

GOLETA COMMUNITY PLAN UPDATE PROJECT

PHASE III: REVIEW AND REVISION

Goleta Valley Planning Advisory Committee [GVPAC]

Meeting Agenda

2

Tuesday, March 22, 2011, 6:00PM

- Pledge of Allegiance and Roll Call
- Public Comment Period
- Administrative
 - ▣ Announcements and Staff Updates
 - ▣ Action Minutes from 3/17/11
 - ▣ Calendar
- Review Section II.E (cont'd from 3/17)
- Review Section III.F (cont'd from 12/16/10)
- Adjourn to GVPAC #38, as needed

Public Comment

The Public Comment period is set aside to allow public testimony on items not on today's agenda.

The time allocated to each speaker will be set at the discretion of the Chair.

Administration

4

- Announcements and Staff Updates
- Action Minutes from 3/17/11
- Calendar

Tonight's Objective

5

- Finish review and comments on Section II:
 - E. Agricultural Land Use Policies (p.89 – p.92)
 - Alternate proposals: S. Patterson Flatlands Area Overlay, San Marcos Area, and MTD
- Finish review and comments on Section III:
 - F. Transportation and Circulation Policies (p. 135 – p.152)

What is Section II?

- Defines the planning area, its subareas, and its land use goals.
- Defines community's land use characteristics and permitted uses.
- Adopts the community's land use map
- Adopts policies for planning and development in the community, including policies for specific land uses.

Plan Review and Comment

Section II: Chapter E (cont'd from 3/17)

Public Comment



8

Section II.E

Agricultural Land Uses

What is Section II.E?

9

- Policies for any property designated for agricultural land uses in the updated Plan.

Focus Questions

- Do the proposed policies achieve the goals and objectives for the Plan?
- Do the planning tools included achieve the land use goals (actions, development standards, programs, etc)?
- How best can we address the concerns expressed by urban agriculture businesses and proposals while also meeting the land use goals?
 - ▣ Expanded uses in the S. Patterson Flatlands Agricultural Area and conservation easement (Overlay concept)?
 - ▣ Conversion proposal of San Marcos Area

Objective LUA-EGV-2 (p.87 - 92)

11

- Support agriculture as a vital element in a sustainable mix of economic activity.

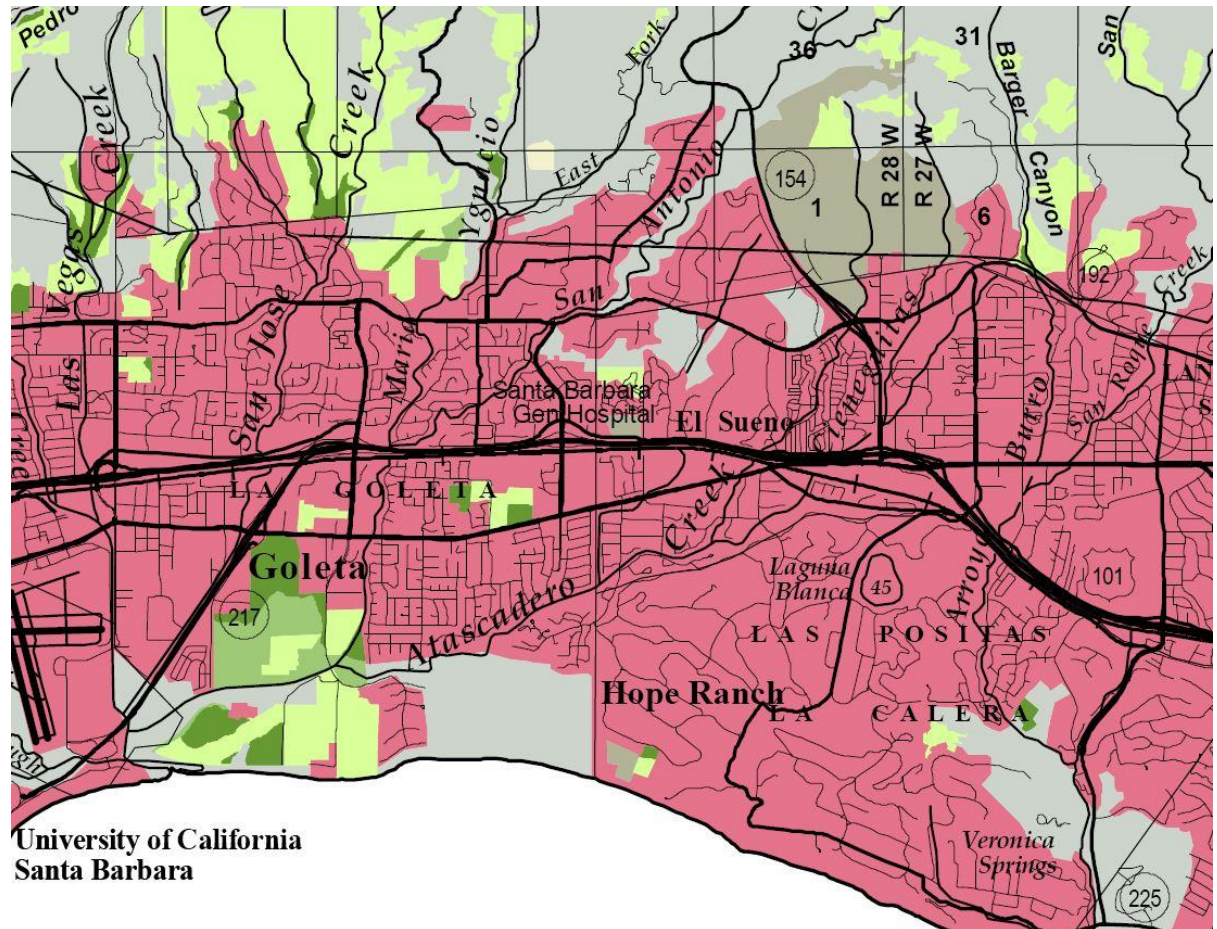
Urban Ag Objectives

12

- Preserve urban agricultural resources, operations and businesses, and general character.
- Primary uses preserved; secondary commercial uses play small-scale supporting role.
- Secondary uses support and are compatible with primary uses as “part of the mix and character”.
- Primary are “non-permanent” uses that are agriculture-based and preserve agricultural land; Secondary are installations that play supporting role to the primary uses on the property.

Farmland Mapping and Monitoring

- PRIME FARMLAND - 67,169 acres**
PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE SUSTAINED HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF STATEWIDE IMPORTANCE - 12,299 acres**
FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- UNIQUE FARMLAND - 34,777 acres**
UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF LOCAL IMPORTANCE - 11,108 acres**
ALL DRYLAND FARMING AREAS AND PERMANENT PASTURE (IF THE SOILS WERE NOT ELIGIBLE FOR EITHER PRIME OR STATEWIDE). DRYLAND FARMING INCLUDES VARIOUS CEREAL GRAINS (PREDOMINANTLY WHEAT, BARLEY, AND OATS), SUDAN, AND MANY VARIETIES OF BEANS. (ALTHOUGH BEANS CAN BE HIGH VALUE CROPS THE PRODUCTION AREAS ARE USUALLY ROTATED WITH GRAIN, HENCE THE DECISION TO INCLUDE THEM UNDER LOCAL RATHER THAN UNIQUE. ALSO, BEAN CROP YIELDS ARE HIGHLY INFLUENCED BY CLIMATE, SO THERE CAN BE A WIDE VARIANCE IN CASH VALUE.)
- GRAZING LAND - 581,986 acres**
GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.
- URBAN AND BUILT-UP LAND - 62,332 acres**
URBAN AND BUILT-UP LAND IS OCCUPIED BY STRUCTURES WITH A BUILDING DENSITY OF AT LEAST 1 UNIT TO 1.5 ACRES, OR APPROXIMATELY 6 STRUCTURES TO A 10-ACRE PARCEL. COMMON EXAMPLES INCLUDE RESIDENTIAL, INDUSTRIAL, COMMERCIAL, INSTITUTIONAL FACILITIES, CEMETERIES, AIRPORTS, GOLF COURSES, SANITARY LANDFILLS, SEWAGE TREATMENT, AND WATER CONTROL STRUCTURES.
- OTHER LAND - 265,466 acres**
OTHER LAND IS LAND NOT INCLUDED IN ANY OTHER MAPPING CATEGORY. COMMON EXAMPLES INCLUDE LOW DENSITY RURAL DEVELOPMENTS, BRUSH, TIMBER, WETLAND, AND RIPARIAN AREAS NOT SUITABLE FOR LIVESTOCK GRAZING, CONFINED LIVESTOCK, POULTRY, OR AQUACULTURE FACILITIES, STRIP MINES, BORROW PITS, AND WATER BODIES SMALLER THAN 40 ACRES. VACANT AND NONAGRICULTURAL LAND SURROUNDED ON ALL SIDES BY URBAN DEVELOPMENT AND GREATER THAN 40 ACRES IS MAPPED AS OTHER LAND.
- WATER - 4,191 acres**
PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.



University of California
Santa Barbara

Revised Agricultural Conversion Policies

14

- **Step 1: Policy LUA-EGV-1.5:**
 - ▣ **Urban Agriculture:** Land designated for agriculture within the urban area shall be preserved for agricultural use, unless the County makes findings that the land is no longer appropriate for agriculture or there is an overriding public need for conversion to other uses for which there is no other land available in the urban area.

Revised Agricultural Conversion Policies

15

- **Step 2: Policy LUA-EGV-1.6:**
- **Agricultural conversion:** A general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non-agricultural should only occur when the proposed land use is consistent with the comprehensive plan and considers the following :

Revised Agricultural Conversion Policies

- the property is within the urban area, and
- the property is not highly or consistently productive, and
- the quality of onsite and adjacent agricultural resources, including, but not limited to, prime agricultural land, land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts, and
- the proposal complements or improves community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and
- the proposal contributes a public benefit or use as part of the land use and/or development plan proposal, such as public parks, open spaces, trails, habitat protection or restoration, community gardens, or other measurable public benefits.

Revised Agricultural Conversion Policies

17

□ **Step 3: Policy LUA-EGV-1.7:**

- In consideration of conversion any agricultural land within the urban boundary to urban uses, the County shall first consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land.