



Community Development and Infrastructure

# Low Impact Camping Area Ordinance

Planning Commission – March 13, 2024

# Outline

Background

State Law

Ordinance Overview

Ordinance Provisions

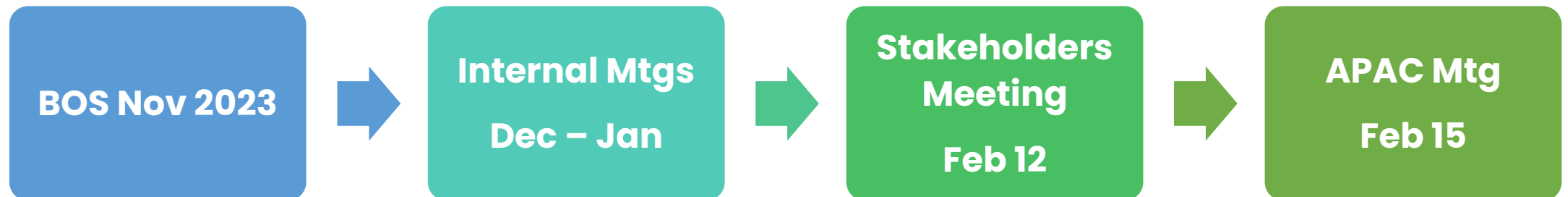
Add'l Considerations

Recommended Actions



# Background

- SB 620 – Low-Impact Camping Areas (LICAs)
- Board directed local LICA ordinance
- Streamline permit process
- Expand camping opportunities
- Provide affordable access to outdoors
- Support rural landowners & farmers
- Transient Occupancy Tax (TOT)



# Intersection with State Law

- **Special Occupancy Parks Act (SOPA)**
  - Regulates 2+ campsites
  - HCD permit to operate
  - Conditional Use Permit & noticed public hearing
- **SB 620 Low-impact camping areas**
  - Proposed state bill
  - Exempts LICA with 9 or fewer campsites
  - Expected approval this year
- › › › **LICA Ordinance Changes**
  - One campsite before SB 620 approved
  - Nine campsites after SB 620 approved

# Overview of Ordinance

## **New SCCC 13.10.695 – Low-Impact Camping Areas**

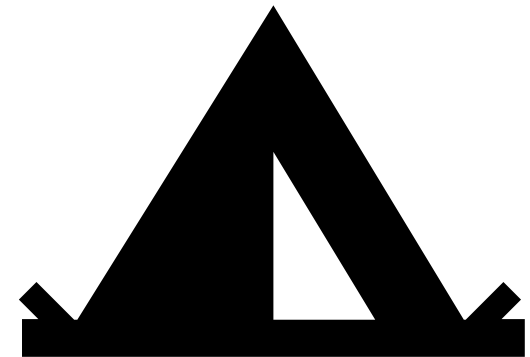
- Max 14 days consecutive & < 28 days/year per camper
- One campsite max (or up to 9 campsites after SB 620 approved)

## **New permit process for LICA**

- Ministerial permit, Zoning Clearance
- TOT registration

## **Operating and Development Standards**

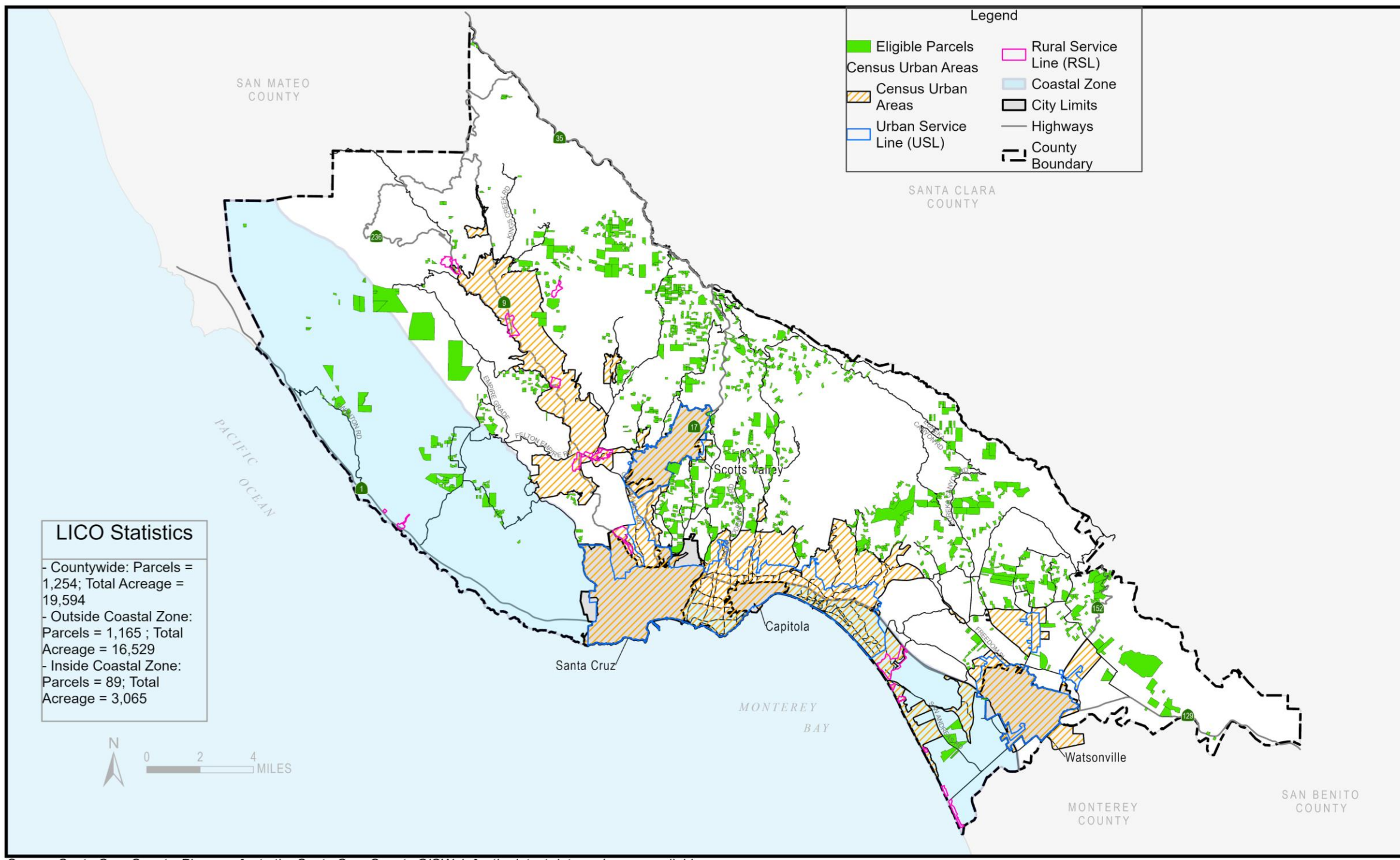
- Min 5 acre parcel in rural areas
- Within zone districts: A, CA, RA, TP, SU, PR or PF
- Density: 1 campsite/acre
- Do not displace agricultural activity
- Local property manager, available 24/7



# Ordinance Provisions

- **Clarify regulations** › rentals, non-engineering plans, County Parks exempt
- **Protect natural resources** › avoid sensitive habitat, clustering, max density
- **Public safety** › avoid hazard areas, pet regulations, access road standards
- **Neighborhood impacts** › setbacks, property manager within 15 miles
- **Code enforcement** › permit renewal process, advertising, violations





# Additional Considerations

- LICA Pricing Options
- LICA Density Options
- Coastal Commission staff recommendations
- Minimum Parcel Acreage





## **Recommended Actions**

- 1) Continue the public hearing from the February 28, 2024, hearing, on the proposed Low-Impact Camping Area Ordinance; and
- 2) Consider the proposed Draft Low Impact Camping Ordinance and CEQA determination and provide recommendations via resolution to the Board of Supervisors.