



City of Santa Barbara

AGRICULTURE SUBMITTAL PACKET

- Agriculture Performance Standards
 - Coastal Zone – Title 28
 - Non-Coastal Zone – Title 30
- Agriculture Submittal Requirements
- Agricultural Use Certification

****NOTE:**

- Please obtain a [Master Application](#).
- Questions regarding application submittal content and process can be answered at the Planning and Zoning counter at 630 Garden Street, or (805) 564-5578.
- Research: It is important that you research the project site prior to submitting an application. Resources such as the Santa Barbara Municipal Code (SBMC), handouts, guidelines, Street and Planning Files, parcel and case information can be found online via links on our “Planning Central” page at <http://www.santabarbaraca.gov/planningcentral>
- Please be advised that all submittal materials (including plans) are subject to the Public Records Act and may be reproduced for the public without agent/owner authorization.
- An Agricultural Use Certification (at the end of this packet) signed by the applicant and Planning staff is required in order to obtain a City water meter classified as “Irrigation – Agriculture.”



City of Santa Barbara

AGRICULTURE PERFORMANCE STANDARDS (COASTAL ZONE – TITLE 28)

Definition of Agriculture (SBMC §28.04.030).

“The tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including a slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial viticulture, commercial animal and poultry husbandry, retail sales, the commercial packing or processing of products not grown on the premises or operations for the reduction of animal matter or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. (Ord. 4878, 1994.)”

Agriculture Performance Standards (SBMC §28.15.030.H).

Agriculture, as defined above, is subject to administrative guidelines necessary to monitor and carry out these standards which may be adopted and amended from time to time by resolution of the City Council and subject to the following performance standards (in addition to Municipal Code standards related to vegetation removal, lighting, and hours of operation):

1. Accessory Buildings. Accessory buildings for agricultural purposes shall not exceed five hundred (500) square feet in aggregate and shall be located a minimum of one hundred (100) feet from any property line. Accessory buildings used for agricultural purposes may be placed on a parcel without a main building. Accessory buildings shall not be placed on ridgelines or in such a manner that the peak of the roof exceeds the ridgeline elevation by more than six (6) feet. All accessory buildings shall be placed outside of the 100-year floodplain of any creeks or drainages on the property. Building siding and roof colors shall be in earth or vegetation tones to minimize visibility unless otherwise approved by the appropriate design review body. If an applicant proposes an agricultural accessory building in excess of five hundred (500) square feet in area, the applicant may apply for a modification under Chapter 28.92 of this Title.
2. Storage Requirements. All flammables, pesticides and fertilizers shall be stored in accordance with the regulations of the Uniform Fire Code and Santa Barbara County Department of Health Services or successor agency. At a minimum, any area where such materials are stored shall have a continuous concrete floor and lip which is tall enough to contain one hundred and ten percent (110%) of the volume of all the materials stored in the area. No pesticides, chemical fertilizers or other hazardous materials shall be stored outside of buildings.
3. Large Vehicles. No vehicles in excess of five (5) tons shall be kept, stored or parked on the property, except that such vehicles may be on the property as necessary for completion of grading performed in accordance with a grading permit issued by the City of Santa Barbara.
4. Sanitation. Sanitary facilities shall be provided for agricultural workers as required by the Santa Barbara County Division of Environmental Health and the California Occupational Safety and Health Administration.
5. Water Meters. All agricultural operations involving an area of one-half (½) acre or greater shall be placed on “Irrigation” water meters, as defined by authorization of Title 14 of this Code.
6. Irrigation Systems. All new or retrofitted agricultural irrigation systems for agricultural uses other than those carried out in greenhouses, shall be designed in accordance with the standards of the Soil Conservation Service for water conserving irrigation.



City of Santa Barbara

AGRICULTURE PERFORMANCE STANDARDS (NON-COASTAL ZONE – TITLE 30)

Agriculture Use Classification (SBMC §30.295.040.B).

The outdoor use of land for the cultivation and wholesale of agricultural products produced on the premises. Agriculture includes tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter.

Agriculture Performance Standards (SBMC §30.185.070).

Agricultural operations shall be located, developed, and operated in compliance with the following standards:

1. Accessory Buildings.
 - a. Accessory buildings used for agricultural purposes shall comply with all standards in Section 30.140.020, Accessory Buildings, unless a Modification is granted pursuant to Chapter 30.250, Modifications.
 - b. Accessory buildings used for agricultural purposes shall be located a minimum of 100 feet from any property line.
 - c. The exterior colors and materials shall be earth tones to minimize visibility.
 - d. Accessory buildings used for agriculture shall be sited so that the building does not intrude into the skyline as seen from a public view unless otherwise approved by the appropriate Design Review body.
 - e. Accessory buildings used for agriculture shall not be located within any watercourse, or within any watercourse development limitation area.
2. Storage Requirements. All flammables, pesticides and fertilizers shall be stored in accordance with all federal, state, and local regulations, including the regulations of the California Fire Code and Santa Barbara County Department of Health Services or successor agency. No pesticides, chemical fertilizers or other hazardous materials shall be stored outside of buildings.
3. Large Vehicles. No vehicles in excess of five tons shall be kept, stored or parked on the property, except as necessary for completion of grading performed in accordance with a grading permit issued by the City of Santa Barbara.
4. Sanitation. Sanitary facilities shall be provided for agricultural workers as required by the Santa Barbara County Division of Environmental Health and the California Occupational Safety and Health Administration.
5. Water Meters. All agricultural operations involving an area of one-half (1/2) acre or greater shall be placed on "Irrigation" water meters, as defined by Title 14 of this Code.
6. Irrigation Systems. All new or retrofitted irrigation systems for agricultural uses, other than those

carried out in greenhouses, shall be designed in accordance with the standards of the Soil Conservation Service for water conserving irrigation.

7. **Vegetation Removal.** A Vegetation Removal Permit may be required to prevent erosion damage, reservoir siltation, denuding, flood hazards, soil loss, and other dangers created by or increased by improper clearing activities, pursuant to Santa Barbara Municipal Code Chapter 22.10, Vegetation Removal.
8. **Lighting.** Exterior lighting shall be for safety purposes only and shall comply with the City of Santa Barbara Outdoor Lighting and Streetlight Design Guidelines.
9. **Hours of Operation.** Hours of operation shall be consistent with Santa Barbara Municipal Code Section 9.16.070.A.



City of Santa Barbara

AGRICULTURE SUBMITTAL REQUIREMENTS

PRE-CONSULTATION FOR AGRICULTURE IRRIGATION WATER METERS:

Prior to submittal for a new or changes to an existing Agricultural Use Permit, contact Water Resources Staff to determine all applicable fees and requirements for Agriculture Irrigation Water Meter(s).

AGRICULTURE USE PERMIT APPLICATION:

Please provide the following information to the Planning Division prior to your application for either a new Agriculture Irrigation Water Meter or for an expansion of the allocation for an existing Agriculture Irrigation Water Meter:

1. Submit a completed Master Application
2. Submit a letter and also indicate on the plans how the site complies with the Agriculture Performance Standards outline the proposed changes (such as, expansion of irrigated agricultural area, installation of new Agriculture Irrigation Water Meter(s), etc.).
3. Submit 2 copies of a site plan that includes the following:
 - Property address & property owner(s)
 - Property dimensions and square footage
 - North arrow
 - Scale
 - Land Use Zone
 - County Assessor's Parcel Number
 - Vicinity map
 - Scope of Work (include an explanation of existing and proposed operational conditions)
 - Amount of grading (cut and fill) in cubic yards and area in square feet (include grading related to expansion of agricultural areas, water meters, and irrigation systems)
 - Square footage of existing vegetation removal; also, indicate type (native or non-native) (include areas related to expansion of agricultural areas, water meters, and irrigation systems)
 - Square footage of the irrigated area (square footage should not include areas of hardscapes or non-irrigated areas)
 - Location and dimension of all existing structures
 - Slope of property and area to be used for agriculture
 - Topography (not greater than five-foot contour intervals)
 - Location and type of proposed agriculture
 - Existing and proposed drainage
 - Show all existing and proposed agriculture (existing agriculture need not be shown in detail; outline area only and indicate type). Proposed agriculture should show layout, location of trees, if proposed and extent of area)
 - Trees to be removed (indicate species, diameter at four feet (4') above grade, size and X through trunk)
 - Existing vegetation in vicinity where agricultural use is proposed (indicate species, diameter at four feet (4') above grade, size and dripline of mature trees)
 - Indicate irrigation system plan (including sprinkler coverage, list of irrigation stations and precipitation rates of those stations in inches per hour)

- Clearly identify all existing or proposed accessory building(s) used for agricultural purposes (storage, greenhouse, etc.)
- 4. Read, sign and submit a completed certification (see attached) with your application.
- 5. Pay the appropriate Planning fees for proposed scope of work (such as Agricultural Uses and Vegetation Removal fee, etc.)
- 6. Additional submittal requirements may be required by the City Public Works Department upon submittal for an agricultural meter application.

DESIGN REVIEW:

Any proposed alterations to the site (including alterations to existing structures, new structures, vegetation removal, grading, installation or expansion of a new agricultural area and/or irrigation systems) are subject to review by the appropriate design review body. Depending on the scope of proposed changes, a separate application to the appropriate design review body may be required with additional requirements and fees.

IRRIGATION SYSTEM DESIGN RECOMMENDATIONS:

- 1. Irrigation systems should be designed to prevent overspray and runoff.
- 2. Drip, trickle or other low volume irrigation should be used unless shown to be infeasible for the crop.

FOR YOUR INFORMATION:

You may work with the Natural Resources Conservation Service (NRCS) in order to develop an irrigation system that is effective while reducing the amount of water needed to sustain your crop. The California website is <https://www.nrcs.usda.gov/wps/portal/nrcs/site/ca/home/> The phone number for the Santa Maria local office is (805) 937-6363. The NRCS may be available to inspect your operation and your site plans and will make recommendations regarding the best irrigation methods for your crop and location.

