



Planning and Development Department
LONG RANGE PLANNING DIVISION

AGRICULTURAL EMPLOYEE DWELLINGS LOCAL COASTAL PROGRAM AMENDMENT

Board of Supervisors
April 7, 2020

AEDs LCPA Certification Process

2

- December 11, 2018
- Board adoption



- February 13, 2020
- CCC conditional certification



- April 7, 2020
- Board accepts conditional certification



- May 2020
- CCC final certification

Suggested Modification #1

3

- Updates lists of permitted uses to reflect changes from the ADU and Cannabis LCPAs.
 - Cannabis and ADU LCPAs certified late 2018 and early 2019
 - AED ordinance amendments adopted late 2018
 - Ensures language from ADU and Cannabis LCPAs not inadvertently deleted from Article II

Suggested Modification #2

4

- Clarifies permitting and processing requirements for AEDs, including principal permitted uses (PPUs) and non-principal permitted uses (non-PPUs)
- Clarifies that AEDs are allowed in other zones where SFDs are allowed
- Clarifies that a Development Plan may be required

Board-Approved AED Permit Requirements

| Zone | Permit | Number of Employees | Employment/Location |
|-------|--------|---------------------|---|
| AG-I | CDP | 1-9 | Full-time on-site employment |
| | MCUP | 10-19 | Majority full-time on-site employment on the farm(s) or ranch(es) of the owner or operator of the farm or ranch on which the AED is located |
| | CUP | 20 or more | No restriction |
| AG-II | CDP | 1-24 | No restriction |
| | CUP | 25 or more | |

Proposed AED Permit Requirements (Suggested Modification #2)

| Zone | Permit | Number of Employees | Employment/Location |
|-------|---------------|---------------------|---------------------------------------|
| AG-I | CDP (PPU) | 1-4 | Full-time on-site employment |
| | CDH (non-PPU) | 5-9 | |
| | MCUP | 10-19 | Majority full-time on-site employment |
| | CUP | 20 or more | No restriction |
| AG-II | CDP (PPU) | 1-4 | Full-time on-site employment |
| | CDH (non-PPU) | 5-24 | Majority full-time on-site employment |
| | CUP | 25 or more | No restriction |

Suggested Modification #3 & 4

6

- Revises findings to require that all AEDs be “sited and designed to avoid all prime agricultural soils and non-prime land suitable for agriculture to the maximum extent feasible and ... maintain the long-term viability of ~~productivity of~~ ... agricultural resources and operations on the property and on adjacent agricultural lands.”
- Consistent with existing ag resource protection policies of CLUP and Coastal Act

Suggested Modification #5

7

- Updates AED permit requirements in Table 18-2 (Gaviota Coast Plan Overlay)
 - Gaviota Coast Plan LCPA certified November 2018
 - Suggested Mod. #5 contains minor changes to reflect new permit levels proposed by AED LCPA

Environmental Review

8

- Negative Declaration adopted for 2015-2023 Housing Element (14NGD-00014)
 - Fulfills environmental review requirements for AED ordinance amendments
- Public Resources Code § 21080.9 and CEQA Guidelines § 15265
 - Exempts preparation and adoption of LCP

Recommended Actions

- a) Receive notice of the Coastal Commission's conditional certification with five suggested modifications
- b) Adopt a resolution accepting the Coastal Commission's conditional certification
- c) Determine project is not subject to CEQA
- d) Direct P&D to transmit the adopted resolution to the Coastal Commission



Current AED Permit Requirements

| Zone | Permit | Number of Employees | Employment/Location |
|-------|--------|---------------------|------------------------------|
| AG-I | MCUP | 1-4 | Full-time on-site employment |
| | CUP | 5 or more | No restriction |
| AG-II | MCUP | 1-4 | Full-time on-site employment |
| | CUP | 5-24 | No restriction |

Proposed AED Permit Requirements (Suggested Modification #2)

| Zone | Permit | Number of Employees | Employment/Location |
|-------|---------------|---------------------|---------------------------------------|
| AG-I | CDP (PPU) | 1-4 | Full-time on-site employment |
| | CDH (non-PPU) | 5-9 | |
| | MCUP | 10-19 | Majority full-time on-site employment |
| | CUP | 20 or more | No restriction |
| AG-II | CDP (PPU) | 1-4 | Full-time on-site employment |
| | CDH (non-PPU) | 5-24 | Majority full-time on-site employment |
| | CUP | 25 or more | No restriction |