



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE AGENDA Meeting of April 4, 2014

9:00 a.m.

Guy Tingos, Agricultural Commissioner's Office
Brian Tetley, Planning & Development Department
Vida McIsaac, Assessor's Office
Aleks Jevremovic, County Surveyor
Royce Larsen, San Luis Obispo Cooperative Extension

Santa Barbara County
Planning & Development
Courtyard Floor Conference Room, 3rd Floor
123 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, Guy Tingos.*
- 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 January 6, 2014 & March 7, 2014 will be considered.
- VI. **NEW ITEMS:**
 1. **AG-II-100** **Hamilton New Ag. Preserve Contract** **Cuyama**

Florence Trotter, Planner (805) 934-6253

Consider the request of Kurt Hamilton owner, of Case No. 13AGP-00000-00005 regarding a new agricultural preserve contract and its consistency with the Uniform Rules. The property is 360 acres identified as Assessor's Parcel Number 131-030-024,131-030-025 zoned AG-II-100 with an A-II-100 Comprehensive Plan designation located at 2 ½ miles southeast of Highway 166 in the Cuyama area, 5th Supervisorial District.

2. 70-AP-159 Reagan Ranch New Water Storage Tank Goleta

14LUP-00000-00093 Kim Probert, Planner (805) 934-6291

Consider the request of Wallace Group agent for the owner, Young America's Foundation, of Case No.14LUP-00000-00093 regarding a 68,000 gallon water storage tank, for fire suppression and for supplementing agriculture water and its consistency with the Uniform Rules. The property is 459.04 acres identified as Assessor's Parcel Number 081-040-042, zoned AG-II-100 with an AG-II Comprehensive Plan designation located at Rancho Del Cielo 3383 Refugio Road in the Goleta area, Third Supervisorial District.

3. 70-AP-159 Reagan Ranch Goleta

No Planner

Consider the current buildings and activities at the Reagan Ranch, Agricultural Preserve Contract No. 70-AP-159, and their consistency with the Uniform Rules. The property is 459.04 acres identified as Assessor's Parcel Number 081-040-042, zoned AG-II-100 with an AG-II Comprehensive Plan designation located at Rancho Del Cielo 3383 Refugio Road in the Goleta area, Third Supervisorial District.

4. 71-AP-37 Camp 4 Letter

Consider the letter of December 2, 2013 from the committee to the Santa Ynez Band of Chumash Indians regarding their failure to assume a Williamson Act contract, determine if the violation of Uniform Rule 6-2A still exists, and a make a determination of how to proceed. The property is 1,418 acres identified as Assessor's Parcel Number 141-121-051, 141-140-010, 141-230-023, 141-240-002, zoned AG-II-100 with an AC Comprehensive Plan designation located at Southeast and Southwest corner of Baseline and Mora Avenues and State Highway 154 in the Santa Ynez Area, Third Supervisorial District.

5. Cuyama Solar Report to the Board of Supervisor's

Discuss and approve the Agricultural Preserve Advisory Committee's report to the Board of Supervisor's dated February 7, 2014 and its consistency with the Committee's action taken on February 7, 2014. This report is in regard to the Cuyama Solar's contract cancellation request. The Solar Array is proposed to be located on 167-acre portion or property identified as Assessor's Parcel Number 149-140-076, zoned AG-II-100, with an AC Comprehensive Plan designation located at 596 Kirschenmann Road in the Cuyama Area, First Supervisorial District. The Gen Tie-Line is proposed to be located on properties identified as Assessor's Parcel Numbers 149-140-041, 149-010-049, 149-330-001, 149-150-039, 149-010-049, zoned AG-II-100, with an AC Comprehensive Plan designation along the east side of Kirschenmann Road, extending 1.5 miles along the south and north sides of Washington Street ending at the Cuyama substation and proposed Switchyard in the Cuyama area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this APAC Meeting by
10:00 A.M.**

6. 13APG-00000-00002 **Novatt Main Residence** **Buellton**
13LUP-00000-00521 **& Principle Horse Boarding Operation** Joyce Gerber, Planner (805) 934-6265

Consider the request of Brett Jones, for Lisa & Gary Novatt, of Case No. 13LUP-00000-00521 regarding the approval of a main residence and garage, guest house and principal horse boarding operation and associated farm employee dwelling, hay barn, stalls, tack barn & riding arena and its consistency with the Uniform Rules. The property is 102.59 acres identified as Assessor's Parcel Number 137-270-034, zoned AG-II-100 with an AC Comprehensive Plan designation located at East Highway 246- Parcel #2, in the Buellton area, Third Supervisorial District.

7. 86-AP-017 **Happy Canyon LLC Riding Arena** **Santa Ynez**
14LUP-00000-00090 Joyce Gerber, Planner (805) 934-6265
14GRD-00000-00025

Consider the request of Brett Jones agent for the owner, Happy Canyon, LLC, of Case No. 14LUP-00000-00090, 14GRD-00000-00025 regarding the request for a riding arena as part of an approved Principal Boarding & Breeding Operation and its consistency with the Uniform Rules. 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.

V. DISCUSSION ITEMS:

8. 72-AP-132 **Hughes New Single Family Dwelling** **Hollister Ranch- Lot 126**
No Planner

Consider the request of Bob Curtis agent for the owner, Kim Hughes, of Agricultural Preserve Contract No. 72-AP-132 regarding a new single family dwelling and its consistency with the Uniform Rules. The property is 111.25 acres identified as Assessor's Parcel Number 083-700-022, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located at Hollister Ranch Lot 126 (Gaviota) area, Third Supervisorial District.

9. 02-AP-036 **Flannery Guest House** **Carpinteria**
No Planner

Consider the request of Jennifer Siemens agent for the owner, Terrance Flannery of Agricultural Preserve Contract No. 02-AP-036 regarding the review of a remodel and a new detached carport and a new detached guest house and its consistency with the Uniform Rules. The property is 26.98 acres identified as Assessor's Parcel Number 155-180-072, zoned AG-I-10 with an A-I-10 Comprehensive Plan designation located at 5160 Foothill Road in the Carpinteria area, First Supervisorial District.

10. Hilltop Ranch New Contract Lompoc
No Planner

Consider the request of Scott D. Page agent for the owner Hilltop Ranch, LLC for information regarding a new agricultural preserve contract. The property is 55.00 acres identified as Assessor's Parcel Number 099-230-026, currently zoned 100-AG with an A-II Comprehensive Plan designation. The property is located at 7601 Santos Road in the Lompoc area, Third Supervisorial District.

VII. 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 May 2, 2014. Agenda requests should be submitted no later than April 17, 2014, 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.