

Agricultural Enterprise Ordinance

Case No. 23ORD-00005, 23ORD-00006, 24RZN-00004,
and 24RZN-00005

Board of Supervisors
November 5, 2024



County of Santa Barbara
Planning and Development
Julie Harris

Purpose of the AEO

- Help sustain economic viability and diversity of agricultural operations in unincorporated Santa Barbara County
- Amend County LUDC and Article II Coastal Zoning Ordinance
 - Expand the range of allowable uses on rural unincorporated lands zoned Agricultural II (AG-II)
 - Allow incidental food service at winery tasting rooms zoned Agricultural I (AG-I) and AG-II
- Generate new opportunities for local farmers and ranchers to increase revenues and enhance productivity of operations



Proposed Uses

Supplementary Agricultural Uses

- Agricultural Processing – Beyond Raw State (small-scale)
- Agricultural Product Preparation
- Aquaponics
- Composting (small-scale)
- Farm Stand
- Firewood Processing and Sales
- Lumber Processing and Milling
- Tree Nut Hulling



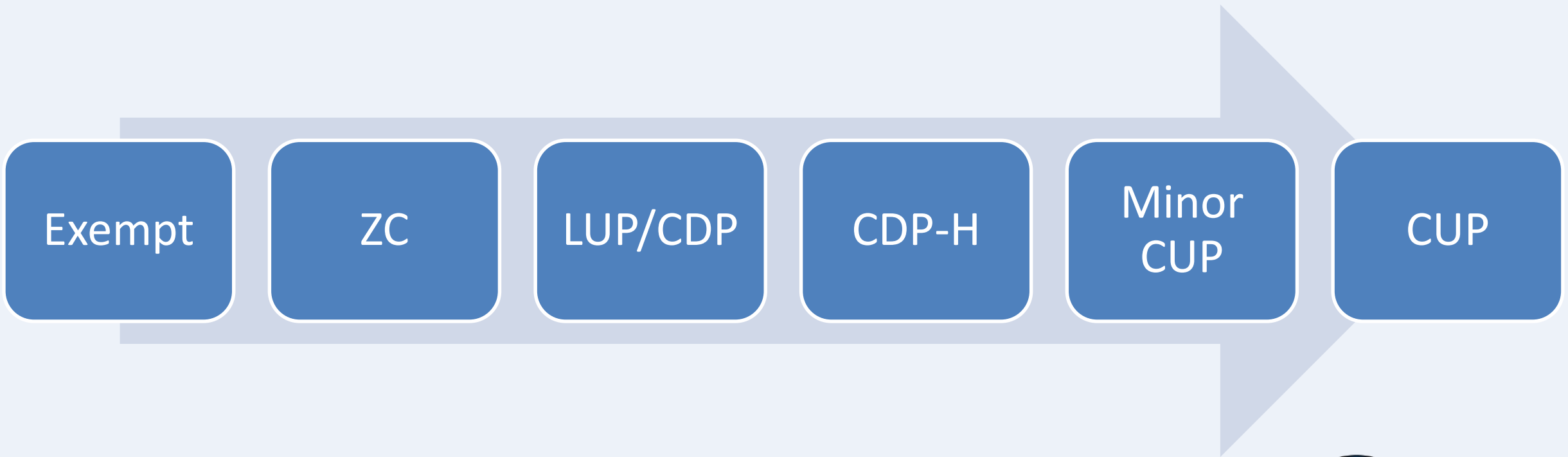
Proposed Uses

Rural Recreation Uses

- Small-Scale Campground
- Farmstays
- Educational Experiences or Opportunities
- Fishing or Hunting Operations
- Horseback Riding
- Incidental Food Service
- Small-Scale Events



Permit Tiers/Types



Planning Commission Recommendation (1)

- Eight Planning Commission (PC) hearings
- Evolution of AEO reflected in staff reports
- Unanimous recommendation to approve AEO



Planning Commission Recommendation (2)

- Zoning Overlay
- Permit Exemptions and Zoning Clearances
- Development Standards
 - Compliance with County Code
 - Fire Protection Plan
 - Informational advisory
 - Setbacks for land use compatibility, noise
 - Setbacks from sensitive habitats



Key Issue – Agricultural Commodities Setbacks

- Setbacks from agricultural commodities
 - Row/food crops, orchards, vineyards
- Discussion focused on proposed 1,000-ft setback
 - To balance food safety concerns and restrictions while not limiting agricultural enterprise opportunities
- PC introduced zoning overlay

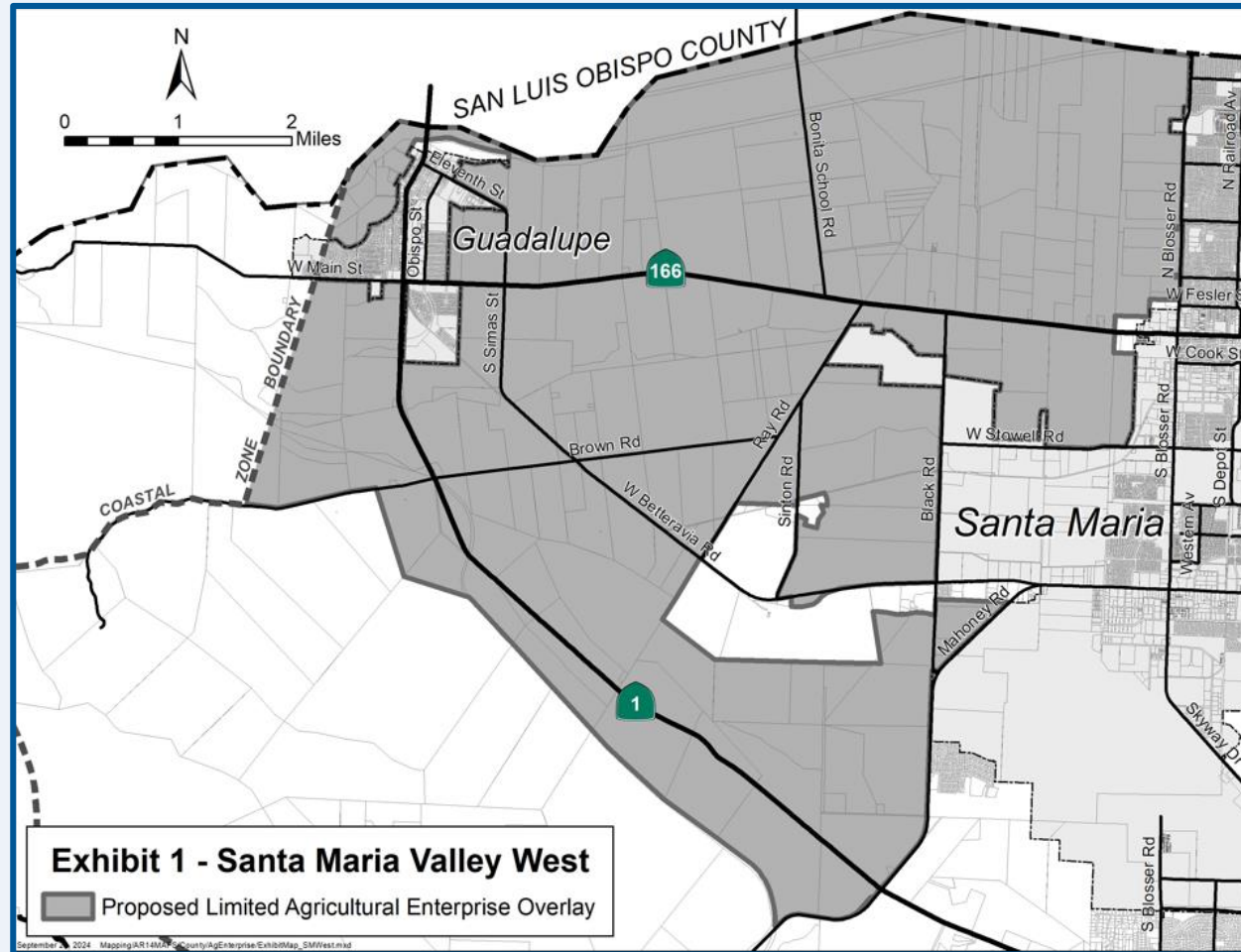


Proposed Limited Agricultural Enterprise Overlay

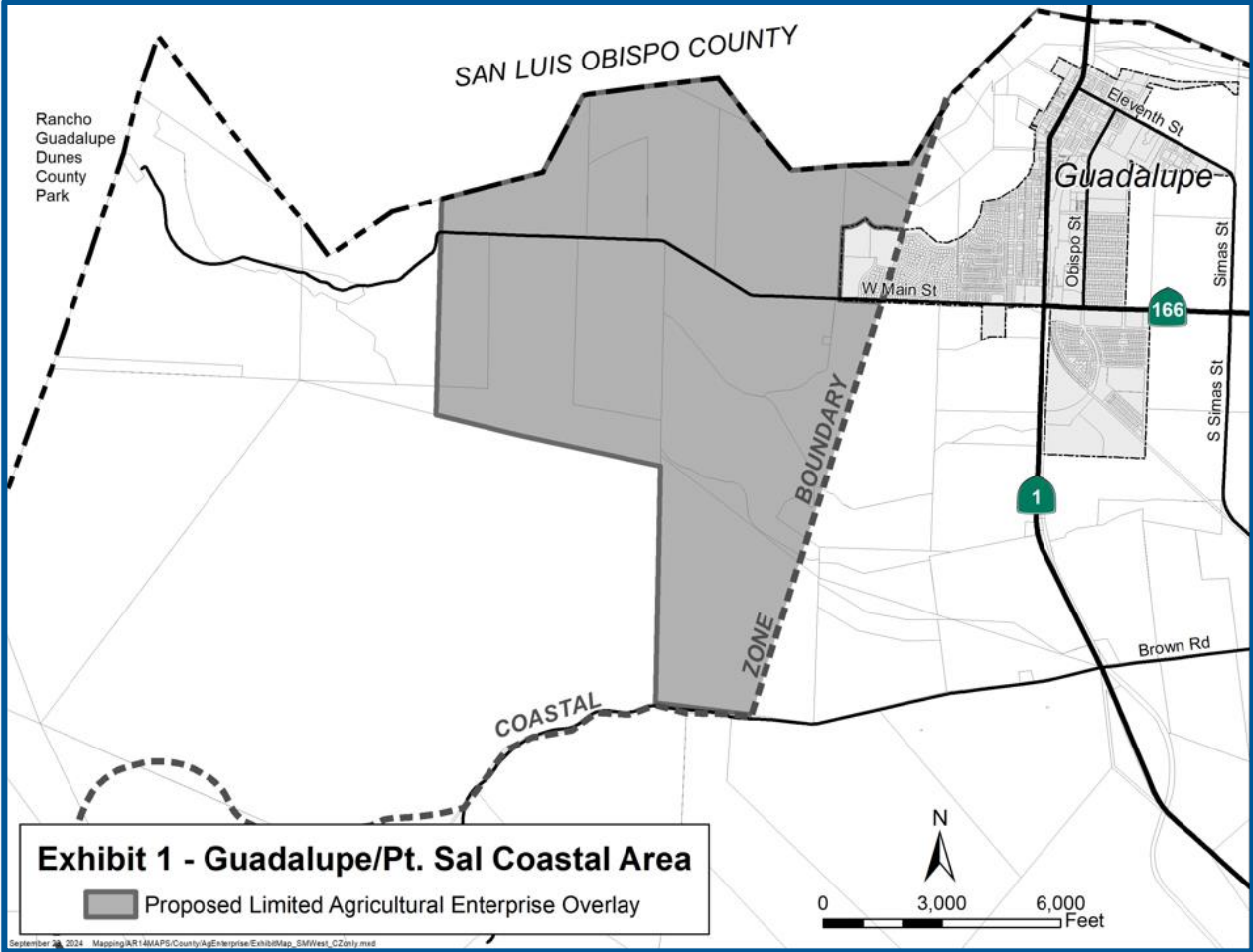
- Map Amendments (Zoning Overlay Map)
- Historic food crop growing areas
 - West of Santa Maria
 - East of Santa Maria
 - Lompoc Valley



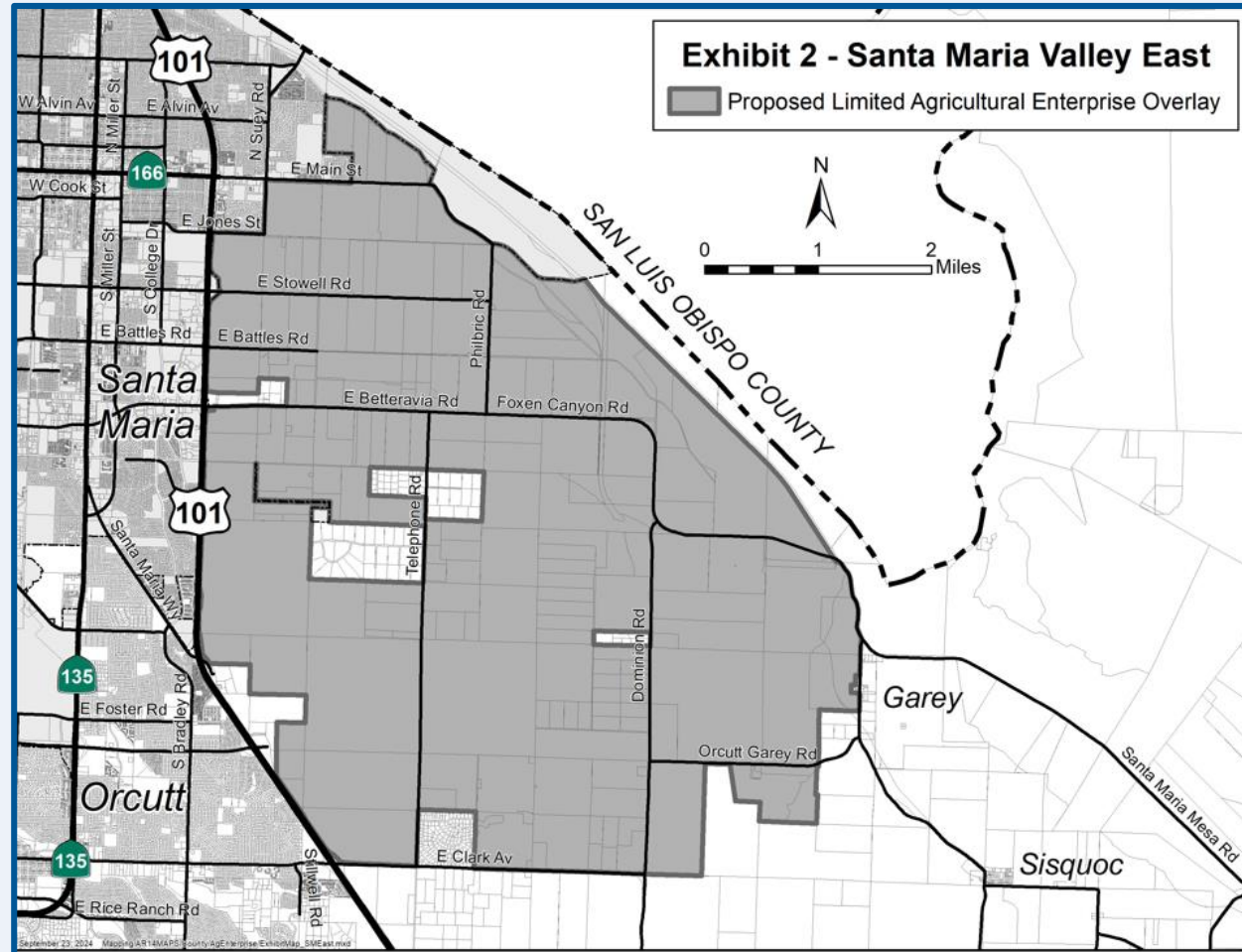
West Santa Maria – Inland



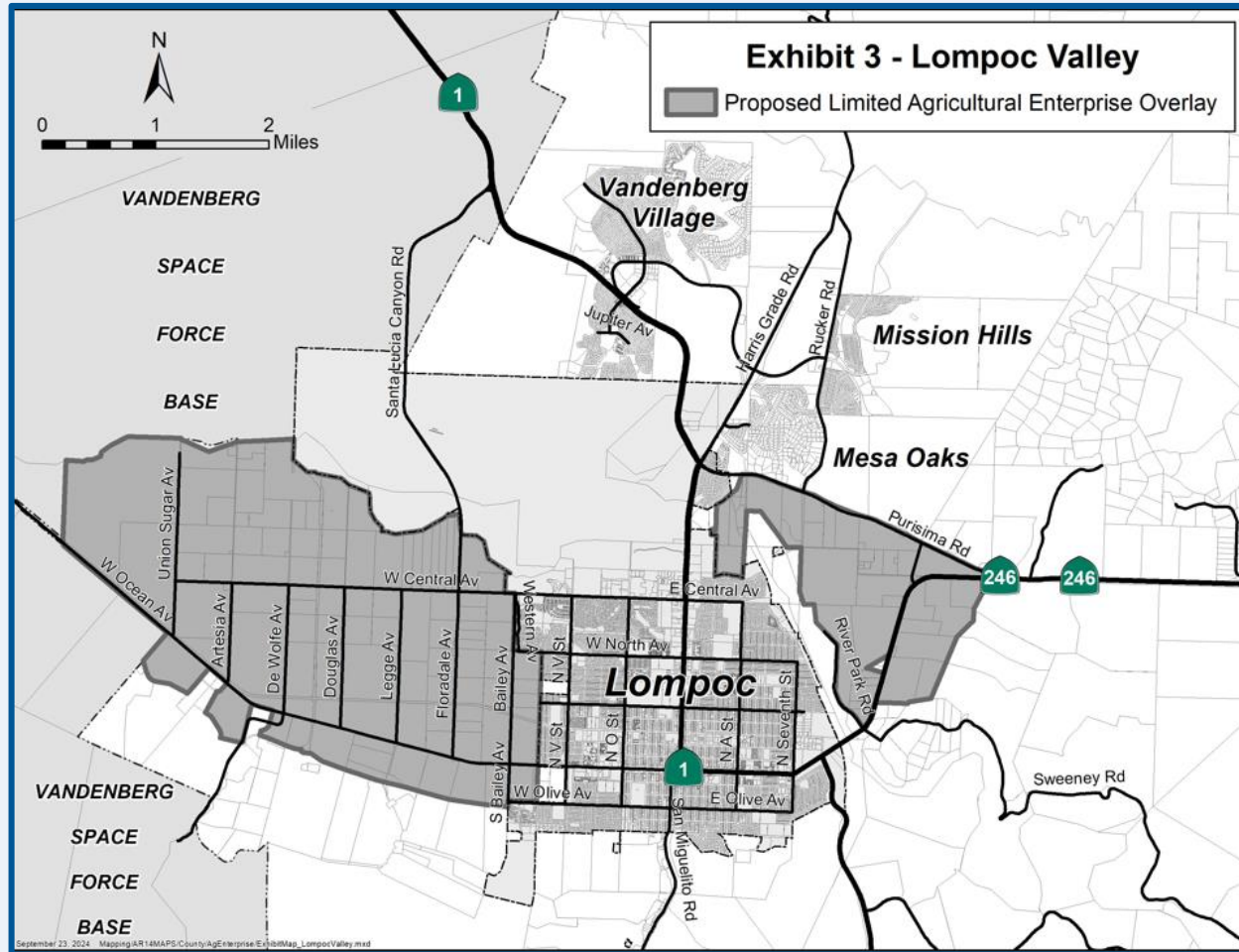
West Santa Maria - Coastal



East Santa Maria



Lompoc Valley



Proposed Limited Agricultural Enterprise Overlay

- Text Amendments
 - Allow several AEO uses with same exemptions, permits, development standards
 - Uses closely aligned with agriculture
 - Farm stands, small-scale agricultural processing, aquaponics
 - Allow other AEO uses with Minor CUP
 - Allow all other current uses in AG-II to continue – no changes



Key Issue – Low Impact Camping Area

- Sub-category of campgrounds
- Maximum 9 individual campsites
- Limited amenities
- Concern – Onsite Wastewater Treatment System required
- PC recommended Board direct County EHS evaluate options

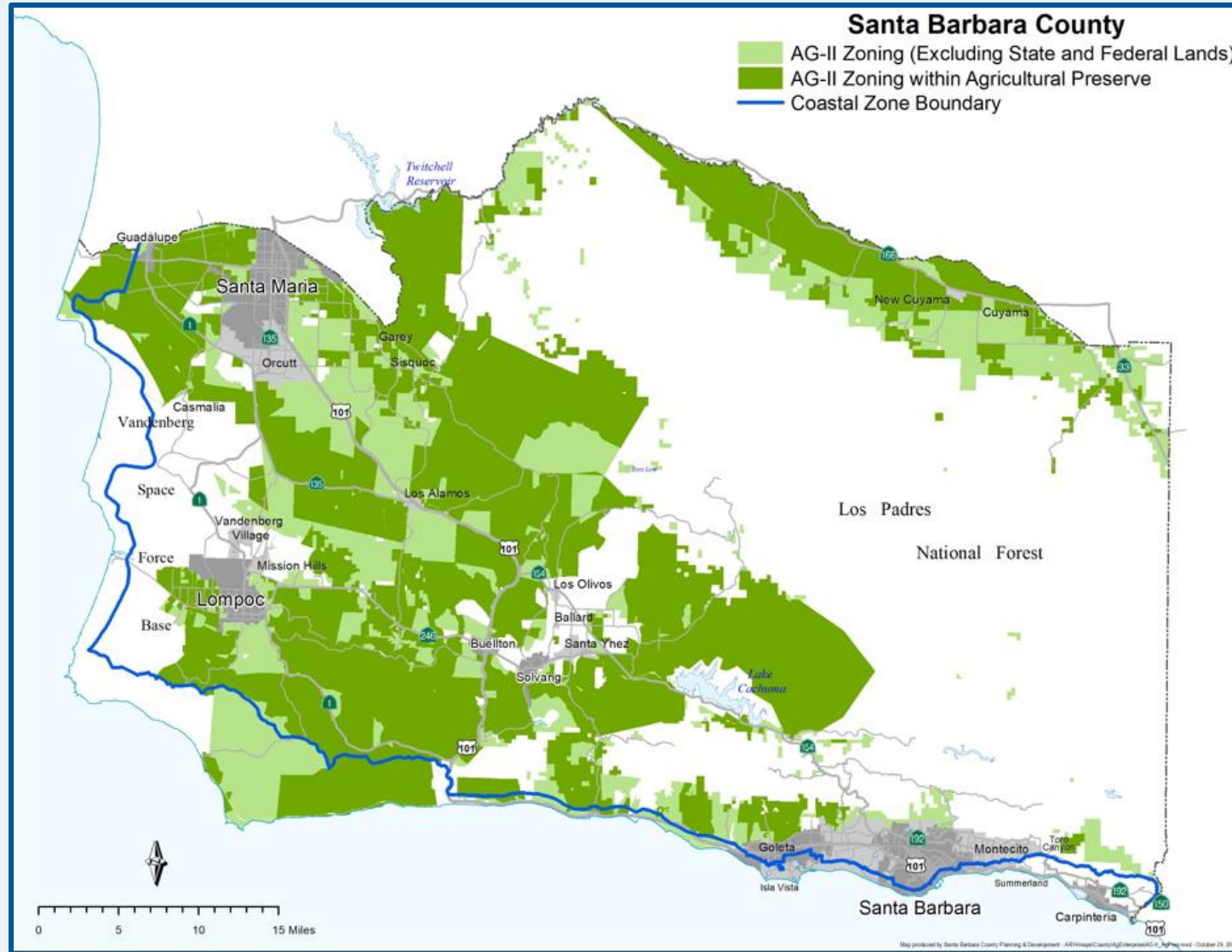


Uniform Rules Amendments

- Uniform Rules
 - Implements County's Agricultural Preserve Program under the Williamson Act
 - Defines eligibility requirements and compatible uses
 - More restrictive than zoning
- APAC recommended amendments to Uniform Rules



64% of AG-II Zone Enrolled



APAC and County PC Recommendations (1)

| | APAC | County PC |
|---|---|--|
| Small-scale Campground | | |
| Number of campground development area(s) (per premises) | One (1) | < 320 acres: Up to 2 ≥ 320 acres: Up to 4 |
| Size of campground development area(s) (per premises) | ≥ 40 ac to ≤ 100 ac: one acre ≥ 100 ac to ≤ 320 ac: two acres > 320 ac: three acres | <ul style="list-style-type: none"> Total disturbance not to exceed five acres Remote campground development area(s) not to exceed one acre |
| Farmstay | | |
| Location of farmstay accommodations | <ul style="list-style-type: none"> Principally located in clustered proximity to principal dwelling and infrastructure One remote farmstay envelope allowed, not to exceed one acre | <ul style="list-style-type: none"> Can be entirely remote, clustered, or combination of both If remote, limited to one remote envelope, not to exceed one acre |

APAC and County PC Recommendations (2)

| | APAC | County PC |
|--|---|--|
| Stacking of AEO Uses | | |
| Farmstays and small-scale campgrounds allowed on the same premises | Both allowed on the same premises of 100 acres or greater | Both allowed on the same premises of 40 acres or greater |
| Small-scale Events | | |
| Minimum premises size | Allowed on premises of 40 acres or greater | Same recommendation |
| Educational Experiences or Opportunities | | |
| Minimum premises size | Allowed on premises of 40 acres or greater | No premises size limitation |

Program Environmental Impact Report (EIR)

- Draft PEIR 45-day review period
- Final PEIR published February 2024
 - Includes responses to comments received and minor EIR text revisions and clarifications



Environmental Impacts

Significant and Unavoidable

- Air Quality
- Greenhouse Gas Emissions
- Transportation

Beneficial

- Agricultural Resources
- Land Use and Planning

Significant but Mitigable

- Agricultural Resources
- Biological Resources
- Cultural and Tribal Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Wildfire

EIR – Analyzed Alternatives

- No Project Alternative
- Alternative 1 – Reduced VMT Alternative*
- Alternative 2 – Reduced Project Alternative

* Environmentally Superior Alternative



EIR Revision Document

- Evaluates PC recommended changes to AEO since publication of Final PEIR
- Recirculation of PEIR not required

Recommendation

- Make the required Findings, including CEQA Findings, and Statement of Overriding Considerations (Attachment 1)
- Certify the Program EIR (Attachment 2), as modified by the EIR Revision Document (Attachment 3)
- Adopt an Ordinance amending the Zoning Regulations of the County Land Use and Development Code (Attachment 4)
- Adopt an Ordinance amending the Zoning Regulations of the Article II Coastal Zoning Ordinance (Attachment 5)



Recommendation (cont.)

- Adopt an Ordinance amending the County Zoning Map adding a new LAE Overlay Zone (Attachment 6)
- Adopt an Ordinance amending the Guadalupe Dunes/Point Sal Coastal Plan Zoning Overlay by adding a new LAE Overlay (Attachment 7)
- Adopt a Resolution amending the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Attachment 8)
- Adopt a Resolution authorizing submittal of the AEO amendments as an amendment to the Local Coastal Program (Attachment 9)



Agricultural Enterprise Ordinance

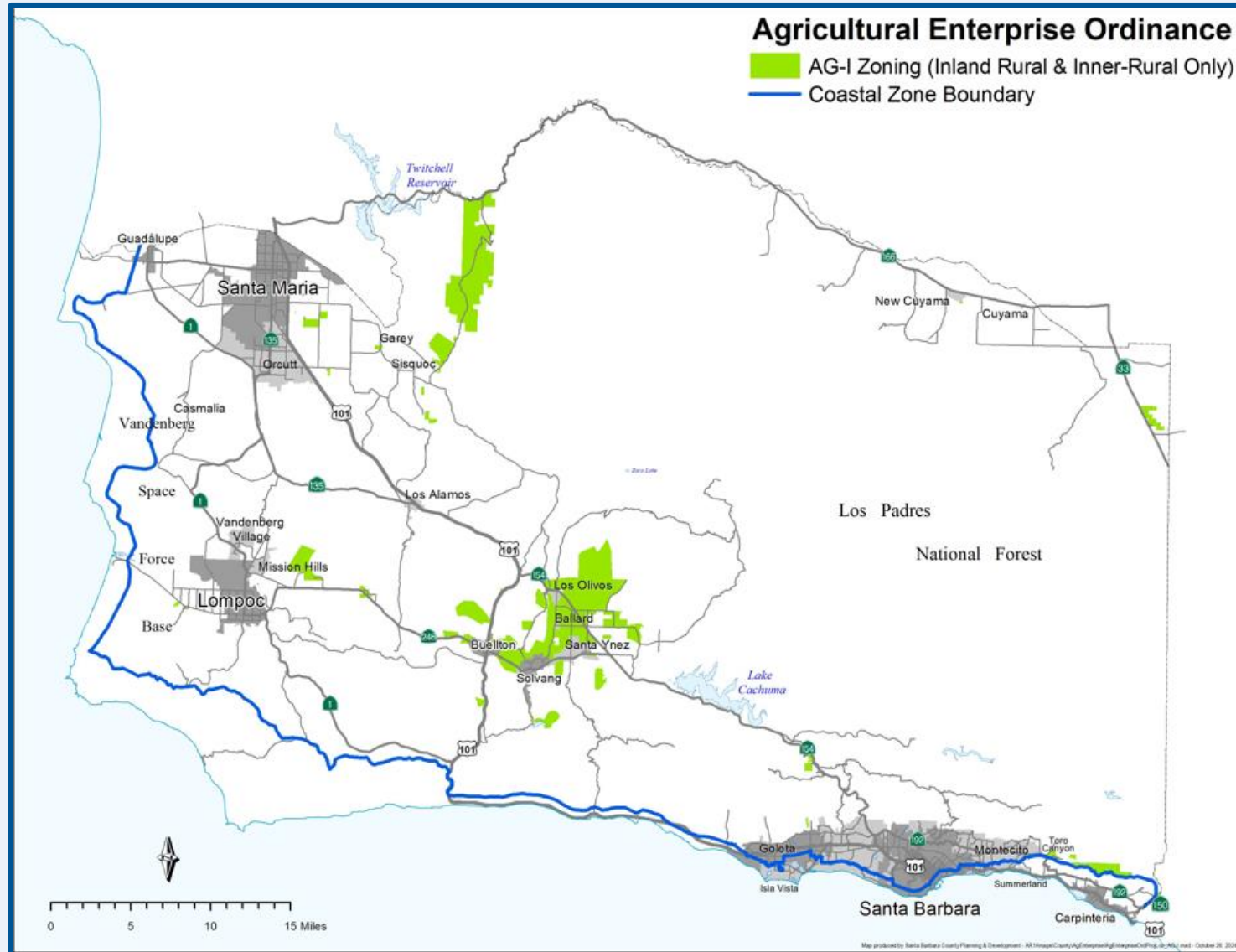
Case No. 23ORD-00005, 23ORD-00006, 24RZN-00004,
and 24RZN-00005

Board of Supervisors
November 5, 2024



County of Santa Barbara
Planning and Development
Julie Harris

AG-I Zoning



RVs Generally Longer than 25 ft

Includes Class A and some Class C motorhomes



RVs Generally Under 25 ft

Includes Class B and some Class C motorhomes

