



AGRICULTURAL USE PERMIT

INFORMATION & AFFIDAVIT

WHAT IS AN AGRICULTURAL USE?

Agriculture is the commercial use of land for the cultivation and wholesale of agricultural products. It includes activities such as tilling soil, raising crops, horticulture, harvesting, sorting, cleaning, packing, and shipping of agricultural products, but not retail sales. Agricultural uses are an allowed use in all residential, commercial, and manufacturing zoning districts in the city and may be established with a Zoning Clearance issued by the Community Development Department.

ARE ANY ACTIVITIES PROHIBITED?

The following specific activities are not permitted as part of an agriculture use: slaughterhouse, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, operations for the reduction of animal matter, retail sales, commercial packing or processing of products not grown on the premises, outdoor cultivation of cannabis, and any other objectionable use.

WHAT OTHER REQUIREMENTS MAY APPLY?

- ✓ A [Hillside Vegetation Removal Permit](#) may be required to clear a site for agricultural use.
- ✓ Agricultural uses are not permitted on land with non-viable soils, including high erosion hazard potential, or Class VIII soils per the [Natural Resources Conservation Services](#) (NRCS).
- ✓ An area of one-half (1/2) acre or greater will be placed on an irrigation meter. Contact the City's Water Resources Specialist at (805) 564-5369 and submit an [Application for Irrigation Meter](#).
- ✓ A separate application for a [Community & Market Garden](#) is required to establish retail sales.

HOW DOES THE PROCESS WORK?

The process to establish an agricultural use depends on the scope of work. After you submit the required forms and materials described in this submittal packet, and all fees have been paid, your project will be assigned to a planner who will inform you of any additional applications required.

HOW TO SUBMIT

All forms and applications, including all supporting plans and documents, are accepted online via our [Accela Citizen Access Portal \(ACA\)](#).



CONDITIONS OF APPROVAL

AGRICULTURAL USE PERMIT

Agricultural uses must comply with the following conditions:

1. **Accessory Buildings.** Buildings must comply with all the size, height, and location standards for accessory buildings in SBMC §30.140.020 or §28.87.160, and as follows:
 - Agricultural buildings must be a minimum of 100 feet from any property line.
 - The exterior colors and materials will be earth tones to minimize visibility.
 - The building must be sited so that it does not intrude into the skyline as seen from a public view, unless otherwise approved by the appropriate Design Review body.
 - The building may not be located within any creek, watercourse, or within any watercourse development limitation area.
2. **Storage Requirements.** All flammables, pesticides and fertilizers must be stored in accordance with all federal, state, and local regulations and may not be stored outside.
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 a grading permit.
4. **Sanitation.** Sanitary facilities must be provided for agricultural workers as required by the County Environmental Health and the Occupational Safety and Health Administration.
5. **Water Meters.** All agricultural operations involving an area of one-half (1/2) acre or greater must be on irrigation water meters, as defined by Title 14 of the Municipal Code.
6. **Irrigation Systems.** All new or retrofitted irrigation systems, other than greenhouses, must be designed with the standards of the [Natural Resources Conservation Services](#) (NRCS).
7. **Hillside Vegetation Removal.** A separate Hillside Vegetation Removal Permit (SBMC 22.10) may be required to prevent erosion and other dangers created by improper clearing.
8. **Lighting.** Exterior lighting must be for safety purposes only and comply with the City of Santa Barbara Outdoor Lighting and Streetlight Design Guidelines.
9. **Hours of Operation.** Hours of operation are limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday; and 8:00 a.m. to 7:00 p.m. on Sunday and holidays (SBMC 9.16.070.A).
10. **Avocado Root Rot.** Avocados in an area with a very high root rot hazard must include a 3 to 6 tall fence, wall, or other suitable barrier to prevent the spread of Avocado Root Rot.
11. **Minimization of Soil Erosion.** A mixture of Blando Brome and Zorro Fescue must be seeded in all cleared orchard areas between October 1 and November 15. Seeds shall be hand broadcast at a rate of eight pounds per acre and must be covered by one-half to one inch of soil. Mowing shall occur after the seeded grass has matured in the Spring in order to allow for continued perpetuation. (SBMC 22.10.060.B.5)



SUBMITTAL INFORMATION

FEES

Fees are required for Agricultural Use Permit applications.

Fees

Payment via check, electronic check, or credit card is required before project review or processing. Once the application is submitted, City staff will follow up electronically with an invoice for the total fee amount. Fees may be paid online, mailed, faxed, or dropped off at 630 Garden Street for processing. If paying by mail or fax, a [Fee Payment Submittal Sheet](#) is required. For more information, click on [How to Pay Invoiced Fees](#).

PHOTOGRAPHS

Photographs are required for all applications. Photos copied on plans are preferred.

Site and Area Photographs

Submit current color photographs of the site and any existing buildings, and adjacent buildings and sites. The purpose is to show neighborhood context and character. Photos must be clear and in focus with a minimum size of 4 x 6. Internet photos such as Google Maps are not acceptable because they may not show current conditions. Label each page and photo with a number, and include cardinal directions (north, east, south, west) to identify photo directions.

PLANS & SUPPORTING MATERIALS

See the [Landscape Plans Submittal Guide](#) for the required contents of landscape plan submittals.

Landscape Plan

Provide a complete landscape plan showing the entire property boundaries. Label all streets. If lot is sloped, include the topography in 5-foot contour intervals. Show existing and proposed drainage and any creek, watercourse, or watercourse limitation area, and the following:

- **Buildings and Structures.** Label type, dimensions, and note distance to property lines.
- **Agricultural Areas.** Label the location and type of existing and proposed agriculture areas. Agriculture areas need not be shown in detail; outline area only and indicate type.
- **Grading, Vegetation, and Trees.** Provide a grading plan showing location and amounts of cut and fill, if proposed. Note the area and species of any existing vegetation to be removed. Label all trees and indicate species, diameter at 4-feet above grade, size, and dripline.
- **Irrigation Plan.** Include sprinkler coverage, list of irrigation stations, and precipitation rates in inches per hour. Low-volume irrigation should be used unless shown to be infeasible.

Special Studies

Provide a copy of any other arborist reports, biologist reports, or similar studies that are required or were previously prepared based on project description.



AGRICULTURAL USE AFFIDAVIT

To establish a commercial agricultural business, complete and sign this affidavit and submit it to the City of Santa Barbara Planning Division.

PROPERTY & BUSINESS INFORMATION

Project Address:

ZIP:

Assessor Parcel Number (APN):

Business Name:

Provide a brief business description, including the type of crop, type of irrigation, and acreage of planted area:

[Empty box for business description]

- a. I am the operator of a commercial agricultural business located at the above listed address. I have read the standards required for an Agricultural Use (SBMC §30.185.070 or §28.15.030.H) and agree to operate in accordance with the criteria of the Santa Barbara Municipal Code. I understand that failure to operate within the criteria will be cause for enforcement.
- b. I understand that by signing this acknowledgement form, I am self-certifying that my agricultural operation is an allowable use, and that my hours of operation are limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday; and 8:00 a.m. to 7:00 p.m. on Sunday and holidays.
- c. I further understand that submittal of this affidavit does not constitute the City’s endorsement of the business, nor does it grant permission to conduct business at any place prohibited by the City’s Zoning Ordinances or any other Federal, State, or Local regulation.
- d. I have designed the irrigation system in compliance with the best available knowledge regarding water needs for the crop I am growing so that water use will be minimized to the extent feasible.
- e. **I certify under penalty of perjury as defined by the laws of the State of California that the foregoing is true and correct.**

Business Operator:

Operator’s Signature

Date

Operator’s Name (printed)

Contact (email or phone)

cc: Street File

CITY'S DETERMINATION

If this sheet includes a **Planning Authorization stamp**, the Community Development Department of the City of Santa Barbara certifies that this development meets the Municipal Code requirements for agricultural uses.

CERTIFIED BY:

City authorization stamp goes here

NOTE: Within 5 days of this determination, the Community Development Department will forward a copy of this determination along with the project plans to the Water Supply Management Division in the City Public Works Department; Attention: Water Resources Specialist.