



**UNIVERSITY OF CALIFORNIA**  
Agriculture and Natural Resources

Sustainable Agriculture Research and  
Education Program

# Santa Barbara County Agritourism

Agritourism Intensive Class –  
San Luis Obispo County and Region  
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# Presentation Outline

- Planning and Preparations
- Permitting and Other Requirements
- Policy Development – How to Get Involved





# PLANNING AND PREPARATIONS





## Planning and Preparations

- How is your relationship with your neighbors?
- What do your neighbors think about your plans?
- Have others proposed the same use(s)? Were they successful and, if not, how can you avoid the same pitfalls?





## Planning and Preparations

- Are the existing buildings, structures, and uses on the property legally permitted? If not, what is needed to bring the property up to code?
- Is the property subject to a Williamson Act/Land Conservation Act agricultural preserve contract? If so, is the use/development allowed?
- Consider a pre-application or consultation





# PERMITTING AND OTHER REQUIREMENTS





## Permitting and Other Requirements

- Is the use allowed given the zoning of the property (Agricultural I or II, Coastal Zone vs. Inland Area)?
  
- Examples of allowed uses:
  - ▣ Wineries and tasting rooms
  - ▣ Homestays (AG-I)
  - ▣ Agricultural Product Sales
  - ▣ Lodging – Guest Ranch (AG-II)
  - ▣ Additional uses allowed along Gaviota Coast







# Permitting and Other Requirements

- Zoning ordinances that regulate agricultural lands:
  - Land Use Development Code (Inland Area)
  - Coastal Zoning Ordinance (Coastal Zone)
  
- Comprehensive Plan Policies and Development Standards - General Plan and Community/Area Plans (e.g., Gaviota Coast, Santa Ynez Valley)







## Permitting and Other Requirements

- Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones
- Building and Grading Code Requirements
- Public Health Department regulations regarding water, sewer, and food preparation/handling
- Consider hiring professionals





# POLICY DEVELOPMENT – HOW TO GET INVOLVED





# Policy Development – How to Get Involved

- Long Range Planning Division Projects/Programs:
  - Farmstays Ordinance Amendments (countywide, AG-II)
  - Agricultural Tiered Permitting Ordinance Amendments (countywide, AG-II)
  - Santa Barbara County Recreation Master Plan - related Comprehensive Plan Amendments (countywide)





# Policy Development – How to Get Involved

- Agricultural Advisory Committee – advises the Board of Supervisors on agricultural-related matters
- Planning Commission – Planning Agency for the County; decision-maker on, and advises the Board of Supervisors on legislation regarding, land use matters
- Board of Supervisors – elected representatives; decision-maker on legislative and adjudicatory land use matters





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# Thank you!

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