

## Lenzi, Chelsea

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**From:** Guner Tautrim <orellaguner@gmail.com>  
**Sent:** Thursday, November 03, 2016 10:14 PM  
**To:** sbcob  
**Cc:** Lavagnino, Steve; Adam, Peter; Farr, Doreen; Wolf, Janet; SupervisorCarbajal  
**Subject:** GAVPLAN  
**Attachments:** Educational Experiences - Draft Ordinance Language (Sec 35.42.240.pdf)

November 4, 2016

Chair Peter Adam  
Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, California 93101

**Re: Gaviota Coast Plan – Agricultural Educational Experiences**

Dear Chair Adam and Board of Supervisors,

My name is Guner Tautrim and I am a member of the GavPAC. I am writing to ask that you consider adding back in, an element of the GavPAC's Agricultural Permit Tier Program.

This program element, Agricultural and Natural Resource Educational Experiences, would reduce the permit path from a Conditional Use Permit to an Exempt Use (or categorical exclusion in the Coastal Zone) if the landowner follows the Development Standards prescribed by the GavPAC.

Agricultural and Natural Resource Educational Experiences are defined by staff in Section 35-420 of the Ordinance Amendments as:

An instructional program that integrates academic and technical preparation and includes real-world relevant experiences in areas such as agricultural business, agricultural mechanics, agriscience, animal science, forestry and natural resources, ornamental horticulture, and plant and soil science. Program components may include classroom and laboratory instruction, and supervised agricultural experience projects.

The bottom line is that this program would allow a farmer or rancher to bring small groups of people onto the property to learn about their agricultural operation and charge a small fee to organize the effort. The program must be a part of the farm or ranch operation and it must be related to the farm or ranch operation.

The EIR analyzed these types of educational/tourism based programs and concluded that:

“These programs would additionally provide opportunities for diversification of farm income, which would indirectly support agricultural land uses. The policies, actions, and development standards proposed as part of the Plan would serve to ensure development minimizes impacts to agricultural resources, would support agriculture within the Plan Area and would not create conflicts with on-site or adjacent agricultural production or result in significant adverse impacts to the environment.

The truth of the matter is there's a growing need to have a real world transfer of knowledge from the experienced, knowledgeable, and aging population of farmer and ranchers to the budding agrarians of the future. To not allow this to happen on the actual productive agricultural lands would be a real shame.

I have attached draft Ordinance language for you to consider that includes the Development Standards prescribed by the GavPAC and others standards proposed by staff for similar Rural Recreational uses proposed for Section 35.42.240.J – Rural Recreation.

I ask that you consider this request and that you direct staff to include this modest educational program into the Gaviota Plan and its associated Ordinances.

Sincerely,

Guner Tautrim

Attachment: Amended Ordinance Language for Section 35.42.240.J – Rural Recreation

## **Section 35.42.240 – Rural Recreation**

**J. Rural recreation.** The following allowable uses, permit requirement and development standards shall apply to projects located in the Gaviota Coast Plan area on property zoned AG-II. See Subsection 35-450.C (Rural Recreational) for additional development standards that apply to the following uses.

### **1. Campgrounds.**

- a. A Campground operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
  - 1) The project does not include any of the following:
    - a) New grading or structures that would require a grading or planning permit. This does not apply to grading and structures that are required in order to comply with the requirements of the Public Health Department in regards to the provision of sufficient potable water and onsite wastewater disposal.
    - b) Electrical hookups for vehicles including recreational vehicles and trailers.
    - c) New impervious surfaces.
  - 2) The project is not located on property zoned with the Critical Viewshed Corridor Overlay unless the Director determines that the location of the campground is not visible from Highway 101 due to natural intervening topography.
  - 3) There are no more than 10 campsites.
    - a) No more than two vehicles shall be parked at each campsite.
    - b) A maximum of one-half of the total number of campsites may be used at any one time for the parking of not more than two recreational vehicles or trailers per site.
    - c) Recreational vehicles and trailers shall not exceed 25 feet in length.
  - 4) Stays are limited to a maximum of 14 days per person per year.
  - 5) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
  - 6) Prior to the approval of a Coastal Development Permit approved in compliance with Section 35-169 (Coastal Development Permits), the plans for the Campground operation shall reviewed and approved by:
    - a) The Public Health Department in regards to the provision of sufficient potable water and onsite wastewater disposal.

b) The County Fire Department in regards to fire safety.

- b. A Campground operation that may not be allowed in compliance with Subsection J.1.a, above, may be allowed with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- 1) The operation will not result in significant adverse impacts to visual resources.
  - 2) The operation will not include a new at-grade crossing of Highway 101.

## **2. Farmstay.**

- a. A Farmstay operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
- 1) The operation is located on a single lot of 40 acres or greater and the entire lot is located in the AG-II zone. Only one Farmstay operation may be allowed on a lot.
  - 2) The operation is housed in a single permitted or nonconforming dwelling existing as of [*the effective date of this ordinance*].
  - 3) The primary purpose of the Farmstay operation shall be the education of registered guests regarding the agricultural operations on the lot. Lodging and meals are incidental and not the primary function of the Farmstay operation.
    - a) The maximum number of registered guests that can be accommodated shall be 15 per night and they shall be accommodated in no more than six bedrooms. Only registered guests may utilize the accommodations overnight.
    - b) Food service is only available to registered guests of the operation. The cost of any food provided shall be included in the total price for accommodation and not be charged separately.
  - 4) The operation shall be consistent with the compatibility guidelines set forth in Uniform Rule Two (Compatible Uses within Agricultural Preserves) of the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.
    - a) If a Farmstay operation is proposed on a lot not subject to a contract executed in accordance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones, then the applicable review authority shall determine if the operation will be consistent with the compatibility guidelines.
  - 5) The operation is located on, and be part of, a farm or ranch operation that produces agricultural products, and the Farmstay operation:

- a) Does not constitute the principal land use of the premises, and
  - b) Is beneficial and inherently related to the farm or ranch operation.
- 6) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot or adjacent lot(s).
- 7) No sign(s) located on the premises on which the Farmstay operation is located shall advertise or otherwise identify the existence of the Farmstay operation.
- b. A Farmstay operation that may not be allowed in compliance with Subsection J.2.a, above, above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
    - 1) The operation will not result in significant adverse impacts to visual resources.
    - 2) The operation will not include a new at-grade crossing of Highway 101.

### **3. Fishing operation.**

- a. A fishing operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
  - 1) The operation is limited to 20 participants daily.
  - 2) The floor area (gross) of any new structure is less than 600 square feet.
  - 3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- b. A fishing operation that may not be allowed in compliance with Subsections J.3.a, above, may be allowed with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
  - 1) The operation will not result in significant adverse impacts to visual resources.
  - 2) The operation will not include a new at-grade crossing of Highway 101.

### **4. Horseback riding.**

- a. A horseback riding operation may be allowed with a Coastal Development Permit issued in compliance with Section 35-169 (Coastal Development Permits) provided the operation complies with the following development standards:
  - 1) The operation is limited to 20 participants daily.

- 2) The floor area (gross) of any new structure associated with the operation is less than 1,200 square feet.
  - 3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- b. A horseback riding operation that may not be allowed in compliance with Subsections J.3.a. or J.3.b., above, may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the following additional findings are first made:
- 1) The operation will not result in significant adverse impacts to visual resources.
  - 2) The operation will not include a new at-grade crossing of Highway 101.

## **5. Educational experience.**

- a. An educational experience operation is exempt from Land Use and Coastal Development Permits provided the operation complies with the following development standards:
  1. The primary purpose of the educational experience operation shall be the education of registered guests regarding the agricultural operations on the lot.
  2. No new structure(s) that would require a planning permit.
  3. Generates no more than 10 cumulative vehicle roundtrips per day for all exempt activities.
  4. Does not require an expansion of urban services.
  5. Less than 15 people is not an event and unlimited maximum of 75 people limited to 24 events per year.
  6. The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
  7. No sign(s) located on the premises on which the educational experience operation is located shall advertise or otherwise identify the existence of the educational experience operation.
  8. The operation is located on, and be part of, a farm or ranch operation that produces agricultural products, and the educational experience operation:
    - a) Does not constitute the principal land use of the premises, and
    - b) Is beneficial and inherently related to the farm or ranch operation.
  9. The operation shall be consistent with the compatibility guidelines set forth in Uniform Rule Two (Compatible Uses within Agricultural Preserves) of the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.
  10. A log of all events must be kept and presented to the county when requested.
  11. The landowner shall promote use of Transportation Demand Management (TDM) tools to minimize vehicle trips.
  12. The property shall have adequate water, wastewater, and fire suppression facilities and the operation shall reviewed and approved by:
    - a) The Public Health Department in regards to the provision of sufficient potable water and onsite wastewater disposal.
    - b) The County Fire Department in regards to fire safety.

b. An educational experience operation that may not be allowed in compliance with Subsections J.5.a, above, may be allowed with a Coastal Development Permit approved in compliance with Section 35-169 (Coastal Development Permits) provided the following additional findings are first made:

- 1) The operation is located on a single lot of 40 acres or greater and the entire lot is located in the AG-II zone.
- 2) The project is not located on property zoned with the Critical Viewshed Corridor Overlay unless the Director determines that the location of the campground is not visible from Highway 101 due to natural intervening topography and as a result, the operation will not result in significant adverse impacts to visual resources.
- 3) The operation will not include a new at-grade crossing of Highway 101.

**5. 6. Other-low intensity recreational development.** In addition to recreation uses allowed in compliance with Subsections J.1 through J.54, above, low-intensity recreational development such as hiking trails, public riding stables, recreational camps, and retreats may be allowed in compliance with a Major Conditional Use Permit approved in compliance with Section 35-172 (Conditional Use Permits) provided the operation complies with the following development standards:

- a. The activity is in character with the rural setting.
- b. The activity does not interfere with agricultural production on or adjacent to the lot on which it is located.
- c. The activity does not include commercial facilities open to the general public who are not using the recreational facility.
- d. The activity does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.