



Agricultural Preserves Program Uniform Rules Update

Office of Long Range Planning
Board of Supervisors Hearing
September 25, 2007

Agricultural Preserves Uniform Rules Update



Summary:

- December 5th and 19th 2006 - Board of Supervisors Hearings on Uniform Rules Update
- February 13, 2007 - Board directs revision to Cumulative Impacts Discussion of DEIR in response to public concerns.

Recent Activity:

- July 20, 2007 - EIR with Revised Cumulative Impacts Discussion (RCID) recirculated for 45-day public review and sent to the State Clearinghouse.
- August 15, 2007 - Public Environmental Comment Hearing, Solvang
- Comments on RCID and Responses in Chapter 8.4 of FEIR

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Uniform Rules Project Objectives:

1. Bring the Uniform Rules into conformance with legislative amendments to the Williamson Act;
2. Address discrepancies identified in 2001 California Department of Finance audit;
3. Ensure the continued integrity of the Agricultural Preserve Program; and
4. Increase the clarity and flexibility of the Uniform rules to ensure continued and expanded participation in the County's Agricultural Preserve Program.

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Uniform Rules:

- Implement Williamson Act
- Define eligibility and qualifying uses
- May be more restrictive than zoning

Uniform Rules Do Not:

- Authorize development not already permitted by existing agricultural zoning
- Negate the need for permits

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Comparison of Land Uses Allowed – Existing and Proposed Uniform Rules

<i>Uses Allowed by Uniform Rules and in Existing Agricultural Zoning Districts</i>	EXISTING UNIFORM RULES	PROPOSED UNIFORM RULES
1. Agricultural Processing Facilities	5- acre Maximum	30-a acre Maximum
2. Wineries	5- acre Maximum	20- acre Maximum
3. Commercial Composting	–	X
4. Guest Ranches	–	X
5. Duck Shooting	–	X
6. Wind Farms	–	X
7. Golf Courses	X	–
8. Landfills	X	–

X – Allowed by Rules – Not Allowed By Rules

ADDITION

REMOVAL

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1. Agricultural Processing Facilities

- Facility not to exceed 50% of the parcel or 30 acres.
- The parcel with the preparation facility must have at least 50% of the parcel or 50 acres in commercial agricultural production.

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2. Wineries

- For parcels 500 acres or less, 10% of the parcel or 5 acres, whichever is less.
- Parcels greater than 500 acres are permitted 1 additional acre for a winery site for each additional 100 acres above 500 under contract, not to exceed 20 acres.
- At least 51% of the winery case production shall be from grapes grown on the premises and/or from other contracted land under the same ownership in Santa Barbara County.
- At least 20% of the case production shall be from grapes grown on the parcel with the winery.

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3. Commercial Composting

- The facility provides a direct benefit/link to the agricultural operation on the parcel and other agricultural lands in the vicinity.
- The composting facility shall occupy no more than 10% of the premises, or 35 acres, whichever is less.
- Commercial composting facilities shall only occur on parcel of at least 40 acres in size within the AG-II zone district.

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4. Guest Ranches

- One small scale guest ranch may be allowed on parcels 40 acres or larger with a Major CUP.
- The guest ranch must be housed in an existing structure and counts toward the maximum development envelope allowed.
- 15 guest per night maximum accommodated in 6 or fewer bedrooms.
- Food service only available to registered guests.
- The guest ranch must be located on, and be a part of, a farm or ranch operation that produces agricultural products and shall not constitute the primary land use of the premises.

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5. Duck Shooting and Hunting

- California Department of Finance recommended that a number of recreational uses are compatible with Williamson contracted land, including:
 - walking, hiking, picnicking,
 - wilderness camping, scenic viewing,
 - swimming, boating, fishing, hunting, and
 - horseback riding

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6. Wind Farms

- Energy production structures, such as wind energy conversion systems and solar panels, are permitted subject to applicable zoning requirements and review by the Agricultural Preserve Advisory Committee.

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7. Golf Courses – Deleted as a compatible use

- Based on the comments in the 2001 California Department of Finance audit of the Uniform Rules, Golf courses were deleted from the list of uses

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8. Landfills – Deleted as compatible use

- Department of Finance Audit, as well as staff analysis determined that sanitary fill waste disposal facilities and transfer stations were not compatible uses on contracted land.
- Department of Finance audit recommended that the County delete landfills from the list of allowed uses

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December 5, 2006 Hearing – 4 Rules Changes Discussed

1. Rule 2-2.1.B.3: ***Enable winery support facilities to be remotely sited on winery parcel***
 - Staff recommends change

2. Rule 2-5: ***Delete “Sport Fields” as an example of non-compatible recreational use on contract lands***
 - Staff recommends deletion of sport fields

3. Add Use: ***Storage of commercial water well drilling equipment***
 - Not currently allowed use in Agriculture zone districts
 - Staff does not recommend change

4. Rule 2-2.1.C: ***Small Scale Processing beyond the “raw-state”***
 - Not currently allowed use in Agriculture zone districts
 - Staff recommends deletion of Rule 2-2.1.C

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5 Frequently Discussed Topics for Consideration

- Principal Dwellings
- Guest Ranches
- Super Prime Land
- Eligibility Requirements for Mountainous Areas
- Coolers and Other Agricultural Support Facilities

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Findings and Statement of Overriding Considerations

- Class I Impacts mitigated to the greatest extent possible in the following 5 resource areas:
 - Agricultural Resources and Land Use
 - Visual Resources
 - Transportation and Circulation
 - Air Quality
 - Ground Water

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Staff recommends that the Board of Supervisors:

1. Adopt the Findings and Statement of Overriding Considerations for approval of the amended Uniform Rules;
2. Certify the Final Environmental Impact Report (04-EIR-08) and Mitigation Monitoring and Reporting Plan; and
3. Adopt a Resolution to amend the *Uniform Rules for Agricultural Preserves and Farmland Security Zones, Santa Barbara County, September 2007*.