



COUNTY OF SANTA BARBARA

AGRICULTURAL ADVISORY COMMITTEE

January 7, 2009

Farm Bureau Office
180 Industrial Way
Buellton, Ca

APPROVED MINUTES

These minutes reflect the actions and general discussion of the Committee.

The Agricultural Advisory Committee was called to order by Kari Campbell-Bohard, Chair, at 2:00 pm at the Farm Bureau Office in Buellton.

COMMITTEE MEMBERS PRESENT:

Brian Caird
Kari Campbell-Bohard, Chair
Dorothy Laine
Willy Chamberlin
Richard Quandt
LeRoy Scolari
Paul Van Leer
June Van Wingerden

COMMITTEE MEMBERS ABSENT:

Grant Cremers, Vice-Chair
Greg France
Carl Stucky

STAFF MEMBERS PRESENT:

Dianne Black, Nathan Eady, Mike Hays & Stephanie Stark, Planning and Development
Bill Gillette, Agricultural Commissioner's Office
Cecelia Brown, Planning Commissioner

NUMBER OF INTERESTED PERSONS: 10

- I. Pledge of Allegiance
- II. Public Comment - No public comments were made.

III. Minutes:

Motion: Dorothy Laine moved, seconded by Leroy Scolari and carried by a 5-0-3 vote to approve the December 3, 2008 minutes. June Van Wingerden, Brian Caird and Willy Chamberlin abstained.

IV. Report from Agricultural Commissioner & Planning Director

John Baker, the Planning Director/Assistant CEO, was not present. Bill Gillette, the Agricultural Commissioner, addressed the Committee:

Agricultural Land Use Planner –Mike Hays, the new Agricultural Land Use Planner, was introduced to the Committee. Mike summarized his prior work experience and degrees. One of his top priorities is to develop an agricultural buffer policy for the County.

The AAC had questions about the status of the Permit Coordination Program. A Committee member wrote a letter requesting Mike Hays be put in charge of the program. Bill Gillette responded the County received the letter and efforts to move forward are being made.

V. Report From Agricultural Planner – Stephanie Stark

The County has been on furlough for two weeks and there was nothing to report.

VI. New Air Pollution Rules – Tom Murphy, APCD

Tom Murphy summarized the Air Resources Board (ARB) new diesel emissions reductions program as it relates to agriculture. The new regulation, Section 2025, passed on December 12, 2008, addresses in-use diesel fueled agricultural vehicles. It does not affect tractors and low mileage vehicles but does apply to stationary engines. Most of the engines are already registered and the focus is on Tier 3 engines (100-750 engine horsepower). Tom distributed a requirement time table, fact sheet and summary of the new regulation. Please contact Tom or the Ag Commissioner's Office for additional questions about the regulation or grant funding available for compliance costs. The AAC thanked the APCD for working with the ag community.

VII. Hunter/La Purisima Project – Nathan Eady, Planning and Development

On December 11th, the Planning Commission (PC) requested the AAC review the application for potential impacts on agriculture. Nathan Eady, planner for the project, briefly summarized the project. Comments from the applicant's representative, public and AAC followed. The AAC received a pre-meeting packet consisting of a project summary, maps, and basic questions to consider when reviewing the project. The project is located on Highway 246 near Lompoc and includes a proposal to change the land use designation of three parcels from Agriculture to Resort/Visitor Serving Commercial. The General Plan Amendment would subsequently allow the development of an 80 room resort, restaurant, spa, banquet facility and 85 clustered casitas. The project site contains a 100 acre golf course and no agriculture. Surrounding ag uses include row crops, dry farming, and cattle grazing. Staff does not support the project and has recommended denial. Public comments included concerns about impacts to adjacent farmland, issues with water run off, impacts on County ag land,

and support for the project due to the lack of impacts to ag land. AAC comments regarding the project and impacts to agriculture included:

- The original CUP conditions for the golf course protected ag, yet there is no ag on the parcel.
- Potentially productive ag land is on site and the project would convert it to non-ag uses.
- The site is not farmed and is close to existing development. Impacts are minimal to ag. If the project is ultimately denied, a similar proposal may be on more productive farmland.
- The project may prohibit intensifying farming practices of adjacent ag land. For example converting grazing land and dry farmland to irrigated ag.
- The project could create land use conflicts with nearby agriculture and force them out of farming.
- The casitas may create land use conflicts with adjacent ag and buffers should be considered.
- Water runoff may become an issue for adjacent ag operations.
- Support services proposed by the project may benefit the ag industry.
- Rezoning land from Ag to Visitor/Serving could set a bad precedent on rural land countywide.

The AAC thanked the PC and P&D staff for referring the project to the AAC. Most members were very concerned about the precedent the project may set and strongly advised the Planning Commission to address a development project of this magnitude comprehensively and not on a case by case basis.

Motion:

The Agricultural Advisory Committee recommends the Planning Commission not initiate this project or any other rezone from Agriculture to Resort/Visitor Serving Commercial until such time the County undertakes a comprehensive review of Visitor Serving uses and compatibility with agricultural land. Richard Quandt moved, seconded by Brian Caird and the motion passed by a 7-1-0 vote. June Van Wingerden opposed.

VIII. Joint Meeting with the Planning Commission – Dianne Black

The focus of the meeting is on the PIT process. Bill Gillette will make a brief presentation about ag in the County at the beginning of the meeting. Although the format is not finalized, the Ag Advisory Committee will be discussing ag related PIT issues with the Planning Commissioners. The meeting will be On January 28th, around 9 am in the Santa Maria Government Center on Betteravia Road. Remote testimony will be available at the PC hearing room in Santa Barbara. AAC will receive a pre-meeting packet and definite time soon.

IX. Reports from Committee Members

- LAFCO Subcommittee – Paul represented the AAC at the last LAFCO meeting. LAFCO’s definition of agriculture may affect how services are extended into agricultural land. In addition to Paul, Willy Chamberlin, Kari Campbell-Bohard, and June Van Wingerden volunteered to be on the subcommittee. Bill Gillette will convey this information to the LAFCO chair, Bob Braitman. The subcommittee will report back to the AAC as needed.
- June Van Wingerden informed the AAC that Carpinteria growers provided much of the flowers in the last New Years Day Rose parade.

X. Adjourn at 4:50pm

NEXT MEETING: The Joint AAC and Planning Commission meeting is on **Wednesday, January 28th**. The next AAC meeting is on **Wednesday, February 4th** from 2:00 – 4:30 pm at the Farm Bureau Building meeting room located at 180 Industrial Way in Buellton. *Remember parking is allowed along Industrial Way or in one of the few parking stalls located in front of the building to the left of the sycamore tree.*