Cover Sheet
Minor Use Permit / Coastal Development Permit (C-DRC2025-00031)

June 22, 2026

Summer 2026 during a build of an ag exempt structure barn and initially wanted to apply for an incidental camping permit during the construction process for security. We were informed that even though our application matched the county description (*Incidental camping is smaller in scale and temporary/seasonal in nature, i.e. tent, RV, or van camper camping, and secondary to the primary use of the land.)* we were located in the coastal zone we were required to apply for a minor use permit. After starting the process and being unable to fulfil the requirements of a Biological Resource Assessment, which has to be performed in the spring, our application was put on information hold until the assessment was complete.

Having worked with SWCA prior we already had extensive Biological Resource Reporting on the property and that needed a minor update during the spring of 2026 for minimal cost and effort. After putting in the resources to get this deep into the process we have chosen to continue the application for the following reasons:

First and foremost, we have zero intention of operating any type of commercial campsite. Because we can't apply for an Incidental Camping Permit our only option is the minor use permit.

Second, the ranch is private and used exclusively for agricultural purposes. Raising cattle as a cow calf operation we practice exceptional stewardship to conserve the property. There is zero public access and it will remain that way. We work closely with the USDA thru the NRCS to continue and implement several monitored conservation practices throughout the entirety of the ranch. Implementing environmental practices that are science-based standards designed to help agricultural producers conserve, maintain, and restore natural resources on working lands. These practices are tied to NRCS programs to improve soil health, water quality, and wildlife habitats. Additionally, we are contractually involved in carbon credit and any modification to our use of the land would adversely affect our long term commitment. To be clear we are not going to operate a commercial campsite.

Third, above all, we must observe all ordinances and regulations. Federal, State, and local.

The reason for applying for this permit is to legally permit rare overnight stays for invited guests/helpers when we work our cattle herd. This is typically twice a year and would allow us to stage the night before. No additional traffic would be generated as the guests/helpers are arriving either that night or early morning anyway.

Absolutely no hip camping, no fires, no change to any aspect of the ranch or any ag exempt structures whatsoever.

To address the information hold,

Site Plan/Plot Plan:

1. Security- Does not apply, this is not a commercial campground. We are liable both civilly and legally for all activities on the ranch.

2. Utilities- Does not apply, all overnight campers must be completely self contained. Primarily horse trailers with self contained sleeping area built into the front of trailer.

3. Associated Facilities- Does not apply, any overnight guest/helpers must be completely self contained.

4. Areas of disturbance- Plot plan clearly defines “Camping Area”. Parking overnight only. Area will still be maintained as pasture.

Requirements for Rural Recreation and Camping:

1. Density- 10 or less campsites as to match the incidental camping permit.

2. Setbacks-Plot Plan

3. Associated Facilities- Does not apply, self contained only.

4. Required findings-

   a. *“The proposed use will not affect the continued use of the site as a productive agricultural unit providing food or fiber”* Addressed above.
   b. *“The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties”* Addressed above.

   Evidence of existing agricultural operations on site: Photos included.

Exterior Lighting: none/does not apply.

Ground Disturbance: None/does not apply.

Biological Resource Assesment: Included

Archaeological Resource: Included

Referrals:

CEQA Determination:

Uploads: