

# AGRICULTURAL TIERED PERMITTING

## SCOPE AND OPTIONS



Board of Supervisors – November 17, 2020

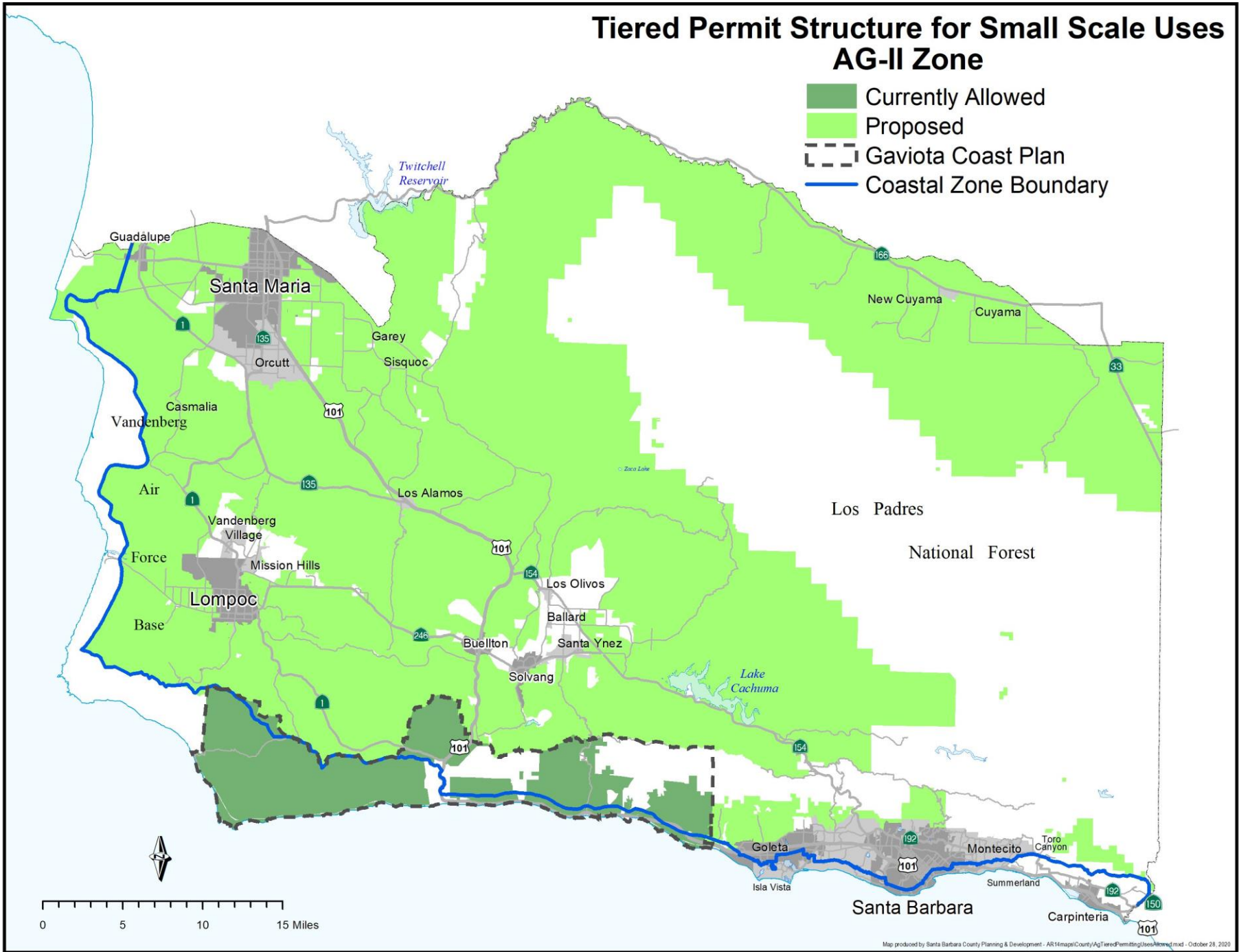
# Purpose of Hearing

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- Agricultural Tiered Permitting Project Summary
- Consider Options for Project Scope
- Provide Direction
- Approve Budget Revision

# Tiered Permit Structure for Small Scale Uses AG-II Zone

- Currently Allowed
- Proposed
- Gaviota Coast Plan
- Coastal Zone Boundary



# Agricultural Tiered Permitting

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- Permit Streamlining
  - ▣ Revised Development Plan Thresholds
  - ▣ Coastal Zone AG-II



# Agricultural Tiered Permitting (cont.)

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- Gaviota Coast Plan Tiered Permit Structure (AG-II)
  - ▣ Small scale uses
  - ▣ Rural recreation
  - ▣ Exempt, ZCI, LUP, CDP
  - ▣ Accessory, supportive, & incidental to primary agricultural use



# Gaviota Coast Plan

## Tiered Permit Structure

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### Small Scale Uses

- ❑ Aquaponics
- ❑ Composting
- ❑ Firewood Processing & Sales
- ❑ Lumber Processing, Milling
- ❑ Farmstand
- ❑ Ag product preparation
- ❑ Ag processing (beyond the raw state)
- ❑ Tree nut hulling

### Rural Recreation

- ❑ Campground (small scale)
- ❑ Fishing Operation
- ❑ Horseback Riding
- ❑ **Farmstay**



# Option 1

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- Current Project Scope

# Option 2

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- Additional Uses on AG-II Lands
  - ▣ Small in scale
  - ▣ Incidental to, compatible with, and supportive of, the principal agricultural use
- Incidental Food Service
- Small Scale Farm-to-Table Dinners
- Cooking Classes
- Other Small-Scale Events
- Educational Opportunities



# Option 3

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- Expands the Project Scope to Consider:
  - ▣ Relatively large and higher intensity tourism uses
  - ▣ All agricultural lands (AG-I and AG-II)
  - ▣ Commercial and entertainment enterprises
  - ▣ Public bike paths, trails
  - ▣ Attachment 2

# Option 3 (continued)

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- Budget and Work Program Implications
  - ▣ Additional staffing resources
  - ▣ Additional consultant services
- Consider as Part of LRP Work Program in a Future Fiscal Year, or
- Direct Staff to Initiate this Fiscal Year
  - (1) allocate additional funding to cover the expense of the additional work; or
  - (2) identify another project(s) in the current work program that should be delayed

# Recommendation Summary

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- Receive and File the P&D Report
- Provide Direction to Staff regarding any Changes to Scope of Work
- Approve the Budget Revision (Attachment 1)
- Determine that the Board's Actions are Not a Project and Not Subject to Environmental Review