

Proposed Permit Scalability for Activities on Gaviota Coast Agricultural Land			
<u>Outdoor Recreation</u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
<u>Activity</u> ^{1,2}		Exempt - (E)	Tier I - (LUP/CDP)
Campgrounds	CUP per Sec. 35.42.240 - <i>Rural Recreation</i> of the LUDC	1) Activity is incidental to agricultural operations 2) No new structure(s) that would require a permit 3) Tent camping only (i.e., no motorhomes, recreational vehicles (RVs), etc) ³ 4) No new infrastructure 5) No electricity (power) 6) No waste discharge on-site 7) Located outside of the proposed Gaviota Critical Viewshed Corridor 8) 15 or fewer campsites, with a maximum of 2 vehicles per site 9) No new impervious surfaces 10) Maximum stay of 14 days per person per year 11) Incremental increases to noise and lighting 12) No visitor serving services (i.e., laundry, showers, general store). A farm stands selling local produce is an acceptable visitor serving use.	No Tier 1
Fishing ⁴	May be considered <i>Rural Recreation</i> and require a CUP	1) Activity is incidental to agricultural operations 2) No new structure(s) that would require a permit 3) Legally permitted or existing offstream reservoirs 4) Cumulative total of 10 roundtrips per day	1) Activity is incidental to agricultural operations 2) If new structure is proposed, it must be less than 600 square feet 3) Does not interfere with agricultural production, resources, or operations on or adjacent to the lot on which it is located and does not adversely impact environmental resources 4) Cumulative total of 20 roundtrips per day
Horseback Riding	May be considered <i>Rural Recreation</i> and require a CUP	1) Activity is incidental to agricultural operations 2) No new structure(s) that would require a permit 3) Cumulative total of 10 roundtrips per day for <i>all outdoor recreation activities</i>	1) Activity is incidental to agricultural operations 2) If new structure is proposed, it must be less than 600 square feet 3) Does not interfere with agricultural production, resources, or operations on or adjacent to the lot on which it is located and does not adversely impact environmental resources 4) Cumulative total of 20 roundtrips per day
Footnotes			
1) In regards to outdoor recreation activities, motorized vehicle (i.e., trucks, ATVs, OHVs, etc) usage shall be conducted on existing ranch roads. Motorized vehicle usage shall only result in incremental increases to noise and lighting			
2) Activities will also need to follow the appropriate Santa Barbara County Fire Codes and receive Fire Department approval, as necessary.			
3) Staff will create a definition for vehicle allowances at campgrounds that would restrict RV/motorhome access to campgrounds.			
4) Activities will also need to follow all appropriate State & Federal Regulations (i.e., CA DFG, US FWS, RWQCB, etc)			

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<u>Accommodations</u> <u>/Lodging</u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
<u>Activity</u>		Exempt - (E)	Tier I - (LUP/CDP)
<p>Small Scale Guest Ranch</p>	<p>CUP per Sec. 35.21.030 - <i>Agricultural Zones Allowable Land Use</i>, Table 2-1, of the LUDC. Use is currently termed "Lodging - Guest Ranch" and is in the land use category of "Services"</p>	<p>No exemptions from permit requirements.</p>	<p>A single guest ranch may be included as part of an agricultural operation on contracted land if located on a parcel of 40 acres or greater in size within the AG-II zone district, provided all of the requirements set forth below are met. Bed and breakfasts, farmstays, and homestays are included within this category of guest ranches as long as they meet the requirements established below.</p> <ol style="list-style-type: none"> 1. The guest ranch must be housed in an existing structure at least 5 years old and shall be counted toward the maximum size allowance of the development envelope. 2. The maximum number of guests accommodated shall be 15 per night and must be accommodated in 6 or fewer bedrooms. 3. The guest ranch shall be consistent with the compatibility guidelines set forth in section 2- of these Rules. 4. Food service shall only be available to registered guests. The cost of any food service shall be included in the total price for accommodation and not charged separately. 5. The guest ranch shall be located on, and be a part of, a farm or ranch operation that produces agricultural products, and the guest ranch shall not constitute the principal land use of the premises.

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<u>Entertainment</u>		Proposed Permit Requirements	
<u>Activity</u>	<i>Existing Permit Requirements</i>	Exempt - (E)	Tier I - (LUP/CDP)
Special Events / Temporary Uses¹	<p style="text-align: center;">MCUP</p> <p>per Sec. 35.42.260.F.9 - <i>Temporary Uses and Trailers</i>, Table 4-10, of the LUDC.</p> <p>An event that would receive remuneration is currently termed a "Reception and similar gathering facilities (commercial)" and is in the land use category of "Temporary Events".</p> <p>Note: per Sec. 35.42.260.F.4, "Charitable and other noncommercial functions" are Exempt from permit requirements on a lot five gross acres or more in area when the number of persons present at the event at any one time does not exceed 300. A LUP/CDP is required when the number of persons present at the event at any one time exceeds 300.</p>	<p>1) Incidental to agricultural operations</p> <p>2) No adverse impacts to existing or potential future agricultural operations</p> <p>4) Maximum attendance of 300 people</p> <p>5) Cumulatively remains subordinate to agricultural operations</p> <p>6) 10 events per year not to exceed 3 days per event</p>	None
Footnotes			

1) A "festival permit" from the Santa Barbara County Fire Department, as well as approval from the Department of Public Health, may be required.

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<u>Agricultural Production</u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
		Exempt - (E)	Tier I - (LUP/CDP)
<p>Greenhouses (excludes seasonal or temporary shade houses and hoop structure, includes mushroom farming)</p>	<p>LUP/CDP per Sec. 35.42.140 - <i>Greenhouses</i> and Sec. 35.21.030, of the LUDC.</p>	<p>1) Greenhouse or similar structure for indoor growing up to 3,000 square feet 2) Generates no more than 10 additional vehicle roundtrips</p>	<p>1) Construction of new structure over 3,000 square feet</p>
<p>Product Preparation (incidental cleaning, grading, packing, polishing, sizing or similar preparation of crops)</p>	<p>CUP with Agricultural Industry Overlay (AIO). Not allowed in the Coastal Zone. per Sec. 35.42.040 - <i>Agricultural Processing</i> and Sec. 35.21.030, of the LUDC. Use is currently termed "Agricultural Processing - Extensive". Agricultural processing that be done with a LUP/CDP is limited a facility used for sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products (other than animal) grown on the premises.</p>	<p>1) Products grown within the Santa Barbara County 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit</p>	<p>1) Incremental impacts to noise & lighting 2) 800 - 3,000 sqft new structures 3) Products growing within the Tri Counties 4) Processing beyond the raw state</p>
<p>Bee Keeping</p>	<p>Exempt per Sec. 35.42.060 - <i>Animal Keeping</i>, Table 4-1 of the LUDC.</p>	<p>N/A - Activity to remain exempt</p>	<p>N/A - Activity to remain exempt</p>
<p>Small Animal Keeping (i.e. chickens, rabbits, etc)</p>	<p>Exempt per Sec. 35.42.060 - <i>Animal Keeping</i>, Table 4-1 of the LUDC.</p>	<p>N/A - Activity to remain exempt</p>	<p>N/A - Activity to remain exempt</p>
<p>Aquaculture/ Aquaponics</p>	<p>CUP per Sec. 35.21.030 - <i>Agricultural Zones and Allowable Uses</i> and Sec. 35.42.070 - <i>Aquaculture</i> of the LUDC. Aquaculture is currently defined as "the raising and harvesting of aquatic plant and animal organisms"</p>	<p>1) Generates no more than 10 additional vehicle roundtrips 2) No new structure(s) that would require a permit 3) A closed system</p>	<p>No Tier I.</p>

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<u>Agricultural Sales</u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
<i>Activity</i>		Exempt - (E)	Tier I - (LUP/CDP)
<p>Plant Nursery (where plants are exported from the property)</p>	<p>A commercial plant nursery is not allowed on agriculturally zoned land per the LUDC. In commercial zones, an LUP/CDP is required per Sec. 35.24.030 - <i>Commercial Zones Allowable Land Uses</i> of the LUDC. a plant nursery is defined as "a retail or commercial business where plants are grown in the ground or in containers for sale or propagation"</p>	<p>1) Material originates within the TriCounties 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit</p>	<p>1) No more than 20 vehicle roundtrips per day 2) Shade structure less than 3,000 square feet uses permeable, dark, non-reflective covering 3) No more than 10,000 square feet of total accessory structures, which includes shade structures, in the proposed critical viewshed corridor, per parcel</p>
<p>Farm Stands</p>	<p>LUP/CDP per Sec. 35.42.050 - <i>Agricultural Product Sales</i> and Sec. 35.21.030, Table 2-1 of the LUDC. Sales are exempt from permitting requirements if they meet certain standards listed in Sec. 35.42.050.C.1 and 35.42.050.D.</p>	<p>1) Material originates within the TriCounties 3) New structure(s) are less than 800 square feet 4) Incorporate new State Farm Standards Regulations per AB 2168 into the LUDC which will allow for sales of bottled water, sodas, and in a limited area, potentially nonhazardous products produced offsite. 5) Ingress and egress to agricultural sales area shall be clearly visible, and turning movements into the premises from adjacent road rights-of-way shall not create congestion or cause unnecessary slowing at access points 6) Accessory sales of artisanal crafts grown within a close proximity are allowed, but must be subordinate to farm stands sales as determined by percent sales floor area. 7) The public access to a maximum of 10,000 square feet, not including parking areas</p>	<p>No Tier 1. Activity is exempt or triggers the threshold for a development plan.</p>
<p>Firewood Processing and Sales</p>	<p>LUP/CDP or CUP per Sec. 35.25.030 - <i>Industrial Zones</i>, Table 2-20, of the LUDC. Use is currently termed "Lumber and Wood Product Manufacturing" and is in the land use category of "Industry, Manufacturing & Processing, Wholesaling"</p>	<p>1) Material originates within the TriCounties 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit 4) The public access to a maximum of 10,000 square feet, not including parking areas 5) Must follow Agricultural Commissioner Guidelines for import and export of plant materials</p>	<p>No Tier 1.</p>

Proposed Permit Scalability for Activities on Gaviota Coast Agricultural Land			
<u>Agricultural Processing</u>	Existing Permit Requirements	Proposed Permit Requirements	
<u>Activity</u>		Exempt - (E)	Tier I - (LUP/CDP)
Composting Facility	MCUP per Sec. 35.21.030 - <i>Agricultural Zones and Allowable Uses</i> , Table 2-1of the LUDC. Not allowed in the Coastal Zone.	1) Material originates within Santa Barbara County 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit 4) Structure 800-3,000 square feet 5) 2,500 cubic yards or less of composting material 6) Compost pile cannot be over 12 feet in height	No Tier 1.
Drying, Freezing, Pre-cooling and Packaging	CUP with Agricultural Industry Overlay (AIO). Not allowed in the Coastal Zone. per Sec. 35.42.040 - <i>Agricultural Processing</i> and Sec. 35.21.030, of the LUDC. Use is currently termed "Agricultural Processing - Extensive". Agricultural processing that be done with a LUP/CDP is limited a facility used for sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products (other than animal) grown on the premises.	1) Material originates within the Gaviota Region 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit	
Milling of Flour, Feed and Grain	see above	1) Material originates within the Gaviota Region 2) Generates no more than 10 additional vehicle roundtrips 3) Does not interfere with agricultural production, resources, or operations on or adjacent to the lot on which it is located 4) Structure less than 3,000 square feet	
Tree Nut Hulling and Shelling	see above	1) Material originates within the Gaviota Region 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit	
Small Scale Processing (processing beyond the raw state)	see above	1) Material originates within the TriCounties 2) Generates no more than 10 additional vehicle roundtrips 3) No new structure(s) that would require a permit 4) Required to follow appropriate Health and Safety regulations	1) Structure less than 3,000 square feet
Lumber Processing, Milling	LUP/CDP or CUP per Sec. 35.25.030 - <i>Industrial Zones</i> , Table 2-20, of the LUDC. Use is currently termed "Lumber and Wood Product Manufacturing" and is in the land use category of "Industry, Manufacturing & Processing, Wholesaling"	1) Material originates within the TriCounties 2) Generates no more than 10 additional vehicle roundtrips 3) New structure(s) less than 800 square feet 4) Must follow Agricultural Commissioner Guidelines for import and export of plant materials	
Slaughtering Facility (mobile and stationary)	Not allowed on agriculturally zoned land. Allowed in some industrial zones with a CUP per Sec. 35.25.030 of the LUDC.	No exemptions from permit requirements.	1) Requires a Gaviota Agricultural Processing Overlay 2) Material originates from the Gaviota Region 3) Generates no more than 10 additional vehicle roundtrips 4) New structures less than 3,000 square feet

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<u><i>Educational Experiences</i></u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
<u><i>Activity</i></u>		Exempt - (E)	Tier I - (LUP/CDP)
Educational Experiences	may require a CUP per Sec. 35.42.240 - <i>Rural Recreation</i> of the LUDC	<ol style="list-style-type: none"> 1) Activity is incidental to agricultural operations 2) No new structure(s) that would require a permit 3) Generates no more than 10 additional vehicle roundtrips 4) Does not include commercial facilities open to the general public who are not using the recreational facility 5) Does not require an expansion of urban services that shall increase pressure for conversion of the affected agricultural lands 6) Fewer than 10 events per year, with less than 75 people per event 	No Tier 1.

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<u>Non-Ag Storage</u>	<i>Existing Permit Requirements</i>	Proposed Permit Requirements	
<u>Activity</u>		Exempt - (E)	Tier I - (LUP/CDP)
Equipment Storage	Not allowed on agriculturally zoned land and not specifically addressed in the LUDC.	1) Activity is incidental to agricultural operations 2) No new structure(s) that would require a permit 3) Generates no more than 10 additional vehicle roundtrips 4) 1/2-acre of storage space within the proposed critical viewshed corridor 5) Seasonal, non agricultural-related equipment 6) 16-foot height limit with the proposed Gaviota Coast critical viewshed corridor	No Tier 1.

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Footnotes

1) In regards to outdoor recreation activities, motorized vehicle (i.e., trucks, ATVs, OHVs, etc) usage shall be conducted on existing ranch roads. Motorized vehicle usage shall only result in incremental increases to noise and lighting

2) Activities will also need to follow the appropriate Santa Barbara County Fire Codes and receive Fire Department approval, as necessary.

3) Staff will create a definition for vehicle allowances at campgrounds that would restrict RV/motorhome access to campgrounds.

4) Activities will also need to follow all appropriate State & Federal Regulations (i.e., CA DFG, US FWS, RWQCB, etc)

5) All non-agricultural Outdoor Recreation, Lodging, Entertainment, Education Experiences, and Equipment Storage Activities shall be subordinate to agriculture

6) All non-agricultural activities on a parcel shall have a cumulative total of no more than 10 vehicle roundtrips per day

7) Operations do not negatively interfere with agricultural production or residential uses on or adjacent to the lot on which it is located

8) No more than 10,000 square feet of total accessory structures, including shade structures, in the proposed Gaviota Coast critical viewshed corridor, per parcel