




Planning and Development Department

Office of Long Range Planning

Transmittal Memo

DATE:	Wednesday, April 29, 2009
TO:	GVPAC Members
FROM:	David Lackie, Supervising Planner Erika Leachman, Associate Planner
CC:	2nd Supervisorial District Office Derek Johnson, Director of the Office of Long Range Planning
SUBJECT:	GVPAC Meeting #14: Agricultural Land Use 

The items listed below have been included as part of the meeting materials for GVPAC meeting on Tuesday, May 5, 2009.

- 1. Meeting Agenda:** Please see the attached agenda for the Tuesday, May 5, 2009. For details, please see discussion of agenda items below. **(Attachment 1, P.1)**
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the April 22, 2009 GVPAC Meeting for review and approval. **(Attachment 2, P.5)**
- 3. Tentative Long Term GVPAC Meeting Schedule:** An updated long term schedule has been provided for review. **(Attachment 3, P.11)**
- 4. Proposed Room and Topic Layout for GVPAC Public Workshop:** As requested by the GVPAC during meeting #13, a proposed layout for topical tables has been included for your review. **(Attachment 4, P.17)**

Tuesday, May 5, 2009 Agenda

The following provides additional detail for selected agenda items, as labeled.

Administrative (Item #3)

Goleta Community Plan Update Workshop: In preparation for the public workshop scheduled for July 11, 2009, the GVPAC will be given materials to review over the next few weeks pertaining to the workshop's design, process, and outcome. As a first step, staff has provided a proposed floor plan for the workshop including topics assigned to each of the conversation stations. These topics are flexible, but should give the community opportunity to discuss a full gamut of current issues in the Goleta Valley.

During GVPAC Meeting #13, the GVPAC expressed interest in workshops that the County has facilitated for other communities as examples for the upcoming workshop. Please visit the following websites to view information and minutes from workshops held in the Mission Canyon and Los Alamos communities:

<http://longrange.sbcountyplanning.org/planareas/losalamos/lapac.php> (2/10/07)

http://longrange.sbcountyplanning.org/planareas/mission_canyon/mcpac_materials.php
(9/08/07)

Community Plan Discussion: Agricultural Land Use (Item #4)

The upcoming meeting will focus on agricultural land use, including existing designations, location and function of agricultural operations, land use policies and considerations for urban and rural agricultural lands, and land use designations and tools in the Goleta Valley Community Plan. Building from the Agricultural Element policies, and policies and tools adopted in the 1993 Goleta Community Plan, we will consider agricultural areas in terms of function and linkages to environmental protection, air quality, sustainability, accessibility, and connectivity. In doing so, we can discuss options for the future of agricultural land use designations in the Goleta Valley and their relation to other land use designations. Furthermore, we will examine a variety of planning tools and approaches to adapt local land use planning to meet the agricultural needs of existing and future generations of Goleta Valley residents.

For this meeting, staff will refer to basic land use data to inform the GVPAC of local trends in agricultural land uses. The data has been summarized from land use analyses of County Assessor parcel database information for the Eastern Goleta Valley (Zone 2) to derive uses and development and projections for future potential commercial development. As such, it would be beneficial to review some of these data ahead of the meeting as follows:

Firstly, agricultural land is often best understood in terms of total acres by land use designation, as displayed in **Table 1 and Table 2**. The existing houses and commercial sq feet were estimated and totaled based on:

1. County of Santa Barbara Assessor land use labels for each parcel;
2. Both visual aerial inspection to distinguish any existing structures for each parcel

The future houses were projected based on the capacity of each parcel for additional houses under the land use designation. This approach accounts for both vacant parcels and under-utilized (not built to full

potential capacity) parcels. **This approach does not take into consideration any environmental, public service, or resource constraints.** As such, the totals are theoretical maximums at full capacity of the land under the 1993 Goleta Community Plan. **Table 1 and Table 2** provide an updated version of Table 2 on Pages 29-30 of the 1993 Goleta Community Plan (reformatted) for the Eastern Goleta Valley. For the purposes of this analysis, it is assumed that agricultural parcels would only accommodate new residential development in the future, since it is impossible to foresee the potential for additional commercial sq ft beyond what is existing in the Eastern Goleta Valley today.

Table 1: Eastern Goleta Valley Agricultural Residential Buildout (Zone 2)

Land Use Designation	Acres	2009 Existing Houses	Future Houses	Total Houses at Buildout
AC	2,079	22	20	42
A-I	498	24	9	33
A-I-5	259	33	13	46
A-I-10	340	2	9	11
A-I-20	187	6	1	7
A-I-40	73	1	2	3
A-II-40	541	23	13	36
A-II-100	2,712	2	5	7

Table 2: Eastern Goleta Valley Agricultural Commercial Buildout (Zone 2)

Land Use Designation	Acres	2009 Existing Sq Ft	Future Sq Ft	Total Sq Ft at Buildout
AC	2,079	34,450	0	34,450
A-I	498	0	0	0
A-I-5	259	753,400	0	753,400
A-I-10	340	979,771	0	979,771
A-I-20	187	0	0	0
A-I-40	73	0	0	0
A-II-40	541	0	0	0
A-II-100	2,712	0	0	0

The details of the Eastern Goleta Valley Commercial Buildout Table can be summarized into commercial sq ft per general land use type, as shown in **Table 3**:

Table 3: Agricultural Land Use Summary Table (Zone 2)							
Land Use Type	Acres	2009 Existing Houses	2009 Existing Sq Ft	Future Houses	Future Sq Ft	Total Houses at Buildout	Total Sq Ft at Buildout
Agriculture	6,690	113	1,767,621	72	0	185	1,767,621
Urban	1,123	57	1,733,171	33	0	90	1,733,171
Rural	5,566	56	34,450	39	0	95	34,450

Table 3 includes existing and potential future houses and commercial sq ft estimated for agricultural properties in the Eastern Goleta Valley, and dependent on whether the agricultural land is in the rural or urban area. The location generally indicates the form of agricultural operations and the role they play in the community overall. In short, rural agriculture often consists of orchards, grazing, field crops, dry farms, and rancho estates. In rural areas, services, such as sewer and water, are often limited, and properties often have environmental and access constraints. In contrast, urban agriculture often consists of nurseries and greenhouses, row crops, farm stands, single family houses, and tree farms. Urban agriculture land uses often must consider interfaces between agricultural uses and adjacent non agriculture uses, such as schools, houses, or commercial areas. This unique environment often requires coordination of land uses to ensure conflicts between land uses are avoided or mitigated, including such challenges as noise, dust, air quality, and traffic patterns.

These data tables should help form a basic understanding of agricultural land uses existing and projected in the Eastern Goleta Valley under the 1993 Goleta Community Plan land use designations. During the upcoming meeting, staff will supplement these basic data with additional information about trends in the Eastern Goleta Valley and the GVPAC will discuss these topics to develop goals for agricultural land use in the future and identify planning tools to determine agricultural land use form and function. The GVPAC will have the opportunity to ask questions of staff and discuss commercial land use planning concepts, future conditions and regulations, and options to ensure a well-planned, safe and sustainable community for future generations through linkages to land use planning.

In preparation for this discussion, please consider the following principles and goals from the GVC 20/20 Vision Document and the 1993 Goleta Community Plan.

GVC 20/20 Vision Statement: (GVC pages 17 and 29)

Agriculture is a vital element in the mix of land use and sustainable economic activity.

Goal #1: Protect agricultural lands from encroachment by residential and commercial development.

Goal #2: Promote opportunities for sustainable agriculture.

1993 Goleta Community Plan Principles: (reformatted GCP pages 17 and 35)

To encourage preservation of viable Goleta agricultural lands.

Community Development Super Element Goal: To Provide Housing Affordable To All Goleta Residents, To Strive For A Balance Between Jobs And Housing, To Provide A Range of Commercial And Industrial Uses Which Promote Orderly Economic Development, And To Protect Natural Resources.

Also, in preparation for this presentation and discussion, please read the following selected chapters of the Goleta Community Plan:

1. II.F. Land Use – Agricultural and Rural

Following the presentation, the GVPAC will have the opportunity to discuss the capabilities of land use planning in the Goleta Community Plan to support a sustainable community. The following focus questions are provided to aid in the discussion. Please consider these questions prior to the meeting and feel free to generate additional questions for staff and the GVPAC to augment the discussion.

1. What does the Goleta Valley community value in terms of agricultural land use? Which agricultural forms and operations are desirable in the Eastern Goleta Valley?
2. What agricultural land use patterns and components in the Eastern Goleta Valley contribute to the community's identity? What agricultural land use patterns detract from or are not part of the community's identity?
3. Which nodes of agriculture are most valuable to the community?
4. What opportunities exist to integrate and relate a variety of land uses to ensure compatibility and transitions between different land uses (i.e. agriculture and residential, or agriculture and commercial)?
5. How best can the goals and planning tools of the updated Goleta Community Plan address agricultural land use over the next 10-20 years?