

*Board of Supervisors*  
**Agricultural Permit Streamlining  
Ordinance Amendment  
09ORD-00000-00009  
May 25, 2010**



# Overview of Presentation

## I. Background

- a. Process Improvement
- b. Agriculture in Santa Barbara County
- c. Public Process

## II. Environmental review

## III. Proposed amendments

## IV. Public input

## V. Board discussion & action

# Background – Process Improvement

## Board-Approved Criteria (5/05):

Make the process easier to navigate, and more time efficient and cost effective, while maintaining the quality of development in the County.

## Five priorities including Agriculture :

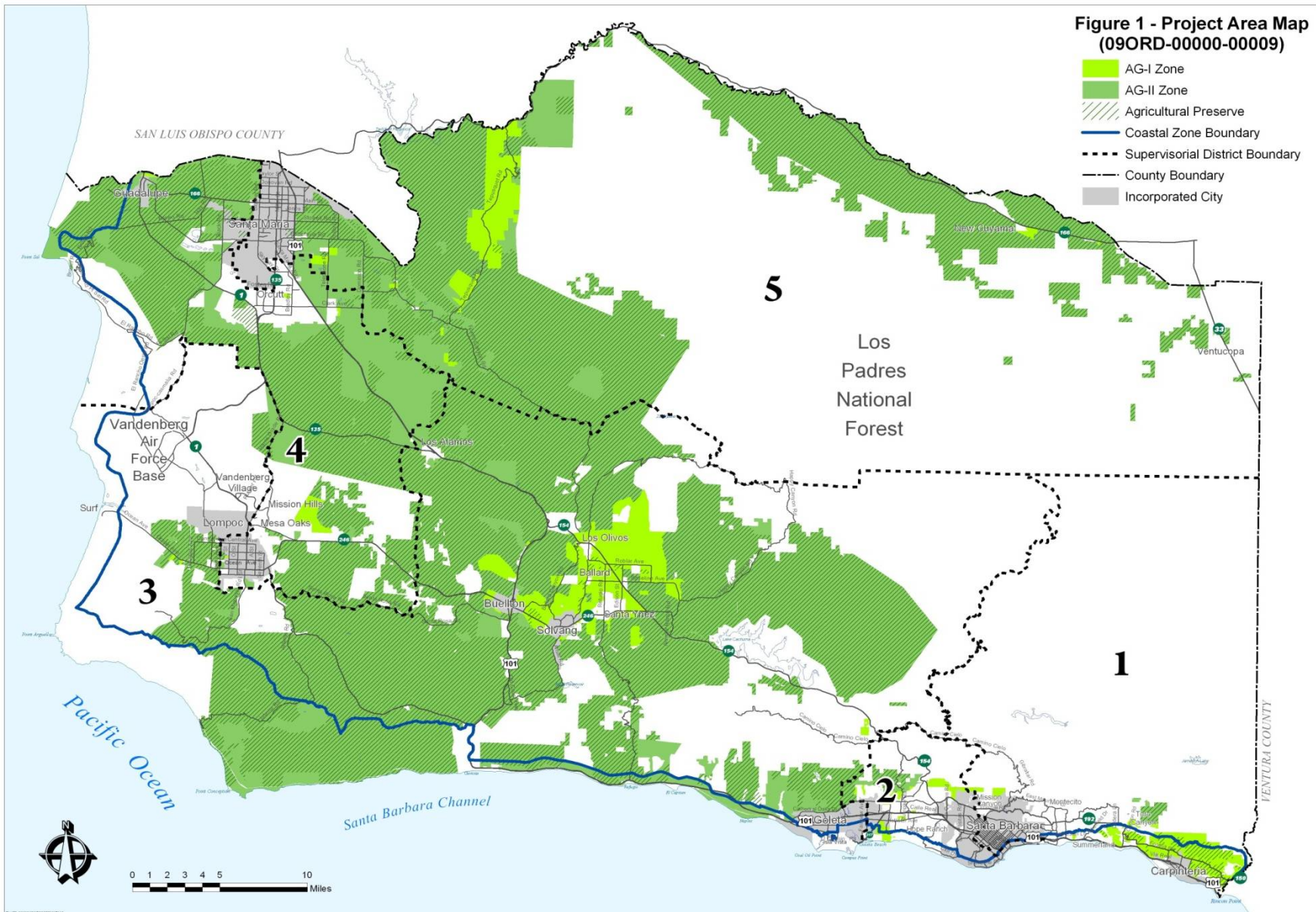
“Streamline the process for typical agricultural activities and projects”

# Background - Agriculture in SB County

## Agricultural Land

Total land in County (ex. Channel Is.)	1,634,393 Acres
Total Private Lands	855,000 (approx)
Land Zoned Agriculture	760,000 Acres
Land in Ag Preserves	550,000 Acres
Prime	70,000 Acres
Non-Prime	480,000 Acres
Gross Ag Value (2007)	\$1,103,322,033

**Figure 1 - Project Area Map  
(09ORD-00000-00009)**



# Background - Agriculture in SB County

## Production Areas

Santa Maria Valley	290,000 acres
Santa Ynez Valley	231,000 acres
Lompoc Valley	136,000 acres
Cuyama Valley	113,000 acres
South Coast	106,000 acres
Los Alamos Valley	79,000 acres
Gaviota Coast	51,000 acres
North Gaviota Coast	43,000 acres

# Background - Agriculture in SB County

## Leading Crops

Strawberries	\$313,000,000
Broccoli	\$131,000,000
Grapes	\$100,000,000
Head Lettuce	\$88,000,000
Cauliflower	\$46,000,000
Avocados	\$21,000,000
Lemons	\$13,000,000
Nursery Products (Total)	\$176,000,000

# Background - Agriculture in SB County

## Agricultural Preserves

- “Rolling” 10-year contracts that restrict land to ag or related open space use
- Tax advantages for owner
- Majority (1,919 of 2,173) are zoned AG-II
- Subject to Uniform Rules & APAC review
- Contracts may cover more than 1 lot
- Contracts are rarely cancelled
- Non-renewals due to:
  - Non-compliance (size, multiple owners, etc.)
  - Estate planning or personal reasons



# Background - Agriculture in SB County

## AG-I & AG-II Zoned Lots

Lot Size	AG-I	AG-I AP	AG-II	AG-II AP
> 40 ac.	2,469	221	1,158	336
40 to less than 100 ac.	134	30	532	379
100 to less than 200 ac.			692	598
200 to less than 320 ac.	48	3	231	193
320 or more ac.			504	443

# Public Process

- 6/2006 – PC workshop
- 2007-2008 – AAC and Oversight Comm. input
- 1/2009 – AAC & PC joint workshop
- 2009 – Draft Neg Dec. & revised Neg Dec.
- 2010 - PC hearings
  - 2-17-2010
  - 3-3-2010
  - 4-7-2010



# Environmental Review

- **Process:**

- Draft ND released May 2009
- Significant comments received
- Major revisions
- OC & AAC review
- Revised Draft ND released December 2009
- Comments received
- PC recommends ND be approved April 2010

# Environmental Review

Concern	How addressed
<b>Aesthetics</b> – structures located near roads	Added visual development standards
<b>Agriculture</b> – effects on ag. viability	Strengthened ag. compatibility standards
<b>Biological resources</b> – effects on habitats	Added biological development standards
<b>Development Plan threshold</b> – increase from 20,000 sf	Decreased maximum total development area; Lowered maximum size threshold for single structures

# Proposed Amendment – Agricultural Accessory Structures

Type of Structure	Current permit	Proposed permit	Requirements
<b>Agricultural Accessory Structure</b>  (AG-II Zone only)	Land Use Permit (LUP)	Zoning Clearance (ZC)	a. Size limited to 5,000 sq. ft. b. Demonstrate accessory to agricultural use onsite & won't impact agricultural viability c. Utilities limited to electricity & plumbing d. Not located w/in 1,000 feet of public road or area unless not visible e. Must comply with new visual & bio development standards f. If cannot comply with all these standards, may be permitted with a LUP

# Proposed Amendment –

## Gate Posts, Cross-members & Ramps

Type of Structure	Current permit	Proposed permit	Requirements
<b>Entrance gate posts &amp; cross-members, livestock loading ramps</b>  (AG-II Zone only)	LUP	Exempt	<ol style="list-style-type: none"><li>a. Height limited to 18 ft.; footprint of each gatepost above 8 ft. does not exceed 2 ft. in width; cross-member does not exceed 2 ft. in height &amp; thickness</li><li>b. Ornamentation allowed if appurtenant to gate</li><li>c. Signs allowed if compatible with the size &amp; style of the entrance gate</li><li>d. Must comply with new visual &amp; bio development standards</li><li>e. If entrance gate cannot comply with all these standards, may be permitted with a LUP</li><li>f. Livestock loading ramps exempt in all cases</li></ol>

# Proposed Amendment – Farm Employee Dwellings

Type of Structure	Current permit	Proposed permit	Requirements
<b>Housing for up to 4 farm employees &amp; their families</b>  (AG-I & AG-II Zones)	Minor Conditional Use Permit (MCUP)	LUP	<ol style="list-style-type: none"> <li>a. Employees must work onsite; fulltime in AG-I zone, majority of time in AG-II zone</li> <li>b. Documentation of employment &amp; recordation of Notice to Property Owners required.</li> <li>c. Structures must be sited to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations</li> <li>d. Must comply with new visual &amp; bio development standards</li> <li>e. If cannot comply with all these standards, may be permitted with a MCUP</li> </ol>

# Proposed Amendment – Detached Residential Second Units

Type of Structure	Current permit	Proposed permit	Requirements
<p><b>Detached residential second units (DRSUs)</b></p> <p>(AG-I-5, -10 &amp; -20 Zones only)</p>	MCUP	LUP	<ul style="list-style-type: none"> <li>a. Floor area limited to 1,200 sq. ft. ; height limited to 16 ft. (existing restrictions)</li> <li>b. Structures must be sited to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations</li> <li>c. Must comply with new visual &amp; bio development standards</li> <li>d. If cannot comply with all these standards, may be permitted with a MCUP</li> </ul>



# New DP Thresholds – AG-II

Current threshold = 20,000 sq. ft.

Lot Size	Threshold (sq. ft.)	# Lots
< 40 ac.	20,000 (no change)	1,158
40 to less than 100 ac.	25,000	532
100 to less than 200 ac.	30,000	692
200 to less than 320 ac.	40,000	231
320 or more ac.	50,000	504

# Proposed Amendment – Development Plan Threshold

Type of Structure	Current permit	Proposed permit	Requirements
<b>Development Plan Threshold changes</b>  (AG-II Zone only)	Development Plan (if cumulative building area exceeds 20,000 sq. ft.)	Threshold up to 50,000 sq. ft. based on lot size	a. Threshold excludes : <ul style="list-style-type: none"> <li>• Exempt structures (pole barns &lt; 500 sq. ft., buildings &lt;120 sq. ft. and those valued &lt; \$2,000).</li> <li>• Up to 10,000 sq. ft. of ag structures (up to 3 sides) if no single ag building exceeds 3,000 sq. ft.</li> </ul> b. If non-agricultural building area onsite exceeds 15,000 sq. ft., additional non-ag square footage would require a DP c. Single ag or non-ag buildings exceeding 15,000 sq. ft. would require a DP. d. If single 10,000 sq. ft. ag. building exists, any new single 10,000 sq. ft. ag building requires a DP e. New visual & bio development standards

# Board of Supervisors Action

- A. Adopt the required findings for approval of the proposed amendment (Attachment A);
- B. Approve the Final Negative Declaration 09NGD-00000-00007 (Attachment B);
- C. Consider the introduction (first reading) of an ordinance (Case No. 09ORD-00000-00009, Attachment C) amending Section 35-1, the County LUDC, of Chapter 35, Zoning, of the County Code to streamline the permit process for certain agricultural projects on lands zoned agricultural.
- D. Set for June 1, 2010 the adoption (second reading) of the ordinance, Case No. 09ORD-00000-00009