

Katherine Douglas

Public Comment

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From: Morgan Krapes <mkrapes@flowersassoc.com>
Sent: Monday, November 4, 2024 4:32 PM
To: sbcob
Cc: Gelare Macon
Subject: Public Comment Letter regarding Departmental Item 7 of BOS Agenda for 11/5/24 hearing
Attachments: Letter to BOS_11.1.24 (002).pdf

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Hello,

Please see attached letter to be distributed to the Board of Supervisors pertaining to Departmental Item No. 7.

Thank you,



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November 4, 2024

Santa Barbara County Board of Supervisors
105 East Anapamu Street, Suite 407
Santa Barbara, CA 93101

Subject: Agricultural Enterprise Ordinance (Departmental Agenda – Item 7)

Chair Lavagnino and Honorable Supervisors:

We appreciate all the time and effort that has been spent collectively to get the proposed Agricultural Enterprise Ordinance (AEO) to you for careful review and adoption. Our firm has been working with several landowners throughout this process and look forward to a successful outcome.

Specifically, we would like to address the revisions to the Agricultural Preserve Program Uniform Rules as currently recommended. The AEO was heard over the course of eight Planning Commission hearings, beginning November 29, 2023 through August 28, 2024. At the November 29th hearing, the staff report stated that the Uniform Rules were under review by the Agricultural Preserve Advisory Committee (APAC) and that “...*proposed amendments to the Uniform Rules, as recommended by the APAC, will be presented at the County Planning Commission hearings for informational purposes only, and will be forwarded to the Board for a final decision*”. After reviewing the materials presented for each of the eight hearings, there was minimal discussion of the revisions to the Rules and the specific revision language was **not included** in presentation materials and attachments when heard by Planning Commission staff.

Mention of the Uniform Rules as mitigation measures to address impacts were cited in policy analysis, the proposed Final EIR and Appendix B Farmstay Amendments, findings for approval, revised LUDC and CZO documents, and as bulleted in staff presentations. The specific language for the revisions to the Uniform Rules were **not presented** at any hearing and were only available for download in Appendix B of the proposed Final EIR in the County Box beginning from the February 14, 2024 hearing, but only as it related to Farmstays.

There are considerable differences between the Uniform Rules revisions presented as Attachment 8, the proposed Final EIR Appendix B, and the Planning Commission recommendations, which effectually work against much of the AEO as it relates to farmstays and small-scale campgrounds.

We request that you do not approve the amendments to the Uniform Rules at this time, but rather send them to the Planning Commission for review, revisions and recommendation before being presented to you for adoption. The AEO can only be successful if the Uniform Rules are amended to the same standards.

Thank you,
FLOWERS & ASSOCIATES, INC.

By: 

Gelare Macon, AICP
Principal Planner