



AGRICULTURAL PRESERVE ADVISORY COMMITTEE

Approved Minutes

Meeting Date: June 12, 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 meeting was called to order at 9:01 a.m. by Chair Stark

MEMBER ATTENDANCE

The following members were present:

- Stephanie Stark
- David Lackie
- Aleks Jevremovic

The following members were absent:

- Royce Larsen
- Sergio Ricardo

Planning & Development Staff Present:

- Tyler Sprague, County Counsel
 - Teresa Castro, APAC Secretary
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ADMINISTRATIVE AGENDA

I. Public Comment:

None

II. Minutes Review:

Review of minutes from **May 8, 2025**.

ACTION: Stark moved, seconded by Jevremovic, and carried by a vote of 3-0 to approve the minutes of the May 8, 2025, meeting. Minutes approved as amended

III. Agenda Management:

Item No. 2 (Azteca Properties) was trailed to later in the meeting due to absence of the applicant.

IV. APAC Standard Agenda

V. Reports of Committee Members

APAC Standard Agenda:

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

APAC Continued Items:

2.	70-AP-022	Azteca Properties	Santa Maria
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Planner: No Planner assigned

Consider the ongoing eligibility of agricultural preserve contract 70-AP-022 and its consistency with the Uniform Rules pursuant to Uniform Rules and any enforcement actions pursuant to Uniform Rule 6 following a change in ownership of the contract. The contract consists of Assessor's Parcel Numbers 117-160-050 (132.89 acres) and 117-160-048 (4.41 acres). The County of Santa Barbara acquired Assessor's Parcel Number 117-160-048 through a grant deed in 1973 as per recorded document #48648 in Book 2492, Page 1230 of Official Records, and is excluded from the Agricultural Preserve Program. The two contracts are no longer under common ownership and Assessor's Parcel Number 117-160-050 must now qualify individually for the program. The property is located in the Santa Maria area, Fifth Supervisorial District. (**continued** from 4-10-25)

PUBLIC COMMENT:

None

ACTION: David moved, seconded by Stark and carried by a vote of 3-0 to continue the item for contract 70-AP-022 to the August 14th meeting to allow the applicant additional time to talk with the County Assessor's Office.

APAC New Items:

1.	71-AP-060B	Bliss New SFD	Carpinteria
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Planner: Kathleen Volpi, volpik@countyofsb.org

Case number: 25CDP-00014

The project is a request for a Coastal Development Permit to allow for the construction of a 8,057 square foot two-story single-family dwelling with a 2,300 square foot fully underground basement, a 952 square foot attached three car garage, a 225 square foot attached covered deck, 1,322 square feet attached covered area, a 70 square foot trash enclosure, two attached balconies totaling 28 square feet, a 1,455 square foot two-story ADU with two attached balconies totaling 24 square feet and a 40-foot by 15-foot inground pool. The project also includes hardscape improvements of a driveway totaling XX square feet, a walkway totaling XX square feet and landscape improvements. Grading will include XX cubic yards of cut and XX cubic yards of fill. X avocado trees are proposed for removal. The parcel will be served by a private well, a private septic system, and the Carpinteria-Summerland Fire District. Access

- The project is a request for a Zoning Clearance to allow ten small-scale special events per year including weddings and receptions with up to 200 and six additional small-scale special events per year including horseback riding, endurance trail runs, and bow and arrow competitions with up to 500 attendees. All events and activities will be non-motorized. The event hours of operation are from 10:00am to 11:00pm. Overnight stays for event attendees for a maximum of 5 nights are proposed and shall not exceed the permitted number of event days allowed per month or per year. No permanent structures are proposed. No grading or construction of new roads or trails are proposed. The event holder

will import temporary infrastructure to serve the proposed events, including but not limited to portable restrooms, drinking water, generators to power lighting and music, food catering, garbage containers, portable horse corrals.

Events will be located on two parcels of the agricultural premises as follows:

1. A 3,145.40-acre parcel zoned AG-II and shown as Assessor's Parcel Number 133-151-058, located at 3620 Highway 101, Los Olivos. Access will continue to be provided off Zaca Station Road; and
2. A 1,985.26-acre parcel zoned AG-II and shown as Assessor's Parcel Number 133-151-059, located at 0 Figueroa Mountain Road.

Consider the request and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve. Access will continue to be provided off Figueroa Mountain Road. The agricultural premises consist of seven Assessors Parcels (Assessor's Parcel Numbers 133-151-59, 133-151-20, 133-110-26, 133-151-60, 133-151-61, 33-151-88, and 133-151-58) totaling approximately 8,000-acres zoned AG-II, located in the Santa Ynez Valley Area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION: Stark moved, seconded by Lackie and carried by a vote of 3-0 (Ayes: Stark, Lackie, Jevremovic) that APAC finds the request for special events consistent with the Uniform Rules, including Uniform Rule 2-11(A), and that Contracts 68-AP-030 and 68-AP-029 meet ongoing eligibility requirements.

6. 19AP-009	Hines Winery	Lompoc
Planner: Tatiana Cruz, cruzt@countyofsb.org		Case number: 25LUP-00039

The project is a request for a Land Use Permit to allow for conversion of an existing 5,254 sq.-ft. agricultural structure to a Tier One Winery, including a 866-sq.-ft. gross storage addition, 340-sq.-ft. net/gross addition and a crush cover of 3,227 sq.-ft. (attached to the building). 25 cubic yards of cut and 380 cubic yards of fill is proposed. Four special events per year are proposed. No trees are proposed for removal. The parcel will be served by a private well, private septic, and the Santa Barbara County Fire District. Access will continue to be provided off of Mail Road. Consider the request and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve. The property is a 98.70-acre parcel zoned Agricultural II (AG-II-100) and shown as Assessor's Parcel Number 099-210-055, located at 705 Mail Road, in the Lompoc area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION: Stark moved, seconded by Lackie and carried by a vote of 3-0 (Ayes: Stark, Lackie, Jevremovic) that APAC finds the request for a Tier One Winery consistent with the Uniform Rules, including Uniform Rule 2-2.1(B). The project is consistent with Uniform Rule 2-2.1.B.2 since 51% of the case production will come from grapes grown on the winery premises (contract 19AP-009) and contract 19AP-012 (APN 099-120-021) under the same ownership. APAC finds that Contract 19-AP-009 meets ongoing eligibility requirements.

7. 98-AP-010	Parks Family Enterprises AED	Gaviota
Planner: Keanna Lam, lamk@countyofsb.org		Case Number: 25ZCI-00050

The project is a request for a Zoning Clearance to allow demolition and reconstruction of an unpermitted 709 square foot agricultural employee dwelling. The project will require less than 50 cubic yards of cut and fill. No trees are proposed for removal. The parcel will be served by a private well, a private septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off of Las Varas Canyon Road. Consider the request and its consistency with the Uniform Rules and consider ongoing eligibility of the property as an agricultural preserve. The property is a 39.31-acre parcel zoned Ag-II-100 and shown as Assessor's Parcel Number 081-240-046 in the Gaviota Coast Community Plan Area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION: Stark moved, seconded by Lackie and carried by a vote of 3-0 (Ayes: Stark, Lackie, Jevremovic) that APAC finds the request for an agricultural employee dwelling consistent with the Uniform Rules, and that Contract 98-AP-010 meets ongoing eligibility requirements.

8. **70-AP-062** **Tompkins Ranch Ag Preserve Removal of one parcel Contract** **Casmalia**
Planner: Adam Orta, ortaa@countyofsb.org **Case Number:** 24AGP-00014

Consider the request of Nick Tompkins, Applicant, for Casmalia 1, LLC, owner, of Case number 24AGP-00014 regarding AG Preserve contract approved on December 12, 2024, the subject project, Contract number 24AGP-00014 that includes Assessor's Parcel Numbers 113-270-013 (414 acres), 113-270-018 (76.07 acres), 113-270-019 (2 acres) and 113-280-010 (5.75 acres) was found consistent with the Uniform Rules. Upon further review, Planning and Development became aware that Assessor's Parcel Number: 113-270-019 was zoned CH (Highway Commercial) and may not be eligible to be under contract. Planning and Development is requesting further discussion of the subject case, and if the revised contract that excludes Assessor's Parcel Number 113-270-019, can be found consistent with the Uniform Rules. The properties are identified as Assessor's Parcel Numbers 113-270-013, 113-270-018, and 113-280-010 zoned AG-II-100 with an AC Comprehensive Plan designation located at 5560 Black Rd in the Casmalia area, Third Supervisorial District.

PUBLIC COMMENT:

None

ACTION: Stark moved, seconded by Lackie and carried by a vote of 3-0 (Ayes: Stark, Lackie, Jevremovic) that APAC revise its December 12, 2024, action regarding the replacement contract for the Tompkins Ranch Agricultural Preserve to exclude Assessor's Parcel Number 113-270-019, as the parcel was never under an agricultural preserve contract and is not appropriate for inclusion in the replacement contract.

APAC DISCUSSION ITEMS:

9. **William Berg Warnekros Entry to Agricultural Preserve Program** **Santa Maria**
Planner: No Planner assigned **Case number:** TBD

Consider the request of William Berg Warnekros for entry into the Agricultural Preserve Program regarding Assessor's Parcel Number 093-090-034 and its consistency with the Uniform Rules. The property is a 37.09-acre parcel shown as Assessor's Parcel Number 093-090-034, zoned AG-II-40 with an Agricultural Comprehensive Plan designation A-II-40, located in the eastern Santa Maria area, Fourth Supervisorial District.

PUBLIC COMMENT:

None

APAC discussed potential contract eligibility.

10. **Frank Warnekros AG Preserve Program Entry** **Lompoc**
Planner: No Planner assigned **Case number:** TBD

Consider the request of Frank Warnekros, for entry into the Agricultural Preserve Program, regarding the eligibility of Assessor's Parcel Number 093-040-004 and 093-040-006 for enrollment in the Agricultural Preserve Program and its consistency with the Uniform Rules. The property is a 55.82 acre parcel (combined total) shown as Assessor's Parcel Numbers 093-040-004 and 093-040-006, zoned AG-II-40, with an Agricultural Comprehensive Plan designation A-II-40 located on Ocean Ave. / Floradale Ave in the Lompoc area, Fourth Supervisorial District.

PUBLIC COMMENT:

None

I. Reports of Committee Members:

• **Williamson Act Project Overview:**

Chair Stark reported that the APAC Williamson Act overview was presented to the Board of Supervisors on June 10, 2025. The presentation lasted approximately 15 minutes and received several questions from the Board. Planning & Development, the Assessor's Office, and Public Works participated. No formal action was taken by the Board, but they expressed appreciation for the committee's work and may request a follow-up in the future. Topics of discussion included questionnaire response rates, non-renewals, and the need for APAC input on potential future amendments to the Uniform Rules.

- **Ordinance Amendments and APAC Role:**

Member Lackie noted that APAC may be called upon to provide early recommendations on ordinance amendments (e.g., Agricultural Enterprise Ordinance and utility-scale solar). The Board wants to ensure APAC's recommendations are shared with the Planning Commission during early stages of project reviews.

- **Discussion on Meeting Scheduling and Capacity:**

The committee discussed possibly revising APAC meeting dates or durations to accommodate future caseloads, including Agricultural Enterprise Uses. Staff will research alternative Thursdays or lighter scheduling conflicts and report back at the next meeting. Input from absent members (Ricardo and Larsen) will be gathered before any decisions are made.

- **APAC Chair Appointment:**

It was confirmed that the APAC Chair appointment discussion should be agendaized as a separate item at the next meeting to allow for formal action if necessary.

Adjournment

Motion: Member moved, and Member seconded, to adjourn the meeting at 11:54 a.m.

Next Meeting: Scheduled for July 10, 2025