



COUNTY OF SANTA BARBARA

AGRICULTURAL PRESERVE ADVISORY COMMITTEE AGENDA Meeting of September 5, 2008

9:00 a.m.

William Gillette, Agricultural Commissioner
John Karamitsos, Planning & Development Department
Lisa Hammock, Assessor's Office
Michael Emmons, County Surveyor

Santa Barbara County
Planning & Development, Third Floor Conference Rm.
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.*

ADMINISTRATIVE AGENDA:

- I. **MEETING CALLED TO ORDER:** *by Chair, Bill Gillette.*
- II. **ROLL CALL:** *by Jessica Opland.*
- III. **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.*
- IV. **MINUTES:** The Minutes of July 11, 2008 and August 15, 2008 will be considered.
- V. **CONTINUED ITEMS:**
 1. **72-AP-088** Agua Azul New Single Family Dwelling and Guesthouse Hollister Ranch
08CDH-00000-00018 Seth Shank, Planner (805) 568-2054
Consider the request of Bill Swanson, agent for owner, Art McLean, of Case No. 08CDH-00000-00018 regarding construction of an approximately 2,739 square foot main residence with an attached 770 square foot garage and a 798 square foot guest residence, attached 340 square foot garage and 240 square foot workshop and its consistency with the Uniform Rules. The property is 117.93 acres identified as Assessor's Parcel Number 083-680-030, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation located on Parcel 80 in the Hollister Ranch area, Third Supervisorial District. (Continued from 8/15/08)
- VI. **NEW ITEMS:**
 2. **72-AP-108** Petak Single Family Dwelling with Detached Garage Hollister Ranch
07CDH-00000-00027 Errin Briggs, Planner (805) 568-2047
Consider the request of Gary Myers, agent for owner, Petak Family Trust of Case No. 07CDH-00000-00027 regarding construction of a new single family dwelling with detached garage and access improvements and its consistency with the Uniform Rules. The property is a 100 acre parcel shown as Assessor's Parcel Number 083-690-019, zoned AG-II-320 with an A-II-320 Comprehensive Plan designation, located on Parcel 101 in the Hollister Ranch area, Third Supervisorial District. (Seen on 11/2/07)

3. White New Ag Preserve Contract Santa Maria
 08AGP-00000-00032 Florence Trotter-Cadena, Planner (805) 934-5264

Consider the request of David White, owner, of Case No. 08AGP-00000-00032 regarding a new Ag Preserve Contract and its consistency with the Uniform Rules. The property is 154 acres identified as Assessor’s Parcel Number 131-220-010, zoned AG-I-40 with an A-I-40 Comprehensive Plan designation located approximately 550 feet south of the intersection of Colson Canyon and Tepusquet Roads and last approximately 920 feet from Tepusquet Road in the Santa Maria area, Fifth Supervisorial District.

4. 72-AP-030 Ranchos Tres Barrancas New Barn and Stable Gaviota
 08CDH-00000-00031 Holly Bradbury, Planner (805) 568-3577

Consider the request of Lee Shirvanian, agent for the owner, Ranchos Tres Barrancas, of Case No. 08CDH-00000-00031 regarding a new barn and stable of 1,650 and 500 gross square feet and its consistency with the Uniform Rules. The property is 130.66 acres identified as Assessor’s Parcel Number 083-660-010, zoned AG-II-320 with an AG-II-320 Comprehensive Plan designation located on Parcel 10 in the Hollister Ranch area, Third Supervisorial District.

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

V. CONTINUED ITEMS:

5. Santa Barbara Ranch Agricultural Conservation Easement, New Contract and Cancellation of Existing Contract Gaviota
 05AGP-00000-00011 Tom Figg, Planner (805) 377-9116

Consider the request of Santa Barbara Ranch, LLC, of Case No. 06AGP-00000-00011, regarding cancellation of Williamson Act (“WA”) Contract #77AP14 pursuant to Government Code Section 51256 et.seq., and simultaneously: (i) place 2,003 acres that are presently under contract (“WA Remainder”) into a permanent Agricultural Conservation Easement (“ACE”), along with 393 additional non-contract acres that are currently unprotected, thereby bringing the total to 2,684 acres of agricultural acreage protected in perpetuity (“WA-ACE Easement Exchange”); and (ii) place the WA Remainder in a new contract (“New WA Contract”). These inter-related matters are proposed as concurrent actions under the non-renewal provisions of the Williamson Act regulations. The proposed site encompasses portions of Santa Barbara Ranch and Dos Pueblos Ranch, together totaling 3,254 acres and 85% of the lots comprising the Official Map of Naples Townsite. The two ranches are zoned for AG-II-100 and Unlimited Agriculture, two miles west of the City of Goleta, AP Nos. 079-040-005 to 081-240-018, Third Supervisorial District. (Continued from 8/15/08)

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 October 3, 2008. Agenda requests should be submitted no later than September 18, 2008, 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.

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.