



Planning and Development Department
LONG RANGE PLANNING DIVISION

AGRICULTURAL EMPLOYEE DWELLINGS LOCAL COASTAL PROGRAM AMENDMENT

Board of Supervisors
June 2, 2020

AED LCPA Certification Process

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Conditionally Certified AED Requirements (Suggested Modification 2)

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| <u>Zone</u> | <u>Permit requirement</u> | <u>Number of employees</u> | <u>Employment/Location</u> |
|--------------|-------------------------------------|----------------------------|--|
| <u>AG-I</u> | <u>CDP (PPU)</u> | <u>1-4</u> | <u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u> |
| | CDP <u>CDH (non-PPU)</u> | 1-4 <u>5-9</u> | Employed full-time in agriculture on the farm(s) or ranch(es) of the owner or operator of the <u>farm or ranch upon which the dwelling is located.</u> |
| | <u>MCUP</u> | <u>10-19</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 <u>farm or ranch upon which the dwelling is located.</u> |
| | <u>CUP</u> | <u>20 or more</u> | <u>No restriction on location of employment.</u> |
| <u>AG-II</u> | <u>CDP</u> | 1-24 <u>1-4</u> | No restriction on location of employment. <u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u> |
| | CDP <u>CDH (non-PPU)</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> |
| | <u>CUP</u> | <u>25 or more</u> | <u>No restriction on location of employment.</u> |

Revised AED Requirements (Alternative Option)

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| <u>Zone</u> | <u>Permit requirement</u> | <u>Number of employees</u> | <u>Employment/Location</u> |
|--------------|-------------------------------------|-----------------------------------|---|
| <u>AG-I</u> | <u>CDP (PPU)</u> | <u>1-4</u> | <u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u> |
| | CDP <u>CDH (non-PPU)</u> | ± <u>5-9</u> | Employed full-time in agriculture, <u>the majority (51 percent or more) of which occurs on the farm(s) or ranch(es) of the owner or operator of the</u> farm or ranch upon which the dwelling is located. |
| | <u>MCUP</u> | <u>10-19</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> | <u>20 or more</u> | <u>No restriction on location of employment.</u> |
| <u>AG-II</u> | <u>CDP</u> | ± <u>24</u> <u>1-4</u> | No restriction on location of employment. <u>Employed full-time in agriculture on the farm or ranch upon which the dwelling is located.</u> |
| | CDP <u>CDH (non-PPU)</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> |
| | <u>CUP</u> | <u>25 or more</u> | <u>No restriction on location of employment.</u> |

Options Presented to CCC Staff

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1. For AEDs permitted with a CDP, CDH, or MCUP in the AG-I zone, allow employees to:
 - a. Work on the other farm(s) or ranch(es) of the same owner or operator.
2. For AEDs permitted with a CDP, CDH, or MCUP in the AG-I and AG-II zones, allow employees to:
 - a. Work on the other farm(s) or ranch(es) of the same owner or operator; or
 - b. Perform the majority of their work on the farm(s) or ranch(es) of the same owner or operator.

Environmental Review

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

Recommended Actions

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- a) Receive notice of the Coastal Commission's conditional certification with five suggested modifications; and
- b) Either:
 - i) Accept the suggested modifications:
 1. Adopt a resolution accepting the Coastal Commission's conditional certification;
 2. Determine project is not subject to CEQA; and
 3. Direct P&D to transmit the adopted resolution to the Coastal Commission.

Recommended Actions (cont.)

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Or:

- ii) Revise and resubmit the AED CZO Amendment:
 1. Make the findings for approval of a revised ordinance, including CEQA findings;
 2. Determine project is not subject to CEQA;
 3. Adopt a revised ordinance;
 4. Adopt a resolution authorizing submittal of the revised ordinance to the Coastal Commission; and
 5. Direct P&D to transmit the adopted resolution to the Coastal Commission.