



Gaviota Coast
Planning Advisory Committee
October 27, 2010



Gaviota Coast Planning Advisory Committee

October 27, 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

Introduction of New Agricultural Commissioner

LUDC Modifications



Administrative Briefing

- 1. Introduction of new Agricultural Commissioner, Cathleen Fisher**
- 2. The BOS will hear a report on the information sessions and public comments regarding LUDC modifications during the hearing of Tuesday, November 9th in Santa Maria**
- 3. The CCC Staff Report for the November 17-19th hearing will be posted on the CCC website on Thurs, October 28th**



Administrative Briefing

4. **CCC hearing location:**

**Annenberg Community Beach House
415 Pacific Coast Hwy
Santa Monica, CA**

5. **Letter to Supervisor Farr regarding LUDC Modifications written by Chair Kimbell**



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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



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**



GavPAC Agricultural Policy Priorities

Principles for Subcommittee Deliberations as Suggested by the GavPAC:

- 1. Explore additional housing options, provided the housing does not otherwise impair existing agricultural operations.**
- 2. New policies created as part of this planning process should be consistent in the Coastal Zone and Inland Area**
- 3. Availability of water resources and its relation to agricultural potential on the Coast.**

(continued on next slide)



GavPAC Agricultural Policy Priorities

Principles for Subcommittee Deliberations as Suggested by the GavPAC:

- 4. Focus on the usage of an RAU-like ordinance**
- 5. Consider agricultural policies in relation to the GavPAC's draft goals and guiding principles**
- 6. Create regulations, policies and/or zoning codes that are scalable to a community-scale level**



GavPAC Agricultural Issues Summary

- Ag-1 Consider Discussion of Agricultural Water Resources**
- Ag-2 Consider 'Safe Harbor Agreements' for Habitat Restoration**
- Ag-3 Consider Sustainable & Beneficial Agricultural Land Management Techniques and Projects**
- Ag-4 Consider the Utilization of Conservation Easements**
- Ag-5 Consider Opportunities for Alternative Revenue Streams on Agricultural Land**
- Ag-6 Consider Additional Permitted Uses on Agricultural Land**
- Ag-7 Consider Multi-Generational and Employee Housing on Agricultural Land**
- Ag-8 Consider Permit Requirements for Structures with Agricultural Uses**
- Ag-9 Consider Allowed Ag. Support Uses on Ag. Land and consider utilizing a development rights transfer protocol to areas with urban infrastructure**
- Ag-10 Consider Additional Grazing Opportunities on Public Lands**
- Ag-11 Consider Conversion from Williamson Act Contracts to Conservation Easements**
- LU-2 Consider Additional Primary Residences for Extended Farm/Ranching Families and Farm Workers**



Summary of research on other jurisdictions

San Luis Obispo County

Agricultural Cluster Subdivision and Density Standards (ongoing)

- **Requires an applicant to obtain a CUP & conduct Environmental Review**
- **Program not applicable on Williamson Act contracted land**
- **Program not applicable on lands greater than two miles from urban reserve lines**
- **Implementation of this Program requires an update of the Land Use Ordinance, Coastal Zoning Ordinance, and Agriculture Element**



Summary of research on other jurisdictions

Calaveras County

Zoning Code Update (2005)

- **Most Ag land in the County is rangeland; 140,000 acres are under WĀ contract**
- **Collaboration between the Farm Bureau, Wine Alliance, Cattlemen's Association, and Calaveras Grown from 2001-2005**
- **Looked to recent El Dorado County Code updates as an example**



Summary of research on other jurisdictions

Calaveras County

Zoning Code Update (2005)

- **Zoning code updates expanded permitted uses and support agricultural homestays/farmstays. New codes used very little, but are there in case needed.**
- **Farm supply & feed stores, livestock yard sales, and slaughterhouses are allowed on Ag land with a CUP. These uses are not allowed on Ag land in Santa Barbara County.**



Summary of research on other jurisdictions

El Dorado County

Zoning Code Update (ongoing)

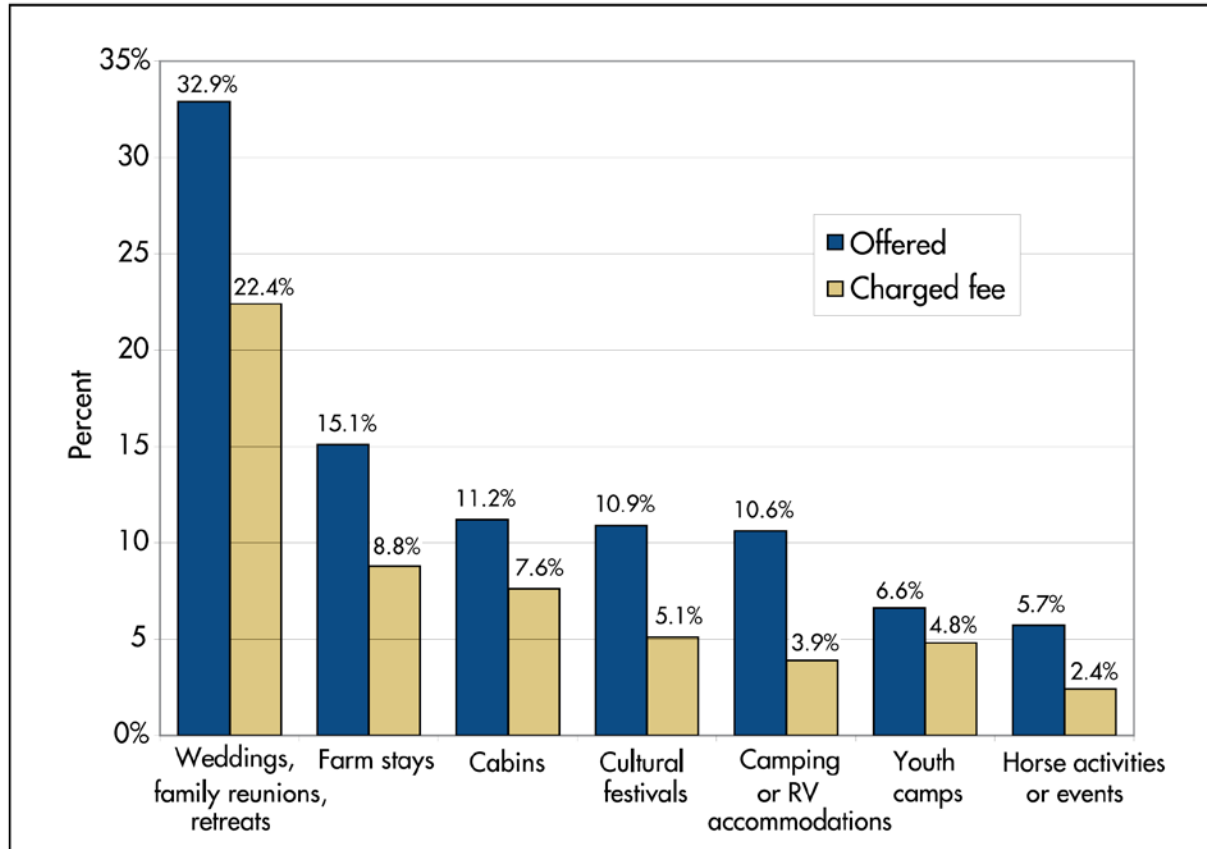
Updates

- **Supports on-site product sales**
- **Direct sales of products grown off-site can be conducted with a Minor Use Permit**
- **Allows for additional ranch marketing activities (i.e., retail sales, special events, Ag related museums, etc.)**
- **Addresses Wind Energy Conversion Systems (WECS) on Ag. land**



Agritourism Survey

Figure 2. Agritourism operations that offer and/or charge for events



Source: Small Farm News Vol. 2, 2009



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Agenda Item 9:

Discussion of Long-Term Meeting Schedule



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GavPAC Meetings

	Wednesday	Location
November	10	Vista
December	1 (also available) 8 15	Vista 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



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**Next GavPAC Meeting: Wednesday November 10,
2010 @ Vista de Las Cruces school – 6:30 p.m.**





Thank You



Existing Agricultural Policy

Land Use Element Agriculture Goal:

In the rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.



Existing Agricultural Policy

Agricultural Element Goal I:

Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.



