



## **Farmstays Ordinance Amendments – Estimated Scope, Timeline, Costs**

### **Farmstay Scope of Work**

Amendments to County LUDC, Article II, and Uniform Rules to allow farmstays consistent with regulations recently adopted in the Gaviota Coastal Plan area. The basic scope includes the following:

- AG-II Zone only
- One farmstay per premises located on a single lot that is 40 acres or larger
- Located within a single permitted or nonconforming dwelling existing as of the effective date of the ordinance (no new structures)
- Maximum 15 guests, no more than 6 bedrooms
- Food service incidental and only available to registered farmstay guests
- Farmstay is not principal use; farm or ranch produces agricultural products, inherently related to the farm or ranch operation, educational objective

### **Environmental Review**

The EIR prepared for the Uniform Rules update (2007) included an analysis of the potential impacts of allowing farmstays on Williamson Act contracted lands. In addition, farmstays were incorporated into the Gaviota Coast Plan and included in its EIR analysis. These analyses can be used as a starting point for an environmental impact analysis for a standalone farmstays project.

- Option 1: Negative Declaration (Mitigated)
- Option 2: Tier from Uniform Rules EIR (Addendum or Supplemental)

### **Timeline Estimate (based on Addendum or MND)**

If the project commences in late March 2019.

- Spring 2019 – Draft environmental document released for public review (30-45 days)
- Summer 2019 – First Planning Commission hearing
- Fall 2019 – First Board of Supervisors hearing
- Fall 2019 – Coastal Commission submittal

### **Cost Estimate**

- Staff hours: 669
- Staff cost: \$57,263

Note: Farmstays in Gaviota Plan area are only allowed on AG-II zoned lands and minimum 40 acre lot. Interest to consider use on AG-I lands and/or smaller lot size will increase level of environmental review, project costs, and schedule.

### **Agricultural Tiered Permitting**

- Farmstays are currently included in the scope of the Agricultural Tiered Permitting (ATP) project. If farmstay amendments are pulled out of the ATP project and processed ahead of ATP, the following uses that would be processed as part of the ATP project would be delayed:
  - Product preparation, small-scale processing beyond the raw state, tree nut hulling, firewood processing & sales, small-scale lumber processing & milling, farmstands, aquaponics, composting, small-scale campgrounds, fishing operation, and horseback riding,