



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: County Planning Commission
FROM: Stephanie Stark, Agricultural Planner
DATE: November 2, 2012
RE: Agricultural Buffer Ordinance

At the October 3, 2012 hearing, Planning and Development Department staff presented Case Nos. 12ORD-00000-00011 and 12ORD-00000-00013, the Agricultural Buffer Ordinance, for your Commission's consideration. Following staff's presentation, your Commission took public testimony, and provided comments regarding potential revisions to the amendments. These comments are summarized below:

- Consider exceptions for modifications to existing Single Family Dwellings.
- Address the agricultural buffer width ranges and how to apply the ordinance if two types of agricultural uses are present on the adjacent agricultural lot.
- Amend the buffer width so that it does not occupy more than one half the width of the existing non-agricultural lot.
- Include more detail regarding the landscaping and fencing requirements within the agricultural buffer and include the California Invasive Plant Council's weed list in the ordinance.
- Broaden the open space credit language as it is too narrow and specific.
- Research the need for exempting agriculturally related industrial projects.
- Explain the terms of the conservation easement and deed restriction referred to in the ordinance.
- Request for horse operations to be considered as rangeland/pastureland.
- Research whether the proposed ordinance would affect future land annexations.
- Expand the Site Design section of the Agricultural Buffer Implementation Guidelines.
- Refer to the agricultural buffer related policies contained in the proposed Goleta Valley Community Plan area.

Your Commission continued the public hearing to November 14, 2012 so that staff could research the issues and questions raised by the Commission and consider revisions to the proposed ordinance language where appropriate. In addition, staff is proposing minor changes to the proposed ordinance language.

PROPOSED REVISIONS

Staff researched the issues and is recommending revising the following sections of the ordinance:

- Applicability (Section B)
- Exceptions (Section C)
- Agricultural buffer requirements (Subsection D.1)

- Agricultural buffer width measurement (Subsection D.3)
- Vegetative screening adjacent to production agriculture (Subsection D.4)
- Site-specific factors (Subsection D.4.a)
- Vegetative screening adjacent to production agriculture (Subsection D.4.b)
- Buffer Recordation (Subsection D.7)
- Allowable uses within agricultural buffers (Section E)
- Open space credit (Subsection E.4)
- Landscape, Lighting and Irrigation Plan Requirements (Subsection F.1.e)
- Agricultural buffer maintenance requirements (Section G)
- Agricultural Buffer Implementation Guidelines (Section II and Section V)
- Definition of “Rangeland and Pastureland”

The code sections referenced in Section 2.0 through Section 9.0 of this memorandum refer to the proposed amendments to the County Land Use & Development Code (“LUDC”) by the Agricultural Buffer Ordinance (Attachment B, Exhibit 1) unless otherwise noted. Similar language is also included in the proposed amendments to Article II (Attachment E, Exhibit 1).

Proposed deletions to the text are shown as ~~strikeouts~~ and proposed additions to the text are shown as underline.

1.0 RECOMMENDATION AND PROCEDURES

1.1 Case No. 12ORD-00000-00011. Follow the procedures outlined below and recommend that the Board of Supervisors approve Case No. 12ORD-00000-00011 as shown in Attachment B based upon the ability to make appropriate findings. Your Commission's motion should include the following:

1. Make the findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed amendment, including CEQA findings (Attachment A); and
2. Recommend that the Board of Supervisors adopt the Final Negative Declaration 11NGD-00000-00004 (Attachment F) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no significant effects on the environment are anticipated; and
3. Adopt a Resolution recommending that the Board of Supervisors adopt Case No. 12ORD-00000-000011, an ordinance amending 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code (Attachment B).

1.2 Case No. 12ORD-00000-00013. Follow the procedures outlined below and recommend that the Board of Supervisors approve Case No. 12ORD-00000-00013 as shown in Attachment E based on the ability to make the appropriate findings. Your Commission's motion should include the following:

1. Make the required findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed amendment, including CEQA findings (Attachment C); and
2. Recommend that the Board of Supervisors determine that the adoption of this ordinance

is statutorily exempt from the California Environmental Quality Act pursuant to Section 15265 of the Guidelines for Implementation of CEQA (Attachment D); and

3. Adopt a Resolution recommending that the Board of Supervisors approve Case No. 12ORD-00000-000013, an ordinance amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code (Attachment E).

Please refer the matter back to staff if your Commission takes other than the recommended action for appropriate findings.

2.0 APPLICABILITY (Section B) and EXCEPTIONS (Section C)

2.1 Single Family Dwelling exemption.

During public comment at the October 3rd hearing, a member of the public requested that existing habitable structures that need to be repaired, replaced or remodeled be exempt from the ordinance. The Commission requested staff to research the issue and report back at the next hearing. The ordinance is written to apply to discretionary applications and is not intended to apply to staff level permits, such as building a single family dwelling or the modification of existing structures provided the modifications will not encroach further into the agricultural buffer. Therefore staff is proposing to revise Section B (Applicability), Section C (Exceptions) and Section E (Allowable uses within agricultural buffers) to address the issue.

Staff is proposing Section B be revised as follows:

- B. **Applicability.** *This Section applies to all discretionary applications for ~~all~~ non-agricultural ~~discretionary~~ development and uses ~~applications~~ (project) which meet all the following criteria:*

Staff is proposing Section C be revised as follows:

- C. **Exceptions.** *This Section does not apply to the following ~~lands and uses:~~*
 1. *Single-family dwellings, residential second units and residential accessory structures provided that the structure is either:*
 - a. *Located on an existing lot, or*
 - b. *Lawfully existing as of [the effective date of this Ordinance].*

Staff is proposing Section E.1 be revised to include an addition item “k”. The revision would read as follows:

- k. *Modifications or additions to structures legally existing as of [insert date of adoption] provided that any addition to a structure that is located within a buffer required by this section shall not extend further towards the immediately adjacent agricultural lot.*

2.2 Agriculturally related industrial projects.

The proposed ordinance includes agricultural buffers for industrial development and uses. During public comment at the October 3rd hearing, a member of the public requested that agriculturally related industrial projects, such as an agricultural processing plant, be exempt from the ordinance. Staff researched the issue and identified seven areas within the County where a new industrial project, including an agriculturally related industrial project, would potentially be affected by the proposed ordinance. These areas are located within the Rural area and all areas are zoned M-2 (General Industry), with the exception of one area located within the Coastal Zone that is zoned M-CR (Coastal-Related Industry). Agricultural processing is a permitted use within the M-2 and M-CR zone districts. With the exception of one area, it appears the lots are currently developed and used for oil, gas, and mineral processing. Therefore, it is speculative whether the owners of the lots would be applying for agriculturally related industrial development permits. It is also speculative whether all agricultural industrial uses would be entirely compatible with production agriculture or rangeland/pastureland.

Therefore, staff is not proposing to revise the ordinance to exempt agricultural related industrial projects.

3.0 AGRICULTURAL BUFFER REQUIREMENTS (Section D) and the AGRICULTURAL BUFFER IMPLEMENTATION GUIDELINES

3.1 Address the agricultural buffer width ranges and how to apply the ordinance when the adjacent agricultural lot contains both Production Agriculture and Rangeland or Pastureland.

The agricultural buffer width range is proposed to be 100 feet to 400 feet for production agriculture and 50 feet to 150 feet for rangeland/pastureland. Subsection D.1 of the ordinance states “If the proposed project is located adjacent to both production agriculture and rangeland/pastureland the most protective buffer range shall apply”. At the October 3rd hearing the Commission asked staff to address what the buffer width range would be when both types of agriculture are present but both are not immediately adjacent to the non-agricultural lot. In such a scenario, a rangeland/pastureland buffer width range would adequately minimize the potential land use conflicts. To address this concern staff is proposing that Section D.1 and the Agricultural Buffer Implementation Guidelines be revised.

Subsection D.1 would read as follows:

- D. Agricultural buffer requirements.** *All new non-agricultural project applications identified in Subsection B. (Applicability) shall designate and maintain an agricultural buffer on the project site as provided for in this Section.*
- 1. Agricultural buffer width.** *The range of the agricultural buffer width shall be as follows. Ranges are provided because unique circumstances may require the buffer width to be adjusted, although no agricultural buffer width shall be adjusted below the minimum nor above the maximum. If the proposed project is located immediately adjacent to both production agriculture and rangeland/pastureland, the most protective buffer range shall apply. Refer to the Agricultural Buffer Implementation Guidelines (Appendix I), Section II, for clarification.*

Section II (Agricultural Buffer Width Adjustment) of the Agricultural Buffer Implementation Guidelines would read as follows:

- c. *As stated in Subsection D.1 (Agricultural buffer width), if the proposed project is located immediately adjacent to both production agriculture and rangeland/pastureland, the most protective buffer range shall apply. However such cases will be addressed during the application review process as described in the Guidelines, Section IV (Application Procedures).*

3.2 Address agricultural buffer widths if the adjacent agricultural lot or lots are not zoned agriculture.

Subsection D.3 (Agricultural buffer width measurement) states the agricultural buffer width shall be measured from and coterminous with the common lot line. However, if the immediately adjacent agriculture is on more than one lot and those lots are comprised of land other than that described in Section B (Applicability) of the ordinance, the buffer shall not be entirely coterminous with the entire length of the common lot line. Therefore staff is proposing that Section D.3 be revised as follows:

3. ***Agricultural buffer width measurement.** The agricultural buffer width shall be measured from the common lot line between the lot on which the non-agricultural project is proposed and the adjacent agriculturally zoned lot. The agricultural buffer shall be coterminous with the ~~entire~~ length of the common lot line between the lot on which the non-agricultural project is proposed and the adjacent agriculturally zoned lot.*

3.3 Address how the location of existing non-agricultural development can affect the agricultural buffer width.

Staff proposes to revise Subsection D.4.a (Site-specific factors) and the Agricultural Buffer Implementation Guidelines:

Subsection D.4.a would read as follows:

- a. ***Site-specific factors.** The following factors shall be considered when determining the agricultural buffer width:*
- i. *crop type/agricultural practices*
 - ii. *elevation differences and topography*
 - iii. *extent and location of existing non-agricultural development*
 - iv. *location of existing roads or naturally occurring barriers*
 - v. *historical land use on the agricultural lot*
 - vi. *future farming potential of the agricultural lot*
 - vii. *site design of the non-agricultural proposal*
 - viii. *non-agricultural lot size/configuration*
 - ix. *prevailing wind direction*

Section II.b.ii (Agricultural Buffer Width Adjustment) of the Agricultural Buffer Implementation Guidelines would read as follows:

- ii. *Extent and location of existing non-agricultural development – An increase in buffer width may not be warranted if the project applicant can demonstrate the agricultural lot has already been severely impacted by the extent and location of existing non-agricultural development and uses adjacent to the agricultural lot.*

3.4 Limit the agricultural buffer to occupy no more than half the width of the existing non-agricultural lot.

During the October 3rd hearing, concerns were raised about the effect of the proposed ordinance on non-agricultural lots that through lot size or lot configuration could become “virtually unbuildable in the absence of more protective language”. During public testimony, a member of the public recommended limiting the buffer width to half the width of the existing non-agricultural lot. The Commission requested staff research the issue and report back with a recommendation.

The requested language would weaken the intent of the buffer, to minimize potential land use conflicts between agricultural and non-agricultural uses. The concept was not discussed with either the Agricultural Advisory Committee or Agricultural Buffer Working Group. Subsection D.6 (Reasonable use) maintains flexibility to address concerns on a “case-by-case” basis. Subsection D.6 states: “This Section is not intended, and shall not be construed as authorizing the review authority acting pursuant to this Section to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefore. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States or under this Development Code.”

Therefore, staff does not propose revising the ordinance language to limit the agricultural buffer width to half the width of the non-agricultural lot.

4.0 AGRICULTURAL BUFFER REQUIREMENTS (Section D) AND LANDSCAPE, LIGHTING, AND IRRIGATION PLAN REQUIREMENTS (Section F)

During the October 3rd hearing, the Commission commented the Landscape, Lighting and Irrigation Plan language is unclear, the planting requirements too detailed, and there is no clear correlation between the vegetative screening and the Landscape, Lighting and Irrigation Plan. The Commission also suggested there be a minimum height for the fencing requirement and that the weeds include reference to the California Invasive Plant Council. To address these issues staff is proposing that Subsection D4b and Section F be revised.

Subsection D.4.b would read as follows:

- b. *Vegetative screening adjacent to production agriculture. Vegetative screening may be used to offset an increase in the buffer width for projects adjacent to production agriculture, as may be adjusted per Subsection D.34.a (Site-specific factors). ~~The following minimum standards shall be applied when vegetative screening is used. See Subsection F3 for vegetative screening criteria and the Agricultural Buffer Implementation Guidelines (Appendix “XI”) for guidance.~~*

- ~~1. Two staggered rows of trees and shrubs, characterized by evergreen foliage that extends from the base of the plant to the crown, and that, within five years, will thoroughly screen the agricultural use from the non-agricultural use.~~
- ~~2. Trees and shrubs should be vigorous and drought tolerant. Trees shall be at least six feet in height at the time of installation.~~
- ~~3. A mature height of 15 feet or more is required for trees and shrubs.~~
- ~~4. Trees and shrubs shall be a minimum size of five gallons.~~
- ~~5. The vegetative screen shall be at least 25 feet in depth.~~

Section F would read as follows:

F. Agricultural buffer Landscape, Lighting and Irrigation Plan requirements.

1. A Landscape, Lighting and Irrigation plan (Plan) shall be required for all agricultural buffers. ~~The Plan shall describe the landscape, lighting and irrigation for the proposed agricultural buffer area and be compatible with the surrounding land uses and rural character of the agricultural area. If a Plan is submitted, t~~The Plan shall:
 - a. ~~Graphically depict~~ Depict and label the agricultural buffer. ~~and the landscaping, lighting and irrigation located within the agricultural buffer.~~
 - b. ~~Outline drainage, erosion control, hardscape, irrigation, shading of crops, and vegetation in the landscape design for the agricultural buffer area.~~
 - c.
 - b. Graphically depict the following elements (if applicable) within the agricultural buffer:
 - i. Landscaping, vegetation, and materials
 - ii. Lighting
 - iii. Irrigation
 - iv. Erosion control measures
 - v. Hardscape
 - c. ~~Address on-site runoff and incorporate~~ Incorporate Low Impact Development (LID) measures to maximize runoff retention and groundwater infiltration on-site.
 - d. Incorporate a fence or other barrier, with a minimum height of six feet, that discourages trespassing and domestic animals from crossing the common lot boundary between the non-agricultural use and the adjacent agricultural land.

- ~~e. Not include exotic nursery stock plants listed by the California Department of Food and Agriculture (CDFA) as invasive or aggressively reseeding.~~
 - ~~f. Utilize and incorporate only appropriate, compatible drought-tolerant species with low water use requirements.~~
 - e. Not include Preclude the planting or installation of turf within 50 feet of the adjacent agricultural operation unless required by County, State or Federal regulations.
 - f. Be compatible with the surrounding land uses and rural character of the agricultural area.
2. Landscaping is not required within the agricultural buffer. However, if vegetation is included within the buffer, the plant palette shall meet the following requirements:
- a. The plants shall be compatible with the adjacent agriculture.
 - b. Minimize shade spill over upon adjacent agricultural crops.
 - c. The plants shall be drought-tolerant or low water use.
 - d. The plants are not considered noxious according to Title 3, Section 4500 of the California Code of Regulation or considered invasive by the California Invasive Plant Council (Cal-IPC).
3. If a vegetative screen is used to offset an agricultural buffer width increase for production agriculture as described in Subsection D4b (Vegetative screening adjacent to production agriculture), the vegetative screen shall be consistent with the requirements in this Section and meet the following additional criteria:
- a. The vegetative screen shall consist of two staggered rows of vegetation consisting of a layered canopy with evergreen trees and shrubs with foliage extending from the base to the crown.
 - b. The plants shall thoroughly screen the agricultural use from the non-agricultural use within five years from time of installation.
 - c. The minimum height of trees at maturity shall be 15 feet.
 - d. The vegetative screen shall be at least 25 feet deep.
4. The Landscape, Lighting and Irrigation Plan shall adhere to the requirements in Section E (Allowable uses within agricultural buffers).
5. The applicant shall provide a signed and notarized agreement and a performance security acceptable to the Planning and Development Director that guarantees the installation of landscaping, lighting and irrigation and provides for the successful establishment of the agricultural buffer for a minimum of five

years. The performance security shall be released upon approval by the Planning and Development Director.

5.0 AGRICULTURAL BUFFER REQUIREMENTS (Section D) AND AGRICULTURAL BUFFER MAINTENANCE REQUIREMENTS (Section G)

During the October 3rd hearing, some Commissioner's had concerns with the proposed requirement for a deed restriction or conservation easement for the purpose of recording agricultural buffers and ensuring the long term maintenance of agricultural buffers. The Commission requested staff to research other options and revise the language as appropriate. Based on research, staff proposes to change the requirement from a deed restriction or conservation easement to a requirement that a Notice to Property Owner be recorded with the property title. The Notice to Property Owner would apply to any project subject to the ordinance. As part of this project, similar language will be added to Chapter 21, Land Division (Subdivision Regulations), the County Code regulating permits subject to the Subdivision Map Act (Parcel Maps, Tract Maps, and Lot Line Adjustments). The proposed amendments to Chapter 21 will be reviewed by the Board of Supervisors. Staff is proposing that Subsection D7 be revised as follows:

7. ***Buffer recordation.*** ~~*Agricultural buffers shall be recorded as a deed restriction or conservation easement prior to issuance of a discretionary planning permit.*~~
 - a. *Prior to the issuance of a discretionary planning permit, a Notice to Property Owner shall be required to be recorded by the property owner that will provide notification to all future owners and successors of the restrictions of this Section 35.30.025 and that includes:*
 1. *An exhibit showing the location of the agricultural buffer by metes and bounds description or surveyor's description.*
 2. *The allowable uses within the agricultural buffer in compliance with Section 35.30.025E (Allowable uses within agricultural buffers).*
 3. *The Landscape, Lighting and Irrigation Plan in compliance with Section 35.30.025F (Agricultural buffer Landscape, Lighting and Irrigation Plan requirements).*
 4. *The Maintenance Plan in compliance with Section 35.30.025G (Agricultural buffer maintenance requirements).*
 - b. *The requirement to record said Notice in compliance with this Subsection D.7 shall be included as a condition of approval of an application for a discretionary planning permit.*

The above mentioned revision would address the maintenance of agricultural buffers therefore, staff is proposing to revise Section G, Agricultural buffer maintenance requirements as follows:

- ~~2. Prior to Issuance of a Planning Permit a deed restriction or conservation easement shall be recorded designating the agricultural buffer and requiring its~~

~~maintenance for the life of the project.~~

6.0 ALLOWABLE USES WITHIN AGRICULTURAL BUFFERS (Section E)

6.1 Add oil and gas operations as an allowable unrestricted use within the agricultural buffer.

Staff is proposing to revise the Allowable uses within agricultural buffers (Section E) to add Oil and Gas operations, and to add modifications to existing structures as additional allowable unrestricted uses within the agricultural buffers. Staff is proposing that Subection E be revised as follows:

E. Allowable uses within agricultural buffers. The adjacent agricultural land owner(s) shall be consulted to address food safety and agricultural production concerns with regard to landscape, lighting, and vegetative screening design and siting. See the Agricultural Buffer Implementation Guidelines (Appendix “I”) for information on the purpose and intent of restricting uses within agricultural buffers and how to ~~incorporating~~ incorporate site design and ~~specifie~~ other features that are compatible with agriculture.

1. Unrestricted uses within agricultural buffers. Notwithstanding any other provision of this Section, or other provisions of the Santa Barbara County Code, the following uses shall be allowed within a designated agricultural buffer:

- a. Drainage channels, irrigation canals, storm water retention basins and Low Impact Development (LID) drainage features.*
- b. Fences and walls.*
- c. Low-lying landscaping and vegetative screening that does not include trees or tall hedges.*
- d. Oil and gas, wind energy and cogeneration facilities that are either permitted in compliance with Article 35.5 (Oil and Gas, Wind Energy and Cogeneration Facilities) or are operated in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).*
- e. Rivers, creeks, lakes, ponds and flood plains.*
- f. Signage*
- g. Solar energy systems permitted in compliance with Section 35.30.160 (Solar Energy Systems).*
- h. Telecommunication facilities permitted in compliance with Chapter 35.44 (Telecommunication Facilities).*
- ~~i. Wind energy conversion systems permitted in compliance with Chapter 35.57 (Wind Energy Conversion Systems).~~*
- i. Utility lines and facilities.*
- j. ~~Signage.~~Any other use determined by the review authority to be consistent with the purpose and intent of the buffer requirement.*

6.2 Change “Prohibitive” to “Prohibited”

The ordinance intends to prohibit active recreational uses within the agricultural buffers. The ordinance incorrectly states “prohibitive” uses therefore staff proposes that Subsection E.3 and Subsection E.5 of the Ordinance be revised as follows:

3. ~~***Prohibitive Prohibited***~~ ***Prohibited*** *uses within agricultural buffers. Notwithstanding any other provision of this Section, or other provisions of the Santa Barbara County Code, recreational uses such as parks, picnic areas, playgrounds and ball fields shall not be allowed in an agricultural buffer.*
5. *The unrestricted uses, restricted uses and ~~prohibitive prohibited~~ uses within the designated agricultural buffer shall be specified in the approved project.*

6.3 Open space credit

Subsection E.4 of the ordinance allows the agricultural buffer to be counted toward open space requirements. Staff is proposing that Section E.4 be revised as follows:

4. ***Open space credit.** The agricultural buffer may be counted toward open space requirements as long as the limits on allowed uses are consistent with the requirements of this Section and those in ~~Section 35.82.080 (Development Plans)~~ this Development Code.*

7.0 AGRICULTURAL BUFFER IMPLEMENTATION GUIDELINES (Section V)

7.1 Address the Site Design guidelines.

Staff is proposing to revise Section V as follows:

- V. ***Site Design** – Urban development that is “agriculturally friendly” can play a significant role in promoting compatibility between agricultural and non-agricultural uses. ~~Projects can achieve compatibility through~~ It is recommended that projects incorporate creative site planning and project design concepts such as: For example,*
 - a. *Locating outdoor use areas such as backyards, patios, and playgrounds, away from agricultural areas.*
 - b. *~~Avoid~~ Terminating roads away from ~~near~~ agricultural areas to reduce trespassing on agricultural land.*
 - c. *~~Including the use~~ Agricultural noise can be reduced through the use of sound proof construction materials such as double pane windows¹.*
 - d. *Clustering of buildings to maximize buffering between residences and agriculture.*

8.0 Request for horse operations to be considered as rangeland/pastureland.

During public comment at the October 3rd hearing, a member of the public requested the ordinance specify the agricultural buffer width for horse operations. The Commission asked staff to research the issue and report back with any recommendations. Staff proposes the following revision to the definition of “Rangeland or Pastureland”:

***Rangeland or Pastureland.** A commercial agricultural operation that supports grazing animals, forage for cattle, horses or other grazing animals, or and includes land which is limited in its potential use, as defined by soils or other constraining factors, from supporting*

¹ Guide to Edge Planning – Promoting Compatibility Along Urban-Agricultural Edges, British Columbia, Ministry of Agriculture and Lands, June 2009

production agriculture. See the Agricultural Buffer Implementation Guidelines (Appendix I) for details.

9.0 OTHER

9.1 Research on the Potential effects of the Ordinance on the LAFCO annexation process.

At the October 3rd hearing, the Commission raised concerns regarding how the proposed ordinance may affect future land annexations. The Commission asked staff to research the issue and report back. As staff stated during the hearing, the ordinance applies to unincorporated areas of the County and potential negotiations between parties during a LAFCO annexation process is speculative. Based on staff's research, cities are most interested in expanding into rural lands because rural land contains characteristics that are conducive to development. Rural land is typically adjacent to city boundaries, undeveloped, and may be relatively flat. The ordinance applies only to projects located within an Existing Developed Rural Neighborhood, Urban area, Inner-Rural area, or land designated as Industrial. It does not apply to projects located within Rural land. The ordinance is only triggered if the landowner applies for a discretionary County planning permit.

9.2 Consistency with the proposed Goleta Valley Community Plan Update for the Eastern Goleta Valley.

During the October 3rd hearing, the Commission requested the staff report include the proposed agricultural buffer related policies and development standards in the proposed Goleta Valley Community Plan Update for the Eastern Goleta Valley. The proposed Goleta Valley Community Plan Update for the Eastern Goleta Valley was initiated by the Board of Supervisors in 2012 and is currently under environmental review. The proposed policies contained in the Draft EGVCP include:

Policy LUA-EGV-1.2: Non-agricultural development adjacent to agriculturally-designated property shall include buffers to protect agricultural land, operations, and characteristics.

DevStd LUA-EGV-1B: Buffers separating non-agricultural development from agricultural land and/or operations shall be established, maintained, and enforced. Appropriate buffers, as determined by the Planning and Development Department, shall be required for non-agricultural land uses adjacent to active agricultural operations and/or agriculturally-designated property.

DevStd LUA-EGV-1C: Greenbelt buffers composed of predominantly native and drought tolerant species, or other appropriate perimeter screening, such as compatible and attractive fences and walls and, if appropriate, orchard and food-producing plants should be established and included within the landscape plans for non-agricultural land uses adjacent to agriculturally-designated property or property in active production.

Policy LUA-EGV-1.3: Atascadero and Maria Ygnacio Creeks shall be maintained appropriately to serve as buffers between agricultural areas, recreational uses and adjacent commercial, industrial and residential uses.

9.0 ATTACHMENTS

- A. 12ORD-00000-00011 Findings
- B. 12ORD-00000-00011 Resolution and Ordinance
- C. 12ORD-00000-00013 Findings
- D. 12ORD-00000-00013 Notice of Exemption
- E. 12ORD-00000-00013 Resolution and Ordinance
- F. Final Negative Declaration (copy available at
http://longrange.sbcountyplanning.org/programs/ag_buffer/AgBufferordinance.php)
- G. White Paper on Agricultural Buffers
- H. Map of Santa Barbara County Rural Agricultural Interface Areas
- I. Map of Rural Agriculture Zone Interface for the Cuyama Area
- J. Map of Rural Agriculture Zone Interface for the Los Alamos Area
- K. Map of Rural Agriculture Zone Interface for the Orcutt Area
- L. Map of Rural Agriculture Zone Interface for the Santa Ynez Area