

AGRICULTURAL ADVISORY BOARD

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA

6:30 PM, MONDAY, May 14th, 2018

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Approval of Minutes
April 9th, 2018
3. Public Comment
4. Staff Presentation: Agricultural Resources and Agricultural Buffer
5. Discussion on Proposals by the AAB to be presented to County Council
6. Discussion on Marketing and Advertising of the AAB
7. New Business
8. Old Business
9. Adjourn

Anyone wishing to submit written comments to the Agricultural Advisory Board can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at achapman@oconeesc.com.



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MINUTES

6:30 PM, Monday, April 9th, 2018

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Ms. Sewell District 1
Mr. Hollifield District 2
Mr. Land District 4
Ms. Willoughby District 5
Ms. Alexander At-Large
Mr. Blanton At-Large
Mr. Howard Ex-Officio

Staff Present: Adam Chapman, Zoning Administrator

Media Present: None

1. Call to Order

Mr. Blanton called the meeting to order at 6:30

2. Approval of Minutes

March 12th minutes: Motion for approval by Mr. Land, seconded by Ms. Alexander.
Unanimous vote for approval.

3. Staff Recommendations

Mr. Blanton gave Ms. Sewell time to brief the AAB on the FARM center's progress.

Ms. Sewell noted the completion of the driveway, the upcoming rodeo and other matters related to the FARM center.

Staff recommended that in order to move the AAB's goals forward that the following plan, if received well by the AAB be put in place:

- a. Work on the Agricultural Element of the Comprehensive Plan
- b. Create a "How to get started farming in Oconee County" book.
- c. Organize a "Market-to-Table" cooking contest
- d. Once items a-c above were in motion, utilize the OEA's offer to create the AAB a website

Staff noted that items “b” and “c” above were yet to be discussed but if the AAB wanted they could create a proposal to bring before County Council for inclusion in the FY2018-2019 budget.

4. Discussion of Agricultural Element for the 2020 Comprehensive Plan.

Mr. Blanton gave Ms. Sewell time to brief the AAB on the FARM center’s progress. Ms. Sewell noted the completion of the driveway, the upcoming rodeo and other matters related to the FARM center. Staff briefed the AAB on the Planning Commission’s workshop with County Council in regards to the Comprehensive Plan. Staff gave a brief set of questions for the Board members to fill out regarding the Comprehensive Plan.

5. Discussion on Marketing and Advertising of the AAB: Logo, Proposed How-to-Farm Oconee County Manual, Proposed Market-to-Table program, Website.

- Logo: Staff noted that the Chamber of Commerce had graciously given the AAB permission to utilize a logo that the Chamber had created previously. Mr. Blanton asked for a motion to be made to vote the logo as the AAB official logo. Mr. Hollifield made the motion, Ms. Alexander seconded it, vote was unanimous
- Proposed How-to-Farm Oconee County Manual: Staff noted that Mr. Blanton, Mr. Land and staff met regarding this item since the last meeting. Staff noted this could be an excellent project for the AAB. Staff gave the opinion that this could be accomplished at a meeting or at a subcommittee meeting. Mr. Blanton asked for a motion to create a sub-committee, Mr. Land made the motion, Ms. Willoughby seconded the motion, vote was unanimous. Ms. Alexander, Ms. Willoughby and Mr. Land volunteered for the sub-committee. Meeting date to be established.
- Proposed market-to-table contest: Ms. Sewell proposed a contest to include the farmer’s market and roadside stands with a cooking contest to be sponsored by the AAB. Ms. Sewell volunteered to head up the project and create the proposal.
- Website : Mr. Blackwell had offered to staff the willingness of the OEA to create a simple website for the AAB once content was available.

6. Discussion on 150th anniversary events and data

Ms. Sewell noted some of the 150th anniversary events happening. Ms. Alexander is still looking for more agriculture related facts. Ms. Alexander volunteered to go speak on behalf of the AAB at the first Council meeting in May to continue raising awareness of agriculture’s impact in the County.

7. Old Business

None

8. New Business

None

9. Adjourn

Mrs. Alexander made the motion, Mr. Land seconded the motion. 7-0 in favor.

DRAFT

American Planning Association National Planners Conference



- 10 Agriculture related sessions, attended four
- 1 Agriculture Tour – six urban farms/gardens/foodsystem

- Farm friendly county in a farm friendly state
- Zoning helps protect against the negative externalities of development
- Seniors own 40%+ of farmland
- Regulation for Agri-tainment, Agri-hoods
- Create permanently protected farmland

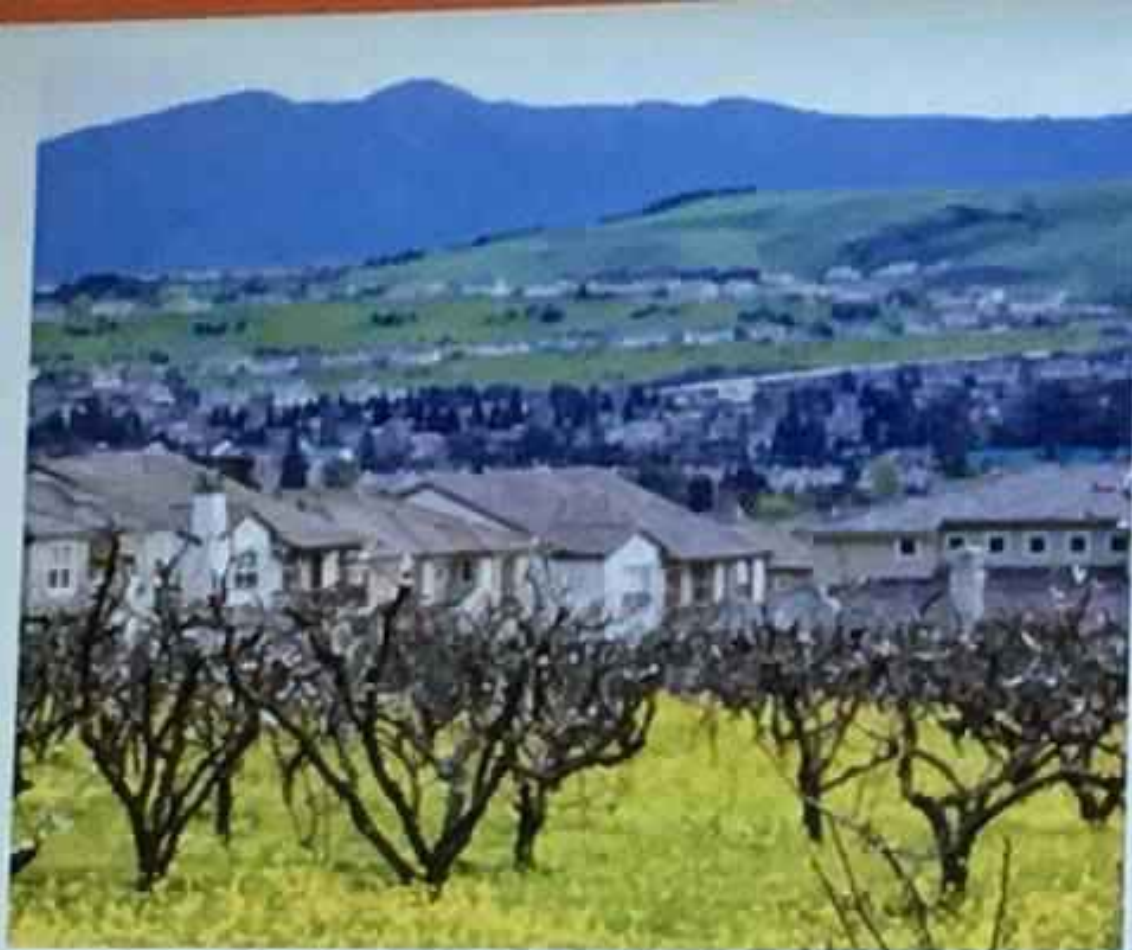
- Farmbudsman
- Robust agri-food support group
- Strong tradition of agriculture
- Local food in schools
- Farm tour for Council members
- Urban growth boundary
- Buffer by residential next to ag 50-200ft

The Planner's Strongest Allies: Successful Farmers



*NPC18 Conference
April 24, 2018*

*Julia Freedgood, American Farmland Trust
Joel Devalcourt, Greenbelt Alliance
Greg Holmes, 1000 Friends of Oregon
Kathy Macpherson, Friends of the Greenbelt Foundation*



Introductions

Planning for Farms in Scott County

Timothy Huey

Farms Under Threat: Let's Plan for Ag

Julia Freedgood

Farms Under Threat: What's in Store?

David Theobald

Discussion: What Planners Can Do

Bread & Butter: Planning for Farms

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

GOAL 3: AGRICULTURAL LANDS

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy.











GROW DAT

YOUTH FARM

















Links to resources

- <http://growdatyouthfarm.org/>
- www.Farmland.org
<http://www.farmlandinfo.org/>
- Conservation Science Partners
<http://www.csp-inc.org/>
- USDA food development tool kit
<https://www.ams.usda.gov/sites/default/files/media/Toolkit%20Designed%20FINAL%203-22-16.pdf>
- <https://www.farmland.org/>
- <http://scfarmtoinstitution.com/farm-to-institution/>

- TDR conservations tools.org
<https://conservationtools.org/guides/12-transfer-of-development-rights>
- Greenbelt Alliance
<https://www.greenbelt.org/>
- Food and Farming and action plan 2021
- <http://www.foodandfarming.ca/food-and-farming-action-plan/>
- Agriculture Economic Development: a resource guide for communities
<https://www.usda.gov/media/press-releases/2012/07/20/usda-announces-federal-resource-guide-assist-rural-communities>

- Agricultural economy

<https://www.ers.usda.gov/data-products/ag-and-food-statistics-charting-the-essentials/ag-and-food-sectors-and-the-economy/>

- Food systems network

<http://www.foodsystemsnetwork.org/>

- Rouge Valley Food systems

<http://rvfoodsystem.org/>

- 1000 friends of Oregon.

<http://www.friends.org/>

- <http://www.recirculatingfarms.org/>

- <https://localfoodeconomics.com/>

ATTACHMENT 2: ORDINANCE

ORDINANCE NO. 4851

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING DIVISION 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, DIVISION 35.11, GLOSSARY, AND ADD A NEW APPENDIX I TITLED "AGRICULTURAL BUFFER IMPLEMENTATION GUIDELINES", TO IMPLEMENT A NEW AGRICULTURAL BUFFER REGULATION.

Case No. 12ORD-00000-00011

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 35.3, Site Planning And Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended by adding Section 35.30.025, Agricultural Buffers, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

35.30.025 – AGRICULTURAL BUFFERS

- A. Purpose and intent.** The purpose of agricultural buffers is to implement adopted Comprehensive Plan policies that assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County through establishing development standards that provide for the creation of buffers between agricultural uses and new non-agricultural development and uses. The intent of agricultural buffers is to minimize potential conflicts between agricultural and adjacent land uses that result from noise, dust, light, and odor incidental to normal agricultural operations as well as potential conflicts originating from residential and other non-agricultural uses (e.g., domestic pets, insect pests and invasive weeds).
- B. Applicability.** This Section applies to all discretionary applications for non-agricultural development and uses (project) which satisfy all of the following criteria:
1. The project site is located within an Urban or Inner-Rural Area, or an EDRN, as designated on the Comprehensive Plan maps; or located on property zoned industrial that is located in the Rural Areas as designated on the Comprehensive Plan maps.
 2. The project site is located immediately adjacent to land that is:
 - a. Located in a Rural Area as designated on the Comprehensive Plan maps, and
 - (1) Has an agricultural zone designation as identified in Section 35.014.020 (Zoning Map and Zones) or Section 35-52 (Zoning District Designations and Applicability) of Article II, the Santa Barbara Coastal Zoning

Ordinance or Article V of Ordinance No. 661, excluding state or federally owned land, or

- (2) Is subject to a contract executed in accordance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.

C. Exceptions. This Section does not apply to the following:

1. Single-family dwelling, residential second units and residential accessory structures.
2. Farm employee dwellings and farm labor camps.
3. Non-agricultural, discretionary development approved prior to [the effective date of this Ordinance].
4. Changes to a non-agricultural, discretionary project approved prior to [the effective date of this Ordinance], provided that prior to an action by the review authority to approve an application in compliance with Subsection 35.84.040 C or D the review authority shall first determine that the changes to the project proposed by the application do not result in any new or greater impacts to agriculture than those resulting from the already approved project.
 - a. If the review authority cannot make the determination required in compliance with Subsection C.4, above, then the project shall be subject to the provisions of this Section.
5. **Non-commercial agricultural uses.** An agricultural buffer is not required adjacent to a common lot line between the project site and an adjacent agriculturally zoned lot if the adjacent lot is used for non-commercial agriculture.
6. State and County roadway projects.
7. Lot line adjustments and modifications to lot line adjustments that
 - a. Do not exceed a 10 percent increase or decrease in the area of the smallest existing lot; and
 - b. Do not result in an increase in the number of developable lots in compliance with Subsection 35.30.110.B.3.c.

D. Agricultural buffer requirements. All applications subject to this Section shall designate and maintain an agricultural buffer on the project site in compliance with this Section.

1. **Agricultural buffer width.** The width of the agricultural buffer shall be in compliance with the range of agricultural buffer widths as shown in the following Table 3-1 (Range of Agricultural Buffer Widths). Ranges are provided because unique circumstances may require the buffer width to be adjusted; however, the agricultural buffer width as adjusted shall neither be less than the minimum buffer width nor greater than the maximum buffer width shown in the following Table 3-1 (Range of Agricultural Buffer Widths). If the proposed project is located adjacent to a lot that contains both Production Agriculture and Rangeland or Pastureland, then the

most protective buffer:

- a. Shall be applied adjacent to any portion of the common lot line between the project site and the adjacent agriculturally zoned lot where Production Agriculture is immediately adjacent; and
- b. May be applied to any portion of the common lot line between the project site and the adjacent agriculturally zoned lot where Production Agriculture is not immediately adjacent, if Production Agriculture is located on the adjacent lot within the distance, as measured from the common lot line, that is equal to the width of the required buffer that would otherwise be applicable to the project site.

Refer to Section II.C. (Agricultural Buffer Width Adjustment) of the Agricultural Buffer Implementation Guidelines (Appendix I) for guidance.

Table 3-1 - Range of Agricultural Buffer Widths

Project Land Use or Zoning	Project Location	Minimum Buffer Width (feet)	Maximum Buffer Width (feet)
Commercial or Industrial	Adjacent to production agriculture	100	300
	Adjacent to rangeland or pastureland	100	150
Residential, not located on a Small Lot located within an Urban Area	Adjacent to production agriculture	200	300
	Adjacent to rangeland or pastureland	100	150
Residential, located on a Small Lot located within an Urban Area	Adjacent to production agriculture	100	200
	Adjacent to rangeland or pastureland	100	150
Sensitive Non-agricultural Uses	Adjacent to production agriculture	300	400
	Adjacent to rangeland or pastureland	100	150

2. **Agricultural buffer location.** The agricultural buffer shall be located:
 - a. On the lot on which the non-agricultural project is proposed.
 - b. Adjacent to the common lot line between the project site and the adjacent agriculturally zoned lot.
3. **Agricultural buffer width measurement.** The agricultural buffer width shall be measured from the common lot line between the project site and the adjacent agriculturally zoned lot. The agricultural buffer shall be coterminous with the length of said common lot line.
4. **Agricultural buffer width adjustment.** The following factors shall be considered when determining the agricultural buffer width in compliance with Subsection D.1 (Agricultural buffer width), above. See the Agricultural Buffer Implementation Guidelines (Appendix I) for guidance in determining the appropriate agricultural buffer width.
 - a. **Site-specific factors.** The following factors shall be considered when

determining the agricultural buffer width:

- (1) Crop type/agricultural practices.
 - (2) Elevation differences and topography.
 - (3) Extent and location of existing non-agricultural development.
 - (4) Location of existing roads or naturally occurring barriers.
 - (5) Historical land use on the agricultural lot.
 - (6) Future farming potential of the agricultural lot.
 - (7) Site design of the non-agricultural proposal.
 - (8) Non-agricultural lot size/configuration.
 - (9) Prevailing wind direction.
- 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 it may be adjusted in compliance with Subsection D.4.a (Site-specific factors). See Subsection F.3 for vegetative screening criteria and the Agricultural Buffer Implementation Guidelines (Appendix I) for guidance.
- c. **Constrained agricultural areas.** If the adjacent lot is used for production agriculture and contains land areas that are constrained by physical features or easements such that those land areas cannot be used for agriculture, then the agricultural buffer width may be reduced on the project site by an amount equal to the width of the constrained land area located on the adjacent agricultural lot, provided:
- (1) The physical feature is permanently part of the landscape (e.g., a protected riparian area, or rock out-cropping); and
 - (2) The physical feature or easement precludes any kind of agricultural use and be located adjacent to the non-agricultural project site.
5. **Comprehensive Plan consistency.** Where Comprehensive Plan policies and this Section both address agricultural buffer requirements, the most protective agricultural buffer requirement shall prevail.
6. **Reasonable use.** This Section is not intended, and shall not be construed as authorizing the review authority acting in compliance with 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.
7. **Buffer recordation.**
- a. **Notice to Property Owner required.** Prior to the approval of a Land Use

Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearance) following the approval 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. Said Notice shall include:

- (1) An exhibit showing the location of the agricultural buffer by metes and bounds description or surveyor's description.
- (2) The uses that are allowed within the agricultural buffer in compliance with Section 35.30.025.E (Allowable uses within agricultural buffers).
- (3) The Landscape, Lighting and Irrigation Plan in compliance with Section 35.30.025.F (Agricultural buffer Landscape, Lighting and Irrigation Plan requirements).
- (4) The Maintenance Plan in compliance with Section 35.30.025.G (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 subject to this Section.

E. Allowable uses within agricultural buffers. The property owner shall use his best efforts to consult with the adjacent agricultural land owner(s) 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 incorporate site design and other features that are compatible with agriculture.

1. Unrestricted uses within agricultural buffers. Subject to other provisions of this Section, or other provisions of the County Code, the following uses may 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 hedges exceeding three feet in height.
- d. Oil and gas, wind energy and cogeneration facilities that are:
 - (1) Permitted in compliance with Article 35.5 (Oil and Gas, Wind Energy and Cogeneration Facilities), or
 - (2) Operated in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).
- e. Natural waterways including rivers, creeks, lakes, ponds, and flood plains.

- f. Signs.
- 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. Utility lines and facilities.
- j. Any other use determined by the review authority to be consistent with the purpose and intent of the buffer requirement.
- k. Modifications or additions to structures legally existing as of [the effective date of this ordinance] 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. **Restricted uses within agricultural buffers.** Subject to other provisions of this Section, or other provisions of the County Code, the following uses may be allowed within the agricultural buffer provided they are not located any closer to the common lot line between the project site and the adjacent agriculturally zoned lot than half the width of the buffer. This requirement may be modified by the review authority when it is determined that strict compliance with this section is not required to minimize conflicts with adjacent agriculture.
- a. Industrial or commercial loading docks and rear service areas.
 - b. Landscaping and vegetative screening.
 - c. Lighting.
 - d. Non-habitable structures such as those used for storage.
 - e. Parking areas including carports and garages.
 - f. Public and private open space areas with limited passive recreational uses such as trails, bike paths and walking paths.
 - g. Roads and transportation infrastructure.
3. **Prohibited uses within agricultural buffers.** Recreational uses such as parks, picnic areas, playgrounds and ball fields shall not be allowed in an agricultural buffer.
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 the Development Code.
5. The unrestricted uses, restricted uses and prohibited uses within the designated agricultural buffer shall be included as a condition of approval of the approved project.

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:

- a. Graphically depict and label the agricultural buffer.
 - b. Graphically depict and label the following elements within the agricultural buffer:
 - (1) Erosion control measures.
 - (2) Hardscape.
 - (3) Irrigation systems.
 - (4) Landscaping, vegetation, and materials.
 - (5) Lighting.
 - c. Incorporate Low Impact Development (LID) measures to maximize runoff retention and groundwater infiltration on-site.
 - d. Incorporate a fence or other barrier that complies with the Development Code, with a minimum height of six feet, that discourages trespassing and domestic animals from crossing the common lot boundary between the project site and the adjacent agricultural land.
 - e. Prohibit the planting or installation of turf within 50 feet of the adjacent agricultural land 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, lighting and irrigation are 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 agriculture.
 - b. Shading of adjacent agricultural crops shall be minimized.
 - c. To the maximum extent feasible, the plants shall be fire resistant and drought-tolerant or low water use.
 - d. The plants shall not be considered noxious according to Section 4500 of the California Code of Regulations 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 D.4.b (Vegetative screening adjacent to production agriculture), the vegetative screen shall be consistent with the requirements in this Subsection F (Agricultural buffer Landscape, Lighting and Irrigation Plan requirements) and shall be in compliance with 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 be compatible with the requirements in Subsection E (Allowable uses within agricultural buffers).
 5. The applicant shall provide a signed and notarized agreement and a performance security acceptable to the 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 Director.

G. Agricultural buffer maintenance requirements.

1. A Maintenance Plan shall be required that provides for the maintenance of the agricultural buffer for the life of the project. The Maintenance Plan shall:
 - a. Include provisions for managing agricultural pests such as vertebrate pests, invasive weeds, and crop threatening insects. Integrated Pest Management practices shall be used to the extent feasible.
 - b. Include provisions for removing weeds, trash and debris.
 - c. Provide for regular fuel management and removal of accumulated plant matter within the agricultural buffer so as to minimize fire risk.
 - d. Be consistent with the requirements in Subsection F (Agricultural buffer Landscape, Lighting and Irrigation Plan requirement).
 - f. Provide for the regular maintenance of the elements as described in Subsection F (Agricultural Buffer Landscape, Lighting and Irrigation Plan requirements).

H. Future conversion of adjacent agricultural land. If the underlying purpose for the agricultural buffer no longer exists, the review authority, upon application for permit revision in compliance with Division 35.8, (Planning Permit Procedures), may remove agricultural buffer requirements originally required in compliance with this Section.

I. Findings. In addition to other findings that may be required, the review authority shall not approve or conditionally approve any application subject to the requirements of this Section for which an agricultural buffer is required unless it first makes all of the following findings:

1. The design and configuration of the agricultural buffer minimizes, to the maximum extent feasible, conflicts between the adjacent agricultural and non-agricultural uses which are the subject of the permit application.
2. The Landscape, Lighting, Irrigation and Maintenance Plans are compatible with the character of the adjacent agricultural land and the rural setting.

SECTION 2:

DIVISION 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add the following definitions of “Buffer, Agricultural”, “Production Agriculture”, “Rangeland or Pastureland”, “Sensitive Non-agricultural Uses” and “Small Lot” to read as follows:

Buffer, Agricultural. A designated width of land used to minimize potential land use conflicts between non-agricultural development/uses and adjacent agricultural uses. The following terms are defined for the purposes of Section 35.30.025 (Agricultural Buffers).

1. **Production Agriculture.** A commercial agricultural operation that excludes rangeland or pastureland operations. Production agriculture allows for a change of crop or fallow periods.
2. **Rangeland or Pastureland.**
 - a. Land that is not currently used for agricultural production but is used for the grazing or pasturing of livestock, such as cattle and horses, which may also include facilities for confining animals, but not involving a commercial livestock feed or sales yard or dairy.
 - b. Land which is limited in its potential use, as defined by soils or other constraining factors, from supporting production agriculture. See the Agricultural Buffer Implementation Guidelines (Appendix I) for details.
3. **Sensitive Non-agricultural Uses.** Child care facilities, educational facilities, medical facilities, schools, student dormitories, senior housing, and other similar uses.
4. **Small Lot.** A lot equal to or smaller than one-half acre that is located adjacent to an Urban Boundary Line as designated on the Comprehensive Plan maps.

SECTION 3:

Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add a new Appendix I titled “Agricultural Buffer Implementation Guidelines” to read as follows:

Appendix I - Agricultural Buffer Implementation Guidelines

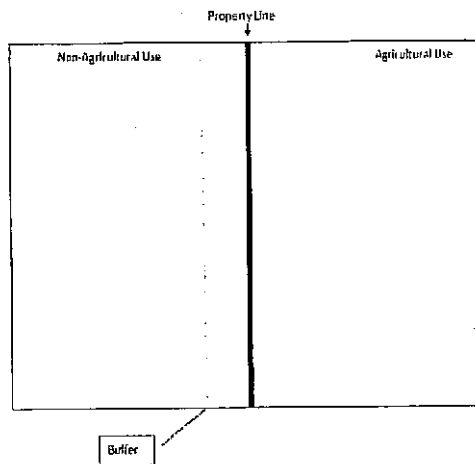
- I. **Purpose and Intent.** The Agricultural Buffer Implementation Guidelines (Guidelines) are intended to assist planners and the review authority in implementing the requirements contained in Section 35.30.025 (Agricultural Buffers). Specifically, the guidelines assist with (1) determining buffer widths for a proposed project, (2) identifying locations of proposed development and land uses allowed within the agricultural buffer (3) clarifying the process and, (4) incorporating site design concepts that are compatible with agriculture.
- II. **Agricultural Buffer Width Adjustment.** The Agricultural Buffer Width table in Subsection 35.30.025.D (Agricultural Buffer Requirements) contains ranges for the buffer

width. The minimum buffer width minimizes potential land use conflicts to a reasonable, typical level. However, ranges are provided because circumstances may require the buffer width to be adjusted.

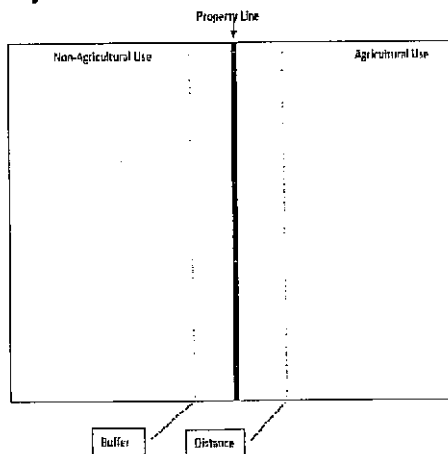
- A. The following site specific factors may warrant an increase in the width of the required buffer:
1. **Crop type/agricultural practices.** Crop type influences agricultural practices. Rotational crops such as strawberries and vegetables require intensive farming practices that generate substantial amounts of dust, odors, noise and other irritants. Crops that utilize intensive farming practices may warrant an increase in the buffer.
 2. **Elevation differences and topography.** Elevation differences and topographical features, such as a valley or hill, affect air flow and may separate agriculture and non-agricultural development and uses. Projects located on terrain that provides no natural separation between agricultural and non-agricultural development and uses may warrant an increase in the buffer width.
 3. **Location of existing roads or naturally occurring barriers.** An increase in buffer width may be warranted if such features are absent or ineffective because of wind direction, terrain or other reasons.
 4. **Historical land use on the agricultural lot.** The agricultural lot may currently be fallow, in between plantings, planted with a temporary crop (such as a cover crop) or may have supported crops in the past. Therefore, if the agricultural lot is not currently used for agriculture, a buffer may still be warranted if the lot was used for agriculture within the last 10 years. If the project applicant claims a buffer is not required due to existing lack of agriculture on the agriculturally zoned lot, the project applicant must prove the land was not used for agriculture within the last 10 years. The Department of Conservation's Important Farmland Maps and aerial imagery can provide historical agricultural use information.
 5. **Future farming potential of the agricultural lot.** A buffer width increase may be warranted if the current agricultural use is rangeland/pastureland or not currently used for agriculture but the soils have the potential to support higher value crops and there is a source for agricultural water. For the purposes of these Guidelines, land has future farming potential if its predominant soil type has an irrigated land capability classification of Class I, Class II, Class III or Class IV as defined by the Natural Resource Conservation Service (NRCS) soil survey maps for Santa Barbara County. Land has limited farming potential if its predominant soil type has an irrigated land capability classification of Class VI, Class VII, or Class VIII. Santa Barbara County does not have Class V soils.
 6. **Site design of the non-agricultural proposal.** Non-agricultural projects with site design features that contribute toward potential land use conflicts may warrant a buffer width increase. See Section V (Site Design) of these Guidelines for a discussion on site design.
 7. **Prevailing wind direction.** Consider a buffer width increase if the prevailing wind blows from the agricultural lot toward the non-agricultural lot.

- B. If an increase in the width of the buffer is warranted based on site specific factors, the following additional factors may offset a buffer width increase:
1. **Non-agricultural lot size and configuration.** If a lot cannot reasonably accommodate a buffer increase because of lot size or configuration, consider redesigning the project or applying the minimum buffer width. Refer to Section 35.30.025.D.6. (Reasonable use) of this Development Code.
 2. **Extent and location of existing non-agricultural development.** An increase in buffer width may not be warranted if the project applicant can demonstrate that the agricultural lot has already been severely impacted by existing non-agricultural development and uses adjacent to the agricultural lot.
 3. **Vegetative screening adjacent to Production Agriculture.** In compliance with Section 35.30.025.D.3.b. of this Development Code, if the project is adjacent to production agriculture and site specific factors warrant a buffer width increase, vegetative screening may be used to offset an increase in the buffer width. For example, a commercial development proposed adjacent to production agriculture would require a minimum 100 foot buffer as per Section 35.30.025.D.1 of this Development Code. The Department and Agricultural Commissioner's Office may recommend a buffer width increase due to site specific factors (e.g. increase an additional 50 feet or 100 feet). The Department and Agricultural Commissioner's Office may also recommend the use of a vegetative screen and reduce the buffer width increase. The vegetative screen may mitigate only a portion of the buffer width increase (e.g. offset 50 feet of a 100 feet buffer width increase).
- C. If the agricultural lot contains both Production Agriculture and Rangeland or Pastureland and the Production Agriculture is not immediately adjacent to common lot line between the project site and the adjacent agriculturally zoned lot where the Production Agriculture is located, Section 35.30.025.D.1.b (Agricultural buffer width) of this Development Code describes how to determine the buffer width. The following steps and diagrams illustrate how to determine the buffer width for those scenarios.

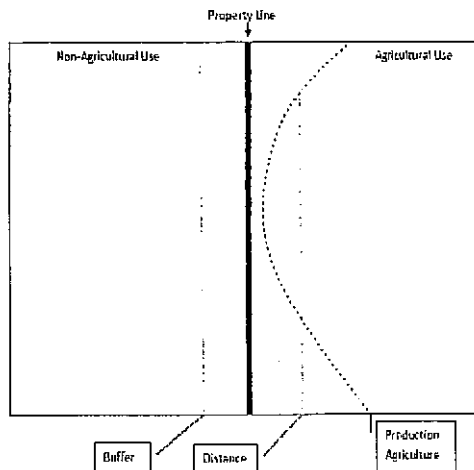
Step 1. Determine the buffer width required for the proposed use for the adjacent Rangeland or Pastureland.



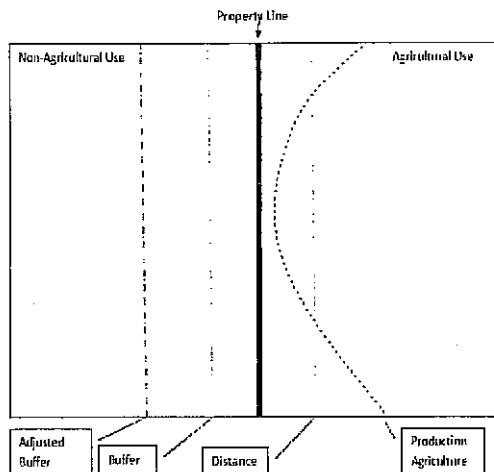
Step 2. Take the distance determined in Step 1 and apply it to the agricultural use side of the property line.



Step 3. Determine if the production agriculture is within the distance as determined in Step 2.



Step 4. If the Production Agriculture is within the distance as determined in Step 2, then the adjusted buffer is the buffer width that would be applied for Production Agriculture. For example, if the Agricultural Buffer width is 200 feet for the proposed use when adjacent to Production Agriculture, the adjusted buffer width would be 200 feet.



III. Allowable Uses Within Agricultural Buffers. Section 35.30.025.E (Allowable uses within Agricultural Buffers) specifies unrestricted uses and restricted uses within the buffer.

- A. Unrestricted uses are compatible with agriculture because they do not invite visitors, do not require frequent maintenance, and do not attract wildlife. Uses that invite visitors or attract wildlife may conflict with agriculture and the location of such uses is restricted within the buffer.
- B. **Restricted Use Modification.** The Department, in consultation with the Agricultural Commissioner's Office, may recommend that the review authority modify a restricted use within the agricultural buffer if it can be determined that strict compliance with

Section 35.30.025.E (Allowable uses within Agricultural Buffers) is not required to minimize conflicts with adjacent agriculture. To determine if the restricted use modification is warranted, the Department may consider site specific factors, agricultural practices and input from adjacent agricultural land owners/ property operators.

IV. Application Procedures.

- A. **Prior to application submittal.** It is recommended the applicant meet with the Department, the Agricultural Commissioner's Office, and adjacent landowners (in conjunction with property operators) to discuss the non-agricultural project's compatibility with adjacent agriculture and application of proposed agricultural buffer requirements. Applicants are encouraged to include site planning and project design features that are compatible with adjacent agriculture.
- B. **Project review.** During the application review process, the Department should consult adjacent agricultural landowners (in conjunction with property operators) whenever possible to discuss the proposed non-agricultural development.
- C. **Recommendations.** For all discretionary development applications subject to the provisions of Section 35.30.025 (Agricultural Buffers) of this Development Code, the Department in consultation with the Agricultural Commissioner shall review the permit application and make recommendations to the review authority concerning buffer width, uses within the buffer, the Landscape, Lighting and Irrigation Plan, and the Buffer Maintenance Plan.

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 by incorporating creative site planning and project design concepts such as:

- A. Locating outdoor use areas such as backyards, patios, and playgrounds, away from agricultural areas.
- B. Terminating roads away from agricultural areas to reduce trespassing on agricultural land.
- C. Including the use of sound proof construction materials such as double pane windows. See *Guide to Edge Planning - Promoting Compatibility Along Urban-Agricultural Edges*, British Columbia, Ministry of Agriculture and Lands, June 2009.
- D. Clustering of buildings to maximize buffering between residences and agriculture.

SECTION 4 :

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 5:

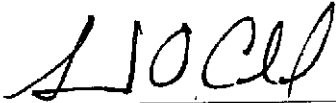
Except as amended by this Ordinance, Division 35.3 and Division 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 6:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 9th day of April, 2013, by the following vote:

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino
NOES: None
ABSTAINED: None
ABSENT: None



SALUD CARBAJAL
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By 

Deputy Clerk

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 

Deputy County Counsel

AGRICULTURAL ADVISORY BOARD



Oconee County Agricultural Advisory Board promotion: "Directory of Agricultural Resources"

Purpose:

The Oconee County Agricultural Advisory Board (AAB) is proposing the creation of a Directory of Agricultural Resources. Agriculture is the oldest industry in Oconee County and currently has 23 century farms (farms in existence over 100 years) as well as being in the top 10 of South Carolina agriculture with over 884 farms located in the County, 60 of those farms with vegetable production with over 40 of those harvesting 269 acres to sell direct to consumers at local markets. Oconee County, as of the 2012 agricultural census ranks:

- 2nd in poultry production
- 6th in equine
- 8th in cattle, sheep and goats
- 10th in total Ag. sales in SC

The objective of this proposed project is to assist current farmers in growing their operations and to encourage new farmers to join the long history of agriculture in Oconee County.

Benefits:

A major benefit of this Directory will be the creation of a centralized document that will allow interested parties to access multiple resources in one place. This will allow existing and potential farmers the opportunity and knowledge to access information more efficiently and effectively. This will bolster the County's economic portfolio. The community will benefit by having access to local, fresh, healthy produce. Restaurants will benefit from having a larger basket of food to choose from. The ancillary supporting businesses (feed, hardware, inputs, fuel, etc.) will benefit from increased farming activities, creating a larger economic impact.

Marketing:

1. Create a PDF (no printing costs)
2. Place links to the document on the Oconee County website
3. Creation of an mobile app (eventually)

AGRICULTURAL ADVISORY BOARD



Oconee County Agriculture Advisory Board promotion: '2018 'Market -to-Table' Recipe Contest and "Market-to-Table" Recipe Taste Contest

Purpose:

The Oconee County Agriculture Advisory Board is promoting a 'Market-to-Table' Recipe and "Market-to-Table" Recipe Taste Contests to promote Local Oconee County Growers and Producers. Encouraging Local Food shoppers share their favorite recipes featuring Locally grown and produced products.

Benefits:

Communities benefit from local food in many ways: boosts economy, increases health. Improves food safety and has a positive effect on the environment. This Receipt Contest will benefit the ABA and Local Agriculture Community in several ways including:

- Market local growers and producer's products
- Engage community with our Markets
- Contribute to Market research
- Introduce the AAB to the Community

Marketing:

1. Poster- professionally printed, displayed at various locations throughout county.@50
 - a. Cost-\$50.00-75,00
2. Entry form- printing inhouse, printable online (250-1000)- for Markets and Growers
 - a. Cost-paper cost
3. AAB Banner – for use at Farmers Market and Fair, future AAB activities
 - a. Cost-\$40-60
4. Table Cover - for use at Farmers Market and Fair, future AAB activities
 - a. Cost-\$200.00
5. Brochure holders
 - a. Cost-\$7-10 each
6. #Oconee Grown Market Bags

**2018 'Market -to-Table' Recipe Contest
and "Market-to-Table" Recipe Taste Contest
Entry Form**

1. Enter Name and Contact information:

Name: _____

Phone: _____

Address: _____

Email: _____

2. Recipe Title/Category: _____

3. Written Recipe:

4. Describe featured ingredients and Vendor (Farmer's, Roadside, or Certified SC Market and/or grower or producer name):

Ingredient - Vendor

5. Submit Photos:

6. Sign and Date Entry form: Oconee County and the Agricultural Advisory Board reserves the right to use recipe entries in all promotional avenues generated from this event.

Entrant Signature

Date

2018 'Market -to-Table' Recipe Contest and "Market-to-Table" Recipe Taste Contest

The Oconee County Agriculture Advisory Board is promoting a 'Market-to-Table' Recipe and "Market-to-Table" Recipe Taste Contests to promote Local Oconee County Growers and Producers. Encouraging Local Food shoppers share their favorite recipes featuring Local Ingredients in 3 recipe categories: Appetizer /Dessert, Side-Dish, and Main Entrée. Preliminary contests held in June, July, and August. "Market-to-Table" Recipe Taste Contest to be held in September at the SC Heritage Fair. Contests are open to all local food shoppers

'Market -to-Table' Recipe Contest

Each entry will be reviewed by members of the AAB and assigned points according to the following categories: Point totals determine winners.

Use of featured local ingredient ... 50pts
Originality25 pts
Presentation25 pts
Extra Points for Family Heirloom
or Local Historical Recipe..... +10 pts

Four winners each month, 1 from each Category and a "Best Overall" winner with the highest points overall. Recipe Contest winners announced the Last Saturday of June, July, and August at the Foothills Heritage Market and on the AAB Webpage. Entrants may submit multiple recipes for consideration, only one entry per entrant will be considered in the Final Taste Contest. If entrant wins more than one of the monthly contests the next highest point entry will be entered in the taste contest.

"Market-to-Table" Recipe Taste Contest

Winners from monthly Market -to-Table' Recipe Contest: "Best Overall" winners and the Category winner with the highest point total from all preliminary contests will be entered in the "Market-to-Table" Taste Contest. Held in September at the SC Heritage Fair. A local chef will prepare the 4 winning recipes. Samples will be served to the judges, who will vote for their favorite. The Dish receiving the most votes will win the "Market-to-Table" Taste Contest.

Contest Rules and Instructions

1. Submit Contact Information.
2. Indicate Category: 3 categories: Appetizer/Dessert, Side Dish, Main Entrée.
3. Submit recipe. Include Full recipe, ingredient list, and detailed instructions for preparation. Must be in writing and feature locally grown or produced ingredients.
4. List featured ingredient(s) and Vendor.
5. Eligible ingredients must be grown or produced in Oconee County. Ingredients must be available from producers and be available at Farmer's, Certified SC Grown Markets, Roadside Stands, or any established location where Oconee County farmers sell their products.
6. 75% of ingredients must be grown or produced in Oconee County.
**Spices or condiments are excluded from the 75% requirement (i.e. salt, milk, oil)*
7. Submit Photos. Photos will increase point total. Photos should depict you with the Local grower or producer, you at the market or on the farm, raw ingredients, step by step photos, and/or finished dish.
8. Complete and Sign entry form.
9. Email, or deliver entries on or before the 25th of June, July, and August for monthly contests.