

Orella Ranch
12750 Calle Real
Goleta, California 93117

April 13, 2017

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

Via email: sbcob@co.santa-barbara.ca.us

Subject: Long Range Planning Division - Annual Work Plan: Agricultural Second Units

Dear Chair Hartman and Members of the Board of Supervisors,

My family owns and operates the Orella Ranch which is located on the Gaviota Coast and has been in our family since 1866.

Our comments address the Long Range Planning Division's Annual Work Plan and the proposed project to consider Agricultural Second Units on property zoned AG-II. We support the recommendations of the Agricultural Advisory Committee and echo their position that making Agricultural Second Units an allowed use on AG-II zoned property is a matter of fairness.

We believe that it is not fair to exclude AG-II properties from this housing opportunity. Currently, Agricultural Second Units are allowed in both the inland and coastal portions of the AG-I zone and other residential districts. The County has a permit path established for a landowner who desires to make an application. The process is expensive, time consuming and requires the landowner to address impacts such as visual issues, natural and cultural resources, and any traffic impacts. Accordingly, any impacts associated with the application will be mitigated or otherwise minimized. Making Agricultural Second Units an allowed use in AG-II lands provides the landowner with an option to pursue this rigorous process with the goal to create generational housing for family members who want to continue to work on the farm or ranch. If multigenerational agricultural viability is what the County values, then it must allow at least two residential units per parcel. Concern that these units would be built for the purposes of rentals is unfounded since the total cost of permitting and construction would never justify the revenue generated by the rental.

Further, we strongly approve of the Agricultural Advisory Committee's recommendation that the Board of Supervisors could address this matter by directing the Planning Department to include Agricultural Second Units as a component of your already approved Agricultural Tiered Permit Program.

Last year, the Board of Supervisors adopted the Gaviota Coast Plan, which included a proposal for an Incentive Dwelling Unit. Unfortunately, that program was so narrowly crafted, that it made the program virtually worthless to Gaviota landowners who are not adjacent to an existing or proposed public trail route.

We believe that this approach is more practical and would provide landowners an opportunity to apply for a second unit which could help keep their families connected to the land.

Thank you for the opportunity to present these comments. We hope that a positive discussion on the Agricultural Second Unit Program will occur during your deliberations and your Board would incorporate this change to the Agricultural Permit Tier Program to provide landowners a truly meaningful opportunity to promote agriculture viability and protect our County's agricultural heritage for future generations.

Sincerely,

Mark and Susie Tautrim

Guner Tautrim

CC: Dr. Glenn Russell, Director Planning and Development Department