



Santa Barbara County Planning and Development Department
AGRICULTURAL PRESERVE ADVISORY COMMITTEE

Approved Minutes

Meeting Date: July 10, 2025

9:00 A.M.

Planning Commission Hearing Room

123 E. Anapamu Santa Barbara, CA 93101

Planning & Development 805 568-2000

APAC Members

Chair
Vice-Chair

Stephanie Stark
David Lackie
Royce Larsen
Aleks Jevremovic
Sergio Ricardo

Agricultural Commissioner's Office
Planning & Development Department
UC Cooperative Extension
County Surveyor
Assessor's Office

Planning & Development Staff

Tyler Sprague
Teresa Castro

County Counsel
APAC Secretary

CALL TO ORDER

The regular meeting of the Santa Barbara County Central Board of Architectural Review Committee was called to order by Chair Stark at 9:01 a.m.

MEMBER ATTENDANCE

The following members were present:

Stephanie Stark
David Lackie
Aleks Jevremovic
Royce Larsen— Member Larsen arrived at 9:06 a.m.
Sergio Ricardo

The following members were absent:

None

Planning & Development Staff Present:

Tyler Sprague County Counsel
Teresa Castro APAC Secretary

ADMINISTRATIVE AGENDA:

I. Public Comment:

None

II. Minutes Review:

Review of minutes from **June 8, 2025**

ACTION: Member Lackie moved, seconded by Member Jevremovic, and carried by a vote of 3-0 to approve the minutes of the June 8, 2025, meeting. Minutes approved as amended, Member Ricardo and Larsen abstained.

III. Agenda Management:

Item No. 5(APAC Chair) was trailed after item No. 7

IV. APAC Standard Agenda

V. Reports of Committee Members

The Representatives of the following items be prepared to present their projects by 9:00 A.M.

APAC Standard Agenda

APAC continued items:

- | | | |
|-------------------------------------|-----------------------|-----------------|
| 1. 69-AP-033 | Rancheria, LLC | Buellton |
| Planner: No planner assigned | | |

Consider the ongoing eligibility of agricultural preserve contract 69-AP-033 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6-1.5 following condemnation of a portion of the contract. The contract originally included Assessor's Parcel Number 099-040-024. A portion of that parcel was condemned by the Santa Barbara County Association Of Governments per Judgment and Final Order Of Condemnation document recorded on May 22, 2000, as instrument # 2000-0030688. Because of this recent discovery, it is necessary to review the current contract eligibility for the program. The property which consists of 101.52 acres and comprises Assessor Parcel number 099-040-024, is located in the Buellton area, Third Supervisorial District. (**continued** from 5-8-25)

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Lackie moved, seconded by member Stark, and carried by a vote of 5-0 that APAC drop the item from consideration and include the following findings regarding Contract 69-AP-033: The current updated Assessor's Parcel Number for the contract is 099-040-029. The contract boundaries were reduced as a result of condemnation recorded on May 22, 2000, under Instrument No. 2000-0030688, initiated by the Santa Barbara County Association of Governments. Despite the reduction in acreage, the property continues to function and meet the requirements for a non-prime grazing contract regardless of the reduction in acreage.

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|-------------------------------------|-----------------------|-----------------|
| 2. 68-AP-011 | Rancheria, LLC | Buellton |
| Planner: No planner assigned | | |

Consider the ongoing eligibility of agricultural preserve contract 68-AP-011 and its consistency with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6-1.5 following condemnation of a portion of the contract. The contract originally included Assessor's Parcel Numbers 099-040-009, 099-040-015, 099-040-019, and 099-040-022. A portion of parcel 099-040-022 was condemned by the Santa Barbara County Association Of Governments per Judgment and Final Order Of Condemnation document recorded on May 22, 2000, as instrument # 2000-0030688. Because of this recent discovery, it is necessary to review the current contract eligibility for the program. The property which consists of 1,643.87 acres and comprises

Assessor Parcel numbers 099-040-009, 099-040-015, 099-040-019, and 099-040-022, are located in the Buellton area, Third Supervisorial District. **(continued from 5-8-25)**

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Lackie moved, seconded by Member Ricardo, and carried by a vote of 5-0 that APAC drop the item from consideration and include the following findings regarding Contract 68-AP-011: The contract includes multiple Assessor Parcel Numbers. Parcel 099-040-022 has been reassigned to 099-040-027. The contract boundaries were changed as a result of the Santa Barbara County Association of Governments' condemnation recorded on May 22, 2000, under Instrument No. 2000-0030688. Contract 68-AP-011 continues to operate as a cattle grazing operation and meets ongoing eligibility requirements under the Uniform Rules.

3. 16-AP-017 Ballard Ranch LLC Solvang

Consider the ongoing eligibility of Agricultural Preserve Contract 16-AP-017 and its consistency with the Uniform Rules as an agricultural preserve, in accordance with the Uniform Rules, and any enforcement action pursuant to Uniform Rule 6. The property is 51.71 acres, identified as Assessor's Parcel Number 137-250-069, zoned AG-I-40 with an AC Comprehensive Plan designation. **(Continued from 6-13-24 and 4-10-25)**

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Ricardo moved, seconded by Member Stark, and carried by a vote of 5-0 that Contract 16-AP-017 be found in noncompliance with Uniform Rule 2-3.2, as stated in the 60-day letter dated April 29, 2025. APAC recommends that the Board of Supervisors place the contract into non-renewal status.

4. 16-AP-018 Ballard Ranch Winery Santa Ynez

Planner: Francisco Vargas (805) 934-6266

Consider the ongoing eligibility of agricultural preserve contract 16-AP-018 and its consistency with the Uniform Rules as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6, as well as the applicants request to continue to provide information APAC has requested. The property is 48.21 acres identified as Assessor's Parcel Number 137-250-068, zoned AG-I-40 with an AC Comprehensive Plan designation located at 801 East Highway 246, in the Santa Ynez Valley Community Plan area, Third Supervisorial District. **(Continued from 9/14/23, 10/12/23 and 11/9/23, 2/8/2024, 4/11/2024, 5/9/2024, 7/10/24 and 4-10-25)**

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Stark moved, seconded by Member Jevremovic, and carried by a vote of 5-0 that Contract 16-AP-018 be found in noncompliance with Uniform Rule 2-3.2, as stated in the 60-day letter dated April 29, 2025. APAC recommends that the Board of Supervisors place the contract into non-renewal status.

5. APAC Chair

The APAC will discuss and take any actions regarding the APAC Chair role and an alternative method of allocating chairperson duties.

PUBLIC COMMENT:

None

APAC COMMENT:

Members revisited prior discussions on APAC leadership structure.

1. Expressed support for rotating chair annual rotation of Chair and Vice-Chair responsibilities between Planning & Development and the Agricultural Commissioner's Office.
2. Noted that Assessor's Office and Public Works are unable to take on chair duties.
3. Reviewed comparative APAC structures from other counties.
4. Highlighted the need to balance administrative workload with departmental capacity.
5. Acknowledged Planning & Development's current role in providing administrative support (e.g., agenda prep, notice distribution).
6. Suggested exploring shared support responsibilities across departments moving forward.

ACTION TAKEN:

Member Lackie moved, seconded by Member Stark, and carried by a vote of 5-0 to recommend to the Planning and Development Director and the Agricultural Commissioner that APAC adopt a rotating chair and vice chair structure between the two departments. The chair and vice chair positions shall rotate on an annual basis, with nominations agendized for the first meeting of each calendar year. The committee further recommends continued discussions between the departments to explore shared administrative responsibilities and potential cost alignment related to APAC operations.

APAC new items:

6. **77-AP-032** **Sunstone Villa Farmstay** **Santa Ynez**
Planner: Francisco Vargas, vargasf@countyofsb.org

Consider the request of Sunstone Vineyards & Winery, for a Zoning Clearance for a farmstay in an existing 5-bedroom residence, of Case No. TBD, regarding agricultural preserve contract and its consistency with the Uniform Rules and to consider ongoing eligibility of the property as an agricultural preserve Contract 77-AP-032. The property is a 52-acre parcel shown as Assessor's Parcel Number 141-460-012, zoned AG-II-40, with an AC (Agricultural Commercial) Comprehensive Plan designation, located in the Santa Ynez area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Lackie moved, seconded by Member Stark, and carried by a vote of 5-0 to find that the request for a farmstay is consistent with the Uniform Rules, including Uniform Rule 2-5, and that Contract 77-AP-032 meets ongoing eligibility requirements. This finding is further supported by the APAC motion adopted on May 8, 2025, regarding ongoing eligibility of Contract 77-AP-032 and existing circumstances related to commercial agricultural production requirements.

7. **95-AP-25** **Calvocado4 Ranch Trust Barn** **Carpinteria**
Planner: Alejandro Jimenez, ajimenez@countyofsb.org **Case number:** 25LUP-00135

Danny Longwill, architect for the owner Calvocado4 Ranch Trust, of Case Number 25LUP-00135 regarding the approval of 4,135 square foot barn and assumption of the agricultural preserve contract and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve. The contract premises is 32.74-acres and includes Assessor's Parcel Numbers 155-260-035 and 155-260-034, and zoned AG-I-10 with an AA-I-10 Comprehensive Plan designation located at 5162 Foothill Rd in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT:

None

ACTION TAKEN:

Member Lackie moved, seconded by Member Stark, and carried by a vote of 5-0 to find that the 4,135 sq. ft. barn is consistent with the Uniform Rules, and that the property remains eligible under the agricultural preserve program. Contracts 95-AP-025 meet ongoing eligibility requirements contingent upon the owner submitting information regarding a planting plan and verification of the purchase of additional avocado trees, either through purchase orders or receipts. The requested information shall be submitted to and verified by the case planner. This finding is made with the understanding that the owner will be submitting an application to assume the existing agricultural preserve contract.

APAC discussion items:

None

Reports of Committee Members:

Member Stark

- Reported completion and distribution of the 2024 Crop and Livestock Report.
- Noted the **gross agricultural value surpassed \$2 billion**, a 7% increase over the prior year.

Key highlights included:

- Strawberries remain the county's top crop.
- Nursery products rose to second in commodity value.
- Wine grapes declined in value, reflecting a statewide trend.
- Vegetable acreage decreased, but value increased (notably broccoli and cauliflower).
- Blackberries performed well due to hybrid and improved varieties.
- Cattle returned to the top ten, supported by favorable rainfall and forage.

Engaged in discussion regarding:

- Agricultural trends and state policy impacts.
- Challenges in data collection and low grower response rates.
- Importance of outreach strategies, including multilingual reporting.
- Noted USDA does not classify cannabis as a crop; however, local reporting now includes separate cannabis data.
- Department has implemented bilingual publication and AI-generated imagery to improve accessibility and reduce cost.

Member Larsen

- Reported on the elimination of CalFresh Ed (SNAP-Ed) funding.
- Noted the addition of a new disaster resilience advisor.

Member Ricardo

- Supported the idea of using APAC agendas to flag potential contract compliance concerns for discussion prior to formal letter issuance.

Member Lackie

- Discussed options for future meeting dates or locations to better accommodate staff workload.
- Agreed to revisit the topic in the fall.

Adjournment

Motion: Member Larsen moved, and Member Ricardo seconded, to adjourn the meeting at 11:16 a.m.

Next Meeting: Scheduled for August 14, 2025