

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING SPECIFIC)	
TEXT AND LAND USE MAP AMENDMENTS)	
TO THE COASTAL LAND USE PROGRAM OF)	RESOLUTION 98-407
SANTA BARBARA COUNTY)	CASE NO. 98-GP-007
		98-RZ-009
		98-OA-014

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan.
- B. On September 3, 1991, by Resolution No. 91-537, the Board of Supervisors of the County of Santa Barbara adopted the Agricultural Element of the Comprehensive Plan for the County of Santa Barbara.
- C. The Agricultural Element contains a land use designation and definition of Agriculture-Commercial (AC). The Santa Barbara County Coastal Plan does not contain a land use designation and definition of Agriculture-Commercial (AC).
- D. In 1997 and 1998, community meetings, Agricultural Advisory Committee meetings, and public hearings were held to determine the appropriate land use designations for agricultural lands.
- E. It is now deemed in the interest of the orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County to amend the Coastal Land Use Program as follows:
 - 1. Adopt the coastal portions of the new Santa Maria Valley, North Gaviota Coast, Gaviota Coast, South Coast, Carpinteria Coast and Lompoc Valley Rural Region Land Use Designations Maps redesignating certain lands in Agricultural Preserve Contracts in 1997 (including those in non-renewal) and including parcels listed in Attachment 6 of the July 28, 1998 Board of Supervisors staff report with "yes" recommendations, from A-I and A-II to Agriculture-Commercial as amendments to the Local Coastal Land Use Plan of the Local Coastal Program, retaining other land use designations, and depicting planning regions to generally reflect watersheds, as shown on said maps identified with the above referenced titles and dated October 27, 1998;

2. Amend the coastal portions of the Summerland (Section 35-54.16) and Goleta Southern Section (Section 35-54.20.0) Community Plans Land Use Designation Maps and described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998, redesignating lands to Agriculture-Commercial and retaining other land use designations, as shown in Board of Supervisors maps dated October 27, 1998;
3. Retire the Guadalupe Dunes/Point Sal, Point Conception, Gaviota Coast, Carpinteria, Coastal Plan Land Use Maps as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998;
4. Retire the Guadalupe Dunes/Point Sal (Section 35-54.11), Point Conception (Section 35-54.9.3), Gaviota Coast (Section 35-54.14.4), Carpinteria (Section 35-54.1.18) Coastal Plan Zoning Maps as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998;
5. Amend Local Coastal Plan Section 3.8.2, Agriculture- Planning Issues, Urban/Rural Boundary discussion, paragraph three, to read as follows:

In the land use plan, ~~two~~ three agricultural land use designations are used: Agriculture I, ~~and Agriculture II, and Agriculture-Commercial.~~ Agriculture I is used to designate the high return, specialty crop areas within the urbanized portion of the South Coast. Minimum parcel sizes under the Agriculture I designation range from five to forty acres and permitted uses include food and fiber crops, orchards, and greenhouse operations; commercial horse stabling facilities would require a conditional use permit under this designation. The ranches and large scale grazing operations typical of the rural area from Ellwood to Gaviota, the Hollister and Bixby Ranches, and North Coast are shown as Agriculture II and Agriculture-Commercial. Minimum parcel sizes in Agriculture II range from 100 to 320 acres; greenhouses would be a conditional use under the Agriculture II and Agriculture-Commercial designations. Lands shown as Agriculture-Commercial are lands subject to or eligible for a Williamson Act Contract (including lands with contracts that have been non-renewed).

6. Amend Local Coastal Plan Section 3.8.3, Agriculture- Policies, Policies 8-4 and 8-10, to read as follows:

Coastal Plan Policy 8-4:

As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I, Agriculture ~~or II, or AC~~ in the land use plan, the County shall make the finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.

Coastal Plan Policy 8-10:

Legal parcels of non-prime agricultural land in excess of 2,000 acres which are designed as AG-II-320 or AC-320 may be subdivided into parcels of 320 acres or more provided that the owners grant an agricultural easement of development rights to further subdivide the parcel or to use said parcel for all other non-agricultural purposes to the County and a third party such as the Coastal Conservancy in order to assure that the newly created parcels will not be further subdivided or converted to non-agricultural uses. Conversion of a portion of a parcel to allow for a priority use (i.e., coastal dependent industry, commercial visitor-serving uses, or public recreation) may be allowed if necessary to maintain continued agricultural use on the balance of the parcel.

7. Amend Local Coastal Plan Appendix B, Land Use Definitions, as follows:

AGRICULTURE

The purpose of an agriculture designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land (see Appendix A), land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature. In the coastal zone, oil drilling and related activities are permitted in AG II and AC.

Agriculture-Commercial (40-320 or more acre minimum parcel size)

This category is for commercially farmed, privately owned land located within either Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas which meets the following criteria:

1. The land is subject to a Williamson Act Contract, including contracts that have been non-renewed, or
2. Parcels forty (40) acres or greater, whether or not currently being used for agriculture but otherwise eligible for Williamson Act Contract, may be included if they meet requirements of Uniform Rule No. 6.

This category includes compatible land uses and land uses that are necessary and a part of agricultural operations. All types of crops and livestock are included. Both

“prime” and “non-prime” soils (as defined in the Williamson Act and the County’s Uniform Rule No. 6) and irrigated and non-irrigated lands are included.

Parcels which were smaller than forty (40) acres in size at the time of adoption of the Agricultural Element may be eligible for the AC designation if they are “prime” or “super-prime” as defined by the County Uniform Rules and are eligible for agricultural preserve status.

8. Amend Article II, Section 35-54.2, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Division 1 of Chapter 35 of the Santa Barbara County Code as follows:
 1. Adopt by reference the coastal zone portions of the new Santa Maria Valley (Section 35-54.30.0), North Gaviota Coast (Section 35-54.70), Gaviota Coast (Section 35-54.60.0), South Coast (Section 35-54.40.0), Carpinteria Coast (Section 35-54.50.0) and Lompoc Valley (Section 35-54.80.0) Rural Region Zoning Maps as shown in Board of Supervisors said maps identified as exhibits by their Section Numbers dated October 27, 1998 rezoning Assessor’s Parcel 083-100-008 from 100-AG to AG-II-100 and retaining other zone districts, and depicting planning regions to generally reflect watersheds;
 2. Retire the following Coastal Plan Zoning Maps: Guadalupe Dunes/Point Sal (Section 35-54.11), Point Conception (Section 35-54.9.3), Gaviota Coast (Section 35-54.14.4), Carpinteria (Section 35-54.1.18) as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998.
 3. Amend Section 35-54.2 of Article II of Chapter 35 of the County Code Zoning Ordinance adding the list of zoning maps described in (a) above and deleting those maps listed in (b) above.
- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
- H. These amendments to the Coastal Land Use Plan are consistent with the provisions of the Coastal Act of 1976.
- I. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

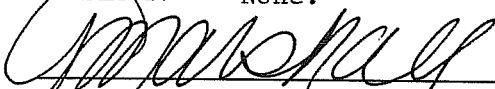
1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Local Coastal Plan.
3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. The Board submits these Local Coastal Plan amendments to the California Coastal Commission for review and certification.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 27th day of October, 1998, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Gray, Urbanske.

NOES: None.

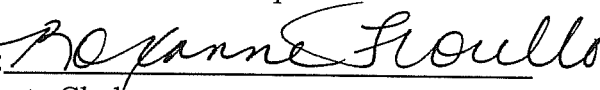
ABSENT: None.



Gail Marshall, Chair of the Board of Supervisors,
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: 

Deputy Clerk

Approved as to form:

Stephen Shane Stark
County Counsel

By: 

G:\GROUP\COMP\WP\AGELEMT\AC_ZONE\RESOLUT2.DOC