



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE REVISED AGENDA as of 8/28/17

9:00 a.m.

Meeting of September 1, 2017

REVISION:

*** The location of the meeting has been changed to the Board of Supervisors Hearing Room located on the Fourth Floor of the Administration Building- 105 East Anapamu Street.**

Debbie Trupe, Agricultural Commissioner's Office
David Lackie, Planning & Development Department
Sergio Ricardo, Assessor's Office
Aleks Jevremovic, County Surveyor
Royce Larsen, U.C Cooperative Extension

Santa Barbara County
Planning & Development
Board of Supervisor's Hearing Room, 4th Floor
105 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

REMOTE TESTIMONY: Persons may address the Agricultural Preserve Advisory Committee by using the remote video testimony system located at Planning & Development, 624 W. Foster Road, Suite C, Santa Maria.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

The public has the opportunity to comment on any item on today's agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. The Agricultural Preserve Advisory Committee Chair will announce when public testimony can be given.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Agricultural Preserve Advisory Committee and that are distributed to a majority of all of the members of the Agricultural Preserve Advisory Committee prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the Agricultural Preserve Advisory Committee during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, 3rd Floor, Santa Barbara, CA.

ADMINISTRATIVE AGENDA:

- I. MEETING CALLED TO ORDER:** by Chair, Debbie Trupe.
- II. PUBLIC COMMENTS:** *Public Comment time is set aside in order to allow public testimony on items **not being heard** on today's agenda. Each speaker allocated 5 minutes. Total time allocated for public comments is 15 minutes.*
- III. MINUTES:** The Minutes of July 7, 2017 & August 11, 2017 will be considered.

NEW ITEM:

1. Preliminary Draft Amendments to the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones to Address Cannabis Activities

Jessica Metzger, Planner (805) 568-3532

Request of Planning and Development staff to APAC to preliminarily review and make recommendations, contingent upon upcoming CEQA review, to the Board of Supervisors regarding the draft amendments to the Uniform Rules as they pertain to cannabis development and uses on properties subject to a Land Conservation Act contract. This project is county-wide.

The Representatives of the following items should be in attendance at this APAC Meeting by 9:30 A. M.

CONTINUED ITEMS:

**The project below: 76-AP-008, 16AGP, 00000-00027 de Bruin Replacement Contract, is being continued to the October 6, 2017 APAC meeting at the request of the applicant.*

2. 76-AP-008 de Bruin Replacement Contract Lompoc
16AGP-00000-00027 Gwen von Klan, Planner (805) 934-6269

Consider the request of Don Poppe agent for the owner, Johannes de Bruin, of Case No. 16AGP-00000-00027 regarding 76-AP-008 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 20.33 acres identified as Assessor's Parcel Number 099-210-060 (portion of) zoned AG-II-100 with an AC Comprehensive Plan designation located northeast of the intersection of Highway 246 and Mail Road in the Lompoc area, Third Supervisorial District. (Continued from 1/12/17, 7/7/17, 8/11/17)

3. 76-AP-008 Strange Replacement Contract Lompoc
16AGP-00000-00029 Gwen von Klan, Planner (805) 934-6269

Consider the request of Don Poppe agent for the owner, Brian Strange, of Case No. 16AGP-00000-00029 regarding a replacement contract for 76-AP-0008 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 32.82 acres identified as Assessor's Parcel Number 099-210-077, zoned AG-II-100 with an AC Comprehensive Plan designation located at ¾ mile northeast of the intersection of Highway 246 & Drum Canyon in the Lompoc area, Third Supervisorial District. (Continued from 1/12/17, 7/7/17, 8/11/17)

4. 76-AP-008 415 South Olive Replacement Contract Lompoc
16AGP-00000-00030 Gwen von Klan, Planner (805) 934-6269

Consider the request of Don Poppe agent for the owner, 416 South Olive, LLC of Case No. 16AGP-00000-00030 regarding a replacement contract for 76-AP-008 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 66.96 acres identified as Assessor's Parcel Number 009-210-076, zoned AG-II-100 with an AC Comprehensive Plan designation located approximately ¾ of a mile northeast of the intersection of Highway 246 & Drum Canyon Road in the Lompoc area, Third Supervisorial District. (Continued from 1/12/17, 7/7/17, 8/11/17)

5. **86-AP-017** **Happy Canyon LLC, 3 New Horse Barns** **Santa Ynez**
17LUP-00000-00244 Shannon Reese, Planner 805) 934-6261

Consider the request of Brett Jones agent for the owner, Happy Canyon, LLC of Case No. 17LUP-00000-00244 regarding the approval of 3 New Horse Barns to be used as part of an approved Principal Horse Boarding and Breeding Operation 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 117.48 acres identified as Assessor's Parcel Number 141-240-028, zoned AG-II-100 with an AC Comprehensive Plan designation located at 5125 Happy Canyon Road in the Santa Ynez area, Third Supervisorial District. (Continued from 7/7/17, 8/11/17)

**The project below: 84-AP-006, 17LUP, 00000-00242 Bembi New Ag Employee Residence and New Guest House, is being continued to the October 6, 2017 APAC meeting at the request of the applicant.*

6. **84-AP-006** **Bembi New Ag Employee Residence and New Guest House** **Los Alamos**
17LUP-00000-00242 Gwen von Klan, Planner (805) 934-6269

Consider the request of Brent Wilson agent for the owner, Atul Bembi, of Case No. 17LUP-00000-00242 regarding a new agricultural employee residence of approximately 2,733 square feet, and a new guesthouse of approximately 800 square feet 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 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)

7. **17AGP-00000-00018** **Howland New Ag. Preserve Contract** **Lompoc**
Shannon Reese, Planner (805) 934-6261

Consider the request of Lisa Bodrogi agent for the owner, Sam Howland, of Case No. 17AGP-00000-00018 regarding a new agricultural preserve contract for APN Nos. 099-180-020 and 099-180-007 into the Williamson Act 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 319.15 (total) acres identified as Assessor's Parcel Number 099-180-020 and 099-180-007, zoned AG-II-100 with an A-II_100 Comprehensive Plan designation located at East of Drum Canyon Road and North of Highway 246, in the Lompoc area, Third Supervisorial District.(Continued from 8/11/17)

NEW ITEMS:

8. 72-AP-037 Hollister Ranch Lot 18, New Guest House, Detached Garage
Access Driveway and Cattle Trough Hollister Ranch Lot 18
17CDH-00000-00023 Kathryn Lehr, Planner (805) 568-3560

Consider the request of Alan Mcleod agent for the owner, Scott Putnam of Case No. 17CDH-00000-00023 regarding a new guest house with a detached garage, a access driveway and a new cattle trough 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 104.34 acres identified as Assessor's Parcel Number 083-660-018, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at Hollister Ranch Lot 18 in the Gaviota area, Third Supervisorial District.

9. 69-AP-88
70-AP-158 Rancho Fugler, LLC Ag Replacement Contract Santa Maria
17AGP-00000-00013 Rey Montaña, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, Rancho Fugler, LLC of Case No. 17AGP-00000-00013 regarding 69-AP-88 and 70-AP-158 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 293 acres identified as Assessor's Parcel Numbers 129-030-014, 129-030-020, 129-040-002, 129-040-016, a portion of 129-040-017, and a portion of 129-040-008, zoned AG-II-100 with an A-II Comprehensive Plan designation located west of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

10. 69-AP-88
70-AP-158 Rancho Fugler, LLC Ag Replacement Contract Santa Maria
17AGP-00000-00014 Rey Montaña, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, Rancho Fugler, LLC of Case No. 17AGP-00000-00014 regarding 69-AP-88 and 70-AP-158 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 101.1 acres identified as a portion of Assessor's Parcel Number 129-040-017 and a portion of Assessor's Parcel Number 129-040-008, zoned AG-II-100 with an A-II Comprehensive Plan designation located west of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

11. 69-AP-88
70-AP-158 Tri-M Rental Group Ag Replacement Contract Santa Maria
17AGP-00000-00015 Rey Montaña, Planner (805) 934-6587

Consider the request of Lisa Bodrogi agent for the owner, The Maldonado Companies, LLC of Case No. 17AGP-00000-00015 regarding 69-AP-88 and 70-AP-158 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 428.1 acres identified as Assessor's Parcel Numbers 129-030-009, -013, -016, -017, and 129-040-003, -010, -014, -015, zoned AG-II-100 with an A-II Comprehensive Plan

designation located east of the intersection of Foxen Canyon and Santa Maria Mesa Roads in the Santa Maria area, Fifth Supervisorial District.

Line 901/903 Replacement Project
12. (Please Attachment A of the Agenda) Plains Pipeline L.P. Santa Barbara County
Kathryn Lehr, Planner (805) 568-3560

Consider the request of SCS Engineers, agent for the owner, Plains Pipeline, L.P., of Case Nos. 17DVP-00000-00010, 17CUP-00000-00027 and 17CDP-00000-00060 regarding replacement of existing line 901 and line 903 pipeline systems from the Las Flores Pump Stations to the Pentland Delivery point and its consistency with the Uniform Rules and consider ongoing eligibility of the properties as an agricultural preserve consistent with the Uniform Rules and any enforcement actions pursuant to Uniform Rule 6. The proposed project affects 56 separate, agricultural contracts, as more fully described in the attached list by owner, Assessor's Parcel Number, parcel size, zoning, site address, and ag preserve contract number as set forth in Attachment A, located in the First, Third & Fifth Supervisorial Districts.

For more information, the LINKS below and Attachment A of this agenda that list Assessor's Parcel Numbers for this project.

<http://sbcountyplanning.org/energy/documents/projects/Plains%20Submittal%2008.15.2017%20-%20PUBLIC/B.1%20Map.pdf>

<http://sbcountyplanning.org/energy/documents/projects/Plains%20Submittal%2008.15.2017%20-%20PUBLIC/B.2%20Project%20Site%20Maps.pdf>

VI. DISCUSSION ITEMS:

13. 72-AP-84 Vineoaks Request For Contract Cancellation Los Olivos
No Planner

Request of Sid Goldstien, agent for the owner, Vineoaks LLC, for information regarding a discussion of the potential cancellation of contract number 72-AP-84 resulting from the non-renewal status determined by the APAC Committee due to non-compliance due to parcel size. The property involves Assessor's Parcel Number 141-030-025. The property is 24.7 acres currently zoned AG-I-40 with an AC Comprehensive Plan designation. The property is located at Highway 154 in the Los Olivos area, Third Supervisorial District.

VIII. REPORTS OF COMMITTEE MEMBERS: *Committee members may make reports to Committee regarding individual contracts requiring placement on a future agenda or on general procedural matters. No official action shall be taken on any individual matter.*

The next Agricultural Preserve Committee Meeting is scheduled for October 6, 2017. Agenda requests should be submitted no later than September 21, 2017, 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.