

**CALIFORNIA COASTAL COMMISSION**

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# Th9a

**DATE:** January 23, 2020

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, District Director  
Barbara Carey, District Manager  
Deanna Christensen, District Supervisor

**SUBJECT:** County of Santa Barbara Local Coastal Program Amendment No. LCP-4-STB-18-0098-3-Part B (Agricultural Employee Dwelling Ordinance), for public hearing and Commission action at the February 13, 2020 Commission hearing in Long Beach.

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## DESCRIPTION OF THE SUBMITTAL

The County of Santa Barbara is requesting an amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program (LCP) to modify existing provisions regarding agricultural employee dwellings. Specifically, the amendment request includes changes to help streamline the permit process for agricultural employee dwellings, and other updates to the agricultural employee dwelling provisions of the County's certified IP/CZO.

The County of Santa Barbara submitted Local Coastal Program Amendment LCP-4-STB-18-0098-3 (Parts A and B) to the Commission on December 20, 2018. The amendment submittal was deemed complete on January 4, 2019. At the May 9, 2019 hearing, the Commission extended the 90-day time limit for Commission action on the amendment submittal for a period not to exceed one year to provide flexibility in scheduling both parts of the amendment submittal – Part A (Coastal Resiliency Project) which is tentatively scheduled for hearing in April 2020, and Part B (Agricultural Employee Dwellings) which is the subject of this staff report.

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## SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission, after public hearing, **reject** the proposed County of Santa Barbara LCP Amendment No. LCP-4-STB-18-0098-3-Part B as submitted, and **certify** the proposed amendment only if modified pursuant to five (5) suggested modifications ([Exhibit 1](#)). The modifications are necessary to ensure the proposed amendment to the IP/CZO conforms with and is adequate to carry out the policies of the County's certified Land Use Plan (LUP). All of the suggested modifications were developed in cooperation with County staff. The motions and resolutions to accomplish this recommendation are found on pages 6 and 7 of this staff report.

The County has indicated that high labor demand and a housing shortage countywide have created a significant need for affordable housing for agricultural employees and their families. The proposed amendment request includes changes to help encourage the development of, and streamline the permit process for, agricultural employee dwellings. Such streamlining is consistent with the Commission's environmental justice policy (EJ Policy), which recognizes that provision of affordable housing and agricultural worker housing are environmental justice issues, and that such housing should be encouraged in the coastal zone. However, the EJ Policy also states that housing must be encouraged in a manner that fully meets Coastal Act and LCP requirements.

Currently, the LCP permits agricultural employee dwellings in the Agriculture I (AG-I) and Agriculture II (AG-II) zones with a CDP and either a conditional use permit or minor conditional use permit, depending on the number of employees occupying the dwellings. When a conditional use permit is required in addition to a CDP, the time and cost of permit processing is greater. The proposed amendment would eliminate the need for a minor conditional use permit and conditional use permit for agricultural employee dwellings that accommodate less than 10 employees in the AG-I zone or less than 25 employees in the AG-II zone.

A primary issue raised by the proposed amendment relates to the siting of agricultural employee dwellings in a manner that is consistent with the agricultural resource protection policies of the County's LUP, including Coastal Act Policies 30241 and 30242 (which are incorporated in the LUP as guiding policies). The proposed amendment would modify an existing requirement that agricultural employee dwellings avoid all prime agricultural soils, and would instead require that such dwellings avoid all prime agricultural soils "to the maximum extent feasible." This proposed change could have negative impacts if large areas of agricultural land were converted to housing, and the provision also does not address the preservation of non-prime lands suitable for agricultural use, as required by Coastal Act Section 30242. However, since dwellings for agricultural employees are generally necessary for the continued use and operation of agricultural land, siting such structures to completely avoid prime and non-prime land suitable for agriculture is not always feasible. In order to ensure that prime agricultural soils and other land suitable for agriculture are preserved in the County's coastal zone, staff is recommending Suggested Modification Nos. 3 and 4 to clarify that agricultural employee dwellings shall be sited and designed to: (1) avoid prime soils *and* non-prime land suitable for agriculture to the maximum extent feasible, and (2) maintain the long-term viability of agricultural resources and operations on the property and on adjacent agricultural lands.

The proposed amendment is also not clear regarding when agricultural employee dwellings are considered a part of the "principal permitted use" of a property. This is important because Coastal Act Section 30603(a)(4) provides that County CDPs for development designated as the "principal permitted use" under the IP/CZO are not appealable to the Commission. A principal permitted use is a use that clearly carries out the designated land use and the intent and purpose of a particular zone. For example, the principal permitted use on land zoned for agriculture would be agricultural activities that include, but are not limited to, forms of cultivated agriculture, grazing, and ancillary agricultural accessory structures, while the principal permitted use on land zoned as residential would be residential structures. Although some residential-type

uses are essential to, or supportive of, continued agricultural use of the property, and thus may be considered a component of the agricultural principal permitted use, larger-scale housing may not be appropriate or compatible with agricultural uses. Suggested Modification No. 2 clarifies which types of agricultural employee dwellings shall be considered part of the agricultural principal permitted use.

The proposed amendment would also modify the employment location requirements for agricultural employee dwellings at each permit level. Currently, agricultural employee dwellings allowed with the lowest level permit in each of the agricultural zones are required to be employed full-time in agriculture on the farm or ranch where the dwelling is located. There is currently no restriction on employment location for the highest level permit (conditional use permit) in each of the agricultural zones. The proposed amendment would modify the employment location requirements for the higher level permits in the AG-I zone by allowing residents of dwellings for 10-19 employees to work up to 49% of their time off-site, and by removing all location restrictions for residents of dwellings for twenty or more employees. In the AG-II zone, the proposed amendment would eliminate the full-time on-site employment location requirement for the lowest level permit, so there would be no restriction on employment location for any permit level.

The County believes that it is often infeasible to require that occupants of agricultural dwellings work full-time on-site because employees may split their time among a patchwork of farms/properties in common ownership. However, eliminating the employment location requirements in the more rural AG-II zone has the potential to create a disproportionate increase in housing relative to agricultural land uses, and it could allow large-scale housing that may not be needed to support the coastal agricultural lands where it is located. As such, staff is recommending that the Commission modify the employment location requirements for AG-II in a way that is similar to the requirements the County proposed for the AG-I zone—i.e., the larger scale agricultural employee dwellings that allow greater employment location flexibility would require a higher level discretionary permit due to their heightened potential to take land out of agricultural production for housing.

Finally, other suggested modifications (Suggested Modifications 1, 2 and 5) are recommended to provide greater clarity and to ensure internal consistency within the LCP.

For the reasons described in this report, staff recommends that the Commission find the proposed IP/CZO amendment, only if modified as suggested, is consistent with and adequate to carry out the policies of the certified LUP. In addition, the proposed amendment, as suggested to be modified pursuant to the staff recommendation, encourages agricultural employee housing in a manner that meets Coastal Act Section 30604(h) and the Commission's EJ Policy.

<p><b>Additional Information:</b> Please contact Deanna Christensen at the South Central Coast District Office of the Coastal Commission at (805) 585-1800 or 89 S. California St., Second Floor, Ventura, CA 93001</p>
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## EXHIBITS

[Exhibit 1 – Suggested Modifications to the proposed Coastal Zoning Ordinance amendment](#)

[Exhibit 2 – Santa Barbara County Ordinance Nos. 5069 containing the proposed Coastal Zoning Ordinance amendment text](#)

## **I. PROCEDURAL OVERVIEW**

### **A. STANDARD OF REVIEW**

The Coastal Act provides:

*The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter...*

*...The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (Section 30513)*

*The Commission may suggest modifications... (Section 30513)*

The standard of review for the proposed amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) component of a certified Local Coastal Program (LCP), pursuant to Sections 30513 and 30514 (“proposed amendments to a certified [LCP] shall be submitted to, and processed by, the commission in accordance with the applicable procedures ... specified in Sections 30512 and 30513...”) of the Coastal Act, is that the Commission must approve it unless the proposed amendment is not in conformance with, or is inadequate to carry out, the provisions of the Land Use Plan (LUP) portion of the certified Santa Barbara County LCP. All Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County LUP as guiding policies pursuant to Policy 1-1 of the LUP.

### **B. PROCEDURAL REQUIREMENTS**

Pursuant to Section 13551(b) of Title 14 of the California Code of Regulations, the County resolution for submittal may specify that a LCP Amendment will either require formal local government adoption after the Commission approval, or that it is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The Santa Barbara County Board of Supervisors submittal specified that this Amendment shall take effect automatically after Commission action. In this case, because this approval is subject to suggested modifications by the Commission, if the Commission approves the proposed amendment pursuant to the staff recommendation, the County must act to accept the certified suggested modifications within six months from the date of Commission action in order for the amendment to become effective (California Code of Regulations, Title 14, Sections 13542(b), (f), 13544, and 13544.5). If the Commission certifies the proposed LCP Amendment with suggested modifications and the County acts on those suggested modifications, then pursuant to Section 13544 of the California Code of Regulations, the Executive Director shall determine whether the County's action is adequate to satisfy all

requirements of the Commission's certification order and report on such adequacy to the Commission. Should the Commission deny the LCP Amendment, as submitted, no further action is required by either the Commission or the County.

### **C. PUBLIC PARTICIPATION**

Section 30503 of the Coastal Act requires the provision of maximum opportunities for public input in preparation, approval, certification and amendment of any LCP. The County held a series of public hearings regarding the amendment. The hearings were noticed to the public consistent with Section 13515 of Title 14 of the California Code of Regulations. Notice of the subject Amendment has been distributed to all known interested parties.

## **II. STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS FOR THE IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO) AMENDMENT**

Following public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to each resolution.

### **A. DENIAL OF THE IMPLEMENTATION PLAN AS SUBMITTED**

#### **MOTION I:**

*I move that the Commission **reject** County of Santa Barbara Implementation Plan Amendment No. LCP-4-STB-18-0098-3-Part B as submitted.*

#### **STAFF RECOMMENDATION OF REJECTION:**

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Plan Amendment No. LCP-4-STB-18-0098-3-Part B and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

#### **RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED:**

The Commission hereby **denies** certification of County of Santa Barbara Implementation Plan/Coastal Zoning Ordinance Amendment No. LCP-4-STB-18-0098-3-Part B, as submitted, and adopts the findings set forth below on grounds that the Implementation Plan Amendment, as submitted, does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the

environment that will result from certification of the Implementation Plan Amendment as submitted.

## **B. CERTIFICATION WITH SUGGESTED MODIFICATIONS**

### **MOTION II:**

*I move that the Commission **certify** County of Santa Barbara Implementation Plan Amendment No. LCP-4-STB-18-0098-3-Part B if it is modified as suggested in this staff report.*

### **STAFF RECOMMENDATION TO CERTIFY WITH SUGGESTED MODIFICATIONS:**

Staff recommends a **YES** vote. Passage of this motion will result in certification of Implementation Plan Amendment No. LCP-4-STB-18-0098-3-Part B with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

### **STAFF RECOMMENDATION TO CERTIFY WITH SUGGESTED MODIFICATIONS:**

The Commission hereby **certifies** the County of Santa Barbara Implementation Plan Amendment No. LCP-4-STB-18-0098-3-Part B, if modified as suggested, and adopts the findings set forth below on grounds that the Implementation Plan Amendment with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan Amendment, if modified as suggested, complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan Ordinance Amendment on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

## **III. FINDINGS FOR DENIAL AS SUBMITTED, AND APPROVAL OF THE AMENDMENT, IF MODIFIED AS SUGGESTED**

The following findings support the Commission's denial of the proposed Implementation Plan/Coastal Zoning Ordinance (IP/CZO) Amendment as submitted, and approval of the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) Amendment if modified as indicated in [Exhibit 1 \(Suggested Modifications\)](#) of this staff report. The Commission hereby finds and declares as follows:

### **A. AMENDMENT DESCRIPTION**

Santa Barbara County is requesting an amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program (LCP) to modify existing development standards and permit requirements for agricultural employee dwellings in order to help streamline the permit process for such dwellings ([Exhibit 2](#)). Agriculture is a dominant land

## LCP-4-STB-18-0098-3-Part B (Agricultural Employee Dwellings)

use and a significant production industry in Santa Barbara County. The south coast areas of the County produce cut flowers and nursery products, avocados, citrus, row crops, exotic fruits, and cannabis. The combination of mild climatic conditions, prime agricultural soils, available water sources, and proximity to major markets, makes the area a valuable agricultural resource. Farther north, the Gaviota Coast supports avocado, nut, citrus and exotic fruit orchards, and cattle grazing. The primary land use in the North Gaviota Coast is cattle grazing.

There are two general categories of agricultural employee housing provided for in the County's existing LCP – “farmworker housing” and “agricultural employee dwellings.” “Farmworker housing” is addressed in IP/CZO Section 35-144.P of the County's LCP and is regulated by the County and the California Department of Housing and Community Development (HCD) in compliance with the State Employee Housing Act, which is codified in Sections 17000 through 17062.5 of the California Health and Safety Code. Farmworker dwellings that provide accommodations for six or fewer employees and their family are allowed in residential zones, subject to the same permit requirement as a single family residence. Farmworker dwellings and housing complexes that consists of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household are allowed in agricultural zones (and other zones where agricultural uses are permitted), subject to the same permit requirements as other agricultural uses. The County updated its LCP provisions regarding State-regulated farmworker housing to comply with the State Employee Housing Act through an LCP amendment that was certified by the Commission in 2016. Those farmworker housing provisions of the LCP are not a part of the subject amendment request.

“Agricultural employee dwellings” are addressed in IP/CZO Section 35-144.R of the County's LCP and are only regulated by the County (not subject to State employee housing regulations and not required to house employee families). Currently, the LCP permits agricultural employee dwellings in the Agriculture I (AG-I) and Agriculture II (AG-II) zones with a conditional use permit or minor conditional use permit, depending on the number of employees occupying the dwellings. The majority of privately owned land under the County's jurisdiction is zoned one of these two agricultural zoning designations. AG-I is used to designate lands for long-term agricultural use within or adjacent to urbanized areas and to preserve prime agricultural soils, such as the high return, specialty crop areas within the urbanized portion of the County's south coast. The majority of the Carpinteria valley in the unincorporated area of the County is designated AG-I. AG-II is used to designate large prime and non-prime agricultural lands in the rural areas of the County and to preserve prime and non-prime soils for long-term agricultural use. The ranches and large scale grazing operations typical of the rural area from Ellwood to Gaviota, the Hollister and Bixby Ranches, and North Coast are designated as AG-II.

In the AG-I and AG-II zones, dwellings for one to four agricultural employees currently requires a coastal development permit (CDP) and a minor conditional use permit (MCUP), and dwellings for five or more agricultural employees currently requires a CDP and a conditional use permit (CUP). The only exception is in the Gaviota Coast Plan area of the County, in which dwellings for one to four agricultural employees do not require a minor conditional use permit (only a coastal development permit is required). The Gaviota Coast Plan was certified by the Commission in November 2018 and functions as a stand-alone area plan that is a component of the County's LCP.

Conditional Use Permits are a mechanism used by local governments to require special consideration of certain uses within each zoning designation. When a conditional use permit is required in addition to a coastal development permit for a development project in the coastal zone, the time and cost of permit processing is greater. The County has indicated that high labor demand and a housing shortage countywide have created a significant need for affordable housing for agricultural employees and their families. The intent of the proposed amendment request is to help streamline the permit process for agricultural employee dwellings by eliminating the need for a minor conditional use permit and conditional use permit for dwellings that accommodate less than 10 employees in the AG-I zone and for dwellings that accommodate less than 25 employees in the AG-II zone.

The proposed amendment would also modify the employment location requirements for agricultural employee dwellings at each permit level. Currently, agricultural employee dwellings allowed with the lowest level permit (CDP only in Gaviota Coast Plan or CDP with MCUP in all other areas) in each of the agricultural zones are required to be employed full-time in agriculture on the farm or ranch where the dwelling would be located. There is currently no restriction on employment location for the highest level permit (CDP with CUP) in each of the agricultural zones. The proposed amendment would retain this full-time, on-site employment location requirement for the lowest level permit (CDP only) in the AG-I zone. But the proposed amendment would eliminate the full-time on-site employment location requirement for the lowest level permit in the AG-II zone (CDP only). There would be no restriction on employment location for all permit levels in the AG-II zone under the proposed amendment. The proposed amendment would also modify the employment location requirements in the AG-I zone such that dwellings for 10-19 employees (CDP with a MCUP) would require full-time employment in agriculture, the majority of which (51% or more) must occur on the farm or ranch where the dwellings would be located, and dwellings for twenty or more employees (CDP with CUP) would have no restriction on location of employment relative to the location of the dwellings. Below is a table to summarize how the proposed permit requirements for agricultural employee dwellings compare to the existing permit requirements of the certified LCP.

<b>Agricultural Employee Dwellings in Agriculture I (AG-I) Zone</b>			
<b>Existing IP/CZO</b>	<u>1-4 Employees</u>		<u>5 + Employees</u>
	<ul style="list-style-type: none"> <li>- CDP and Minor Conditional Use Permit (MCUP)</li> <li>- requires full-time on-site employment</li> </ul>		<ul style="list-style-type: none"> <li>- CDP and Conditional Use Permit (CUP)</li> <li>- no restriction on employment location</li> </ul>
<b>Proposed Amendment</b>	<u>1-9 Employees</u>	<u>10-19 Employees</u>	<u>20 + Employees</u>
	<ul style="list-style-type: none"> <li>- CDP only</li> <li>- requires full-time on-site employment</li> </ul>	<ul style="list-style-type: none"> <li>- CDP and MCUP</li> <li>- requires majority (51% or more) time on-site</li> </ul>	<ul style="list-style-type: none"> <li>- CDP and CUP</li> <li>- no restriction on employment location</li> </ul>

	employment	
<b>Agricultural Employee Dwellings in Agriculture II (AG-II) Zone</b>		
<b>Existing IP/CZO</b>	<u>1-4 Employees</u>	<u>5 + Employees</u>
	<ul style="list-style-type: none"> <li>- CDP and MCUP*</li> <li>- requires full-time on-site employment</li> </ul> <p style="text-align: center;">*CDP only in Gaviota Coast Plan area</p>	<ul style="list-style-type: none"> <li>- CDP and CUP</li> <li>- no restriction on employment location</li> </ul>
<b>Proposed Amendment</b>	<u>1-24 Employees</u>	<u>25 + Employees</u>
	<ul style="list-style-type: none"> <li>- CDP only</li> <li>- no restriction on employment location</li> </ul>	<ul style="list-style-type: none"> <li>- CDP and CUP</li> <li>- no restriction on employment location</li> </ul>

The proposed amendment would also re-organize existing Section 35-144.R (Agricultural Employee Dwellings) of the certified IP/CZO; add a new permit requirement table for agricultural employee dwellings; update the proof of employment submittal requirements, minimum size requirements, and required findings for agricultural employee dwellings; clarify that mobile homes, manufactured homes, and park trailers may be used for agricultural employee dwellings to comply with State law; and add definitions for “park trailer” and “manufactured home” that comply with the California Health and Safety Code.

## **B. CONSISTENCY ANALYSIS**

Pursuant to Sections 30513 and 30514 of the Coastal Act, the standard of review for the proposed amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of the certified LCP is whether the proposed amendment would be in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP) component of the certified LCP.

The County’s LUP contains a number of policies aimed at the protection of a range of housing opportunities (Policies 5-1 through 5-10). Policies 2-1 and 2-6 of the County’s LUP require that new development must ensure that adequate services (i.e., water, sewer, roads, etc.) are available. In addition, Policy 2-12 of the LCP provides that the densities specified in the land use plan are maximums and shall be reduced if it is determined that such reduction is warranted by site specific conditions to ensure consistency with the other policies of the LCP. In addition, all Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County LUP as guiding policies pursuant to Policy 1-1 of the LUP. In order to ensure that new development is sited in areas able to accommodate it and where it will not have significant cumulative impacts on coastal resources, as required by Section 30250 of the Coastal Act (incorporated by reference into the certified LUP), the siting and design of new development must adhere to the requirements of other applicable policies of the certified LUP. Such policies include but are not limited to, policies and provisions regarding coastal protection and the

protection of agricultural productivity, bluff top development, environmentally sensitive habitat areas, public access, visual resources, and shoreline processes and development.

The County's existing certified LCP allows farmworker housing and agricultural employee dwellings in many of the County's zoning designations that allow residential and agricultural land uses. The proposed amendment includes changes to help streamline the permit process for agricultural employee dwellings. However, future development of farmworker housing and agricultural employee dwellings would still require compliance with the Coastal Development Permit provisions of the LCP, and individual projects within the coastal zone must be consistent with all of the applicable policies and provisions of the certified LCP including those pertaining to coastal resource protection.

The Commission's environmental justice policy (EJ Policy) recognizes that affordable housing and agricultural worker housing is an environmental justice issue and a priority that is to be encouraged in the coastal zone. The Commission's EJ Policy also states that the provision of housing cannot be permitted at the expense of coastal resource protection:

*The Commission recognizes the myriad laws and regulations that regulate housing, including those that dictate the kinds and amounts of housing that local governments must provide in their communities. **Implementation of these housing laws must be undertaken in a manner fully consistent with the Coastal Act.** The Commission will work with local governments to adopt local coastal program policies that allow for a broad range of housing types including affordable housing, ADUs, transitional/supportive housing, homeless shelters, residential density bonuses, farmworker housing, and workforce/employee housing, **in a manner that protects coastal resources consistent with Chapter 3 of the Coastal Act.** (Emphasis added.)*

### **1. Siting of Agricultural Employee Dwellings and Protection of Agricultural Resources**

The proposed amendment would modify a required finding specific to agricultural employee dwellings in the existing IP/CZO that currently requires such dwellings to avoid all prime agricultural soils. The proposed amendment would change the finding to require that such dwellings shall avoid all prime agricultural soils "to the maximum extent feasible."

The policies of the Santa Barbara County LCP and Coastal Act provide for the protection of agricultural resources and the continuation of coastal agriculture on prime agricultural lands. Coastal Act Section 30241 requires preservation of the maximum amount of prime agricultural land, and Coastal Act Section 30242 requires the preservation of lands suitable for agricultural use, the long-term productivity of soils, and limits the conversion of agricultural lands to non-agricultural uses. In comparison to Section 30241 and its focus on conversions of prime agricultural lands around the urban fringe and creating a stable urban-rural boundary, Coastal Act Section 30242 addresses conversions of any land suitable for agriculture in all locations—i.e., including in rural locations without conflicts "between agricultural and urban land uses." Section 30242 includes no direct requirement for considering the resulting stability of the urban limit and in general provides a different standard of review than does Section 30241(b). Notably, Section 30242 does not deal with "agricultural land," but rather with "all other lands suitable for agriculture." One of the tests for conversion of such land is that agricultural use cannot feasibly

be continued or renewed. This wording indicates that the policy was intended to be broadly applied, even to rural land that is not currently in agricultural use. These Coastal Act policies are incorporated into the County's LUP pursuant to Policy 1-1. In addition, Policies 8-1, 8-2, and 8-4 of the County's LUP provide for the designation of agricultural lands and limit the conversion of agricultural land uses to non-agricultural land uses.

The proposed change to the required finding specific to agricultural employee dwellings does not address the preservation of non-prime lands suitable for agricultural use, as required by Section 30242, and requires that such dwellings shall avoid all prime agricultural soils "to the maximum extent feasible." The proposed change could potentially impact agricultural land itself, if large areas of existing land with agricultural potential, or land that is currently used for agriculture, were converted to housing. While agricultural employee housing is supportive of agricultural uses, the development of such structures can also harm the long-term productivity of agricultural soils and land suitable for agriculture. The cumulative effect of these structures may encourage urbanization or industrialization of an area. However, since dwellings for agricultural employees are generally necessary for the continued use and operation of agricultural land, siting such structures to completely avoid prime and non-prime land suitable for agriculture is not always feasible. In order to ensure that prime agricultural soils *and* other land suitable for agriculture are preserved in the County's coastal zone, **Suggested Modification Nos. 3 and 4** are required to clarify that agricultural employee dwellings shall be sited and designed to: (1) avoid prime soils *and* non-prime land suitable for agriculture to the maximum extent feasible, and (2) maintain the long-term viability of agricultural resources and operations on the property and on adjacent agricultural lands. The clarifications included in **Suggested Modifications 3 and 4** are necessary to find that the proposed IP/CZO amendment is consistent with the agricultural resource protection policies of the certified LUP.

## **2. Permit Requirements for Agricultural Employee Dwellings**

The proposed amendment would modify existing permit requirements for agricultural employee dwellings in order to help streamline the permit process for such dwellings in the County's agricultural zones. The County's certified LCP currently allows agricultural employee dwellings subject to either a conditional use permit or minor conditional use permit (in addition to the required CDP). Dwellings for one to four agricultural employees currently requires a minor conditional use permit (MCUP), and dwellings for five or more agricultural employees currently requires a conditional use permit (CUP). The only exception is in the Gaviota Coast Plan area of the County, in which dwellings for one to four agricultural employees do not require a minor conditional use permit (only a CDP is required). CUPs are a mechanism used by local governments to require special consideration of certain uses within each zoning designation. When a CUP is required in addition to a CDP for a development project in the coastal zone, the time and cost of permit processing is greater.

The proposed amendment would eliminate the need for a minor CUP and CUP for dwellings that accommodate less than 10 employees in the AG-I zone and for dwellings that accommodate less than 25 employees in the AG-II zone. The proposed amendment adds a new permit requirement table for agricultural employee dwellings to existing Section 35-144.R (Agricultural Employee Dwellings) of the certified IP/CZO. The table identifies the type of permit required in each zone designation for agricultural employee dwellings of various magnitudes that is based on number

of employees that can be accommodated. However, the proposed table does not provide clarity regarding when such dwellings are considered the “principal permitted use” pursuant to Section 30603(a)(4).

Section 30603(a)(4) of the Coastal Act requires that all development within the coastal zone of a coastal county be appealable to the Coastal Commission unless the development is designated as the “principal permitted use” under the zoning ordinance or zoning district map. A principal permitted use is a use that clearly carries out the designated land use and the intent and purpose of a particular zone. For example, the principal permitted use on land zoned for agriculture would be agricultural activities that include, but are not limited to, forms of cultivated agriculture, grazing, and ancillary agricultural accessory structures, while the principal permitted use on land zoned as residential would be residential structures. However, there are a range of uses that are agricultural in nature and some residential-type uses that are essential to, or supportive of, continued agricultural use of the property and may be considered a component of the agricultural principal permitted use. Some uses may be appropriate or compatible with agricultural uses, but the permit processing procedures may vary depending on the type, magnitude, and location of development.

As proposed, the subject amendment does not specify what types of agricultural employee dwellings are part of the principal permitted use. In order to adequately execute the provisions of Section 30603(a)(4), it is important to clarify in this amendment when agricultural employee dwellings are considered a component of the principal permitted use in each zone designation. This issue was addressed for the Gaviota Coast area already when the Gaviota Coast Plan was certified as a component of the LCP in 2018. Agriculture is the main land use on the Gaviota Coast, with approximately 77% of land zoned for agriculture (AG-II). In the Gaviota Coast Plan and its implementation measures, agricultural employee dwellings for one to four agricultural employees is identified as a component of the agricultural principal permitted use (and therefore a CDP for this use would not be appealable to the Commission). The proposed amendment that is the subject of this staff report does not propose to change the specific Gaviota Coast Plan permit requirement provisions. However, the County is proposing to change the general agricultural employee dwelling permit requirement provisions that would apply throughout the County’s coastal zone without specifying the principal permitted use for each zone. Further, for the AG-II zone, the proposed changes would be inconsistent with the permit requirements contained in the Gaviota Coast Plan. For these reasons, the Commission finds that **Suggested Modification No. 2** is necessary in order to clarify when agricultural employee dwellings shall be considered part of the agricultural principal permitted use—where the required CDP is not appealable to the Coastal Commission (unless the project site is otherwise located within a geographic appeals area)—versus when such dwellings may be allowed with a CDP that is appealable to the Coastal Commission.

Consistent with the Gaviota Coast Plan, dwellings that accommodate one to four agricultural employees may be considered a component of the agricultural principal permitted use, and thus, not appealable to the Coastal Commission. The permit levels proposed by the County that are based on the number of employees the dwellings can accommodate would be retained, which means that a conditional use permit or minor conditional use permit would no longer be required for dwellings that accommodate less than 10 employees in the AG-I zone and dwellings that

accommodate less than 25 employees in the AG-II zone. Although an appealable CDP would still be required for dwellings that accommodate 5-9 employees in the AG-I zone, and 5-24 employees in the AG-II zone, the County's LCP includes a provision that allows for the public hearing requirement to be waived for qualifying development that is appealable to the Commission. To qualify, the County must determine that the development is consistent with the certified LCP, requires no discretionary approvals other than the subject Coastal Development Permit, and has no individual or cumulative adverse effect on coastal resources or public access to and along the coast.

The permit levels proposed by the County for agricultural employee dwellings will serve to streamline the permit process and reduce costs for applicants. The requirement that larger scale dwellings are subject to a MCUP or CUP in the agricultural zones, as proposed by the County, recognizes that there is the potential to undermine the protection of agricultural land by taking land out of agricultural production, and thus that such projects require greater scrutiny. However, agricultural employee housing development proposals at all permit levels must still be consistent with the policies and provisions of the LCP. In order to ensure internal consistency within the LCP, **Suggested Modifications 2 and 5** include other minor changes to the permit requirement table in proposed Section 35-144R of the amendment request, and the permit requirement Table 18-2 in Section 35-430 (Gaviota Coast Plan Overlay Table). These changes were developed in cooperation with County staff.

The proposed amendment also modifies the list of permitted and conditionally permitted uses in the AG-I and AG-II zones that is contained in IP/CZO Sections 35-68 and 35-69 to reflect the proposed permit level changes for agricultural employee dwellings. However, since amending those lists of permitted and conditionally permitted uses as part of the subject amendment request, the County has approved, and the Commission has certified, other County LCP amendments related to accessory dwelling units and cannabis uses that changed those lists of uses. To ensure that the proposed amendment does not inadvertently undo previously approved certified language in those sections, **Suggested Modification 1** is necessary to make sure the County updates the proposed amended sections to capture the changes certified by the Commission recently in LCP Amendment Nos. LCP-4-STB-18-0071-2-Part B and LCP-4-STB-18-0039-1-Part C.

The proposed amendment would also modify the employment location requirements for agricultural employee dwellings at each permit level. Currently, agricultural employee dwellings allowed with the lowest level permit (CDP with MCUP) in each of the agricultural zones are required to be employed full-time in agriculture on the farm or ranch where the dwelling would be located. There is currently no restriction on employment location for the highest level permit (CDP with CUP) in each of the agricultural zones. The proposed amendment would retain this full-time on-site employment location requirement for the lowest level permit (CDP only) in the AG-I zone. The proposed amendment would also modify the employment location requirements for the higher level permits in the AG-I zone such that dwellings for 10-19 employees with a minor conditional use permit would require full-time employment in agriculture, the majority of which (51% or more) must occur on the farm or ranch where the dwellings would be located, and dwellings for twenty or more employees with a conditional use permit would have no restriction on location of employment relative to the location of the dwellings.

AG-I designated lands are for long-term agricultural use within or adjacent to urbanized areas and to preserve prime agricultural soils, such as the high return, specialty crop areas within the urbanized portion of the County's south coast. The majority of the Carpinteria valley in the unincorporated area of the County is designated AG-I. The rationale for the proposed employment location requirement changes is that it is often infeasible to limit the occupancy of agricultural dwellings to employees who work full-time on the same site as where the dwelling(s) is located given that employees may split their time among a patchwork of farms/properties in common ownership. As proposed, the larger scale agricultural employee dwellings that allow greater employment location flexibility would require a higher level discretionary permit due to their potential to undermine the protection of agricultural land by taking more land out of agricultural production for housing.

In the AG-II zone, the proposed amendment would eliminate the full-time on-site employment location requirement for the lowest level permit (CDP only), so as proposed there would be no restriction on employment location for any permit level in this zone. The AG-II designation is reserved for large prime and non-prime agricultural lands in the rural areas of the County from Ellwood to Gaviota, the Hollister and Bixby Ranches, and the County's north coast. The rationale for the proposed employment location flexibility in the AG-II zone is the same as the rationale discussed above for the AG-I zone - employees may split their time among a patchwork of farms/properties in common ownership so it is often infeasible to limit the occupancy of agricultural dwellings to employees who work full-time on the same site as where the dwelling(s) is located. However, completely eliminating the employment location requirements in the more rural AG-II zone has the potential to create a disproportionate increase in housing relative to agricultural land uses, and excess housing would not be supportive of the coastal agricultural lands where it is located. As such, the Commission finds it necessary to modify the employment location requirements for the AG-II in a way that is similar to the requirements the County proposed for the AG-I zone in which the larger scale agricultural employee dwellings that allow greater employment location flexibility would require a higher level discretionary permit due to their potential to undermine the protection of agricultural land by taking land out of agricultural production for housing. As suggested to be modified in **Suggested Modification 2**, the full-time on-site employment location requirement would be restored for dwellings that accommodate one to four employees with the lowest level permit (non-appealable CDP) in the AG-II zone. Dwellings for 5-24 employees that require an appealable CDP would require full-time employment in agriculture, the majority of which (51% or more) must occur on the farm or ranch where the dwellings would be located. Dwellings for 25 or more employees that require the highest level permit in the AG-II zone (a CUP in addition to a CDP) would have no restriction on location of employment relative to the location of the dwellings. The Commission finds that the proposed IP/CZO amendment, only if modified as suggested, will conform to and be adequate to carry out the agricultural resource protection policies of the certified LUP.

Lastly, the County also proposes to re-organize existing Section 35-144.R (Agricultural Employee Dwellings) of the certified IP/CZO; update the proof of employment submittal requirements and minimum size requirements for agricultural employee dwellings; clarify that mobile homes, manufactured homes, and park trailers may be used for agricultural employee dwellings to comply with State law; and add definitions for "park trailer" and "manufactured

home” that comply with the California Health and Safety Code. These changes would not fundamentally alter the intent of the existing IP/CZO and would not affect the consistency of the IP/CZO with the policies of the LUP or its ability to carry out any of the other provisions of the LUP. Therefore, the Commission finds that these proposed changes are consistent with and adequate to carry out the policies of the LUP.

In conclusion, for the reasons discussed above, the Commission finds that only if modified as suggested will the IP/CZO amendment conform with and be adequate to carry out the applicable policies of the certified Land Use Plan.

### **C. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission; however, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required, in approving an LCP submittal, to find that the approval of the proposed LCPA does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13540(f) and 13555(b).

The County's IP/CZO amendment as originally submitted does not conform with, and is not adequate to carry out, the policies of the certified LUP. The Commission has, therefore, modified the proposed IP/CZO amendment to include all feasible measures to ensure that such significant environmental impacts of new development are minimized to the maximum extent feasible consistent with the requirements of the Coastal Act. For the reasons discussed in this report, the LCP amendment, as suggested to be modified, is consistent with the applicable policies of the certified Land Use Plan, including the Coastal Act policies, incorporated by reference therein, and no feasible alternatives or mitigation measures beyond those already required are available which would lessen any significant adverse effect which the approval would have on the environment. In addition, the findings in this staff report address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. Therefore, the Commission finds that the proposed LCP amendment, as suggested to be modified, is consistent with CEQA.

# CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

# Th9a



## **Santa Barbara County Local Coastal Program Amendment**

**No. LCP-4-STB-18-0098-3-Part B**

**(Agricultural Employee Dwellings)**

**February 13, 2020**

### **EXHIBITS**

#### **Table of Contents**

[Exhibit 1 – Suggested Modifications to the Proposed Coastal Zoning Ordinance Amendment](#)

[Exhibit 2 – Santa Barbara County Ordinance No. 5069 containing the Proposed Coastal Zoning Ordinance Amendment Text](#)

**SUGGESTED MODIFICATIONS TO THE PROPOSED  
IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE AMENDMENT**

**LCP Amendment No. LCP-4-STB-18-0098-3-Part B (Agricultural Employee Dwellings)**

Existing language of the certified Implementation Plan/Coastal Zoning Ordinance is shown in straight type. The County’s proposed amendment language to the certified Implementation Plan/Coastal Zoning Ordinance is shown in ~~strikeout~~ and underline. Language recommended by Commission staff to be deleted is shown in ~~double-strikeout~~. Language recommended by Commission staff to be inserted is shown in double underline. Other suggested modifications that do not directly change LCP text (e.g., revisions to maps, figures, instructions) are shown in *italics*.

**SUGGESTED MODIFICATION 1**

*The list of permitted and conditionally permitted uses in subsections 35-68.3, 35-68.4, and 35-68.5 of Section 35-68 (AG-I - Agriculture I) and subsections 35-69.3 and 35-69.4 of Section 35-69 (AG-II - Agriculture II) shall be updated to reflect the changes certified in LCP Amendment Nos. LCP-4-STB-18-0071-2-Part B (Accessory Dwelling Units) and LCP-4-STB-18-0039-1-Part C (Cannabis Regulations).*

**SUGGESTED MODIFICATION 2**

*Subsection B (Allowed Zones and Permit Requirements) of Section 35-144R (Agricultural Employee Dwellings) shall be modified as follows:*

- B. Allowed zones and ~~P~~permit requirements.** Additional dwellings, including mobilehomes, manufactured homes, and park trailers complying with the California Code of Regulations, Title 25, Division 1, Housing and Community Development, that provide housing for agricultural employees may be allowed in compliance with the following table. The table provides for land uses that are allowed subject to compliance with all applicable provisions of this Article and subject to first obtaining a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35-178 (Land Use Permits) as applicable. Permitted uses are shown in the table as either “PP,” which denotes a Principal Permitted Use, or “P,” which denotes a non-Principal Permitted Use. An action by the decision-maker to approve or conditionally approve a permit application for a non-Principal Permitted Use may be appealed to the Coastal Commission in compliance with Section 35-182.6 (Appeals to the Coastal Commission). Uses allowed subject to the approval of a Major Conditional Use Permit or a Minor Conditional Use Permit in compliance with Section 35-172 (Conditional Use Permits) are shown as "CUP" uses or “MCUP” uses in the table, respectively. An application for a Coastal Development Permit shall be processed concurrently and in conjunction with the application for the Major or Minor Conditional Use Permit, and the Coastal Development Permit for the conditionally permitted use may be appealed to the Coastal Commission in compliance with Section 35-182.6 (Appeals to the Coastal Commission).

<b>Permit Requirements and Development Standards for Agricultural Employee Dwellings</b>			<del>CDP</del> <u>Permitted Use; Coastal Development Permit<sup>1</sup></u> <u>PP</u> <u>Principal Permitted Use; Coastal Development Permit<sup>1</sup></u> MCUP <u>Minor Conditional Use Permit<sup>1</sup></u> CUP <u>Conditional Use Permit<sup>1</sup></u>
<u>Zone</u>	<u>Permit requirement</u>	<u>Number of employees</u>	<u>Employment/Location</u>
AG-I	<u>PP<sup>2,3,4</sup></u>	<u>1-4</u>	<u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u>
	<del>CDP</del> <sup>2,3,4</sup>	<del>5-9</del>	<del>Employed full-time in agriculture on the farm(s) or ranch(es) of the owner or operator of the farm or ranch upon which the dwelling is located.</del>
	MCUP	<u>10-19</u>	<u>Employed full-time in agriculture, the majority (51 percent or more) of which occurs on the farm(s) or ranch(es) of the owner or operator of the farm or ranch upon which the dwelling is located.</u>
	CUP	<u>20 or more</u>	<u>No restriction on location of employment.</u>
AG-II	<del>CDP</del> <sup>2,3,4</sup>	<del>1-24</del> <u>1-4</u>	<del>No restriction on location of employment.</del> <u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u>
	<u>p<sup>2,3,4</sup></u>	<u>5-24</u>	<u>Employed full-time in agriculture, the majority (51 percent or more) of which occurs on the farm or ranch upon which the dwelling is located.</u>
	CUP	<u>25 or more</u>	<u>No restriction on location of employment.</u>
M-CD	<u>See Section 35-87.</u>		
M-CR	<u>See Section 35-92.</u>		
TC	<u>See Section 35-93.</u>		
<u>All other zones where single-family dwellings are allowed <del>by</del> pursuant to Division 4, Zoning Districts</u>	MCUP	<u>1-4</u>	<u>Employed full-time in agriculture on the farm or ranch upon which the dwelling(s) is located.</u>

<sup>1</sup> Development Plan approval may also be required pursuant to Division 4, Zoning Districts

<sup>2</sup> Projects with a water system with 2 to less than 200 connections will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

<sup>3</sup> Projects within a Special Problems Area with an onsite wastewater treatment system, including a dry well, will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

<sup>4</sup> Projects with an individual alternative onsite wastewater treatment system will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

1. ~~Additional dwellings housing up to, but not exceeding, four employees of the owner or lessee of the land that the agricultural employee dwelling is located on may be allowed in compliance with a Minor Conditional Use Permit approved or conditionally approved in compliance with Section 35-172 (Conditional Use Permits).~~

2. ~~Additional dwellings housing five or more employees may be allowed in compliance with a Major Conditional Use Permit approved or conditionally approved in compliance with Section 35-172 (Conditional Use Permits).~~

### **SUGGESTED MODIFICATION 3**

*Subsection 5 (Findings Required for Approval) of Section 35-144R.C (Standards that Apply to Agricultural Employee Dwellings in all zones except AG-I and AG-II) shall be modified as follows:*

- 5H. Findings required for approval.** An application for an Agricultural Employee Dwelling shall not be approved unless the County makes all of the following findings (in addition to all other applicable required findings of Article II):
1. The project has been sited and designed to avoid all prime agricultural soils and non-prime land suitable for agriculture to the maximum extent feasible and has been sited and designed to maintain the long-term viability of ~~productivity of the farm's or ranch's~~ agricultural resources and operations on the property and on adjacent agricultural lands.
  2. The project has been clustered with existing development to the maximum extent feasible and minimizes grading, landform alteration, and the need for construction of new roads.

### **SUGGESTED MODIFICATION 4**

*Subsection 5 (Findings Required for Approval) of Section 35-144R.D (Standards that Apply to Agricultural Employee Dwellings in the AG-I and AG-II Zones) shall be modified as follows:*

- 5. Findings required for approval.** An application for an agricultural employee dwelling shall not be approved unless the County makes all of the following findings (in addition to all other applicable required findings of Article II):
1. The project has been sited and designed to avoid all prime agricultural soils and non-prime land suitable for agriculture to the maximum extent feasible and has been sited and designed to maintain the long-term viability of ~~productivity of the farm's or ranch's~~ agricultural resources and operations on the property and on adjacent agricultural lands.
  2. The project has been clustered with existing development to the maximum extent feasible and minimizes grading, landform alteration, and the need for construction of new roads.

**SUGGESTED MODIFICATION 5**

The Agricultural Employee Housing use within Table 18-2 of Section 35-430.E (Gaviota Coast Plan Overlay: Allowable Development and Planning Permit Requirements) shall be modified as follows:

<b>Table 18-2 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for the Gaviota Coast Plan Area</b>	P	Permitted use, Coastal Permit required (2)					
	PP	Principal Permitted Use, Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Major Conditional Use Permit required					
	E	Allowed use, No Permit required					
	S	Permit determined by Specific Use Regulations					
—	Use Not Allowed						
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>						<b>Specific Use</b>
	AG-II	M-CD(3)	REC	RES	RR	TC	

...

Agricultural employee <del>housing</del> <u>dwellings</u> , 4 or fewer employees	PP	—	—	—	—	—	<del>35-460.C</del> <u>35-144.R</u>
Agricultural employee <del>housing</del> <u>dwellings</u> , <u>5-24</u> <del>or more</del> employees	<del>CUP</del>	—	—	—	—	—	<del>35-460.C</del> <u>35-144.R</u>
<u>Agricultural employee dwellings, 25 or more employees</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>35-144.R</u>

...

## ATTACHMENT 4: ARTICLE II COASTAL ZONING ORDINANCE AMENDMENT

### ORDINANCE NO. 5069

AN ORDINANCE AMENDING ARTICLE II, THE COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING DIVISION 2, DEFINITIONS, DIVISION 4, ZONING DISTRICTS, AND DIVISION 7, GENERAL REGULATIONS, TO STREAMLINE THE PERMIT PROCESS FOR AGRICULTURAL EMPLOYEE DWELLINGS IN THE AGRICULTURE I AND AGRICULTURE II ZONES IN THE COASTAL ZONE.

Case No. 18ORD-00000-00003

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

#### **SECTION 1:**

DIVISION 2, Definitions, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Section 35-58, Definitions, to add definitions of "Park Trailer" and "Manufactured Home" and to read as follows:

**Park Trailer.** A trailer, with or without a permanent foundation, designed for human habitation that meets the requirements of the California Health and Safety Code Section 18009.3.

**Manufactured Home.** A structure constructed on or after June 15, 1976, that is certified under the National Manufactured Housing Construction and Safety Act of 1974, which is designed and equipped to be used as a single-family dwelling, with or without a permanent foundation, as defined in the California Health and Safety Code Section 18007.

#### **SECTION 2:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Subsection 35-68.3 Permitted Uses, of Section 35-68 AG-I - Agriculture I, to read as follows:

##### ***Section 35-68.3 Permitted Uses.***

1. All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this Section 35-68.
2. Raising of animals not to exceed one horse, mule, cow, llama or ostrich; or three goats, hogs, or other livestock not specifically enumerated herein, shall be permitted for each 20,000 square feet of gross area of the lot upon which the same are kept. In no case shall more than three hogs be kept on any such lot.
3. Private kennels, and small animals and poultry raising limited to reasonable family use on a non-commercial basis.
4. Sale of agricultural products pursuant to the provisions of Section 35-131 (Agricultural Sales).
5. Greenhouses, hothouses, other plant protection structures, and related development, i.e., packing shed, parking, driveways, etc.; however, for any development of 20,000 square feet or more and all additions which when added to existing development total 20,000 square feet or more, a Development Plan shall be

submitted, processed, and approved as provided in Section 35-174 (Development Plans). For any greenhouse or related development, packing and shipping facility, and shade and hoop structure in the Carpinteria Valley additional regulations of the Carpinteria Agricultural (CA) Overlay District (Section 35-102F) shall apply.

6. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 *et seq.*) on a permanent foundation system, pursuant to Health & Safety Code Section 18551, subject to the provisions of Section 35-141 (General Regulations).
7. One guest house or artist studio per legal lot subject to the provisions of Section 35-120 (General Regulations) and accessory to the primary residential use of the same lot.
8. Home occupations, subject to the provisions of Section 35-121 (General regulations) and accessory to a residential use of the same lot.
9. One Attached Residential Second Unit per legal lot zoned AG-I-5, AG-I-10 or AG-I-20, subject to the provisions of Section 35-142 (Residential Second Units).
10. Special Care Homes, subject to the provisions of Section 35-143 (Community Care Facilities).
11. Transitional and Supportive Housing, subject to the provisions of Section 35-143.5 (Transitional and Supportive Housing).
12. Agricultural employee dwellings, including mobile homes, manufactured homes, and park trailers, providing housing for one to nine employees in compliance with Section 35-144R (Agricultural Employee Dwellings).
13. Uses, buildings and structures accessory and customarily incidental to the above uses.

### **SECTION 3:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Section 35-68.4 Uses Permitted with a Major Conditional Use Permit, of Section 35-68 AG-I - Agriculture I, to read as follows:

#### ***Section 35-68.4 Uses Permitted with a Major Conditional Use Permit***

1. Commercial raising of animals, boarding of animals, and commercial riding stables.
2. Animal hospitals, and animal husbandry services.
3. Facilities for the sorting, cleaning, packing, freezing, loading, transporting and storage of horticultural and agricultural products (not including animals) grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
  - a. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
  - b. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale,
  - c. The primary intent of the development of this facility shall be to serve south coast agriculture,
  - d. The products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands,

- e. The facility processes products grown on the premises or on other local agricultural lands,
- f. All application for such facilities shall be accompanied by a landscape plan pursuant to the requirements of Section 35-68.4 of this Article,
- g. Siting of this type of facility on prime agricultural lands or agriculturally productive non-prime soils should be avoided where feasible, and
- h. All applications for such facilities shall be accompanied by defined truck and vehicle routes proposed to serve the facility.

No Conditional Use Permit shall be required under this section for such facilities if they are devoted primarily to the handling of products grown on the premises and the processing of products grown off premises if accessory and customarily incidental to the marketing of products in their natural form grown on the premises.

4. Agricultural employee dwellings, including ~~trailers~~ mobile homes, manufactured homes, and park trailers, providing housing for ~~five~~ 20 or more employees in compliance with Section 35-144R (Agricultural Employee Dwellings).
5. Within the Carpinteria Agricultural Overlay District, greenhouses and greenhouse related development of any size on slopes between five and 10 percent. No exception to this requirement, such as that stated under subsection (3) above, shall apply.

#### **SECTION 4:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Subsection 35-68.5 Uses Permitted with a Minor Conditional Use Permit, of Section 35-68 AG-I - Agriculture I, to read as follows:

##### ***Section 35-68.5 Uses Permitted with a Minor Conditional Use Permit*** (Amended by Ord. 3837, 03/20/1990)

1. Agricultural employee dwellings, including ~~trailers~~ mobile homes, manufactured homes, and park trailers, providing housing for 10 to 19 ~~four or fewer~~ employees in compliance with Section 35-144R (Agricultural Employee Dwellings).
2. One Detached Residential Second Unit per legal lot zoned AG-I-5, AG-I-10, and AG-I-20 subject to the provisions of Section 35-142 (Residential Second Units) and Section 35-172 (Conditional Use Permits).
3. Commercial Kennels.

#### **SECTION 5:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Subsection 35-69.3 Permitted Uses, of Section 35-69 AG-II - Agriculture II, to read as follows:

##### ***Section 35-69.3 Permitted Uses.***

1. All types of agriculture and farming, including commercial raising of animals, subject to the limitations hereinafter provided in this Section 35-69.
2. Sale of agricultural products pursuant to the provisions of Section 35-131 (Agricultural Sales).
3. Commercial boarding of animals.
4. Private and/or commercial kennels.

5. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 *et seq.*) on a permanent foundation system, pursuant to Health & Safety Code Section 18551, subject to the provisions of Section 35-141 (General Regulations).
6. One guest house or artist studio per legal lot subject to the provisions of Section 35-120 (General Regulations) and accessory to the primary residential use located on the same lot.
7. Greenhouses, hothouses, or other plant protection structures, and related development, i.e., packing shed, parking, driveways, etc.; however, for any development of 20,000 square feet or more and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Section 35-174 (Development Plans).
8. On-shore oil development, including exploratory and production wells, pipelines, storage tanks, processing facilities for on-shore oil and gas, and truck terminals subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.
9. Excavation or quarrying of building or construction materials, including diatomaceous earth, subject to the provisions of Section 35-177 (Reclamation Plans).
10. Home occupations, subject to the provisions of Section 35-121 (General Regulations) and accessory to a residential use located on the same lot.
11. Special Care Homes, subject to the provisions of Section 35-143 (Community Care Facilities).
12. Transitional and Supportive Housing, subject to the provisions of Section 35-143.5 (Transitional and Supportive Housing).
13. Agricultural employee dwellings, including mobile homes, manufactured homes, and park trailers, providing housing for one to 24 employees in compliance with Section 35-144R (Agricultural Employee Dwellings).
14. Uses, buildings and structures accessory and customarily incidental to the above uses.

## **SECTION 6:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Subsection 35-69.4 Uses Permitted with a Major Conditional Use Permit, of Section 35-69 AG-II - Agriculture II, to read as follows:

### ***Section 35-69.4 Uses Permitted With a Major Conditional Use Permit.***

1. Animal hospitals and clinics.
2. Low-intensity recreational development such as hiking trails, public riding stables, recreational camps, campgrounds, retreats, and guest ranches, provided that such development:
  - a. Is in character with the rural setting,
  - b. Does not interfere with agricultural production on or adjacent to the lot on which it is located,
  - c. Does not include commercial facilities open to the general public who are not using the recreational facility, and
  - d. Does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.
3. Wineries, including processing, distribution, and sale of wine grapes and wine grape products grown off the premises, provided:

- a. The winery is located on premises used for vineyard purposes,
  - b. The winery is operated in connection with the processing of wine grapes grown on the premises, and
  - c. Retail sales of wine grape products shall be limited to those processed on the premises.
4. Facilities for the sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products (not including animals) grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
- a. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
  - b. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale,
  - c. The products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands, and
  - d. The facility processes products grown on the premises or on other local agricultural lands.
5. Piers and staging areas for oil and gas development subject to the regulations in DIVISION 9, OIL AND GAS FACILITIES.
6. Aquaculture, subject to the provisions of Section 35-136 (General Regulations).
7. Sorting, cleaning, and further breaking and storing of abalone shells landed live in Santa Barbara County, preparatory to shipment in their natural form.
8. Agricultural employee dwellings, including ~~trailers~~ mobile homes, manufactured homes, and park trailers, providing housing for ~~five~~ 25 or more employees in compliance with Section 35-144R (Agricultural Employee Dwellings).
9. Exploration and production of offshore oil and gas reservoirs from onshore locations, including exploratory and production wells, pipelines, temporary storage tanks, dehydration and separation facilities, and temporary truck terminals located within the Las Flores Canyon Consolidated Oil and Gas Processing Site, subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.
10. Consolidated pipeline terminal, subject to being designated for such use in Policy 6-13A and B of the Coastal Plan and the requirements set forth in DIVISION 9, OIL AND GAS FACILITIES.

**SECTION 7:**

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to delete Subsection 35-69.5, Uses Permitted with a Minor Conditional Use Permit, of Section 35-69 AG-II - Agriculture II, and renumber existing Subsections 35-69.6, 35-69.7, and 35-69.8, and 35-69 as Subsections 35-69.5, 35-69.6, and 35-69.7, respectively.

**SECTION 8:**

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Subsection 35-132.8 Use of Trailers for Agricultural Employee Dwellings Not Including Farmworker Housing, of Section 35-132 Trailer Use, to read as follows:

***Section 35-132.8. Use of Trailers for Agricultural Employee Dwellings Not Including Farmworker Housing.***

Not including Farmworker Housing permitted in compliance with Section 35-144P (Farmworker Housing), trailers may be used as dwellings for agricultural employees in compliance with Section 35-144R (Agricultural Employee Dwellings), ~~and in compliance with the following permit requirements and development standards:~~

~~1. **Zones where allowed.**~~

~~a. Trailers may be used as single family dwellings in all zoning districts for not to exceed four employees.~~

~~b. Trailers may be used as single family dwellings in the AG-II zoning district for five or more employees.~~

~~2. The permittee complies with the State Mobile Home Act.~~

~~3. The trailer(s) complies with applicable setbacks and building separation requirements required for structures of the zone district in which the trailer is located.~~

~~4. The permit includes a condition that the trailer shall be removed from the premises within six months following the discontinuance of use of the premises for agricultural purposes.~~

**SECTION 9:**

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to change Section 35-144R, Agricultural Employee Dwellings, to read as follows:

***Section 35-144R. Agricultural Employee Dwellings.***

**A. Purpose and applicability.** This Section provides standards for agricultural employee dwellings where allowed by Division 4 (Zoning Districts) or Section 35-132 (Trailer Use) that are not allowed in compliance with Section 35-144P (Farmworker Housing).

**B. Allowed zones and Ppermit requirements.** Additional dwellings, including mobilehomes, manufactured homes, and park trailers complying with the California Code of Regulations, Title 25, Division 1, Housing and Community Development, that provide housing for agricultural employees may be allowed in compliance with the following table.

<b>Permit Requirements and Development Standards for Agricultural Employee Dwellings</b>			CDP Coastal Development Permit MCUP Minor Conditional Use Permit CUP Conditional Use Permit
<u>Zone</u>	<u>Permit requirement</u>	<u>Number of employees</u>	<u>Employment/Location</u>
AG-I	CDP <sup>1,2,3</sup>	1-9	Employed full-time in agriculture on the farm(s) or ranch(es) of the owner or operator of the farm or ranch upon which the dwelling is located.
	MCUP	10-19	Employed full-time in agriculture, the majority (51 percent or more) of which occurs on the farm(s) or ranch(es) of the owner or operator of the farm or ranch upon which the dwelling is located.
	CUP	20 or more	No restriction on location of employment.
AG-II	CDP <sup>1,2,3</sup>	1-24	No restriction on location of employment.
	CUP	25 or more	
M-CD	See Section 35-87.		
M-CR	See Section 35-92.		
TC	See Section 35-93.		
All other zones where allowed by Division 4, Zoning Districts	MCUP	1-4	Employed full-time in agriculture on the farm or ranch upon which the dwelling(s) is located.

<sup>1</sup> Projects with a water system with 2 to less than 200 connections will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

<sup>2</sup> Projects within a Special Problems Area with and onsite wastewater treatment system, including a dry well, will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

<sup>3</sup> Projects with an individual alternative onsite wastewater treatment system will also require a MCUP and may be subject to environmental review. (See Section 35-147.2.)

1. ~~Additional dwellings housing up to, but not exceeding, four employees of the owner or lessee of the land that the agricultural employee dwelling is located on may be allowed in compliance with a Minor Conditional Use Permit approved or conditionally approved in compliance with Section 35-172 (Conditional Use Permits).~~

2. ~~Additional dwellings housing five or more employees may be allowed in compliance with a Major Conditional Use Permit approved or conditionally approved in compliance with Section 35-172 (Conditional Use Permits).~~

**C. Location of employment.**

1. ~~The employees are engaged full time in agriculture on the farm or ranch upon which the dwelling(s) is located if the dwelling(s) is allowed with a Minor Conditional Use Permit.~~

2. ~~The employees are engaged full time in agriculture either on or off the farm or ranch upon which the dwelling(s) is located if the dwelling(s) is allowed with a Major Conditional Use Permit.~~

**CD. Standards that apply to agricultural employee dwellings in all zones except AG-I and AG-II.**

1. Need for additional dwellings. The applicant shall demonstrate the need for additional dwellings to support the existing or proposed agricultural use of the land where the work will occur.

2E. Proof of employment. The applicant shall provide proof of the full-time employment of the employee in agriculture. Said proof shall be to the satisfaction of the Department in the form of any one or combination of the following:

1. Employer's income tax return.
2. Employee's pay receipts.
3. Employer's DE-39 form.
4. Employer's DE-34 form.
5. Employer's ETA 790 form.
6. Employee's W-2 form.
7. Employer's DLSE-NTE.
58. A notarized contract between the ~~employer permittee~~ and the employee which ~~delineates work to be performed and wages to be received~~ states that the occupant of the agricultural employee dwelling is employed in agriculture.
9. A description of the employee's job duties.
610. Other option approved by the Director.

**3F. Submittal of documentation of need and employment status of occupants subsequent to issuance of permit for the agricultural employee dwelling.** Demonstration of the need for the Agricultural ~~E~~mployee ~~D~~dwelling and proof of full-time employment in agriculture of the employee residing in the Agricultural ~~E~~mployee ~~D~~dwelling shall also be provided every five years beginning from the issuance of the ~~Land Use Permit or Zoning Clearance~~ for the Agricultural ~~E~~mployee ~~D~~dwelling or, if the occupancy of the Agricultural ~~E~~mployee ~~D~~dwelling changes, upon the change in occupancy and every five years thereafter. Failure to provide said documentation in compliance with this Subsection ~~C.3F~~ including Subsection ~~C.3.aF.1~~, below, may be cause for revocation of the permit for the Agricultural ~~E~~mployee ~~D~~dwelling.

~~a1.~~ If the identity of the occupant of the Agricultural ~~E~~mployee ~~D~~dwelling is not known at the time of issuance of the Land Use Permit or Zoning Clearance for the Agricultural ~~E~~mployee ~~D~~dwelling, then proof of full-time employment in agriculture of the employee residing in the Agricultural ~~E~~mployee ~~D~~dwelling shall be provided within 30 days following occupancy of the Agricultural ~~E~~mployee ~~D~~dwelling by the employee.

**4G. Notice to property owner.** Before issuance of a ~~Land Use Permit or Zoning Clearance~~ for the Agricultural ~~E~~mployee ~~D~~dwelling, a Notice to Property Owner ~~prepared by the Department~~ that specifies at a minimum (1) the occupancy requirements of the Agricultural ~~E~~mployee ~~D~~dwelling and (2) the requirement for provision of documentation of employment and the need for the Agricultural ~~E~~mployee ~~D~~dwelling in compliance with Subsections ~~B, C.1, C.2, and C.3-F~~, above, shall be recorded by the property owner.

**5H. Findings required for approval.** An application for an Agricultural ~~E~~mployee ~~D~~dwelling shall not be approved unless the County makes all of the following findings (in addition to all other applicable required findings of Article II):

1. The project has been sited and designed to avoid all prime agricultural soils to the maximum extent feasible and has been sited and designed to maintain the long-term productivity of the farm's or ranch's agricultural resources and operations.
2. The project has been clustered with existing development to the maximum extent feasible and minimizes grading, landform alteration, and the need for construction of new roads.

**D. Standards that apply to agricultural employee dwellings in the AG-I and AG-II zones.**

**1. Need for additional dwellings.** The applicant shall demonstrate the need for additional dwellings to support the existing or proposed agricultural use of the land where the work will occur.

2. **Proof of employment.** The applicant shall provide proof of the employment of the employee in agriculture consistent with the requirements in the Table titled “Permit Requirements and Development Standards for Agricultural Employee Dwellings.” Said proof shall be to the satisfaction of the Department, and in the form of any one or combination of the following:
  - a. Employer’s income tax return.
  - b. Employee’s pay receipts.
  - c. Employer’s DE-9 form.
  - d. Employer’s DE-34 form.
  - e. Employer’s ETA 790 form.
  - f. Employee’s W-2 form.
  - g. Employer’s DLSE-NTE form.
  - h. A notarized document between the employer and the employee which states that the occupant of the agricultural employee dwelling is employed in agriculture.
  - i. A description of the employee’s job duties.
  - j. Other option approved by the Director.
3. **Submittal of proof of employment of occupants subsequent to issuance of a permit for the agricultural employee dwelling.** Documentation of proof of employment of the employee in agriculture consistent with the requirements in the Table titled “Permit Requirements and Development Standards for Agricultural Employee Dwellings” shall be provided every five years beginning from the issuance of the permit for the agricultural employee dwelling. Failure to provide said documentation may be cause for revocation of the permit for the agricultural employee dwelling.
  - a. **Additional requirements in the AG-I zone.** In addition to the requirements in Subsection D.3 above, agricultural employee dwellings located in the AG-I zone shall require the submittal of proof of employment in agriculture of the employee residing in the agricultural employee dwelling upon any change in occupancy and every five years thereafter.
    - i. If the identity of the occupant of the agricultural employee dwelling is not known at the time of issuance of the permit for the agricultural employee dwelling, then proof of employment in agriculture of the employee residing in the agricultural employee dwelling shall be provided within 30 days following occupancy of the agricultural employee dwelling by the employee.
4. **Notice to property owner.** Before issuance of a permit for the agricultural employee dwelling, a Notice to Property Owner that specifies at a minimum (1) the occupancy requirements of the agricultural employee dwelling and (2) the requirement for provision of documentation of employment in compliance with Subsections B, D.1, D.2, and D.3, above, shall be recorded by the property owner.
5. **Findings required for approval.** An application for an agricultural employee dwelling shall not be approved unless the County makes all of the following findings (in addition to all other applicable required findings of Article II):
  1. The project has been sited and designed to avoid all prime agricultural soils to the maximum extent feasible and has been sited and designed to maintain the long-term productivity of the farm’s or ranch’s agricultural resources and operations.
  2. The project has been clustered with existing development to the maximum extent feasible and minimizes grading, landform alteration, and the need for construction of new roads.

**6. Minimum dwelling size.** The agricultural employee dwelling shall comply with the following size requirements:

- a. Mobilehomes, manufactured homes, and park trailers shall comply with the size requirements set forth in the Health and Safety Code, as applicable.
- b. Dwellings shall comply with the minimum size requirements set forth in the current, adopted edition of the California Building Standards Code and any local amendments, as applicable.

**E. Mobile homes, manufactured homes, and park trailers.**

1. A mobile home, manufactured home, or park trailer, with or without a permanent foundation, may be used as an agricultural employee dwelling in compliance with the table in Subsection B, above, provided:
  - a. The mobile home, manufactured home, or park trailer complies with the California Code of Regulations, Title 25, Division 1, Housing and Community Development.
  - b. The mobile home, manufactured home, or park trailer complies with applicable setbacks and building separation requirements required for structures of the zone district in which the mobile home, manufactured home, or park trailer is located.

**SECTION 10:**

All existing indices, section references, and figure and table numbers contained in Article II, Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

**SECTION 11:**

Except as amended by this ordinance, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

**SECTION 12:**

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors noting for and against the same in the *Santa Barbara News-Press*, a newspaper of general circulation published in the County of Santa Barbara.

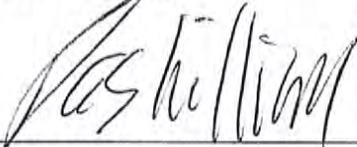
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 11<sup>th</sup> day of Dec., 2018, by the following vote:

AYES: Supervisors Williams, Wolf, Hartmann, Adam, and Supervisor Lavagnino

NOES: None

ABSTAIN: None

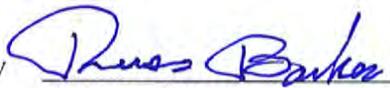
ABSENT: None



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DAS WILLIAMS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

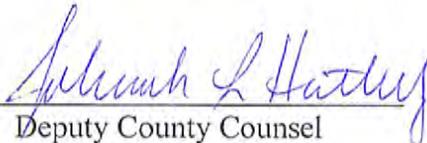
ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By   
\_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By   
\_\_\_\_\_  
Deputy County Counsel