



Gaviota Coast
Planning Advisory Committee
October 13, 2010



Gaviota Coast Planning Advisory Committee

October 13, 2010

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes Review & Approval**
- 5. Discussion of Existing Agricultural Policy**
- 6. Consideration of Agricultural Preferences**
- 7. Consideration of Agricultural Planning Tools**
- 8. Consideration of Subcommittee Nominations**
- 9. Discussion of LUDC Certification Process**
- 10. Discussion of Long-Term Meeting Schedule**



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Agenda Item 1:

A. Pledge of Allegiance

B. Roll Call



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Agenda Item 2:

Public Comment Period for Items not on the Agenda



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Agenda Item 3:

Administrative Briefing

LUDC Modifications



Administrative Briefing

- 1. Information session held on October 11th @ Vista de Las Cruces school. Key concerns included additional restrictions on agricultural operations and implied increase in permitting costs for previously exempt activities.**
- 2. The BOS will hear a report on the information sessions and public comments during the hearing of Tuesday, November 9th in Santa Maria.**
- 3. The CCC hearing will be held on November 17-19 in Santa Monica at a venue to be determined.**



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Agenda Item 4:

Meeting Minutes Review and Approval



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Agenda Items 5-8:

Agriculture Planning Deliberations:

Discussion of Existing Agricultural Policy

Consideration of Agricultural Preferences

Consideration of Agricultural Planning Tools

Consideration of Subcommittee Nominations



Existing Agricultural Policy

Agricultural Policy Approach:

- 1. Maintenance and enhancement of the productivity of agricultural lands.**
 - a) Land Use Element designations**
 - b) Agricultural Element compatibility & urban encroachment**
 - c) LUDC allowed uses and definitions**
 - d) Williamson Act Uniform Rules**



GavPAC Agricultural Policy Priorities

Emerging Key Policy Concepts and Preferences:

- 1. Expanding permitted uses on agricultural land**
- 2. Exploring alternative revenue streams for agriculturalists**
- 3. Providing for additional multi-generational housing opportunities**



Expanding Permitted Uses on Agricultural Land

- 1. Uses allowed by right: cultivated agriculture and grazing**
- 2. Limited processing of on-premise products with Land Use Permit and off-premise products with Conditional Use Permit**
- 3. Further processing of agricultural products beyond the natural state are considered industrial**
- 4. Agricultural Permitting Streamlining**



Expanding Permitted Uses on Agricultural Land

- 5. Some recreational uses allowed, but only with approval of a Conditional Use Permit**
- 6. Tiered permitting approach to wineries**



Expanding Permitted Uses on Agricultural Land

1. What additional uses would be appropriate for the Gaviota Coast?

2. Potential agritourism uses include:

- **Farmstays**
- **Tours**
- **On-farm classes**
- **Guest Ranches**
- **Etc.**



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Agenda Item 9:

Discussion of Long-Term Meeting Schedule



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GavPAC Meetings

	Wednesday	Location
October	27	Vista
November	10	Vista
December	8 15	Vista Vista



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Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #24	Wednesday, December 15, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space II
GavPAC Meeting #23	Wednesday, December 8, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space I
GavPAC Meeting #22	Wednesday, November 10, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Agriculture III
GavPAC Meeting #21	Wednesday, October 27, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Agriculture II



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**Next GavPAC Meeting: Wednesday October 27, 2010
@ Vista de Las Cruces school – 6:30 p.m.**





Thank You

