

ATTACHMENT 12 – Agricultural Enterprise Use Matrix: Summary of County Planning Commission Recommendations

Summary Project Description				
<i>Add Limited Agricultural Enterprise (LAE) Overlay to limit certain agricultural enterprise uses on large areas of agricultural lands growing food crops The LAE Overlay would apply to AG-II zoned lands east and west of the cities of Santa Maria and Lompoc.</i>				
Exempt	Zoning Clearance (Inland Only)	Land Use Permit (Inland)	Coastal Development Permit (Coastal Zone)	Originally Proposed, Modified, or New Development Standards; Additional Direction
Small-Scale Campground				
N/A	<p>PC recommended Zoning Clearance instead of Land Use Permit</p> <p>Number of campsites per premises size</p> <ul style="list-style-type: none"> • ≥ 40-100 ac: up to 15 sites • > 100-320 ac: up to 20 sites • > 320 ac: up to 30 sites <ul style="list-style-type: none"> • Plus 1 campsite per each additional 200 ac over 320 ac • Maximum 60 campsites (on 6,320 ac premises or larger) <p>Number of campground development areas per premises</p> <ul style="list-style-type: none"> • < 320 ac: up to 2 campgrounds • ≥ 320 ac: up to 4 campgrounds <p>Maximum number of allowed campsites per premises can be divided between multiple campgrounds</p> <ul style="list-style-type: none"> • One development area may be reserved for tent camping only • Remote development area not to exceed 1 acre • Total disturbance not to exceed 5 acres <p>Landowner-provided accommodations</p> <p>PC recommends limiting number of landowner provided accommodations to ensure some spaces available for lower cost tent camping</p> <ul style="list-style-type: none"> • Recommendation 60% • Prohibit park mod trailers and similar structures(e.g. pre-fab homes/mobile homes) • Allow travel trailer (Airstreams or other RV trailers) • Allow yurt or tent cabin <p>Low-impact campground</p> <ul style="list-style-type: none"> • up to 9 campsites <ul style="list-style-type: none"> ○ No landowner provided accommodations ○ No infrastructure, no structures ○ Recommend Board of Supervisors direct EHS to allow portable toilets 	N/A	<p>Non-Principal Permitted Use – Appealable CDP</p> <p>Number of campsites per premises size</p> <ul style="list-style-type: none"> • ≥ 40-100 ac: up to 15 sites • > 100-320 ac: up to 20 sites • > 320 ac: up to 30 sites <ul style="list-style-type: none"> • Plus 1 campsite per each additional 200 ac over 320 ac • Maximum 60 campsites (on 6,320 ac premises or larger) <p>Number of campground development areas per premises</p> <ul style="list-style-type: none"> • < 320 ac: up to 2 campgrounds • ≥ 320 ac: up to 4 campgrounds <p>Maximum number of allowed campsites per premises can be divided between multiple campgrounds</p> <ul style="list-style-type: none"> • One development area may be reserved for tent camping only • Remote development area not to exceed 1 acre • Total disturbance not to exceed 5 acres <p>Landowner-provided accommodations</p> <p>PC recommends limiting number of landowner provided accommodations to ensure some spaces available for lower cost tent camping</p> <ul style="list-style-type: none"> • Recommendation 60% • Prohibit park mod trailers and similar structures(e.g. pre-fab homes/mobile homes) • Allow travel trailer (Airstreams or other RV trailers) • Allow yurt or tent cabin <p>Low-impact campground</p> <ul style="list-style-type: none"> • up to 9 campsites <ul style="list-style-type: none"> ○ No landowner provided accommodations ○ No infrastructure, no structures ○ Recommend Board of Supervisors direct EHS to allow portable toilets 	<p>Other development standards</p> <ul style="list-style-type: none"> • 40-acre (ac) minimum premises required • Up to 8 persons per campsite • 2 vehicles per campsite, one of which may be an RV • Include an RV size limit <ul style="list-style-type: none"> • 25 ft at low-impact campground, otherwise no limit • Allow portable toilets at remote low-impact campgrounds only • No landscape screening • Setbacks <ul style="list-style-type: none"> • 100-ft setback from lot line • 400-ft setback from existing residence on adjacent lot <ul style="list-style-type: none"> • 200-ft setback from food crops, orchards, vineyards if cultivated within three of previous 10 years; allow adjustments • Maximum stay up to 14 consecutive nights • Total of 28 nights per year • At least one week between stays • Pets (e.g., dogs) prohibited at campgrounds adjacent to premises with row crops • Require onsite supervision • Create a permit revocation process • Do not require clustering of campground development areas • Campground quiet hours: 9:00 PM to 7 AM

Summary Project Description

**Add Limited Agricultural Enterprise (LAE) Overlay to limit certain agricultural enterprise uses on large areas of agricultural lands growing food crops
 The LAE Overlay would apply to AG-II zoned lands east and west of the cities of Santa Maria and Lompoc.**

Exempt	Zoning Clearance (Inland Only)	Land Use Permit (Inland)	Coastal Development Permit (Coastal Zone)	Originally Proposed, Modified, or New Development Standards; Additional Direction
Incidental Food Service at Winery Tasting Rooms in AG-I and AG-II				
<ul style="list-style-type: none"> Allow all types of food service including: <ul style="list-style-type: none"> Prepackaged foods, meals, or picnics (e.g., salads and sandwiches) Food truck Catered food Outdoor barbecue not part of food truck or catered food operation Outdoor pizza oven not part of food truck or catered food operation Food prepared onsite Service limited to the hours of operation of the tasting room <ul style="list-style-type: none"> If hours not established by winery permit, service must still operate concurrent with hours of the tasting room but not commence before 10:00 AM or end after 8:00 PM Service provided within footprint of approved tasting room and/or exterior area open to public for wine tasting No expansion of tasting room floor area or winery structural development No additions to existing structures No new structures 	<ul style="list-style-type: none"> Allow all types of food service including: <ul style="list-style-type: none"> Prepackaged foods, meals, or picnics (e.g., salads and sandwiches) Food truck Catered food Outdoor barbecue not part of food truck or catered food operation Outdoor pizza oven not part of food truck or catered food operation Food prepared onsite Service limited to the hours of operation of the tasting room <ul style="list-style-type: none"> If hours not established by winery permit, service must still operate concurrent with hours of the tasting room but not commence before 10:00 AM or end after 8:00 PM Service provided within footprint of approved tasting room and/or exterior area open to public for wine tasting Conversion of interior floor area of tasting room or winery structures development for kitchen, food service preparation area, food storage, other kitchen needs per Public Health, tasting room area; no additions No additions to existing structures No new structures 	<ul style="list-style-type: none"> Additions to or expansion of tasting room floor area open to the public, Additions to existing winery structural development, or A new structure <p>to provide a kitchen, food service preparation area, food storage, and other amenities as may be required by the County Public Health Department for food safety and the provision of incidental food service, would go through a process to change an approved winery permit (e.g. SCD/Land Use Permit).</p>	<p>All wineries require Conditional Use Permit in Article II Coastal Zoning Ordinance. No tiered Development Plan permit process as provided for in the LUDC.</p> <ul style="list-style-type: none"> All types of food service allowed <ul style="list-style-type: none"> Prepackaged foods, meals, or picnics (e.g., salads and sandwiches) Food truck Catered food Outdoor barbecue not part of food truck or catered food operation Outdoor pizza oven not part of food truck or catered food operation Food prepared onsite Service limited to the hours of operation of the tasting room <ul style="list-style-type: none"> If hours not established by winery permit, service must still operate concurrent with hours of the tasting room but not commence before 10:00 AM or end after 8:00 PM Service provided within footprint of approved tasting room and/or exterior area open to public for wine tasting <p>Requires processing a change to the approved Conditional Use Permit</p>	<ul style="list-style-type: none"> Simple definition of incidental food service Locate in tasting room Limit to tasting room hours of operation Must be active winery operation Commercial kitchens ok

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Exempt	Zoning Clearance (Inland Only)	Land Use Permit (Inland)	Coastal Development Permit (Coastal Zone)	Originally Proposed, Modified, or New Development Standards; Additional Direction
Educational Experiences and Opportunities				
Planning Commission recommends a Zoning Clearance				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
<p>Small Guided Tours</p> <ul style="list-style-type: none"> 15 attendees max per small guided tour Not more than 80 small guided tours per year <p>Other Educational Experiences or Opportunities</p> <ul style="list-style-type: none"> ≤ 100 ac: 50 attendees max > 100-320 ac: 75 attendees max > 320 ac: 100 attendees max Not more than 24 days per year <p>Annual Maximum Attendance</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> <ul style="list-style-type: none"> ≤ 100 ac: 1,200 attendees > 100-320 ac: 1,800 attendees > 320 ac: 2,400 attendees <ul style="list-style-type: none"> No new structures or additions requiring planning permits Parking coordinator required for events with 100 or more attendees 	<p>Small Guided Tours</p> <ul style="list-style-type: none"> 15 attendees max per small guided tour Not more than 128 small guided tours per year <p>Other Educational Experiences or Opportunities</p> <ul style="list-style-type: none"> ≤ 100 ac: 80 attendees max > 100-320 ac: 120 attendees max > 320 ac: 150 attendees max Not more than 24 days per year <p>Annual Maximum Attendance</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> <ul style="list-style-type: none"> ≤ 100 ac: 1,920 attendees > 100-320 ac: 2,880 attendees > 320 ac: 3,600 attendees <ul style="list-style-type: none"> One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area Parking coordinator required for events with 100 or more attendees 	N/A	<p>Principal Permitted Use – CDP</p> <p>Small Guided Tours</p> <ul style="list-style-type: none"> 15 attendees max per small guided tour Not more than 80 small guided tours per year <p>Other Educational Experiences or Opportunities</p> <ul style="list-style-type: none"> ≤ 100 ac: 50 attendees max > 100-320 ac: 75 attendees max > 320 ac: 100 attendees max Not more than 24 days per year <p>Annual Maximum Attendance</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> <ul style="list-style-type: none"> ≤ 100 ac: 1,200 attendees > 100-320 ac: 1,800 attendees > 320 ac: 2,400 attendees <ul style="list-style-type: none"> No new structures or additions requiring planning permits Parking coordinator required for events with 100 or more attendees <p>Appealable CDP</p> <p>For same levels of use as proposed for a Zoning Clearance in the Inland Area.</p>	<p>Setbacks applicable to facilities and stationary educational activities:</p> <ul style="list-style-type: none"> 100-ft setback from lot line 400-ft setback from existing residence on adjacent lot 200-ft setback from food crops, orchards, vineyards if cultivated within three of previous 10 years; allow adjustments

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Exempt	Zoning Clearance (Inland Only)	Land Use Permit (Inland)	Coastal Development Permit (Coastal Zone)	Originally Proposed, Modified, or New Development Standards; Additional Direction
Farmstay				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
N/A	<p><u>Maximum guests/bedrooms</u> 15 guests/6 bedrooms</p> <p><u>Farmstay accommodations</u> Any combination of an existing principal dwelling, conversion of existing building/structure, proposed cottage, or park trailer on a permanent foundation</p> <ul style="list-style-type: none"> • Maximum 500 sf for new cottage or park trailer • Allow kitchenette (e.g., wet bar, mini-fridge, small electric cooktop) <p><u>Location</u></p> <ul style="list-style-type: none"> • Clustered in proximity to existing principal dwelling and/or winery structural development • Remote location ok, not to exceed 1 acre • Length of stay <ul style="list-style-type: none"> • 14 consecutive nights or less • Total of 28 nights per year • At least one week between stays 	N/A	<p><u>Maximum guests/bedrooms</u> 15 guests/6 bedrooms</p> <p><u>Farmstay accommodations</u> CDP: Existing principal dwelling, conversion of existing building or structure, or any combination thereof</p> <p>Appealable CDP: Existing principal dwelling, conversion of existing building/structure, proposed new cottage, or park trailer on a permanent foundation, or any combination thereof</p> <ul style="list-style-type: none"> • Maximum-500 sf for new cottage or park trailer • Allow kitchenette (e.g., wet bar, mini-fridge, small electric cooktop) <p><u>Location</u></p> <ul style="list-style-type: none"> • Clustered in proximity to existing principal dwelling and/or winery structural development • Remote location ok, not to exceed 1 acre • Length of stay <ul style="list-style-type: none"> • 14 consecutive nights or less • Total of 28 nights per year • At least one week between stays 	<ul style="list-style-type: none"> • Minimum 40-ac premises required • Setbacks for remote located farmstays <ul style="list-style-type: none"> • 100-ft setback from lot line • 400-ft setback from existing residence on adjacent lot • 200-ft setback from food crops, orchards, vineyards if cultivated within three of previous 10 years; allow adjustments

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Small-Scale Events (Mix and Match) (winery events governed by winery ordinance, LUDC Section 35.42.280)				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
<ul style="list-style-type: none"> ≥ 40 ac: 50 attendees max ≥ 320 ac: 100 attendees max ≥ 1,000 ac: 200 attendees max Not more than 12 days per year Not more than 4 days per month No amplified music; amplified voice ok On premises ≥ 5,000 ac additional allowance for non-motorized bike races, trail runs, equestrian endurance rides: <ul style="list-style-type: none"> 500 attendees max Not to exceed <ul style="list-style-type: none"> 10 events per year 25 event days per calendar year 10 event days per month No new structures or additions requiring planning permits 	<ul style="list-style-type: none"> ≥ 40 ac: 50 attendees max ≥ 320 ac: 100 attendees max ≥ 1,000 ac: 200 attendees max Not more than 12 days per year Not more than 4 days per month Amplified sound (including music) allowed One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area 	N/A	<p>CDP</p> <ul style="list-style-type: none"> ≥ 40 ac: 50 attendees max ≥ 320 ac: 100 attendees max ≥ 1,000 ac: 200 attendees max Not more than 12 days per year Not more than 4 days per month On premises ≥ 5,000 ac additional allowance for non-motorized bike races, trail runs, equestrian endurance rides: <ul style="list-style-type: none"> 500 attendees max Not to exceed <ul style="list-style-type: none"> 10 events per year 25 event days per calendar year 10 event days per month <p>Appealable CDP</p> <ul style="list-style-type: none"> Same levels of use (frequency and attendees as for CDP) One new agricultural enterprise accessory structure not to exceed 2,500 sf gross floor area 	<ul style="list-style-type: none"> Parking coordinator required for events with 100 or more attendees 1,000-ft setback from lands zoned residential 40 acre minimum premises Allow early start times for non-motorized bike races, trail runs, equestrian endurance rides and similar. For stationary events: <ul style="list-style-type: none"> 100-ft setback from lot line 400-ft setback from existing residence on adjacent lot 200-ft setback from food crops, orchards, vineyards if cultivated within three of previous 10 years; allow adjustments
Agricultural Processing Beyond the Raw State Agricultural Product Preparation Tree Nut Hulling				
<ul style="list-style-type: none"> No new structures or additions that would require planning permits Not more than 5,000 square feet gross floor of existing structures may be used for small-scale processing 	<ul style="list-style-type: none"> Any new structures limited to less than 5,000 sf gross floor area 	N/A	<p>Exempt</p> <ul style="list-style-type: none"> All material to be processed originates from the premises No new structures or additions that would require planning permits <p>CDP</p> <ul style="list-style-type: none"> Materials to be processed may be grown on or off the premises Not more than 5,000 square feet gross floor of existing structures may be used for small-scale processing <p>Appealable CDP</p> <ul style="list-style-type: none"> Any new structures limited to less than 5,000 sf gross floor area 	<ul style="list-style-type: none"> For products to be processed that are grown off the premises, limit sources to Santa Barbara, Ventura, and San Luis Obispo counties

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Composting				
Planning Commission recommends a Zoning Clearance				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit (CUP in Coastal Zone)				
Small General Composting <ul style="list-style-type: none"> Feedstock may be any combination of green material, agricultural material, food material, and vegetative food material Maximum amount of feedstock and compost, alone or in combination on premises at any one time (≤ 100 cubic yards [cy] and ≤ 750 sf) No limit on amount that can be sold or given away annually (14 CCR §17855[a][4]) No new structures or additions that would require planning permit Agricultural Material Composting <ul style="list-style-type: none"> 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 No more than 1,000 cy of compost product may be given away or sold annually (14 CCR §17855[a][1]) 	Small General Composting <ul style="list-style-type: none"> Feedstock may be any combination of green material, agricultural material, and vegetative food material Maximum amount of feedstock and compost, alone or in combination may not exceed 1,000 cy on premises at any one time No limit on amount that can be sold or given away annually Agricultural Material Composting <ul style="list-style-type: none"> Feedstock is limited to agricultural materials No limit on the amount of agricultural material on premises at any one time No limit on amount of compost sold or given away annually 	N/A	Exempt Same proposal as for Inland exempt Appealable CDP Same as proposal for Inland Zoning Clearance	<ul style="list-style-type: none"> Landowner may conduct both small general composting and agricultural material composting if they are separated clearly (spatially or otherwise) so that resources and operations are not commingled Setbacks <ul style="list-style-type: none"> 100-ft setback from lot line 400-ft setback from existing residence on adjacent lot 200-ft setback from food crops, orchards, vineyards if cultivated within three of previous 10 years; allow adjustments
Aquaponics				
<ul style="list-style-type: none"> No new structures or additions that would require planning permits 	N/A	<ul style="list-style-type: none"> Operation that requires new structures or additions that would require planning permits 	Exempt Same proposal as for Inland exempt CDP Same as proposal for Inland LUP	--
Farm Stand				
Planning Commission recommends a Zoning Clearance				
<ul style="list-style-type: none"> 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 sf 	<ul style="list-style-type: none"> New farm stand structure up to 1,500 sf may be allowed 	N/A	Exempt Same proposal as for Inland exempt CDP Same as proposal for Inland Zoning Clearance	<ul style="list-style-type: none"> Allow sales of artisanal crafts (up to 20 percent of floor area) Area devoted to retail sales of non-plant materials, including artisanal crafts, limited to 300 sf Up to 50 sf of sales area for bottled water, sodas, and other non-hazardous foods produced off-site

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Fishing Operation				
Planning Commission recommends a Zoning Clearance				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
<ul style="list-style-type: none"> 20 participants daily maximum No new structures or additions requiring planning permits 	<ul style="list-style-type: none"> 30 participants daily maximum Gross floor area of any new structure is less than 600 sf 	N/A	Exempt Same proposal as for Inland exempt Appealable CDP Same as proposal for Inland Zoning Clearance	--
Horseback Riding^{1, 2}				
<ul style="list-style-type: none"> 24 participants daily maximum Riders may bring own horses to ride Horses may be brought to premises for rental riding Rental of horses at existing stables previously permitted for personal landowner use or commercial boarding Existing roads and trails; no new structures or additions requiring planning permits 	N/A	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)	Exempt Same proposal as for Inland exempt Appealable CDP Same as Exempt except a structure less than 1,200 sf may be allowed CUP Operation that does not comply with standards for CDP may be allowed with a CUP (Article II CZO Subsection 35-69.4.2)	--
Hunting				
Planning Commission recommends a Zoning Clearance				
<ul style="list-style-type: none"> Allowed use pursuant to California Fish and Game Code, and County- Code Chapter 14A, Firearms No new structures or additions requiring planning permits 	<ul style="list-style-type: none"> Gross floor area of any new structure is less than 600 sf 	N/A	Exempt Same proposal as for Inland exempt CDP Same as proposal for Inland Zoning Clearance	--

¹ 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). The proposed Project would 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).

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.

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Incidental Food Service (not at winery tasting rooms)				
Planning Commission recommends a Zoning Clearance				
<ul style="list-style-type: none"> Non-potentially hazardous prepackaged food (e.g., shelf stable, refrigeration not required) Potentially hazardous prepackaged food (e.g., perishable, may require refrigeration or other temperature control) Prepackaged meals or picnics (e.g., salads and sandwiches) Food truck Catered food No new structures No additions to existing structures 	<ul style="list-style-type: none"> All types of food service allowed with an exemption Outdoor barbeque that is not part of a food truck or catered food operation Pizza oven that is not part of a food truck or catered food operation 	N/A	<p>Exempt Same proposal as for Inland exempt</p> <p>CDP Same as proposal for Inland Zoning Clearance</p>	<ul style="list-style-type: none"> Incidental to another ag enterprise use that brings the public to the farm or ranch
Firewood Processing and Sales				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
<ul style="list-style-type: none"> All materials shall originate from the premises Premises shall be planted with the source product No new structures or additions requiring planning or water/wastewater permits 	N/A	<ul style="list-style-type: none"> Premises shall be planted with the source product No new structures or additions that would require planning permits 	<p>Appealable CDP Same as proposal for Inland LUP</p>	<ul style="list-style-type: none"> In compliance with Deciduous Oak Tree Protection and Regeneration Ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal
Lumber Processing and Milling				
If use within LAE Overlay: Planning Commission recommends a Minor Conditional Use Permit				
N/A	N/A	<ul style="list-style-type: none"> Premises shall be planted with the source product No new structures or additions that would require planning permits 	<p>Appealable CDP Same as proposal for Inland LUP</p>	<ul style="list-style-type: none"> In compliance with Deciduous Oak Tree Protection and Regeneration ordinance and Grading Ordinance Guidelines for Native Oak Tree Removal