



# Environmental Scoping Document

## **for the Agricultural Enterprise Ordinance Revised Project Description**

Project Website:

<https://www.countyofsb.org/728/Agricultural-Enterprise-Ordinance>

Contact:

David Lackie, Supervising Planner  
(805) 568-2023  
[dlackie@countyofsb.org](mailto:dlackie@countyofsb.org)

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Planning and Development Department  
Long Range Planning Division  
123 E. Anapamu St. • Santa Barbara, CA 93101  
(805) 568-2000

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## 1.0 Purpose

This environmental scoping document describes the proposed Agricultural Enterprise Ordinance (Ag Enterprise or the project), which is part of a multi-phase work program to consider allowing additional uses on lands zoned for agriculture. The future phase will address an additional, broader range of potential uses that are not within the scope of this project.

This revised project description expands upon the previous environmental scoping document (published on March 8, 2022), to also consider the following changes:

- Add farmstays as a proposed use on lands zoned Agricultural II (AG-II) in the unincorporated areas of Santa Barbara County.
- Revise premises acreages to align with established acreage ranges in the Comprehensive Plan Land Use Element and County Zoning Ordinances (e.g., 100 acre and 320 acre minimums). The premises acreage ranges apply to proposed campgrounds, educational experience or opportunity, and small-scale events.

The changes described above are included in Table 5-2.

This environmental scoping document provides a preliminary review of the project's potential environmental impacts in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.). This scoping document, along with comments received in response to the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the project, will assist the County of Santa Barbara, as the lead agency for the preparation of the EIR for the project, in identifying environmental impacts that must be evaluated in the EIR.

## 2.0 Background

CEQA requires the preparation of an EIR to inform the public and decision-makers of the potential environmental effects of the proposed regulations. According to CEQA Guidelines Section 15151, an EIR should include a "sufficient degree of analysis, or scope, to provide decision-makers with information that enables them to make a decision which intelligently takes account of environmental consequences."

The EIR for the project will evaluate the environmental impacts of anticipated activities resulting from the implementing ordinance language. The environmental analysis will be based on the project description and will set forth mitigation measures to be included as development standards or requirements in the ordinance amendments or other documents (e.g., the Agricultural Preserve Uniform Rules) in order to avoid or reduce significant impacts identified in the environmental analysis.

## 3.0 Project Description

This section describes the proposed project, including the applicant/lead agency, project location, project summary, and project adoption and implementation actions.

The following project description is based on general direction from the Board of Supervisors (Board) at its hearing on November 17, 2020, and input provided to staff as part of the following outreach efforts:

- Responses from 137 people to a public survey that was available during the month of March, 2021.

- Three virtual public workshops held on March 24, July 15, and August 30, 2021.
- Two meetings of the Agricultural Advisory Committee held on February 4 and April 1, 2021.
- One meeting of the Land Stewardship and Carbon Farming Coalition (a subcommittee of the Santa Barbara County Climate Collaborative) on May 12, 2021.
- Comments received in response to the first scoping document circulated for public review and comment between November 22, 2021, and December 21, 2021, and at a meeting between members of the agricultural community and the Planning and Development Department Director in December, 2022.

The project description is written broadly to include a range of permitting options (i.e., from an exemption (no permit required), Zoning Clearance, or Land Use Permit/Coastal Development Permit to a Minor Conditional Use Permit/Conditional Use Permit) so the Board may rely on the Final EIR when considering a range of ordinance options that the public and others may recommend. See Section 5.0 below for a description of the permit types.

The project description set forth in this scoping document does not constitute a staff recommendation to the Board on the ordinance options to be evaluated in the EIR. Staff will formulate a recommendation upon completion of the EIR. The development standards set forth in the description below may be modified and/or augmented by mitigation measures that may be identified in the EIR.

### **3.1 Project Applicant/Lead Agency**

The County of Santa Barbara is both the project applicant and the lead agency for the proposed project.

### **3.2 Project Location**

The project would affect lands zoned Agricultural II (AG-II) in the unincorporated areas of Santa Barbara County, including the Coastal Zone. The project would not include lands within Montecito, or lands under the jurisdiction of incorporated cities, the federal government (Los Padres National Forest and Vandenberg Space Force Base), and the University of California (Figure 1). In addition, one of the proposed uses (incidental food service) would also be considered for winery tasting rooms on lands zoned Agricultural I (AG-I) (Figure 2).

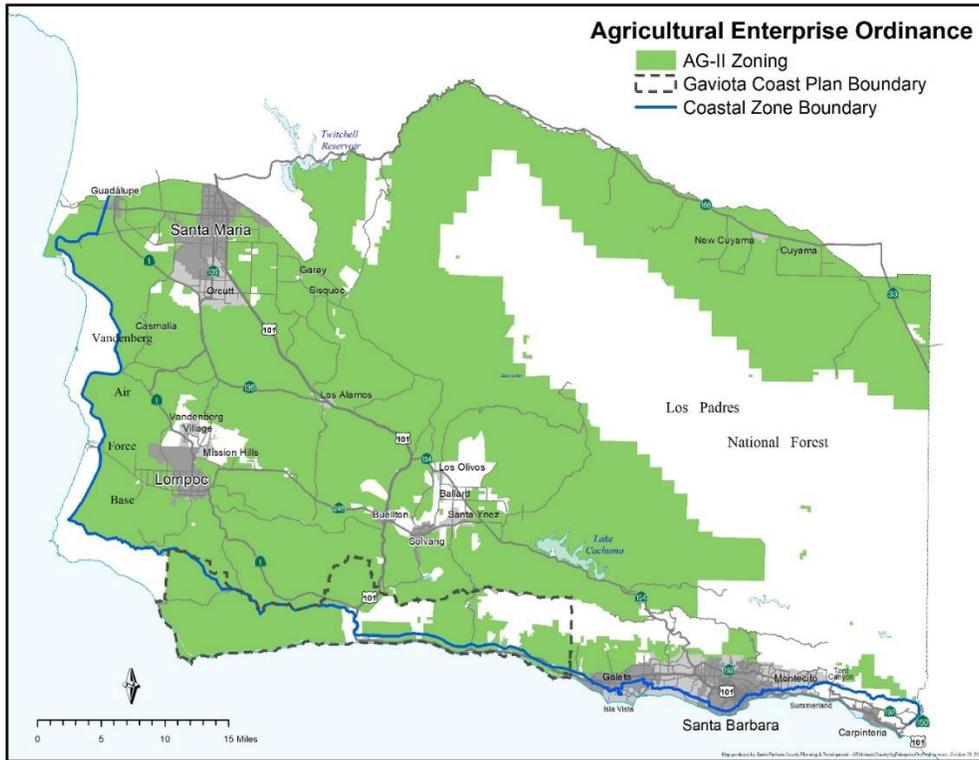


Figure 1. Agricultural Enterprise Ordinance – Location

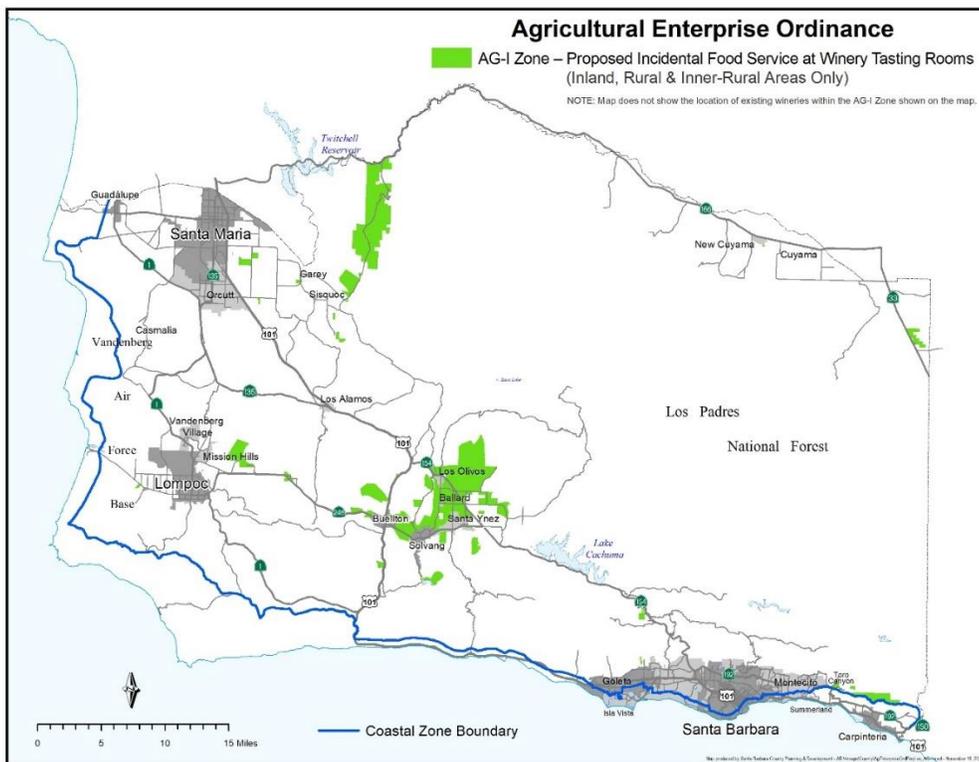


Figure 2. AG-I - Winery Tasting Rooms Only

### 3.3 Project Overview

The Ag Enterprise Ordinance project is a set of ordinance amendments that consist of two components: (1) a tiered permitting structure that would allow new and incidental, compatible, and supplemental agricultural enterprise uses on certain agricultural lands, and (2) a streamlined permit process for larger structural agricultural developments. Proposed uses include supplemental agricultural support activities, rural recreation, and agricultural tourism. The objectives of the project are to:

- Allow compatible, incidental uses that support and encourage the continuation of local agricultural operations by allowing farmers and ranchers the opportunity to generate supplemental income.
- Allow landowners to explore uses such as composting or camping at lower levels of use without incurring the higher permitting costs associated with these same uses, which currently may be allowed at any size or scale with a Conditional Use Permit.
- Employ a tiered permitting structure that would increase flexibility in permitting – that is, allow lower intensities of use with a permit exemption, Zoning Clearance or Land Use Permit in the Inland Area, or with a Coastal Development Permit in the Coastal Zone.

### 3.4 Summary of Proposed Ordinance Changes

#### 3.4.1 Incidental and Compatible Agricultural Enterprise Uses

The Ag Enterprise Ordinance would amend the County Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (Article II) to expand a tiered permitting structure, first adopted for the Gaviota Coast Plan area, to all lands zoned AG-II. The project builds on these amendments, which established permitting regulations for a variety of small-scale incidental and supplemental uses in the Gaviota Coast Plan area (listed below). The Ag Enterprise project would allow these uses on all lands zoned AG-II countywide and proposes to expand the thresholds for permit exemptions and low-level permits.

Ag processing beyond the raw state (small-scale)	Farmstays
Ag product preparation	Firewood processing and sales
Aquaponics	Fishing operation
Campground	Horseback riding
Composting	Lumber processing/milling
Farm stand	Tree nut hulling

The project also includes several additional uses pursuant to the Board's direction on November 17, 2020:

Cooking classes	Incidental food service
Educational experiences or opportunities	Small-scale events
Farm-to-table dinners	

The proposed new uses would be allowed on lands zoned AG-II countywide. In addition, incidental food service would be considered at winery tasting rooms on lands zoned AG-I, and hunting is also proposed for AG-II. The proposed ordinance amendments would employ a tiered permitting structure that would provide flexible permitting based on the size, scale, and level of intensity of the use and compliance with development standards. Small-scale uses in the Inland

Area might be exempt from planning permits or allowed with a Zoning Clearance or Land Use Permit. In the Coastal Zone, due to the Coastal Act definition of “development” and “principal permitted use,” most uses would likely require a Coastal Development Permit except farm stands that meet specific standards.

To qualify for any of these uses with a permit exemption or a low-level permit, the use must be incidental to, and supportive of, an ongoing agricultural operation located on the property. In addition, to qualify for the exemption or low-level permit the use would need to comply with size and scale criteria, as well as standards such as no additional structural development that would otherwise require a planning permit.

For most of the proposed Ag Enterprise uses, if the use is not allowed with an exemption, Zoning Clearance, or Land Use Permit (because the proposed use does not meet the criteria for the lower level permit), an applicant would have the option to apply for a Minor Conditional Use Permit or Conditional Use Permit to allow the use. A summary of proposed permitting requirements or thresholds for the agricultural enterprise uses is presented in Table 5-2 – Summary of Proposed Ordinance Amendments, beginning on page 15 near the end of this scoping document.

#### 3.4.2 Permit Streamlining for Larger Agricultural Structural Developments

The Ag Enterprise project includes an additional amendment to provide consistent permit streamlining for larger structural development throughout the AG-II zone. In 2010, the Board adopted an ordinance amending the County LUDC that revised the Development Plan thresholds for larger structural agricultural development on lands zoned AG-II. In 2016, the Board adopted, and in 2018, the Coastal Commission certified, this same amendment to Article II with minor modifications, thereby applying it to the Coastal Zone of the Gaviota Coast Plan area. The Ag Enterprise project would amend Article II to apply the same Development Plan thresholds to the remainder of the AG-II zone within the Coastal Zone, an area of approximately 6,327 acres that is located west of the City of Guadalupe (Figure 3).



Figure 3.

Currently, in the Coastal Zone on AG-II zoned lands outside of the Gaviota Coast Plan area, a Development Plan is required when the gross floor area of all structural development cumulatively amounts to 20,000 square feet or more per lot. The proposed Development Plan thresholds would be the same as those adopted for the AG-II zone in the Inland Area and in the Coastal Zone of the Gaviota Coast Plan area, and are based on several combinations of agricultural and non-agricultural structural development and lot size. In brief, a Development Plan would be required when any one of the following gross floor area thresholds is met:

- Non-agricultural structural development would total 15,000 square feet or more, cumulative;
- An individual agricultural structure is proposed to be 15,000 square feet or larger;
- An individual agricultural structure is proposed to be at least 10,000 square feet and there is another 10,000-square foot agricultural structure on the site (i.e., resulting in at least two 10,000-square foot agricultural structures on the lot); or
- The proposed structure(s) will result in a total gross floor area on a lot that exceeds the development plan threshold listed for the applicable lot area as shown in Table 17-1 of

Article II. Total gross floor area includes the gross floor area of agricultural structural development and non-agricultural structural development, both existing and proposed (Article II Subsection 35-430.E.4.a.).

### **3.5 Adoption and Implementation**

The County Planning Commission will consider and advise the Board regarding the adoption of the Ag Enterprise Ordinance. The Board will need to take the following actions in order to implement the project:

1. Adopt environmental findings, certify the EIR, and, if needed, adopt a Statement of Overriding Considerations for any unavoidable, significant environmental impacts that will result from the Project; and
2. Adopt amendments to the County LUDC and Article II to establish the land use regulations for the proposed ag enterprise uses.

In addition to the actions set forth above, the Coastal Commission must certify any amendments to the Local Coastal Program (LCP) – including Article II, as it is the implementing ordinance of the LCP.

## **4.0 Scope of the Environmental Review**

### **4.1 Overview**

CEQA requires the preparation of an EIR to inform the public and decision-makers of the project's potential environmental effects. This includes any potential environmental effects resulting from the allowance of the supplemental uses described in the project description. According to CEQA Guidelines Section 15151, “[a]n EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences.”

### **4.2 Environmental Topics to be Analyzed in the EIR**

CEQA Guidelines Section 15060(d) states that an initial study is not required in cases where preparation of an EIR is determined to be clearly required by the lead agency. Accordingly, an initial study for the project is not provided herein. However, preliminary review of the project identified the following issue areas for evaluation in the EIR. Additional environmental topics beyond what is set forth below might be added to the EIR, based on comments received in response to the NOP for the EIR and Draft EIR that will be prepared for the project.

#### *4.2.1 Aesthetics and Visual Resources*

Santa Barbara County supports a wide range of aesthetic resources, including scenic highways (e.g., State Routes 1 and 154, portion of U.S. Highway 101), scenic natural resources such as the Santa Ynez Mountains, oak woodlands, historic buildings, and areas with panoramic ocean views. As uses accessory and supplemental to agriculture, the proposed uses are intended to blend into the rural landscapes of the County, particularly when they occur within existing structures or do not require physical installations. However, grading or construction to allow some of the uses, and increased activities and visitation that could increase lighting if uses were allowed to occur during evening hours, could affect the visual character of an area. The EIR will assess the project's potential impacts on visual and scenic resources and identify mitigation measures as necessary. This includes a characterization of the existing physical setting; identification of potential impacts

upon the character of scenic areas, gateways, relevant aspects of the built environment, public open spaces, and recognized landmarks; evaluation of consistency with routes in the County designated for protection under California's Scenic Highway Program; and cumulative effects to public vistas and scenic routes.

#### 4.2.2 *Agricultural Resources*

The EIR will describe the existing agricultural operations in the County, including cultivated agriculture, grazing operations, equestrian operations, crop types and acreages, and general locations based on available data from existing sources. The EIR will assess whether the proposed project is consistent with existing agricultural preservation policies and programs or has the potential to result in potentially significant adverse effects to prime soils, State designated important farmlands (Prime, Statewide, Local, or Unique), or grazing lands. The EIR will also assess whether the project will cause potential impacts to agricultural resources, including potential conversion of agricultural land, including Williamson Act lands, to non-agricultural uses or result in land-use conflicts that impact onsite or nearby agricultural operations. The project EIR will identify mitigations for potentially significant impacts, where feasible.

#### 4.2.3 *Air Quality and Greenhouse Gas Emissions*

The EIR will describe existing conditions within the South Central Coast Air Basin and in the project vicinity, including attainment status for criteria pollutants, climatic conditions, local emissions sources, and sensitive receptors, such as schools, elder care facilities, park visitors and adjacent neighborhoods. The EIR will provide a brief description of the current regulatory setting regarding air quality and greenhouse gas emissions, and assess the potential air quality impacts from possible additional development and/or operations that could generate emissions, as well as potential impacts to air quality and greenhouse gas emissions from project-related vehicle miles traveled (VMT). The EIR will identify the need for mitigation or development standards, as necessary, to reduce significant impacts to the maximum extent feasible. It will also assess consistency with the County's 2019 Ozone Plan (previously published as the Clean Air Plan or Air Quality Attainment Plan) and Energy and Climate Action Plan.

#### 4.2.4 *Biological Resources*

Santa Barbara County supports a wide range of habitats, including oak and riparian woodlands, chaparral and coastal sage scrub, vernal pools, native grasslands, and coastal wetlands, which together support dozens of special status or sensitive species. These include rare wildlife species such as the California tiger salamander (*Ambystoma californiense*), southern steelhead trout (*Oncorhynchus mykiss*), and arroyo toad (*Anaxyrus californicus*), among others, and rare plants such as Gaviota tarplant (*Deinandra increscens ssp. Villosa*). Some proposed uses, such as a small fishing operation, would require special review of the existing biological setting and applicable State and local regulations.

The EIR will discuss the special status plant and wildlife species and habitat found within the project area and analyze the potential for significant project-specific and cumulative effects on biological resources. The analysis would be based largely on desktop research using tools such as the California Natural Diversity Data Base, National Wetlands Inventory Maps, habitat maps (e.g., Environmentally Sensitive Habitats maps in the Coastal Zone) or other data from adopted general and community plans, as well as regional plans or State and federal data. The EIR will also identify feasible mitigation measures necessary to reduce or avoid significant impacts to these resources.

#### 4.2.5 *Cultural & Tribal Cultural Resources*

The EIR will assess the potential for archaeological and historical resource impacts from the project including cumulative impacts and identify mitigation measures as necessary. The EIR will summarize the County's Assembly Bill 52 (Public Resources Code Sections 21080.3.1, 21080.3.2, and 21082.3) tribal consultation as needed.

#### 4.2.6 *Geology and Soils*

The EIR will describe the existing geologic setting, including a general characterization of County terrain, soils, seismicity, and other geologic features, such as groundwater basins and faults; and describe the existing regulatory setting, including the Alquist-Priolo Fault Maps, Dibblee Geologic Maps, Natural Resource Conservation Service soils maps, the County's Seismic Safety and Safety Element, Land Use Element, community plans, and Grading Ordinance. The EIR will assess direct, indirect, and cumulative geologic hazards and impacts posed by the project's potential new uses and development, including grading for access roads, and operations of new agricultural enterprise uses; and will identify recommended mitigation measures as needed to address geologic impacts, building from the California Building Code and the County Code.

#### 4.2.7 *Hazards and Hazardous Materials*

The EIR will describe the hazards and hazardous materials setting for the County based on existing reports, databases, and maps; assess impacts associated with hazards and hazardous materials where new agricultural enterprise uses may require a heightened level of review (e.g., processing), expose visitors to existing hazards such as pesticides, or create new hazards such as exposing visitors to potential foodborne illnesses. The EIR will identify mitigation measures, if necessary, to address hazards and hazardous materials, including consideration of existing regulations and best management practices or development standards to address how and where hazards and hazardous materials would occur in relation to the new agricultural enterprise uses. The EIR will further assess the project for consistency with requirements of federal, state, and county regulations of hazardous materials.

#### 4.2.8 *Hydrology & Water Quality*

New development and/or operation of several of the supplemental and accessory ag enterprise uses may impact surface water quality and hydrology through increased grading, vegetation clearing, erosion, and sedimentation or be impacted by flood flows from nearby rivers and creeks. In addition, some ag enterprise uses would require additional water use and wastewater disposal, which might affect surface water quality and/or groundwater quality and resources. The EIR will describe the existing regulatory setting for management of groundwater and surface waters within the County and the existing hydrologic setting, estimate current water use, analyze potential impacts to water supply (including groundwater) and water quality, and identify potential impacts associated with hydrology. The EIR will also review the potential for significant impacts related to water quality and/or drainage/flooding and identify mitigation measures where necessary.

#### 4.2.9 *Land Use and Planning*

The Ag Enterprise Ordinance would apply to the unincorporated rural lands of the County – specifically to all lands zoned AG-II, and to wineries with tasting rooms on lands zoned AG-1, which would be allowed one of the ag enterprise uses. Land use is governed by a range of County policies included in the Comprehensive Plan, as well as a range of County and state regulations

and ordinances. The EIR analysis will examine the project and identify potential land use conflicts and impacts. Potential land use conflicts between agriculture and residences may result from normal agricultural practices, such as noise, dust, light, and odors. The addition of agricultural enterprise uses may create additional noise, traffic, and light concerns. The EIR analysis will also address potential policy consistency issues regarding land use compatibility, resource preservation, rural road geometrics and safety, and other land use issues of possible community concern. The ordinance amendments will also apply in the Coastal Zone; thus, the EIR will assess the consistency of the project with coastal land uses and policies, and any potentially significant adverse effects on coastal resources resulting from the project. Finally, the EIR will identify potential mitigation measures as needed to address any adverse land use impacts.

#### *4.2.10 Noise*

Santa Barbara County's rural area is generally quiet, though agricultural operations can generate noise associated with equipment use, employment, and visitors. The project has the potential to introduce new noise generating uses into rural agricultural areas, including vehicle travel, small-scale events (e.g., use of amplified sound systems), and educational and recreational activities. The EIR will describe the existing noise setting, focusing on noise associated with roadway corridors and agricultural operations, particularly in relation to proximity to sensitive receptors. The EIR will analyze and identify the noise level impacts for the range of agricultural enterprise uses, including identifying the maximum potential construction and operational noise associated with the project to compare against noise standards. Mitigation measures will be identified for locations where sensitive receptors would be exposed to noise levels that exceed regulatory standards or where agricultural enterprise uses would cause a substantial increase in the ambient noise levels for adjoining areas.

#### *4.2.11 Public Services, Utilities, and Recreation*

New uses allowed by the proposed project may increase demand for public services, including fire protection and law enforcement, as well as other services, such as water, wastewater management, and solid waste disposal. While ag enterprise uses would most likely occur on rural agricultural lands served by private onsite wells, some uses may occur on agricultural lands served by water districts (e.g., Goleta Water District). Additionally, most rural areas of the County are designated high fire hazard areas. Response and access to rural agricultural areas can be challenging for first responders. Small-scale agricultural tourism and rural recreation (e.g., campgrounds, horseback riding) would introduce a larger albeit temporary human population onto rural lands farther from first responders.

The EIR will analyze public service, recreation, and utility issues, focusing on services that could be affected by the proposed project. Incremental increases in demand for code enforcement along with other services (e.g., road maintenance) may also occur. The EIR will assess existing service capabilities of applicable public services such as schools, police protection, and fire protection; assess potential increases in demand for other public services associated with the expansion of accessory agricultural and agricultural enterprise uses; and identify project impacts to established service standards, including emergency response standards. Where feasible, mitigation measures will be proposed to reduce or eliminate significant impacts.

#### 4.2.12 Transportation

The County supports a diverse transportation network, including U.S. Highway 101, State Routes 1, 154, 166, and 246, and rural roads accessing agricultural areas in the county. Public transit service, pedestrian, and bicycle facilities are present in virtually all communities in the County, although these become much less prevalent in the more rural AG-II zoned lands of the County. Most rural agricultural roads contain incomplete or no pedestrian and bike facilities and lack safe links to urban communities. Though the scale of the proposed uses under the project is relatively small, they would result in new uses in these rural areas, with the potential for increases in new vehicular trip generation, vehicle miles traveled (VMT), possible safety hazards associated with increased traffic and pedestrian or bicycle use, and limited increases in demand for active transportation linking these new facilities to the communities. These issues may increase if more than one accessory use is allowed on a site.

Transportation impacts may result from the expansion of agricultural enterprise uses as would be allowed by the proposed project. Many of the County's existing AG-II lands and AG-I winery tasting rooms are located in the Rural and Inner-Rural areas accessed by rural roads that are often characterized by narrow travel lanes and limited sight distances. The rural roads also serve a variety of land uses, including agricultural (horse trailers, tractors, etc.), recreational (cyclists), and rural residential uses. The EIR will evaluate existing County traffic volume data, project trip generation/distribution, level of service calculations, VMT impacts, geometric hazards, accident data, and safety issues including evacuation/emergency access; identify potential construction-related traffic impacts; assess the project's long-term operational impacts associated with the expansion of agricultural enterprise uses; evaluate the project's cumulative effects to transportation based on regional development trends; and identify feasible mitigation measures to address significant impacts.

#### 4.2.13 Wildfire

The California Department of Forestry and Fire Prevention (CAL FIRE) identifies much of Santa Barbara County's rural lands as being located within High and Very High Fire Hazards Severity Zones. The project would include a variety of uses that would increase visitation and temporary human populations on rural agricultural lands and increase wildfire ignition sources. The EIR will assess existing conditions as they relate to wildfire risk and evaluate the potential increase in wildfire danger that could result from the project. The EIR will identify mitigation measures where necessary to reduce or eliminate impacts to these resources.

#### 4.2.14 Cumulative Impacts

CEQA Guidelines Section 15355 defines "cumulative impacts" as follows:

*"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.*

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts*

*can result from individually minor but collectively significant projects taking place over a period of time.*

The EIR will assess the significant cumulative impacts to which the project may make a “cumulatively considerable” contribution (CEQA Guidelines Section 15130).

### **4.3 Alternatives Analysis**

The EIR will describe a reasonable range of alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, as required by CEQA Guidelines Section 15126.6. The alternatives discussion in the EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the project. The EIR will programmatically describe the major characteristics and significant environmental effects of each alternative. The EIR analysis will also include a brief discussion of each alternative considered but rejected from further analysis in the EIR (CEQA Guidelines Section 15126.6).

### **4.4 Other CEQA Required Discussions**

The EIR will include a section that addresses other issues for which CEQA Guidelines Section 15126 requires analysis beyond the environmental topical areas described above. In this section, the EIR will analyze the project’s additional possible impacts, including growth inducement and significant irreversible environmental changes.

## **5.0 Description of Permit Types and Summary Table of Proposed Ordinance Amendments**

For each of the proposed uses in the Ag Enterprise Ordinance, the Summary Table (Table 5-2) commencing on page 15 presents: (1) a level of use that would allow the use to be exempt from zoning permits (Exempt), and (2) greater intensities of use that could be allowed with a Zoning Clearance (ZC), Land Use Permit (LUP), Coastal Development Permit (CDP), Minor Conditional Use Permit, or Conditional Use Permit (CUP).

A use that is exempt from zoning permits still must comply with applicable standards of the LUDC (Inland Area) or Article II (Coastal Zone). Issuance of an exemption from the Planning and Development Department is not required, but may be obtained upon request.

A ZC is a ministerial zoning permit that Planning and Development Department staff issues for certain development and uses within the Inland Area of the county, to ensure that a project complies with required development standards. A ZC is not noticed and is not appealable.

An LUP is a Planning Director-approved discretionary zoning permit for certain development and uses within the Inland Area of the county. An LUP is not subject to a hearing; however, Department staff issues a public notice of a pending approval decision regarding an LUP, so that neighbors are notified of the potential new development and/or uses that will result from it. An LUP may be appealed.

In the Coastal Zone, due to the Coastal Act definition of “development” and “principal permitted use,” a CDP would be required for all uses except farm stands that meet specific standards. CDPs are Planning Director-approved discretionary zoning permits that are subject to the specific noticing and administrative appeal procedures set forth in Article II, in order to satisfy requirements of the Coastal Act.

Minor CUPs and CUPs are discretionary zoning permits for uses that are typically inappropriate for certain zones but, under certain conditions, may be allowed. Decision-makers must make certain, heightened findings (e.g., findings related to neighborhood compatibility) that differ from other zoning permits, in order to approve Minor CUPs and CUPs. The Zoning Administrator is the decision-maker for Minor CUPs and the County Planning Commission is the decision-maker for CUPs. The hearings for these permits are noticed and the decisions may be appealed to a higher review authority (e.g., Board of Supervisors).

The zoning permit options are summarized in Table 5-1, below.

<b>TABLE 5-1 – PERMIT TYPE SUMMARY</b>				
<b>Permit Type</b>	<b>Noticing</b>	<b>Hearing</b>	<b>Decision-maker</b>	<b>Appealable</b>
ZC	No	No	P&D Director	No
LUP	Yes	No	P&D Director	Yes
CDP	Yes	No	P&D Director	Yes
CDP (H) with hearing	Yes	Yes	Zoning Administrator	Yes
Minor CUP	Yes	Yes	Zoning Administrator	Yes
CUP	Yes	Yes	Planning Commission	Yes

The Board of Supervisors will decide whether the proposed uses and development described in the Summary Table will require a zoning permit and, if so, the type of zoning permit required. This project description provides a broad range of policy options that will be considered in the EIR in order to provide the Board of Supervisors the opportunity to consider these policy options for the Project. All uses in the Summary Table are proposed for the AG-II zone only, unless otherwise stated.

**Table 5-2 – Summary of Proposed Ordinance Amendments**

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
<i>Rural Recreation Uses</i>				
Campground	A site for temporary occupancy by campers which may include individual campsites. May include accommodations for recreational vehicles.	N/A	<p><b># campsites per premises size</b></p> <p>≤ 100 ac – up to 15 sites</p> <p>&gt; 100-320 ac – up to 20 sites</p> <p>&gt; 320 ac – up to 30 sites</p> <p>2 vehicles per campsite</p> <p>Landowner may provide no more than one of the following semi-permanent accommodations per campsite:</p> <ul style="list-style-type: none"> <li>• park trailer</li> <li>• yurt or tent cabin</li> <li>• Airstream or other RV trailer</li> </ul> <p>30 day max stay</p>	<p>Larger campgrounds, guest ranches, or those otherwise not complying with standards for ZC/LUP/CDP may be allowed with CUP per existing regulations</p> <p>(LUDC Subsection 35.42.240.B)</p>
Farmstays	Transient lodging visitor-serving accommodations provided as part of a working farm or ranch operation. Lodging and food service is only available to registered guests of the farmstay operation.			
	Maximum guests/bedrooms	N/A	<p>ZC: 10 guests/4 bedrooms</p> <p>LUP/CDP: 15 guests/6 bedrooms</p>	15 guests/6 bedrooms

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
	Farmstay accommodations	N/A	<p>ZC/CDP: Existing principal dwelling only.</p> <p>LUP/CDP (H): Existing principal dwelling, conversion of existing building/structure, proposed cottage, park trailer, or any combination thereof.</p>	Existing principal dwelling, conversion of existing building/structure, proposed cottage, park trailer, or any combination thereof.
	Location	N/A	<p>ZC/CDP: Existing principal dwelling only.</p> <p>LUP/CDP (H): Clustered in proximity to existing principal dwelling.</p>	Principally clustered in proximity to existing principal dwelling; a portion of accommodations may be located in remote envelope not to exceed 1 acre.

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
Educational Experience or Opportunity	<ul style="list-style-type: none"> <li>• Small guided tours of farm or ranch</li> <li>• Academic and technical training for farmers and ranchers in all areas of the agricultural sciences and agricultural business</li> <li>• Educational workshops and experiences for the general public regarding the agricultural and natural resources on the premises including:                             <ul style="list-style-type: none"> <li>• larger guided farm and ranch tours</li> <li>• botany</li> <li>• bird and wildlife viewing and studies</li> <li>• photography</li> <li>• astronomy</li> <li>• and other similar agricultural, natural resources, and cultural educational experiences</li> </ul> </li> </ul>	<p><b>Small Guided Tours</b></p> <p>15 attendees max per small guided tour</p> <p>Not more than 80 small guided tours per year</p> <p><b>Other Educational Experiences or Opportunities</b></p> <p>≤ 100 ac – 50 attendees max</p> <p>&gt; 100-320 ac – 75 attendees max</p> <p>&gt; 320 ac – 100 attendees max</p> <p>Not more than 24 days per year</p> <p><b>Annual Maximum Attendance</b></p> <p>Any combination of small guided tours and other educational experiences or opportunities may be allowed; however, the maximum annual attendance shall not exceed:</p> <p>≤ 100 ac – 1,200 attendees</p> <p>&gt; 100-320 ac – 1,800 attendees</p> <p>&gt; 320 ac – 2,400 attendees</p>	<p><b>Small Guided Tour Option:</b></p> <p>15 attendees max per small guided tour</p> <p>Not more than 128 small guided tours per year</p> <p><b>Other Educational Experiences or Opportunities</b></p> <p>≤ 100 ac – 80 attendees max</p> <p>&gt; 100-320 ac – 120 attendees max</p> <p>&gt; 320 ac – 150 attendees max</p> <p>Not more than 24 days per year</p> <p><b>Annual Maximum Attendance</b></p> <p>Any combination of small guided tours and other educational experiences or opportunities may be allowed; however, the maximum annual attendance shall not exceed:</p> <p>≤ 100 ac – 1,920 attendees</p> <p>&gt; 100-320 ac – 2,880 attendees</p> <p>&gt; 320 ac – 3,600 attendees</p>	<p>Education activities that do not comply with standards for exemption or ZC/LUP/CDP may be allowed with a Minor CUP per existing regulations as a “similar gathering”</p> <p>(LUDC Subsection 35.42.260.F.9)</p>
Fishing and/or Hunting Operation	<p>The activity of catching/killing fish and/or other animals, either for food or as a sport.</p>	<p>20 participants daily maximum</p> <p>No new structures or additions requiring planning permits</p>	<p>30 participants daily maximum</p> <p>Gross floor area of any new structures is less than 600 sq. ft.</p>	<p>Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP</p>

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
Horseback Riding <sup>1</sup>	Fee-based rental of horses for riding on the farm or ranch (includes allowing someone to bring own horse to ride on the farm or ranch).	24 participants daily maximum No new structures or additions requiring planning permits	<b>Inland:</b> Operation that does not comply with standards for exemption may be allowed with LUP (LUDC Subsection 35.21.030.E Table 2-1, as part of an equestrian facility)	<b>Coastal:</b> Operation that does not comply with standards for CDP may be allowed with a CUP (Article II Subsection 35-69.4.2)
Incidental Food Service at Winery Tasting Rooms in AG-I and AG-II	Provision of food that is incidental and subordinate to the winery tasting room.	Non-potentially hazardous pre-packaged food (CA Retail Food Code Section 113871.(c) and 114365.5.(b)) (e.g., shelf stable, refrigeration not required)  Potentially hazardous pre-packaged food (CA Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control)  Prepackaged meals or picnics (e.g., salads & sandwiches)  Food truck  Catered food	Provision of foods that exceed those allowed through an exemption including an outdoor BBQ or pizza oven that is not part of a food truck or catered food operation <sup>2</sup>  Service limited to the hours of operation of the tasting room	N/A

<sup>1</sup> The LUDC already allows any kind of equestrian facility (including horseback riding and rentals, riding academy or lessons, horse exhibition facilities, etc.) on AG-II with a LUP with no defined size limits or operational restrictions (LUDC Subsection 35.21.030.E, see Recreation section of Table 2-1). This project proposes to allow a small-scale horseback riding operation without a permit. Additionally, the LUDC allows the commercial boarding of animals (including horses) for members of the public without a permit on AG-II provided there are no other equestrian activities that would require the equestrian facility LUP (LUDC Subsection 35.42.060.D Table 4-2). In the Coastal Zone, in general, commercial boarding of animals (including horses) is allowed with a CDP and public riding stables and other equestrian facilities may be allowed with a CUP. Within the Gaviota Coast Plan area, horseback riding is allowed with a CDP with Hearing.

<sup>2</sup> New food preparation area in an existing or new structure may require a change to the winery’s operational Development Plan.

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
<p>Incidental Food Service  (not at winery tasting rooms)</p>	<p>Provision of food that is incidental and subordinate to the primary agricultural use of the property.</p> <p>Incidental food service only allowed in conjunction with another ag enterprise activity that brings the public to the farm or ranch, such as farm stand, u-pick, educational experience or opportunity, horseback riding, fishing operation.</p>	<p>Non-potentially hazardous pre-packaged food (CA Retail Food Code Section 113871.(c) and 114365.5.(b)) (e.g. shelf stable, refrigeration not required)</p> <p>Potentially hazardous pre-packaged food (CA Retail Food Code Section 113871) (e.g., perishable, may require refrigeration or other temperature control)</p> <p>Prepackaged meals or picnics (e.g., salads &amp; sandwiches)</p> <p>Food truck</p> <p>Catered food</p>	<p>Outdoor BBQ or pizza oven that is not part of a food truck or catered food operation but is incidental to another ag enterprise use that brings the public to the farm or ranch.</p>	<p>N/A</p>
<p>Small-Scale Events (Mix and Match)  (winery events are governed by winery ordinance and permits approved thereunder, LUDC Section 35.42.280)</p>	<p>May include any combination of the following:</p> <ul style="list-style-type: none"> <li>• farm-to-table dinners</li> <li>• cooking classes</li> <li>• weddings</li> <li>• receptions</li> <li>• parties</li> <li>• writing or yoga workshops</li> <li>• non-motorized trail runs, bike races, equestrian endurance rides, and similar activities</li> <li>• similar gatherings</li> </ul> <p>Events may be commercial</p>	<p>≤ 100 ac – 50 attendees max</p> <p>&gt; 100-320 ac – 75 max</p> <p>&gt; 320 ac – 100 max</p> <p>Not more than 8 days per year</p> <p>Not more than 2 days per month</p>	<p>≤ 100 ac – 80 attendees max</p> <p>&gt; 100-320 ac – 120 max</p> <p>&gt; 320 ac – 150 max</p> <p>Not more than 12 days per year</p> <p>Not more than 3 days per month</p>	<p>Events that do not comply with standards for exemption or ZC/LUP/CDP may be allowed with Minor CUP pursuant to existing regulations  (LUDC Subsection 35.42.260.F.9)</p>

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
<i>Supplementary Agricultural Uses</i>				
Ag Processing Beyond the Raw State (small-scale)	Small-scale processing beyond the raw-state of agricultural products produced on the same site or from other properties. Does not include agricultural uses that are already subject to ag processing standards (e.g., winery or cannabis).	All material to be processed originates from the premises  No new structures or additions that would require planning permits	All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties  No more than 49% of total volume of processed products may originate from off the premises  Any new structures limited to less than 5,000 sq. ft. gross floor area <sup>3</sup>	Ag processing that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP.
Ag Product Preparation	Drying, freezing, pre-cooling, packaging of ag products, and milling of flour, feed, and grain. Does not include agricultural uses that are already subject to ag processing standards (e.g., winery or cannabis).	All material originates from the premises  No new structures or additions that would require planning permits	All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties  No more than 49% of total volume of processed products may originate from off the premises  Any new structures limited to less than 5,000 sq. ft. gross floor area <sup>3</sup>	Ag product preparation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP.
Aquaponics	A closed system of aquaculture in which the waste produced by farmed fish or other aquatic creatures supplies the nutrients for plants grown hydroponically, which in turn purify the water in the system.	No new structures or additions that would require planning permits	Operation that requires new structures or additions that would require planning permits	N/A

<sup>3</sup> Standard is proposed to be consistent with similar existing standards in the LUDC and Article II.

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
Composting	A commercial facility that produces compost from the organic material of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.	<p><b>Small General Composting</b></p> <p>Feedstock may be any combination of green material, agricultural material, food material, and vegetative food material</p> <p>Maximum amount of feedstock and compost, alone or in combination on-site at any one time (<math>\leq 100 \text{ yd}^3</math> and <math>\leq 750 \text{ ft}^2</math>)</p> <p>No limit on amount that can be sold or given away annually (14 CCR § 17855(a)(4))</p> <p><b>Agricultural Material Composting</b></p> <p>Agricultural material derived from an agricultural site and returned to the same site or agricultural site owned or leased by the owner, parent, or subsidiary</p> <p>No more than 1,000 cu yd of compost product may be given away or sold annually (14 CCR § 17855(a)(1))</p> <p>Landowner may conduct both operations if they are separated clearly (spatially or otherwise) so that resources and operations are not commingled</p>	<p><b>Small General Composting</b></p> <p>Feedstock may be any combination of green material, agricultural material, and vegetative food material</p> <p>Maximum amount of feedstock and compost, alone or in combination may not exceed 1,000 yd<sup>3</sup> onsite at any one time</p> <p>No limit on amount that can be sold or given away annually</p> <p><b>Agricultural Material Composting</b></p> <p>If feedstock is limited to agricultural material, agricultural material composting operations may handle an unlimited quantity of agricultural material on the site and may sell or give away any or all compost they produce (14 CCR § 17856)</p> <p>Landowner may conduct both operations if they are separated clearly (spatially or otherwise) so that resources and operations are not commingled</p>	<p>Larger operations and/or other composting operations that include food material, vegetative food material, and/or other feedstock materials may be allowed with a CUP pursuant to existing regulations (LUDC Section 35.42.100)</p>

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
Farm Stand	Revises regulations for farm stands on AG-II to be consistent with state law regulating farm stands (CA Retail Food Code Section 114375).	<p>If a structure is required for sale of ag products, it must occur within an existing agricultural structure or from a separate stand, not exceeding 800 sq. ft.</p> <p>Allows sale of artisanal crafts (up to 20% of floor area)</p> <p>Up to 50 sq. ft. of sales area for bottle water, sodas, &amp; other non-hazardous foods produced offsite.</p>	<p>New farm stand structure up to 1,500 sq. ft. may be allowed</p> <p>Allow sales of artisanal crafts (up to 20% of floor area)</p> <p>Up to 50 sq. ft. of sales area for bottle water, sodas, &amp; other non-hazardous foods produced offsite</p>	N/A
Firewood Processing and Sales	The conversion of raw plant material into firewood and the sale thereof.	<p>All materials shall originate from the premises</p> <p>Premises shall be planted with the source product</p> <p>No new structures or additions requiring planning or water/wastewater permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties</p> <p>No more than 49% of total volume of processed products may originate from off the premises</p> <p>No new structures or additions that would require planning permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>

Use	Descriptions	Exempt	ZC or LUP (Inland) CDP (Coastal Zone)	Minor CUP (ZA) or CUP (PC)
Lumber Processing/Milling	A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.	N/A	<p>All materials to be processed shall originate within Santa Barbara San Luis Obispo, and Ventura counties</p> <p>No more than 49% of total volume of lumber may originate from off the premises</p> <p>Premises shall be planted with the source product</p> <p>No new structures or additions that would require planning permits</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>	<p>Operation that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP</p> <p>In compliance with Deciduous Oak Tree Protection and Regeneration ordinance</p>
Tree Nut Hulling	Removing the outer hull (also known as the husk) or shell from the nut by manual or mechanical methods.	<p>All material originates from the premises</p> <p>No new structures or additions that would require planning permits</p>	<p>All material to be processed originates within Santa Barbara, San Luis Obispo, and Ventura counties</p> <p>No more than 49% of total volume of processed products may originate from off the premises</p> <p>Any new structures limited to less than 5,000 sq. ft. gross floor area<sup>4</sup></p>	<p>Ag processing that does not comply with standards for exemption or ZC/LUP/CDP may be allowed with a CUP.</p>

<sup>4</sup> Standard is proposed to be consistent with similar existing standards in the LUDC and Article II.