Office	<input type="checkbox"/>
David Lackie, Planning and Development	x
Aleks Jevremovic, County Surveyor	x
Matthew Shapero, U.C Cooperative Extension	x

<u>STAFF MEMBERS</u>	<u>PRESENT</u>
Michelle Montez, Deputy County Counsel	x
Aylin Bilir, Deputy County Counsel	x
Sharon Foster, Planning & Development	x

NUMBER OF INTERESTED PERSONS: 11

ADMINISTRATIVE AGENDA:

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

II. PUBLIC COMMENTS: None

III. MINUTES: The Minutes of June 1, 2018 were considered as follows:

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Ricardo absent) to approve the Minutes of June 1, 2018 as amended.

IV. NEW ITEMS:

1. 76-AP-008 De Bruin, 415 S. Olive, Strange

Consider the ongoing eligibility of agricultural preserve contract 76-AP-008 and the consistency of Assessor's Parcel Numbers 099-210-076 (415 South Olive, LLC) and 099-210-077 (Brian Strange) with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. All of the properties are located in the Mail Road-Drum Canyon area, Third Supervisorial District.

AGRICULTURAL PRESERVE ADVISORY COMMITTEE APPROVED MINUTES
Meeting of July 6, 2018
Page 2

ACTION: Lackie moved, seconded by Jevremovic, and carried by a vote of 4-0 (Ricardo absent) to recommend to the Board of Supervisor's non-renew contract 76-AP-008.

2. 70-AP-026 Moretti, Cotti

Consider the ongoing eligibility of agricultural preserve contract 70-AP-026 and the consistency of Assessor's Parcel Number 113-080-031 with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The parcel is located south of Highway 166 and east of Simas Street in the Santa Maria area, Fourth Supervisorial District.

ACTION: Trupe moved, seconded by Shapero, and carried by a vote of 4-0 (Ricardo absent) to recommend to the Board of Supervisor's non-renew contract 70-AP-026.

3. 07-AP-035 Gainey Joint Ranch, LLC/Wine Group, LLC

Consider the ongoing eligibility of agricultural preserve contract 07-AP-035 and the consistency of Assessor's Parcel Numbers 141-440-015, 141-440-022, 141-440-025, 141-440-027, and 141-440-028 with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. All the parcels are located in the Santa Ynez Valley area, Third Supervisorial District.

ACTION: Shapero moved, seconded by Trupe and carried by a vote of 4-0 (Ricardo absent) to recommend to the Board of Supervisor's non-renew contract 07-AP-035.

4. 07-AP-035
07-AP-036 The Wine Group New Contract Santa Ynez
18AGP-00000-00012 Gwen Beyeler, Planner (805) 934-6269

Consider the request of Brett Jones agent for the owner, The Wine Group LLC, of Case No. 18AGP-00000-00012 for a new contract for parcels 141-440-022, and 141-440-025 previously under 07-AP-035 with parcel 141-440-024 presently under 07-AP-036 into a new contract, 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 146.53 total acres identified as Assessor's Parcel Numbers 141-440-022 (29.71 acres), 141-440-024 (69.17 acres), and 141-440-025 (47 acres) zoned AG-II-100 with an AC Comprehensive Plan designation, in the Santa Ynez area, Third Supervisorial District.

ACTION: Lackie moved, seconded by Jevremovic and carried by a vote of 4-0 (Ricardo absent) to continue the project to the August 10, 2018 APAC meeting. The APAC Committee has requested the following information from the applicant:

- Map depicting the structures on the contracted land and identifying the habitable and agricultural employee structures.

ATTACHMENT 5: EXCERPT FROM APRIL 6, 2018 APAC MINUTES



COUNTY OF SANTA BARBARA

**AGRICULTURAL PRESERVE ADVISORY COMMITTEE
 APPROVED MINUTES MEETING OF APRIL 6, 2018
 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.

<u>COMMITTEE MEMBERS</u>	<u>PRESENT:</u>
Debbie Trupe, Agricultural Commissioner	x
Sergio Ricardo, Assessor's Office	x
David Lackie, Planning and Development	x
Aleks Jevremovic, County Surveyor	x
Matthew Shapero, U.C Cooperative Extension	<input type="checkbox"/>

<u>STAFF MEMBERS</u>	<u>PRESENT</u>
Michelle Montez, Deputy County Counsel	x
Sharon Foster, Planning & Development	x

NUMBER OF INTERESTED PERSONS: 5
ADMINISTRATIVE AGENDA:

- I. **MEETING CALLED TO ORDER:** *by Chair, Debbie Trupe*
- II. **PUBLIC COMMENTS:** None
- III. **MINUTES:** The Minutes of February 2, 2018 and March 2, 2018, 2017 were considered as follows:

ACTION: Lackie moved, seconded by Trupe, and carried by a vote of 4-0 (Shapero absent) to approve the Minutes of February 2, 2018.

ACTION: Stark moved, seconded by Jevremovic, and carried by a vote of 3-2 (Shapero absent, Lackie & Trupe abstained) to approve the Minutes of March 2, 2018.

NEW ITEMS

- I. **72-AP-095** Eisengart New Guest House, Detached Garage and Access Driveway Hollister Ranch Lot 84
 17CDH-00000-00043 Kathryn Lehr, Planner (805) 568-3560
 Consider the request of A34 Studio, agent for the owner, Bruce Eisengart, of Case No. 17CDH-00000-00043 regarding the proposed guest house with a detached garage and access driveway and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve consistent with the Uniform Rules

AGRICULTURAL PRESERVE ADVISORY COMMITTEE APPROVED MINUTES
Meeting of April 6, 2018
Page 2

and any enforcement actions pursuant to Uniform Rule 6. The property is 113.81 acres identified as Assessor's Parcel Number 083-690-003, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at Hollister Ranch Lot 84 in the Gaviota area, Third Supervisorial District. (Continued from 3/2/18)

Lackie moved, seconded by Jevremovic, and carried by a vote of 4- 0 (Shapero absent) to continue the project at the request of the applicant to the May 4, 2018 APAC meeting.

2. 76-AP-008 Contract Eligibility Lompoc

Consider the ongoing eligibility of the properties listed below making up agricultural preserve contract 76-AP-008 and their consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. All of the properties are located in the Mail Road-Drum Canyon area, Third Supervisorial District.

099-170-024 (Lompoc, LLC)
099-210-051 (Lompoc, LLC)
099-210-060 (Lompoc, LLC)
099-210-076 (415 South Olive, LLC)
099-210-077 (Brian Strange)

Lackie moved, seconded by Ricardo and carried by a vote of 4-0 (Shapero absent) to authorize the chair to send a 60 day letter to all owners of current record of contract 76-AP-008 informing them that the APAC Committee will consider initiating their contract for non-renewal.

3. 86-AP-006 Bembi Ongoing Contract Eligibility Los Alamos

Consider the consistency of ag contract No. 84-AP-006, owned by Atul Bembi, 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 84 acres identified as Assessor's Parcel Number 133-100-075 zoned AG-II-100 with an AC Comprehensive Plan designation located at 9000 Aliso Canyon Road in the Los Alamos area, Third Supervisorial District. (Continued from 7/7/17, 8/11/17, 9/1/17, 11/3/17)

Ricardo moved, seconded by Lackie, and carried by a vote of 4 -0 (Shapero absent) to recommend that the Board of Supervisors non-renew contract number 86-AP-006 due to non compliance with Uniform Rule 1-2.3., Commercial Production and Reporting Requirements.