



# COUNTY OF SANTA BARBARA AGRICULTURAL ADVISORY COMMITTEE

---

April 6, 2017

Honorable Joan Hartmann

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

Subject: Long Range Planning Department Annual Work Plan FY 2017-2018

Dear Chair Hartmann and Members of the Board,

On Wednesday, April 5, 2017, your Agricultural Advisory Committee discussed the County Planning and Development Department's Long Range Planning Work Program for the Fiscal Year 2017-2018.

By unanimous vote, the AAC strongly supports the Planning Commission recommendations and endorses the following projects in the Long Range Planning Division's Work Program for Fiscal Year 2017-2018:

1. Agricultural Tier Permit Program
2. Categorical Exclusions for agricultural activities/development in the Coastal Zone
3. Agriculture Second Units on Agriculture-II zoned lands
4. Streamlined permit process for farmworker housing Ag Tiered Permit Program

We agree that the Agricultural Tiered Permit Program should be carried forward as a previously funded project. This will allow the Planning Department to identify opportunities to support our local farms/ranches by reducing the permit process for those uses that can be permitted at a reasonable scale, and identify certain uses that could be allowed and/or to receive a shortened permit process without yielding regulatory oversight.

## Categorical Exclusions for Traditional Agricultural Activities in the Coastal Zone

Santa Barbara County has identified limited and specific activities that are, or can be, exempt from Coastal Development Permits. Unfortunately, Coastal Commission staff has yet to formally agree that those uses are not considered development and exempt from Coastal Development Permits. However, other coastal counties have used the Coastal Act Section that allows the Commission to provide for exemptions, or Categorical Exclusions. We believe that identifying traditional and new supportive agricultural practices including fence and gate repair; installation of water tanks, lines and troughs, and agricultural road maintenance and repair will help agricultural operators in the Coastal Zone achieve some level of certainty about our operations.

Honorable Joan Hartmann

Long Range Annual Work Plan FY 2017-2018 April 6, 2017

Page 2

### Second Residential Units on AG -II Lands


Agricultural Second Units are allowed in other residential and the AG-I zone districts (in-land and coastal) and we believe that it is not fair to exclude AG-II properties. Making Agricultural Second Units an allowed use in AG-II lands gives the landowner the option to provide generational housing for members of the family interested in retaining a connection to the farm/ranch. Additionally, recent State law mandates/encourages local governments to allow Second Units. We would suggest that the Board of Supervisors could address this matter by directing the Planning Department to include Agricultural Second Units as an element of the above-mentioned Agricultural Tiered Permit Program.

### Streamlining the Permit Process for Farmworker Housing

Streamlining permit process for farmworker housing will help the community provide better housing for the agricultural labor force. We believe this initiative is a regional benefit that will strengthen our local economy, provide family stability and serve the community in a positive way. We would encourage the Board directing the Planning Department to include a streamlining permit process for farmworker housing as an element of the Agricultural Tiered Permit Program.

We most appreciate your consideration of these recommendations that we consider important to furthering the long term viability to agriculture in Santa Barbara County.

Sincerely,



Paul Van Leer, Chair

CC: Glenn Russell, Director; Planning and Development Department  
Dan Klemann, Deputy Director; Long Range Planning Division

---

#### Committee Members

Bradley Miles  
Ron Caird  
Sharyne Merritt  
AJ Cisney  
Randy Sharer  
Wilja Happe  
Claire Wineman  
Paul Van Leer, Chair  
June Van Wingerden  
Morgan McLaughlin  
Andy Mills, Vice Chair  
Jason Sharrett

#### Representing

1<sup>st</sup> District Supervisor, Das Williams  
2<sup>nd</sup> District Supervisor, Janet Wolf  
3<sup>rd</sup> District Supervisor, Joan Hartmann  
4<sup>th</sup> District Supervisor, Peter Adam  
5<sup>th</sup> District Supervisor, Steve Lavagnino  
California Women for Agriculture  
Grower-Shipper Association of SB and SLO Counties  
Santa Barbara County Farm Bureau  
Santa Barbara Flower & Nursery Growers' Association  
Santa Barbara Vintners  
Santa Barbara County Cattlemen's Assn.  
California Strawberry Commission



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of March 8, 2017  
9:00 a.m.

C. MICHAEL COONEY      1st District, Chair  
CECILIA BROWN          2nd District  
MARELL BROOKS          3rd District  
LARRY FERINI            4th District  
DANIEL BLOUGH          5th District, Vice-Chair

County of Santa Barbara  
Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTv) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present (Brown via remote)
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **MINUTES:** The Minutes of February 22, 2017 were considered as follows:  
  
**ACTION:**      **Approved the Minutes of February 22, 2017.**  
  
**Brooks/Blough          Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
  1. **Long Range Planning Division Annual Work Program FY 2017-18    Countywide**  
**Exempt, CEQA Guidelines Section 15378(b)(5)          Dan Klemann, Deputy Director (805) 568-2072**

Hearing on the request of the Planning and Development Department Long Range Planning Division staff for the Planning Commission to receive a report on the Long Range Planning Division's FY 2017-2018 Work Program, and direct staff to forward any comments to the Board of Supervisors. (Continued from 2/22/17)

**ACTION:** Received a report on the Long Range Planning Division FY 2017-2018 *Annual Work Program*, and directed staff to forward a recommendation to the Board of Supervisors to determine that the Board's action is not a "project," and to allocate funding and staff resources to continue work on required services, conduct operations, and work on projects with remaining work from the FY 2016-17 Work Program and initiate new state mandated and non-mandated projects supported by general fund contributions for the FY 2017-18 Work Program, and request that the Board consider the following: reduce the time estimate for the Hoop Structures Ordinance Amendments from 0.4 FTE to 0.2 on the On-Going Projects list; prioritize the Outdoor Lighting Ordinance Project, and add it to the FY 2017-2018 Work Program; the recommendations of the Agricultural Advisory Committee to include the following projects in the FY 2017-2018 Work Program: a) categorical Exclusions for agricultural development in the coastal zone, b) second residential units on agricultural II zoned land, and c) streamlined permit process for farm worker housing; a new frontage road connection from Santa Maria Way to Union Valley Parkway, as part of the Circulation Element Update Project; add a new project to the FY 2017-2018 Work Program to rezone lands with a Shopping Center (SC) zoning designation to a commercial zoning designation; and a community plan study for the Lompoc Valley.

Brown/Brooks

Vote: 4-1 (Blough no)

Appeal process not applicable.

2. **15CUP-00000-00023 Verizon at Vieja Drive Telecommunication Facility Goleta**  
Exempt, CEQA Guidelines Sections 15303 & 15304 Anne Almy, Supervising Planner (805) 568-2053  
Sean Stewart, Planner (805) 568-2517

Hearing on the request of Ben Hackstedde of Sequoia Deployment Services, agent for the applicant Verizon Wireless and property owner Southern California Joint Pole Committee, to consider Case No. 15CUP-00000-00023 [application filed on August 7, 2015] for a Conditional Use Permit (CUP) to allow for the construction and operation of an unstaffed telecommunications facility with an antenna and ancillary equipment collocated on an existing 25'-2" utility pole and new equipment cabinet and meter pedestal installed in the public right-of-way, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned DR-3.5; and to determine that the project is exempt from CEQA pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the State Guidelines for Implementation of the California Environmental Quality Act. This application involves Assessor Parcel No. 065-680-009 and is located within the public right-of-way on Vieja Drive across the street from 965 Village Lane in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District. (Continued from 1/25/17 and 2/22/17)

**ACTION:** Continued the project to the hearing of April 5, 2017, at the request of the Commission.

Brown/Blough

Vote: 5-0

Appeal process not applicable.

3. **16LLA-00000-00005      Tri-M Rental Group Lot Line Adjustment      Santa Maria**  
**Exempt, CEQA Guidelines Section 15305(a)**      John Zorovich, Supervising Planner (805) 934-6297  
Nereyda (Rey) Montano, Planner (805) 934-6587

Hearing on the request of Lisa Bodrogi, Cuvée Connections, agent for Eric Gamble, owner, to consider Case No. 16LLA-00000-00005 [application filed on September 15, 2016] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust the boundaries between three lots of 230.79 acres (existing Lot No. 1), 316.23 acres (existing Lot No. 2), and 278.51 acres (existing Lot No. 3) into a 293 acre lot (proposed Lot No. 1), a 101.1 acre lot (proposed Lot No. 2), and a 431.43 acre lot (proposed Lot No. 3), on property located in the AG-II-100 Zone; and to determine the project is exempt from environmental review pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Numbers 129-030-009, -013, -014, -016, -017, -020, 129-040-002, -003, -008, -010, and -014 through -017, located on both sides of the intersection of Foxen Canyon Road and Santa Maria Mesa Road in the Santa Maria area, Fifth Supervisorial District.

**ACTION:**      **Approved the project.**

**Blough/Ferini      Vote: 5-0**  
**10 day appeal period; fee required.**

4. **CEQA Training**

The Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff. (Continued from 2/22/17)

**ACTION:**      **Continued the project to the hearing of March 29, 2017, at the request of the Commission.**

**Blough/Brooks      Vote: 5-0**  
**Appeal process not applicable.**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

\_\_\_\_\_  
Dianne M. Black  
Secretary to the Planning Commission