

27 February 2010

Goleta Valley Planning Advisory Committee (GVPAC)

Valerie Olsen, Chair

Bonnie Freeman

Kenneth Mineau

Kim True

Kenan Ezal

Ted Adams

Tom Elliot

Subject: South Patterson "Flatland" Agricultural Area
Overlay Concept

Chair Olsen and GVPAC Members,

We are four landowners with active agricultural production on parcels within the South Patterson "Flatland" Agricultural Area. We would like to extend our thanks to the GVPAC for the opportunity to participate in the Goleta Community Plan update process. We especially appreciate your request to get together with each other to discuss "small area plans" for our specific area as well as the opportunity you have provided to participate in discussing conceptual land use policies and strategies.

It has been recognized during the GVPAC's Community Plan Update process that urban agriculture is highly valued while also being a challenging enterprise to maintain. We believe that creative and balanced solutions are needed to help sustain productive urban agriculture in the Goleta Valley. Today we intend to present an overlay concept for your consideration that would allow some additional land uses to be permitted on a portion of these agricultural lands while keeping a majority of land in active agricultural production (please see Attachment 1 summarizing this concept). We believe this is a first step toward improving the financial viability of current and future agricultural operations and meeting the community's desire to retain productive urban agriculture.

We look forward to presenting this concept today and acknowledge that there are details that need to be further developed and refined. We appreciate your consideration and look forward to the opportunity to work further with the GVPAC.

Sincerely,

Ron Caird

Stan Giorgi

John Givens

Eddie Langhorn

South Patterson Ag Area Overlay District

The County has identified several urban agricultural areas within the boundaries of the Goleta Community Plan and has encouraged the landowners within each to get together to discuss common goals and the possibility of creating a "small area plan". Each of the landowners with ongoing agricultural operations in the "South Patterson Agricultural Flatland Area" met for several hours on four different occasions since the last GVPAC meeting to discuss the future of their area and ideas to forward to the GVPAC for consideration.

The discussions resulted in the development of a proposal to establish an agricultural overlay district that would allow some additional land uses to be permitted on a portion of these agricultural lands as long as a majority of the agricultural parcel remained in production and certain criteria (development standards, findings for approval) are satisfied.

An outline of the overlay concept is presented below for GVPAC consideration. It is acknowledged that there are details about the proposal that will need to be worked out and we propose to work together with the GVPAC and an appointed subcommittee to discuss the concept further.

South Patterson "Flatlands" Agricultural Area Summary:

- Ten Tax Assessor's Parcels (see Attachment 1 for APNs, owners, and land areas)
- Five landowners; four engaged in active agricultural production
- Total land area: approximately 250 acres (3.7% of total agriculturally zoned acreage in Goleta Community Planning Area)
- Majority of property is constrained by Airport Approach zone
- Southwestern portion of Flatland area is located in the Coastal Zone and a portion of this is within a flood hazard zone

Challenge

It has been recognized during the GVPAC's Community Plan Update process that urban agriculture is highly valued by Goleta Valley residents while also being a challenging enterprise for our local farmers and ag business owners to maintain. The community embraces the local production of food and the appearance of row crops and open space but for those whose livelihood is agriculture, there are substantive and increasing obstacles to the economic viability of their local operations. Key challenges include the high cost of land, water and fuel as well as the ever decreasing local labor force.

If urban agriculture was currently a profitable endeavor, the amount of fallow ag land in our area would not be as great as it is. Creative and effective solutions are needed to help maintain the productive agriculture we are fortunate enough to still have in our community. One such solution may lie in the creation of an overlay district which is outlined below.

Overlay Concept

The stated goal of establishing an Agricultural Overlay District is to improve the long-term viability of urban agriculture by providing some flexibility in allowed land uses. The express purpose of the District would be to increase the land value of a portion of the ag-zoned land so that landowners with existing agricultural operations have the opportunity to realize increased profits. By improving the financial viability of current and future agricultural operations, urban agriculture in the eastern Goleta Planning Area may be sustained and the community's desire to retain productive urban agriculture is made more realistic.

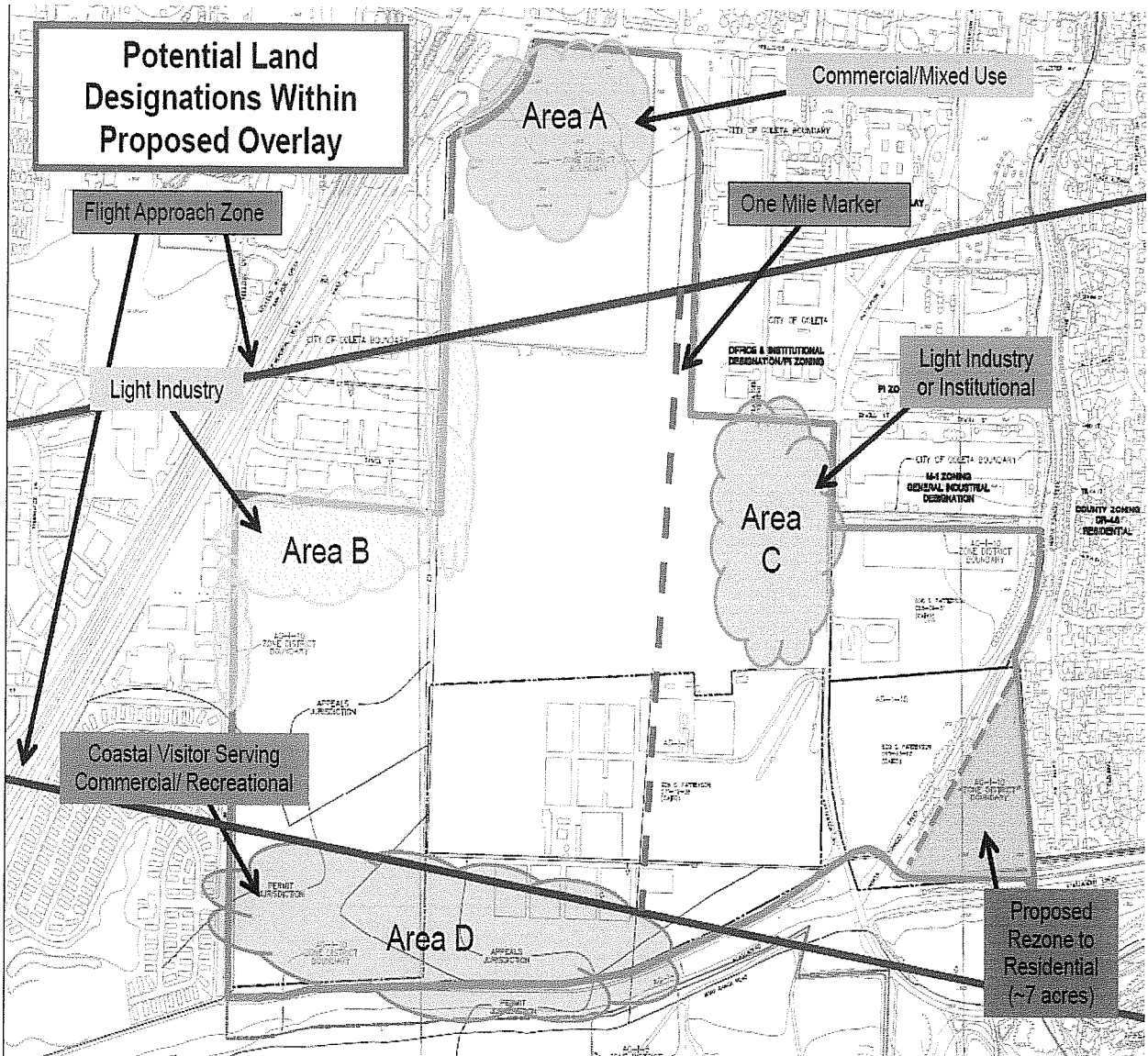
Implementation of the proposed Overlay District would provide landowners engaged in agricultural production an opportunity to augment their operations with another use via a Conditional Use Permit that can only be approved if required development standards and findings for approval have been satisfied. One such standard would be that a majority of a parcel would be required to remain in active agricultural production in order for an Overlay District use to be approved.

The proposed concept includes the identification of sub-areas within the South Patterson Ag Area (Flatlands) and a list of proposed Overlay District land uses to be approved via a CUP.

Overlay District Sub-Areas & Overlay District Uses

The following sub-areas and potential land uses were selected to reflect what may be appropriate given the existing site constraints (Airport Approach Zone and Coastal Zone) and the existing land uses adjacent to each area. An exhibit on the following page graphically depicts each sub-area and its potential land use.

South Patterson Flatland Sub-Area	Suggested Land Uses
Area A - Outside Airport Safety Area – Hollister Corridor	Retail Commercial/Mixed Use/Institutional (e.g. general commercial, residential, hospital support functions)
Area B – Inside Approach Zone – Inside One-Mile Marker	Light Industrial (e.g. warehousing, RV & boat storage, recycling facility)
Area C – Inside Approach Zone – Outside One-Mile Marker	Light Industrial or Institutional (e.g. R&D, warehouse, hospital support)
Area D - Outside Airport Safety Area – Inside Coastal Zone	Coastal Visitor Serving/Recreational (RV park with water/sewer hookups, bed & breakfast)



Conclusion

We look forward to working with the GVPAC Subcommittee to further develop and refine this concept and develop policy details such as development standards, appropriate uses, and findings.

South Patterson Ag Block: Fact Sheet
All Zoned AG-1-10; Land Use A-1-10

APN	Address	Acreage	Owner	Coastal Zone	Approach Zone	Within One-Mile Marker	Areas (see Table 1)
1. 071-190-004	730 Ward Dr.	49.89	Pozzato Ezzelino	Yes	Partially	Partially	B,D
2. 071-140-064	No known address	64.8	Giorgi, Steven	No	Partially	Partially	A,B
3. 071-190-036	905 S. Patterson Ave.	60.83	Caird Family Revocable Trust	Partially	Yes	Partially	B,C,D
4. 071-190-008	No known address	.23	Green Rose Well Site	No	Yes	No	C
5. 071-190-009	No known address	.23	Green Rose Well Site	No	Yes	No	C
6. 071-140-072	300 Sumida Gardens Ln.	20.56	St. Athanasius Orthodox Church	No	Partially	Partially	A,C,B
7. 071-140-071	5381 Ekwill St.	9.38	Scott Property Associates LLC	No	Yes	No	C
8. 071-140-048	No known address	8.23	Ekwill Investors LLC	No	Yes	No	C
9. 065-090-031	600 S. Patterson Ave.	15.22	Caird Family Revocable Trust	No	Yes	No	C
10. 065-230-012	620 S. Patterson Ave.	21	Caird Family Revocable Trust	No	Yes	No	C
TOTALS		250.37					

Notes: Area A = Outside Airport Safety Area – Hollister Corridor
Area B = Inside Approach Zone – Inside One-Mile Marker
Area C = Inside Approach Zone – Outside One-Mile Marker
Area D = Outside Airport Safety Area – Inside Coastal Zone