

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** April 8, 2004  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** April 20, 2004  
**Placement:** Departmental  
**Estimate Time:** 1.5 hour  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:**

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**TO:** Board of Supervisors

**FROM:** Val Alexeeff, Director

**STAFF CONTACT:** David Lackie, Supervising Planner (x2023)  
Comprehensive Planning Division

**SUBJECT:** Hearing to provide direction regarding California Coastal Commission's action on the Carpinteria Valley Greenhouse Program.

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## Recommendation(s):

That the Board of Supervisors:

1. Review and discuss the California Coastal Commission's suggested modifications to the Carpinteria Valley Greenhouse Program as an amendment to the Santa Barbara County Local Coastal Program; and
2. Approve Board Resolution acknowledging receipt of and acceptance of Coastal Commission modifications to LCP Amendment STB-MAJ-2-02 and adopting 04ORD-00000-00002 and 04GPA-00000-00003 amending the Santa Barbara County Local Coastal Program; and
3. Authorize P&D Director or his designee to transmit to California Coastal Commission Executive Director the approved Board of Supervisors Resolution, as attached, acknowledging and accepting the Coastal Commission's suggested modifications and amending the Santa Barbara County Local Coastal Program.

**Alignment with Board Strategic Plan:** The recommendation(s) are primarily aligned with Goal No. 1., An Efficient Government Able to Respond Effectively to the Needs of the Community, Goal No. 4., A Community that is Economically Vital and Sustainable, and Goal No. 5., A High Quality of Life for All Residents.

**Executive Summary and Discussion:** The Carpinteria Valley Greenhouse Program was adopted by the Santa Barbara County Board of Supervisors in February 2002 and was submitted to the Coastal Commission in May 2002 as a proposed amendment to the county's certified Local Coastal Program (LCP). The Commission staff accepted it for processing in November 2002, and in January 2003 the statutory deadline for action was extended by the Commission for one year, to January 2004.

The Board met on January 6, 2004 to review Coastal Commission staff's suggested modifications to the Program prior to the January 14, 2004 Commission hearing. The Board sent a letter to California Coastal Commission Chair indicating the majority of suggested modifications did not raise significant policy issues; however, the Board was unable at the time to support Modification # 2, 3, 4, 7, 9, 12, 13, & 20. The Commission's action on the above noted modifications is discussed below.

**Summary of Coastal Commission Action:**

The California Coastal Commission acted on January 14, 2004 to certify the Carpinteria Valley Greenhouse Program LCP Amendment, with 20 separate modifications to the Program approved by the Board of Supervisors (Attachment 1). The Board has until June 14, 2004 (6 months from Commission action) to respond to the Commission's action.

1. *Conditional Use Permit for greenhouse development outside the Carpinteria Valley (Old modification 7 & 20).*

The Board was unable to support the proposed conditional use permit requirement for greenhouse development outside the Carpinteria Valley due to the lack of public notice to affected property owners and insufficient time to fully consider the implications of the modification. The Coastal Commission concurred with the Board's position and did not adopt these suggested modifications.

However, the Commission expressed concern that greenhouse regulations established for the Carpinteria Area could result in increased demand for additional greenhouse development, and associated impacts, into other locations in the coastal zone that do not have similar restrictions to regulate greenhouse development. The Commission conveyed to the Board, in their action, that these issues need to be addressed by the County in future LCP updates.

2. *Suggested Modifications 3, 9, & 12 (Slopes)*

The Commission adopted these suggested modifications that require a conditional use permit for greenhouse development on slopes between 5 and 10 percent, and would prohibit greenhouse development on slopes in excess of 10 percent within the program area. The Commission indicated that clear guidelines for greenhouse development in these areas was warranted to

reduce potential impacts to visual resources and soil productivity resulting from significant landform alteration associated with grading and site preparation.

*Staff Recommendation:* Recommend the Board accept the suggested modifications. As noted at the previous Board hearing, historic greenhouse development in the Carpinteria Valley has occurred on slopes of 5 percent or less. Since the primary greenhouse expansion area (Area A) is located in the relatively flat valley-bottom, the new requirement would only be applicable in limited areas of Area B which limits greenhouse development to less than 20,000 sq.-ft. per parcel.

3. *Suggested Modifications 4 & 13 (Cultivation methods and prime soils).*

The Commission approved these suggested modifications that require: a) greenhouse development to use the native soil for cultivation where feasible, b) prohibit use of chemicals that would adversely affect the long-term productivity of the soil, and c) prohibit the removal of prime soils for use in container grown operations where the plants are sold intact. The Commission stated these requirements are intended to fulfill Coastal Act policies 30241-30243 which focus on protecting agricultural soil productivity. The Commission indicated a preference for in-ground cultivation; however, acknowledged that modification 4.a & 13.a would not prohibit hydroponics or container growing operations.

Staff believes modification 4.b & 13.b would not present a significant change in current practice since review of chemical and pesticide application would still be under the jurisdiction of the Agricultural Commission. This information would now be reviewed and considered at the time of project application.

*Staff Recommendation:* Recommend the Board accept the suggested modifications.

**Minor Administrative Text Changes:**

The following minor administrative text changes are proposed by P&D staff to clarify the proper Article II ordinance section numbers. These changes are reflected in Exhibit A and B of the proposed Board Resolution (Attachment B) and would be forwarded to the Commission as part of the Board's response.

Suggested Modification 9:

4. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.13+2.

Suggested Modification 10:

Sec. 35-102E.6.1.e has been renumbered Sec.35-102E.6.1.h.

Suggested Modification 12:

4. Maximum Slope
  - a. In Area B, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within the Carpinteria Valley. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.~~13.12~~ and Sec. ~~35-69.9~~.

Sec.35-69.9 (AG-II zone district findings) is not applicable since there are no areas within the Carpinteria Agricultural Overlay District that have AG-II zoning.

Suggested Modification 20:

Sec. 35-68.~~13.12~~. Findings for Major Conditional Use Permit for Greenhouse Development.

**Staff Recommendation for Response to the Coastal Commission:**

Accept Coastal Commission Suggested Modifications. The Carpinteria Valley Greenhouse Program represents an update and improvement in the LCP as it applies to this area, and has been prepared to be consistent with the state Coastal Act. As the Board is aware, a significant amount of time and energy has been invested by the public, agricultural community, and county decision-makers to develop a program that seeks to balance expansion of greenhouse development with protection of important coastal resources. In January of this year, the Board acknowledged in a letter to the Commission that the majority of suggested modifications did not raise significant policy issues for the County. Therefore, the remaining issue appears to be whether the Board can accept the suggested modifications relating to slopes (Modification 3, 9, & 12) and cultivation methods and prime soils (Modification 4 & 13). Staff believes these suggested modifications further County policy goals established by your Board and could be found acceptable.

Staff recommends the Board adopt the attached resolution (Attachment A) acknowledging receipt of and acceptance of Coastal Commission suggested modifications to LCP Amendment STB-MAJ-2-02 and adopting 04ORD-00000-00002 and 04GPA-00000-00003 amending the Santa Barbara County Local Coastal Program. If the County accepts Commission certified suggested modifications within six months, they will become effective upon report to the Commission by its Executive Director and the acceptance by the Commission of the Executive Directors determination.

If certain Commission modifications are not acceptable to your Board, the Board would be faced with proposing further modifications which then would be re-submitted for another review round by the Commission. Several iterations of this loop are conceivable over the course of months or

even years. In addition to the added time and expense to re-submit additional modifications, it is staff's opinion the Commission will not accept any other modifications at this point.

**Environmental Review:** Activities and approvals by the County necessary for the preparation and adoption of these LCP amendments are statutorily exempt pursuant to Public Resources Code 21080.9 and CEQA Section 15265.

**Mandates and Service Levels:** No immediate change in mandates or service levels. This is an expected part of processing the Carpinteria Valley Greenhouse Program LCP Amendment.

**Fiscal and Facilities Impacts:** Implementation of the Carpinteria Valley Greenhouse Program (e.g. Coastal Commission submittal and review, litigation support, and preliminary Transportation Improvement Plan work) was funded in the latter part of last fiscal year (2002-03) and in the current fiscal year (2003-04) through a \$40,000 Coastal Impact Assistance Program (CIAP) grant. These funded programs are in the Community Planning Program of the Comprehensive Planning Division on page D-284 of the County's adopted Fiscal Year 03/04 budget. The CIAP grant balance (\$11,995 as of 3/04) would be used to fund remaining staff work associated with the certification process. Should the Coastal Commission certification with modifications be unacceptable to the Board, re-submittal of the Program to the Commission would require an unknown but substantial amount of future staff time, materials, and hearing costs. If current grant funds are not sufficient for the additional work effort, it will be necessary to redirect other work programs in P&D or augment the department's budget with additional funds.

**Attachments:**

- A. Coastal Commission letter of certification with suggested modifications - March 11, 2004.
- B. Board of Supervisors Resolution acknowledging receipt of and acceptance of Coastal Commission modifications to LCP Amendment STB-MAJ-2-02 and adopting 04ORD-00000-00002 and 04GPA-00000-00003 amending the Santa Barbara County Local Coastal Program.

RESOLUTION OF THE **BOARD OF SUPERVISORS**  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ACKNOWLEDGING	)	
RECEIPT AND ACCEPTANCE OF COASTAL	)	RESOLUTION NO.:
COMMISSION SUGGESTED MODIFICATIONS TO	)	
THE CARPINTERIA VALLEY GREENHOUSE	)	CASE NO.:
PROGRAM AND AMENDING THE SANTA	)	04ORD-00000-00002
BARBARA COUNTY LOCAL COASTAL PROGRAM	)	04GPA-00000-00003

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WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan.
- B. The Local Coastal Plan contains specific policies related to the regulation of greenhouse development in the Carpinteria Valley which, in part, require the completion of an assessment of the cumulative effects of greenhouses on coastal resources.
- C. In 1986, the Board of Supervisors adopted Resolution 86-141, which approved a study entitled: *Greenhouse Development in the Carpinteria Valley: A Compilation and Assessment of Existing Information, 1977-85*, as the MEA required by Policy 8-5. By accepting this study and adopting Resolution 86-141, the Board determined that greenhouse development would continue to be processed by a development plan. The resolution also included permitting procedures and development standards for commercial greenhouse development in the coastal zone. However, the Coastal Commission never agreed that this document met the MEA requirement of Policy 8-5.
- D. On January 20, 1998, the County Board of Supervisors formally directed Planning and Development to address issues related to greenhouse development in the Carpinteria Valley through completion of the AB 1431 funded study (Carpinteria Valley Greenhouse Program).
- E. In April 1998, Planning and Development was awarded a Coastal Resources Grant (AB 1431) to conduct a cumulative environmental assessment of greenhouse development in the Carpinteria Valley.
- F. On December 1, 1998, by Resolution No. 98-473, the County Board of Supervisors directed Planning and Development to process all greenhouse projects greater than 20,000 square feet in the Carpinteria Valley as Conditional Use Permits (CUPs) until the Carpinteria Valley Greenhouse Program is completed and the County and Coastal Commission agree on any land use or policy changes, if any.

- G. Pursuant to the California Environmental Quality Act Guidelines Section 15060(d), an Environmental Impact Report was completed for the program and circulated to the appropriate State agencies on August 20, 1999.
- H. The Planning Commission considered the merits of the Carpinteria Valley Greenhouse Program at a public hearing on November 8, 1999 and continued the item to January 19, 2000, March 30, 2000, June 7, 2000, July 17, 2000, August 16, 2000, September 18, 2000 and October 4, 2000. The Planning Commission concluded hearings without recommendations to the Board of Supervisors.
- I. On February 19, 2002, by Resolution 02-061, the County Board of Supervisors approved the Carpinteria Valley Greenhouse Program consisting of the following amendments to the Local Coastal Program: 99-OA-005, 99-RZ-009, and 99-GP-007.
- J. In May 2002, these amendments were submitted to the Coastal Commission by Resolution 02-065 as a proposed amendment to the county's certified Local Coastal Program.
- K. On January 14, 2004 the Coastal Commission approved the Carpinteria Valley Greenhouse Program (LCP Amendment STB-MAJ-2-02) with modifications.
- L. On April 20, 2004 the Board of Supervisors acknowledged receipt of the Commission's resolution of certification, including modifications suggested for final certification.
- M. The Board of Supervisors now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to accept the Coastal Commission's suggested modification's to LCP Amendment STB-MAJ-2-02, and amend the Local Coastal Program, hereby incorporated by reference, as follows:
1. 04GPA-00000-00003: Amendments to Coastal Land Use Plan inclusive of Coastal Commission suggested modifications. Attached as Exhibit A.  
**Note:** Language approved by the Board of Supervisors, per Resolution 02-061, is shown underlined. Suggested modifications by the Coastal Commission to be deleted are shaded and ~~lined-out~~. Suggested modifications by the Coastal Commission to be inserted are shaded and shown underlined.
  2. 04ORD-00000-00002: Amendments to Article II of Chapter 35 of the Santa Barbara County Code inclusive of Coastal Commission suggested modifications as revised to clarify the proper ordinance section numbering and deletion of inapplicable section referring to AG-II zone district findings within the Carpinteria Agricultural Overlay District.

Attached as Exhibit B. **Note:** Language approved by the Board of Supervisors, per Resolution 02-061, is shown underlined. Suggested modifications by the Coastal Commission to be deleted are shaded and ~~lined-out~~. Suggested modifications by the Coastal Commission to be inserted are shaded and shown underlined.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. This Board has held a duly noticed public hearing, as required by Section 65854 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
3. The Board acknowledges receipt of, and acceptance of the Coastal Commission's suggested modifications to LCP Amendment STB-MAJ-2-02 and adopting 04ORD-00000-00002 and 04GPA-00000-00003 amending the Santa Barbara County Local Coastal Program.
4. The Chair of this Board is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.



PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 20<sup>th</sup> day of April, 2004, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Joe Centeno  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

APPROVED AS TO FORM:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Deputy County Counsel

## Exhibit A

### Coastal Land Use Plan Amendment

**04GPA-00000-00003:** The Board of Supervisors now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to amend the Coastal Land Use Plan as follows:

1. *Add the following to the end of Section 3.2, Development:*

Policy 2-24: All greenhouse and greenhouse related development of 20,000 sq. ft. or greater, cumulative per parcel, within the Carpinteria Valley area shall be located within, contiguous with, or in close proximity to any existing greenhouse development to preserve the scenic values and rural character of the Carpinteria Valley.

2. *Add the following to the end of Section 3.3.4, Hillside and Watershed Protection:*

Policy 3-23: In order to protect scenic resources, water quality, and community character, and reduce land form alteration, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within Area B of the Carpinteria Agricultural Overlay District. Greenhouse or greenhouse related development may be approved on slopes between 5 and 10 percent, subject to a Conditional Use Permit.

3. *Add the following text modification to Section 3-8, Policy 8-5:*

All greenhouse projects of 20,000 or more square feet and all additional to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.

Prior to issuance of a coastal development permit, the County shall make the finding based on information provided by environmental documents, staff analysis, and the applicant that all significant adverse impacts of the development as addressed in paragraphs "a" through "e" below have been identified and mitigated.

4. *Amend Section 3-8, Policy 8-5(e), to read as follows:*

Assessment of the potential adverse impacts of the climate control aspects of the project on air quality.

In addition to the mitigating measures listed above, other measures necessary to mitigate any adverse impacts identified as a result of the evaluation of these and other factors shall be required as a condition of project approval. In order to adequately assess the potential individual and cumulative impacts of greenhouse development on the coastal resources of the Carpinteria Valley, the County should conduct a master environmental assessment for the Valley to determine the level of greenhouse development that the Valley's resources can support without experiencing adverse environmental impacts. The County shall seek funding for the preparation of the master environmental impact assessment during the implementation phase of the Local Coastal Program. If the master environmental assessment is not completed within three years of the certification of the County's land use plan, greenhouse development (as regulated by Policy 8-5) shall automatically become a conditional use on Agriculture I designated lands in the Carpinteria Valley. If, however, the County and Coastal Commission agree on land use designation or policy changes based on the County's assessment of adverse environmental impacts of greenhouses gathered through the permit process, conditional use permits shall not be required for greenhouse development.

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On February 19, 2002, the County of Santa Barbara adopted the Carpinteria Agricultural Overlay District (CA Overlay) based on the cumulative impacts identified in the Carpinteria Valley Greenhouse Program Environmental Impact Report (99-EIR-02 and revisions dated February 19, 2002).

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The purpose of the CA Overlay is to designate geographic areas of AG-I zoned lands in the Carpinteria Valley appropriate to support future greenhouse development and to designate areas appropriate for the preservation of open field agricultural uses. The intent is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion by providing well-crafted development standards that protect the water quality, visual resources and rural character of the Carpinteria Valley.

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The Carpinteria Agricultural Overlay District map identifies areas where future development of greenhouses shall be regulated in accordance with the CA Overlay District. Area A allows future expansion of greenhouses, greenhouse related development, packing and shipping facilities, shade and hoop structures, on AG-I zoned lands as identified by the Carpinteria Agricultural Overlay District map, subject to the provisions of this overlay district. Area A is generally located south of Highway 192, east of Nidever Road and west of Casitas Pass Road. Within Area A, a total development cap of 2.75 million square feet of new greenhouse and greenhouse related development, packing and shipping facilities, and hoop structures (excluding shade structures) has been established for the life of the program. Area B allows new greenhouses, greenhouse related development, packing and shipping facilities, shade and hoop structures subject to the provisions of the CA Overlay District. Area B encompasses the remainder of AG-

I zoned lands, as identified by the Carpinteria Agricultural Overlay District map, in the Carpinteria Valley.

5. *Amend Policy 8-5, to add subsections (f), (g), (h), (i), (j), (k) and (l) as follows:*

f. Prior to processing any amendments to the Carpinteria Agricultural Overlay District boundary or 2.75 million sq.ft. development cap, the County shall complete an updated assessment of the effects of existing greenhouse development on the coastal resources of the Carpinteria Valley. The study shall include:

1. Resource information on surface and groundwater quality, visual resources, prime agricultural soils, and biological resources. Adequate monitoring and baseline studies shall be performed to provide data for any future greenhouse expansion requests.

2. An assessment of the effectiveness of the County's greenhouse permit process, CA Overlay zoning requirements and development standards in protecting the Valley's resources and quality of life.

Planning and Development shall form a Citizens Advisory Committee to review the study and provide recommendations to the Board of Supervisors. The Citizens Advisory Committee shall include, at a minimum, representatives from the City of Carpinteria, County Agricultural Commissioner's office, Santa Barbara Flower Growers Association, and Carpinteria Valley Association. The final study shall contain a summary of the issues raised during preparation, particularly an outline of any disagreements between experts. The results of this study shall be subject to review and approval by the County Planning Commission, Board of Supervisors, and Coastal Commission.

g. County Planning and Development shall work with the City of Carpinteria, interested property owners, and community housing agencies to identify appropriate sites for farm employee housing within rural areas of the Carpinteria Valley and the City of Carpinteria. Farm employee housing shall be sited and designed in a manner consistent with applicable County goals, policies, and development standards. Planning and Development shall actively pursue available funding sources to assist with the planning and implementation of farm worker housing in the Carpinteria Valley.

h. A Watershed Management Program shall be established to ensure improvement in surface water quality and to provide for the long-term protection of the ecological functions and values of the Carpinteria Salt Marsh and its coastal stream tributaries from detrimental impacts originating in the watershed. The Watershed Management Program shall include a water quality monitoring program to identify the type, source and concentration of possible pollutants. Planning and

- Development shall seek available funding for monitoring and coordinate planning and implementation with the Agricultural Commissioner, RWQCB, UC Santa Barbara Natural Reserve System, City of Carpinteria, County of Santa Barbara Public Works Department, members of the public and other appropriate parties (including agricultural representatives) and the Carpinteria Salt Marsh Management Advisory Committee.
- i. Planning and Development shall coordinate with the Environmental Protection Agency and Regional Water Quality Control Board to establish Total Maximum Daily Loads (TMDL) for nitrates entering Carpinteria Salt Marsh and Carpinteria Creek.
- j. New greenhouse development contributing peak hour trips to the Santa Monica/Via Real/U.S. 101 NB ramp interchange and the Linden Avenue/U.S. 101 SB ramp interchange shall pay a pro-rata contribution towards future interchange improvements. A Memorandum of Understanding (MOU) to be developed by Public Works Department, Planning & Development Department, and the City of Carpinteria shall establish appropriate mitigation fee calculation rates and procedures.
- k. County Public Works Department shall coordinate with Caltrans to investigate the source of elevated collision rates experienced at Route 192/Cravens Lane and Route 192/Linden Avenue and implement appropriate corrective action, if necessary. The design and scale of intersection improvements shall be consistent with the rural character of the area to the maximum extent feasible. County Public Works Department shall contact the local utility company to request relocation of the utility pole located on the north side of Route 192/Casitas Pass Road. The utility pole shall be located away from the intersection to provide adequate geometrics for trucks using the intersection. Public Works shall also evaluate the need for signage to alert drivers of truck traffic along Santa Monica Road when entering or existing at a blind curve area.
- l. When the County adopts a Transportation Improvement Plan (TIP) for the Montecito-Summerland-Carpinteria and Toro Canyon Plan areas, it shall include areas of Carpinteria Valley where appropriate. The TIP shall address any necessary long-term improvements to roadways and alternative transportation facilities, including any appropriate traffic calming measures, designed to maintain public safety and acceptable levels of service on roadways and intersections on an area-wide basis. The TIP shall include a bicycle route improvement plan that will address conflicts with greenhouse related truck traffic trips. The TIP shall be an integrated plan for capital improvements of roads and intersections as well as alternative transportation facilities.
- The TIP shall include a comprehensive traffic management program to address problems related to increased vehicular and truck traffic travelling through residential areas. The County Public Works and Planning and Development

Departments shall work cooperatively with the City of Carpinteria and the Santa Barbara Flower Growers Association to identify appropriate neighborhood traffic solutions, which may include identification of appropriate truck routes which provide access to greenhouse development while minimizing travel through residential neighborhoods.

Identified improvements shall be funded through collection of traffic mitigation fees and/or grants, and implemented through the TIP. The TIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the TIP.

6. *Amend Policy 8-6 to add the following text:*

Within the Carpinteria Agricultural Overlay District the following lot coverage, height and setback requirements shall apply:

1. Lot Coverage

Lot coverage shall be calculated to include all greenhouses, shade and hoop structures, packing and shipping facilities, and greenhouse related development, including accessory buildings, and associated paved driveways and parking areas.

a. For parcels identified as view corridor parcels on the Carpinteria Agricultural Overlay District map, lot coverage shall not exceed 25% net lot coverage. Development shall be clustered adjacent to existing greenhouse development to the greatest extent feasible.

b. In Area B, the maximum cumulative lot coverage shall be 20,000 square feet.

2. Height

a. The maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than thirty (30) feet above finished grade. The maximum absolute height of any shade structure or hoop structure shall be no greater than twelve (12) feet above natural grade.

b. Within view corridors the maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than twenty-five (25) feet above finished grade.

3. Setbacks

The following setbacks for greenhouses, packing and shipping facilities, shade and hoop structures and related structures shall apply:

a. Front: Seventy-five (75) feet from the right of way line of any street. For parcels within identified view corridors, the front setback shall be at least two hundred fifty (250) feet from right of way.

- b. Side and Rear: Thirty (30) feet from the lot lines on which the building or structure is located.
- c. Interior Lot: Twenty (20) feet from the lot lines on which the building or structure is located.
- d. One hundred (100) feet from a residentially-zoned lot or fifty (50) feet from an adjacent parcel where there is an approved residential dwelling located within fifty (50) feet of the parcel boundary.
- e. One hundred (100) feet from top-of-bank or edge of riparian habitat of natural creek channels, whichever is greater.

7. *Add the following text to the end of Section 3.8, Agriculture:*

Policy 8-11: The following requirements shall apply to greenhouse and greenhouse related development within the Carpinteria Valley to protect the long-term productivity of prime agricultural soils:

- a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods.
- b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil.
- c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

8. *Add the following text to the end of Section 3.8, Agriculture:*

Policy 8-12: No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.

9. Add the following modifications to the text on page 106, under Section 3.8.2 *Planning Issues, Impact of Greenhouse Development on Coastal Resources:*

The industrial appearance of greenhouses as viewed from Highway 101 and other public streets in the Valley can detract from the visual quality of the coastal area if not appropriately landscaped. The County has instituted landscaping requirements which have been effective in most cases in minimizing the visual impact of greenhouses. According to the requirements in A-I-~~X~~ zone, a landscaping plan must be approved by the County Planning and Development Resource Management Department and such landscaping must be capable of screening greenhouse structures and parking areas with five years. These measures may be adequate to protect coastal visual resources. However, in rural areas, such as open field agricultural, ranch lands and open space, visual impacts may not be adequately mitigated through landscaping.

10. *Add the following text to Section 4.2.2 to the end of the section entitled “Greenhouse Development”:*

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In February 19, 2002, the County of Santa Barbara adopted the Carpinteria Agricultural Overlay District (CA Overlay) based on the cumulative impacts identified in the Carpinteria Valley Greenhouse Program Environmental Impact Report (99-EIR-02 and revisions dated February 19, 2002).

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The purpose of the CA Overlay is to designate geographic areas of AG-I zoned lands in the Carpinteria Valley appropriate to support future greenhouse development and to designate areas appropriate for the preservation of open field agricultural uses. The intent is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion by providing well-crafted development standards that protect the water quality, visual resources and rural character of the Carpinteria Valley.

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The Carpinteria Agricultural Overlay District map identifies areas where future development of greenhouses shall be regulated in accordance with the CA Overlay District. Area A allows future expansion of greenhouses, greenhouse related development, packing and shipping facilities, shade and hoop structures, on AG-I zoned lands as identified by the Carpinteria Agricultural Overlay District map, subject to the provisions of this overlay district. Area A is generally located south of Highway 192, east of Nidever Road and west of Casitas Pass Road. Within Area A, a total development cap of 2.75 million square feet of new greenhouse and greenhouse related development (excluding shade structures) has been established for the life of the program. Area B allows new greenhouses, greenhouse related development, packing and shipping facilities, and hoop structures however, no more than 20,000 square feet cumulative is permitted per legal lot. Shade structures 20,000 square feet or greater are permitted in the CA Overlay District with the issuance of a Coastal Development Permit. Area B encompasses the remainder of AG-I zoned lands, as identified by the Carpinteria Agricultural Overlay District map, in the Carpinteria Valley.



**Exhibit B**

**ARTICLE II AMENDMENT  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE ACCEPTING THE COASTAL COMMISSION SUGGESTED MODIFICATIONS AND AMENDING ARTICLE II OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE BY AMENDING DIVISION 1 TO INCLUDE A NEW CARPINTERIA AGRICULTURAL OVERLAY DISTRICT (CA OVERLAY DISTRICT); DIVISION 2 TO ADD DEFINITIONS FOR GREENHOUSES AND GREENHOUSE RELATED DEVELOPMENT; AMEND DIVISION 4 TO DIRECT PROCESSING OF GREENHOUSE DEVELOPMENT IN THE CARPINTERIA VALLEY TO THE CARPINTERIA AGRICULTURAL OVERLAY DISTRICT; AMEND DIVISION 5 TO ADD NEW CARPINTERIA AGRICULTURAL OVERLAY DISTRICT (CA OVERLAY DISTRICT); AMEND DIVISION 10 TO ALLOW RECONSTRUCTION OF NONCONFORMING GREENHOUSE STRUCTURES IN THE CA OVERLAY DISTRICT.

Case Number 04ORD-00000-00002

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 1, Section 35-53. Overlay District Designations and Applicability, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to add a new overlay district as follows:

CA                      Carpinteria Agricultural Overlay District

SECTION 2:

DIVISION 2, Section 35-58. Definitions, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to add new definitions as follows:

GREENHOUSE: A structure with permanent structural elements (e.g. footings, foundations, plumbing, electrical wiring, etc.) used for cultivation and to shade or protect plants from climatic variations. Any hothouse or plant protection structure that does not fall within the definition of shade structure or hoop structure shall be included in the definition of greenhouse.

GREENHOUSE RELATED DEVELOPMENT: Permanent development associated with and accessory to greenhouses, shade structures and hoop structures. Such development includes

packing and shipping facilities, paved parking and driveways, and associated accessory structures (e.g. boiler rooms, storage sheds, etc.).

SHADE STRUCTURE: A structure consisting of a frame with no permanent structural elements (e.g. footings, foundations, plumbing, electrical wiring, etc.) and a dark, permeable, removable covering (e.g. netting) used to shade plants grown in the soil or in containers upon the soil.

HOOP STRUCTURE: A structure consisting of a light-weight, arched frame with no permanent structural elements (e.g. footings, foundations, plumbing, electrical wiring, etc.) and an impermeable, removable covering used to protect plants grown in the soil or in containers upon the soil. Includes structures commonly known as berry hoops and hoop houses.

SECTION 3:

DIVISION 4, Section 35-68. AG-I Agriculture I, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to read as follows:

**Sec. 35-68. AG-I Agriculture I**

***Sec. 35-68.3.5. Permitted Uses***

5. Greenhouses, hothouses, other plant protection structures, and related development, i.e., packing shed, parking, driveways, etc.; however, for any development of 20,000 square feet or more and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-174. (Development Plans). For any greenhouse or related development, packing and shipping facility, and shade and hoop structure in the Carpinteria Valley additional regulations of the Carpinteria Agricultural (CA) Overlay District (Sec. 35-102E.) shall apply.

***Sec. 35-68.4. Uses Permitted with a Major Conditional Use Permit***

5. Within the Carpinteria Agricultural Overlay District, greenhouses and greenhouse related development of any size on slopes between five and ten percent. No exception to this requirement, such as that stated under subsection (3) above, shall apply.

Sec. 35-68.13. Findings for Major Conditional Use Permit for Greenhouse Development

Within the Carpinteria Agricultural Overlay District, no greenhouse or greenhouse related development, including additions to existing greenhouse or greenhouse related development, on slopes between five and ten percent, shall be approved unless the decision-maker makes the following findings, in addition to the findings required pursuant to Section 35-172.8 (Conditional Use Permits):

1. That the project is not proposed on a slope greater than 10 percent.
2. That the project meets the development standards for water quality as described in Sec. 35-102E.9(A) (2), (3), (4), (6), (9), (10), (20), (21), and (22).
3. That the project will not require the extension of water and sewage disposal mainlines.
4. That the project will not adversely affect public coastal views, alter the character of rural open space and open field agricultural and grazing areas, or contribute light pollution to night skies in rural areas.
5. That the conversion of foraging habitat to structural development is fully mitigated.
6. That the project will not adversely affect coastal access and recreation through increased traffic conflicts.
7. That development is located within, contiguous with, or in close proximity to existing greenhouse development to preserve scenic value and rural character.

SECTION 4:

DIVISION 5. OVERLAY DISTRICTS, of Article II of Chapter 35 of the Santa Barbara County Code is hereby amended to add the following text:

**Sec. 35-102E. CA Carpinteria Agricultural Overlay District.**

**Sec. 35-102E.1. Purpose and Intent.**

The purpose of this overlay district is to designate geographic areas of AG-I zoned lands in the Carpinteria Valley appropriate to support future greenhouse development and to designate areas appropriate for the preservation of open field agricultural uses. The intent is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion by providing well-crafted development standards that protect the water quality, visual resources, and rural character of the Carpinteria Valley.

**Sec. 35-102E.2. Applicability and District Boundaries.**

The provisions of this overlay district that apply to greenhouses shall also apply to shade structures and hoop structures unless expressly stated otherwise. The provisions of this overlay district shall apply to AG-I zoned lands in the coastal zone of the Carpinteria Valley. The Carpinteria Agricultural Overlay District identifies areas where future development of greenhouses shall be regulated in accordance with this overlay district.

Area A allows future expansion of greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures, on AG-I zoned lands as identified by the Carpinteria Agricultural Overlay District map, subject to the provisions of this overlay district. Area A is generally located south of Highway 192, east of Nidever Road and west of Linden Avenue.

Area B allows new greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures subject to the provisions of this overlay; however, no more than 20,000 square feet cumulative is permitted per legal lot. Area B encompasses the remainder of AG-I zoned lands in the Carpinteria Valley as identified by the Carpinteria Agricultural Overlay District map.

**Sec. 35-102E.3. Effect of the CA Overlay District.**

Within the CA Overlay District, all uses of land shall comply with regulations of the base zone district (AG-I). In Areas A and B legally permitted greenhouses, greenhouse related development, packing and shipping facilities, shade structures and hoop structures existing on the effective date of ordinance adoption will be considered conforming uses. New or altered greenhouses and greenhouse related development, packing and shipping facilities, shade structures and hoop structures in the Carpinteria Valley must comply with the regulations of this CA Overlay District before the issuance of a coastal development permit under Sec. 35-169. If

any of the provisions of this overlay district conflict with the provisions of base zoning district regulations, the provisions that are most restrictive shall govern.

**Sec. 35-102E.4. Development Cap for Greenhouses and Greenhouse Related Development.**

Within Area A of the CA Overlay District, no more than 2.75 million square feet of new greenhouses, greenhouse related development, packing and shipping facilities, and hoop structures may occur after the date of adoption of this overlay district. For the purpose of calculating this development cap, all greenhouses, packing and shipping facilities, hoop structures, and greenhouse related development (including associated paved parking and driveways, and associated accessory structures [e.g. boiler rooms, storage sheds, etc.]) shall be included. Shade structures shall not be calculated towards the cap. Structures that are legalized during the amnesty period (Sec. 35-102E.7.2) shall not be calculated towards the development cap.

**Sec. 35-102E.5. Processing.**

1. The following types of development shall require a Coastal Development Permit (Sec. 35-169):
  - a. Development of new greenhouses, greenhouse related development, packing and shipping facilities, additions or alterations to existing greenhouses or related development, and conversions of shade or hoop structures to greenhouses, where the cumulative lot coverage is less than 20,000 square feet (see section 35-102E.5.3 for additional requirements for packing and shipping facilities).
  - b. Development of new shade structures or hoop structures greater than 500 square feet, where the cumulative lot coverage is less than 20,000 square feet. Hoop structures greater than 5,000 sq. ft. in area shall be subject to Flood Control District review to mitigate potential drainage and erosion impacts.
  - c. Minor alterations or additions to an existing greenhouse, packing and shipping facility, or related development, including retrofits of aging structures, if such alterations and additions meet the requirements of this overlay district and all of the following applicable criteria:
    - i. The existing structure(s) shall be legally permitted.

- ii. Alterations shall not conflict with project conditions of approval for the existing structure.
  - iii. Alterations to existing structures shall not reduce the effectiveness of existing landscape screening, result in the removal of specimen trees, or disrupt environmentally sensitive areas.
  - iv. Alterations shall incorporate the applicable development standards set forth in Sec. 35-102E.9.
  - v. Additions shall not result in a cumulative lot coverage of 20,000 square feet or more, or in an increase of 1,000 square feet or 5% of building coverage of all existing structures, whichever is less.
2. The following types of development shall require a Development Plan (Sec. 35-174) and a Coastal Development Permit (Sec. 35-169):
  - a. In Area A, development of new greenhouses, greenhouse related development, packing and shipping facilities, additions or alterations to existing greenhouses or greenhouse related development, and conversions of shade or hoop structures to greenhouses or greenhouse related development, where the cumulative lot coverage would total 20,000 square feet or more (see Section 35-102E.5.3 for additional requirements for packing and shipping facilities).
  - b. In Area A, development of new new shade structures or hoop structures, where the cumulative lot coverage would total 20,000 square feet or more.
3. Packing and shipping facilities, other than the following, shall require a Minor Conditional Use Permit (Sec. 35-172). Packing and shipping facilities of less than 5,000 square feet may be processed by a Coastal Development Permit only, provided there are no existing greenhouses or greenhouse related development on the lot.
4. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.13.

**Sec. 35-102E.6. Submittal Requirements**

1. In addition to the application requirements of Sec. 35-169, applications for a coastal development permit for any greenhouse, greenhouse related development, packing and shipping facilities, and/or shade or hoop structure in the CA Overlay District shall include:

- a. A complete listing of the types, ~~and quantities~~ and frequencies of application of chemicals (fertilizers, salts, corrosion inhibitors, etc.) that are expected to be used in the greenhouse operation.
  - b. A statement of cultivation method.
  - c. A map (US Geologic Survey 7-1/2 minute series topographic map) showing the location of water wells within 1/2 mile radius of the proposed project and the location of any surface waters or drainage ways within 1/2 mile of the project site.
  - d. Soil types present within the proposed building location, and total amount of grading (cut and fill).
  - e. A description of the proposed domestic waste disposal system. Percolation tests shall be required for new septic systems. For existing septic systems that are a part of the project description, a certification from a qualified inspector demonstrating that the system is adequate to serve existing and proposed uses.
  - f. A plot plan depicting building footprints, driveways/access roads, parking, loading docks, retention basin, finished building elevations and roof panel orientation. Building and drainage plans shall be submitted to Flood Control District for review.
  - g. A landscape plan to consist of the components listed in Sec. 35-102E.9.
  - ~~h.~~ Determination of the extent and location of prime agricultural soils (pursuant to the definition of prime agricultural lands in Section 35-58 of the Zoning Code) in the project area.
  - ~~i.~~ A water quality management plan, required for all greenhouses, greenhouse related development, and hoop structures, to consist of the components listed in Sec. 35-102E.9.
2. In addition to the application requirements in item 1 above and Sec. 35-174 (Development Plans), applications for a development plan or conditional use permit for any greenhouse, greenhouse related development, packing and shipping facilities, and/or hoop structure in the CA Overlay District shall include the items below. These items may not be required for a new shade structure with no other greenhouse development on site.
- ~~a.~~ A water quality management plan to consist of the components listed in Sec. 35-102E.9.
- ~~b.~~a. A Traffic Management Plan to consist of the components listed in Sec. 35-102E.9.

Sec. 35-102E.7. Conforming and Nonconforming Structures

1. As of the effective date of ordinance adoption, all existing greenhouses, packing and shipping facilities, shade and hoop structures, and greenhouse related development in both Areas A and B are considered conforming structures, provided such structures were legally approved and constructed and are consistent with the provisions set forth in this overlay district. Structures that were legally approved and constructed but are not consistent with the provisions set forth in this overlay district are considered nonconforming structures. In Area B, greenhouses, packing and shipping facilities, shade and hoop structures, and greenhouse related development of 20,000 square feet or more, and legally approved and constructed prior to date of adoption of this ordinance, are considered conforming structures if they meet all other requirements of this overlay district. Greenhouses and related structures that do not conform to the provisions of this overlay district, but are otherwise conforming uses (i.e. legally permitted as of the effective date of ordinance adoption), shall be subject to the provisions contained in Division 10, Sec. 35-162 (Nonconforming Buildings and Structures).

2. Amnesty Period for Existing Unpermitted Structures.

Existing unpermitted greenhouses, packing and shipping facilities, shade and hoop structures and greenhouse related development, which were constructed prior to April 22, 1999, may be legalized through application for a development permit if such structures conform to the provisions set forth in this overlay district. Application for such permits must be made on or before two years after the effective date of this ordinance. Structures that are legalized during the amnesty period shall not be counted towards the development cap (Sec. 35-102E.4)

**Sec. 35-102E.8. General Requirements**

1. Lot Coverage

Lot coverage shall be calculated to include all greenhouses, shade and hoop structures, packing and shipping facilities, and greenhouse related development, including accessory buildings, and associated paved driveways and parking areas.

a. For parcels identified as view corridor parcels on the Carpinteria Agricultural Overlay District map, lot coverage shall not exceed 25% net lot coverage. Development shall be clustered adjacent to existing greenhouse development to the greatest extent feasible.

b. In Area B, the maximum cumulative lot coverage shall be 20,000 square feet.

2. Height

a. The maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than thirty (30) feet above finished grade. The maximum absolute height of any shade structure or hoop structure shall be no greater than twelve (12) feet above natural grade.

b. Within view corridors the maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than twenty-five (25) feet above finished grade.



3. Setbacks

The following setbacks for greenhouses, packing and shipping facilities, shade and hoop structures, and related structures shall apply:

- a. Front: Seventy-five (75) feet from the right of way line of any street. For parcels within identified view corridors, the front setback shall be at least two hundred fifty (250) feet from right of way.
- b. Side and Rear: Thirty (30) feet from the lot lines on which the building or structure is located.
- c. Interior Lot: Twenty (20) feet from the lot lines on which the building or structure is located.
- d. One hundred (100) feet from a residentially-zoned lot or fifty (50) feet from an adjacent parcel where there is an approved residential dwelling located within fifty (50) feet of the parcel boundary.
- e. One hundred (100) feet from top-of-bank or edge of riparian habitat of natural creek channels, whichever is greater.

4. Maximum Slope

- a. In Area B, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within the Carpinteria Valley. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.13.

5. Prime Agricultural Soils

- a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods.
- b. Prime agricultural soils shall not be modified with sterilants or other chemicals that adversely affect the long-term productivity of the soil.
- c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

**Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.**

- A. Prior to approval of a coastal development permit for any greenhouse, related development, packing and shipping facility, shade or hoop structure, within the CA Overlay

District, the proposed development shall meet the following development standards where applicable.

1. A landscaping plan shall be required which provides, to the maximum extent feasible, visual screening of all structures and parking areas from all adjacent public roads and view corridors. The landscape plan shall include the following:
  - a. The landscaping plan shall consist of plants which will reasonably screen the development within 5 years and which are compatible with the surrounding visual character of the area.
  - b. Landscaping within front setbacks shall gradually increase in height away from public roadways. Solid wall fencing shall not be relied upon as a primary means of screening. Solid wall or ~~dark~~ chain-link security fencing shall be screened from public view corridors by dense landscaping and/or covered with attractive climbing vines.
  - c. Where structures are proposed in existing orchards or adjacent to wind rows, perimeter trees shall be preserved to the maximum extent feasible in order to provide visual screening along adjacent public roadways. Remnant orchard trees shall be maintained in good condition to ensure that trees do not become hosts for pests or diseases.
  - d. Landscaping, fences, and walls shall not impede views of scenic areas from public roads, parks, beaches, or other public viewing areas.

Landscaping shall be maintained for the life of the project. The applicant shall post a performance security to ensure that landscaping provides adequate screening within five (5) years. If landscaping is removed or substantially altered, a revised landscape plan shall be submitted to P&D for substantial conformity review with the original conditions of approval and replacement landscaping shall be installed and maintained.

2. Unless otherwise exempted by the Flood Control District, aAll new greenhouses, greenhouse related development, and packing and shipping facilities and hoop structures shall be required to mitigate for increased storm water runoff from development of the project site. Post-development peak runoff rate shall not exceed 75% of the calculated pre-development peak runoff rate for 5-100 year events. Where required, retention basins

and other storm water drainage facilities shall be designed in conformance with the County Flood Control District and County Water Agency<sup>1</sup> standards and guidelines.

3. Where wastewater flows from new greenhouses, greenhouse related development, hoop structures and packing and shipping facilities are proposed to be disposed through a private septic system, adequate undeveloped area shall be maintained to accommodate the septic system components, including 100% expansion areas, and required setbacks from buildings, property lines, wells, storm water retention facilities, streams, etc. No development shall be placed above the septic system components.
4. Compost, fertilizer and pesticides shall be stored in a manner that minimizes generation of leachate and polluted runoff. The storage area must have a covering to minimize the exposure of these materials to stormwater. In addition, Leachate controls include covering compost piles and fertilizer storage with a roof and areas shall be located locating storage areas outside of the 100-year flood plain. Uncovered storage areas shall be located at least 250 feet from a waterway (i.e., storm drain, creek, salt marsh or ocean) unless it can be demonstrated that no adverse effect on water quality will result. Should any discharge occur that could impair the water quality of the receiving body, then a discharge permit will be required from the Regional Water Quality Control Board.
5. The Carpinteria-Summerland Fire Protection District shall review and approve storage areas for pesticides, herbicides and fertilizers. Storage areas shall be designed with the following mandatory components, and or other requirements deemed necessary by the District:
  - a. A low berm shall be designated around the interior floor to prevent migration of materials in the event of a spill. Any spilled material shall be disposed of in accordance with Carpinteria-Summerland Fire Protection District requirements.
  - b. The floor shall be a concrete slab.
  - c. The storage area must have a covering.
  - ~~e.d.~~ The berm shall be designed to provide 100% containment of any stored liquids in the event of a spill.
  - ~~d.e.~~ In the event that storage, handling or use of hazardous materials within the provisions of AB 2185/2187 occurs on site, the applicant shall implement a Hazardous Materials Business Plan (HMBP).
6. High saline brines shall not be discharged to the storm drain or allowed to percolate into the groundwater unless it can be demonstrated that no adverse effect on water quality will result. Waste brine shall be contained and disposed of in accordance with federal, state, county and local regulations and requirements. Should any discharge occur that could impair the water quality of the receiving body, If any discharge of high saline brines is proposed, then the discharger shall consult with a discharge permit will be required from the Regional Water Quality Control Board (RWOCB) staff to determine the appropriate regulatory requirements for the specific discharge.

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<sup>1</sup> In cases where the County Water Agency (CWA) does not maintain authority over the regulation of greenhouse development, policy references to the CWA denote that greenhouse development must be consistent with the water quality design standards adopted by the County Water Agency.

7. Exterior lighting shall be for specific safety purposes only and shall be hooded/shielded to minimize the spread of light off-site and to minimize impacts to the rural nighttime character.
8. To the extent feasible, new greenhouse development and packing and shipping facilities shall be oriented with the roof axis aligned from north to south to reduce glare impacts.
9. To the maximum extent feasible, hardscaped areas (i.e., parking lots, driveways, loading bays, interior walkways in greenhouses, packing and shipping facilities, and accessory building footprints) shall be minimized in order to preserve the maximum amount of agricultural soils and reduce the potential for adverse impacts to water quality. Minimizing the covering of soils shall be accomplished through efficient site and building design and the use of permeable surfaces wherever feasible.
10. To the maximum extent feasible, vegetative cover shall be provided in areas of non-structural development to encourage storm water infiltration and reduce runoff from hardscaped areas. The use of open field crops should be encouraged to keep non-greenhouse areas in production.
11. Stationary construction equipment that could generate noise exceeding 65 dB(A) CNEL at property boundaries shall be shielded to County P&D's satisfaction and, where feasible, shall be located a minimum of two hundred (200) feet from sensitive receptors.
12. Industrial fans and heaters for all greenhouses, greenhouse related development and packing and shipping facilities shall be designed such that external sound levels do not exceed 65 dB(A) CNEL at the property line. Such equipment shall not be located on greenhouse walls that face adjacent existing residences. To ensure that this maximum sound level is not exceeded, acoustical analyses shall be conducted prior to zoning clearance or at the time of discretionary approval of individual greenhouses, related development, and packing and shipping facilities, and follow-up noise monitoring shall be conducted at least twice during the first year of operation. If noise levels from equipment are found to exceed 65 dB(A) CNEL at the property line, adjustments shall be made to ensure compliance with this requirement.
13. Noise associated with paging and/or broadcasting of music over speakers within greenhouses, related structures and packing and shipping facilities structures shall be limited to levels that are not audible at the property line.
14. Packing and distribution facilities shall be subject to BAR review. The size, height, design, and appearance shall be compatible with the rural character of the area.
15. To the maximum extent feasible, packing and distribution facilities, loading docks, and delivery bays shall be centrally located within individual greenhouse operations. When packing and distribution facilities are centrally located, the driveway to reach such a facility shall not be counted toward the CA Overlay development cap. Idling of trucks shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m. A minimum 100-foot setback shall be maintained between loading/unloading areas, driveways and parking areas and adjacent residential properties, unless it can be determined that shielding or other measures can provide sufficient attenuation to reduce noise at the property line to less than 65 dB(A) CNEL.

16. All new or retrofit greenhouse or plant protection structures shall include a mechanized blackout screen system within growing areas to prevent interior night lighting from being visible outside the structure. If the applicant does not intend to use night lighting, the project description for individual greenhouse projects shall clearly state that night lighting within growing areas shall not occur.
17. All boilers, steam generators and process heaters proposed at new or expanded greenhouse operations shall utilize low-NOx burners.
18. Greenhouse development shall be sited and designed to minimize adverse impacts on scenic areas, and public views of the ridgelines and natural features visible from public roadways or other public viewing areas to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas and public views of ridgeline and natural features visible from scenic highways or public viewing areas, through measures including, but not limited to, siting development in the least visible portion of the site, reducing maximum height standards, breaking up the mass of new structures, clustering new structures with existing greenhouse development along the edges of the properties to maintain maximum through-view corridor, and incorporating landscape elements.
19. Avoidance of impacts to visual resources through site selection and design alternatives is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts shall not substitute for project alternatives including re-siting, or reducing the height or bulk of the greenhouse development.
20. Greenhouses, greenhouse related development, and hoop structures shall be required to implement post construction structural treatment control Best Management Practices (BMPs) if determined necessary for the protection of water quality by the County on a case-by-case basis. Where required, these post-construction structural treatment control BMPs shall be designed and installed consistent with County Flood Control District and County Water Agency standards and guidelines, including accommodating rainfall events up to 1.2 inches in volume or 0.3 inches per hour. These post-construction structural treatment control BMPs can be stand-alone devices or integrated into the storm water drainage facilities used to control the 5-100 year events described in Sec. 35-102E.9.2.
- ~~20-21.~~ Applicants shall prepare a Water Quality Management Plan for review and approval by Planning and Development and consultation by Environmental Health Services, the Regional Water Quality Control Board and the Carpinteria Valley Water District. The ~~Water Quality Management Plan~~WQMP shall be required for all greenhouses, greenhouse related development, and hoop structures and shall consist of the following components:
  - a. An erosion and sediment control plan, including a description of BMPs that will be implemented during the construction phase of development to prevent water quality degradation.
  - b. The location, description and design of all post-construction BMPs.
  - c. A flow diagram of the proposed water system to be used, including average and maximum daily flows.
  - ~~b-d.~~ The mapped location of all existing and proposed surface and sub-surface drainage facilities.

- ~~e-e.~~ Information on the proposed water and nutrient delivery systems, specifying water conservation measures and a comprehensive nutrient management plan designed to minimize nutrient loss.
- ~~d-f.~~ Pesticide Best Management Practices that minimize the use of pesticides as defined and required by the County Agricultural Commissioner.
- ~~e-g.~~ The location and type of treatment and disposal facilities for irrigation, washwater, boiler blowdown, water softener regeneration brines, and retention basins.
- ~~f-h.~~ Best Management Practices (BMPs) designed to eliminate or minimize polluted runoff, including but not limited to the following:
  - i) Use of water systems that minimize surface water transport (i.e., trickle, drip, mist, hydroponic irrigation systems).
  - ii) Use of water and nutrient recycling technologies.
  - iii) Use of soil conservation techniques that reduce erosion and sedimentation and remove solids and associated pollutants in runoff.
  - iv) Employment of fertilization methods that maximize the efficiency of nutrient delivery and uptake such as controlled-release fertilizers (CRF) or liquid fertilizer (LF).
  - v) Implementation of Integrated Pest Management techniques.

All greenhouses, greenhouse related development, and hoop structures should implement measures to eliminate the need for discharge of wastewater (i.e. irrigation runoff). Should any discharge occur that could impair the water quality of the receiving body– If any type of discharge to land, groundwater, or surface water of wastewater is proposed, then the discharger shall submit a Report of Waste Discharge to a discharge permit will be required from the Regional Water Quality Control Board (RWQCB) staff. The Water Quality Management Plan shall indicate any discharge requirements determined necessary by the RWQCB.

The approved Water Quality Management Plan shall be implemented by the applicant for the proposed greenhouse development and greenhouse related development.

~~21-22.~~ Irrigation Water Detention System: If deemed necessary by Planning and Development, in consultation with the Regional Water Quality Control Board staff, to further reduce potential water quality impacts, all excess surface irrigation process water shall be collected and routed to a sealed bottom, irrigation water detention basin. The detention basin shall function as a water bank during low rainfall periods (i.e. May to November) for water conservation and reuse. The irrigation water detention basin shall be separate from and not connected to any required flood control retention basin. The irrigation water detention basin shall be designed in accordance with Santa Barbara County Flood Control and Water Conservation District and County Water Agency requirements.

~~22-23.~~ Applicants shall reimburse tThe Carpinteria Valley Water District (CVWD) shall determine, pursuant to adopted criteria, the necessary groundwater testing and reporting required to monitor nitrate loading of groundwater caused by the applicant's development. for costs related to additional groundwater testing and reporting as deemed necessary by CVWD, pursuant to adopted criteria, to monitor nitrate loading of groundwater caused by applicant's development. The applicant shall install any monitoring wells as required by CVWD, or shall reimburse CVWD for the cost of installation of these wells. The applicant shall conduct groundwater testing and reporting as required by CVWD, or shall reimburse CVWD for the cost of this testing and reporting. Said costs may also include those caused by the installation of monitoring

wells deemed necessary by CVWD. All monitoring data and reports prepared by CVWD shall be submitted as public record to the CVWD Board of Directors and the County Planning & Development Department. Nitrate loading found to be in excess of District standards, as a result of the groundwater testing conducted or required -by CVWD, shall cause a subsequent review of the greenhouse facility and operations by CVWD, in consultation with Planning & Development. All subsequent review costs shall be paid for by the applicant. If District standards continue to be exceeded, the applicant must implement a plan, approved by CVWD and the County, to modify its operations to address the nitrate loading. In addition, CVWD may take enforcement action, as applicable. Compliance with the requirements of this paragraph shall be imposed as a condition of approval of the CDP.

24. Prior to approval of any project, the property owner must sign a written agreement with Santa Barbara County to remove greenhouse or greenhouse related development, or any portion thereof, if any component of the greenhouse development is abandoned (not in operation for 24 consecutive months). If, after 24 months of non-use for greenhouse purposes, greenhouse activities resume, such activities shall be continued without interruption for longer than 90 days within the subsequent 1 year period, or the facility shall be deemed abandoned and notice of such abandonment shall be served upon the landowner by the County. The property owner shall submit an application for demolition of the applicable development and restoration of agricultural lands suitable to ensure continued agricultural productivity. The removal shall occur within 180 days of issuance of a coastal development permit for removal. Conversion of greenhouse development to non-agricultural uses shall not be considered in lieu of demolition or removal.

B. In addition to the development standard requirements in Section 35-102E.9.A. above, applications for a development plan or conditional use permit for any greenhouse, greenhouse related development, packing and shipping facility, and/or hoop structure in the CA Overlay District shall meet the following development standards where applicable.

1825. The Traffic Management Plan shall consist of the following components:

- a. A focused traffic analysis that identifies truck size and the number of new peak hour trips the project will send to the Santa Monica/Via Real/U.S. Highway 101 northbound ramp interchange and the Linden Avenue/U.S. Highway 101 southbound ramp interchange.
- b. Preferred truck routes, with specific information given to drivers prior to entering the Carpinteria Valley.
- c. Information regarding approach and exit speeds, turning movements, hours of delivery, etc.
- d. Driveway access design shall ensure compliance with state and county sight distance requirements and safely accommodate truck maneuvers. Driveway access improvements shall not inhibit or diminish the effectiveness of required

landscape mitigation. To the maximum extent feasible, the design and scale shall be consistent with the rural character of the area.

e. Truck deliveries and employee parking shall be accommodated on site.

19.26. New greenhouses, greenhouse related development and packing and shipping facilities contributing peak hour trips to the Santa Monica/Via Real/U.S. 101 northbound interchange and the Linden Avenue/U.S. 101 southbound off-ramp interchange shall pay a pro-rata contribution towards future interchange improvements.

20. Applicants shall prepare a Water Quality Management Plan for review and approval by Planning and Development and consultation by Environmental Health Services, the Regional Water Quality Control Board and the Carpinteria Valley Water District. The Water Quality Management Plan shall consist of the following components:

a. A flow diagram of the proposed water system to be used, including average and maximum daily flows.

b. The mapped location of all existing and proposed surface and sub-surface drainage facilities.

c. Information on water and nutrient delivery systems.

d. Pesticide Best Management Practices as defined and required by the County Agricultural Commissioner.

e. The location and type of treatment and disposal facilities for irrigation, washwater, boiler blowdown, water softener regeneration brines, and retention basins.

f. Best Management Practices (BMPs), including but not limited to the following:

i) Use of water systems that minimize surface water transport (i.e., trickle, drip, mist, hydroponic irrigation systems).

ii) Use of water and nutrient recycling technologies.

iii) Employment of fertilization methods that maximize the efficiency of nutrient delivery and uptake such as controlled release fertilizers (CRF) or liquid fertilizer (LF).

iv) Implementation of Integrated Pest Management techniques.

Should any discharge occur that could impair the water quality of the receiving body, then a discharge permit will be required from the Regional Water Quality Control Board.

21. Irrigation Water Detention System: If deemed necessary by Planning and Development, in consultation with the Regional Water Quality Control Board, to further reduce potential water quality impacts, all excess surface irrigation process water shall be collected and routed to a sealed bottom, irrigation water detention basin. The detention basin shall function as a water bank during low rainfall periods (i.e. May to November) for water conservation and reuse. The irrigation water detention basin shall be separate from and not connected to any required flood control retention basin. The irrigation water detention basin shall be designed in accordance with Santa Barbara County Flood Control and Water Conservation District requirements.

22. Applicants shall reimburse the Carpinteria Valley Water District (CVWD) for costs related to additional groundwater testing and reporting as deemed necessary by CVWD, pursuant to adopted criteria, to monitor nitrate loading of groundwater caused by applicant's development. Said costs may also include those caused by the installation of monitoring wells deemed necessary by CVWD. All monitoring data and reports prepared by CVWD shall be submitted as public record to the CVWD Board of Directors and the



~~County Planning & Development Department. Nitrate loading found to be in excess of District standards, as a result of the groundwater testing by CVWD, shall cause a subsequent review of the greenhouse facility and operations by CVWD, in consultation with Planning & Development. All subsequent review costs shall be paid for by the applicant.~~

**Sec. 35-102E.10. Subdivisions**

~~No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.~~

SECTION 5:

DIVISION 10, Section 35-162. Nonconforming Buildings and Structures, of Article II of the Santa Barbara County Code is hereby amended to read as follows:

**Sec. 35-162. Nonconforming Buildings and Structures**

**Sec. 35-162.2.**

- a. Except for single family residential buildings or structures and greenhouses, packing and shipping facilities, shade and hoop structures, and greenhouse related development in the CA Carpinteria Agricultural Overlay District, where a nonconforming building or structure is damaged by fire, flood, earthquake, or other natural disaster to an extent of seventy-five (75) percent or more of the replacement cost at the time of damage, as determined by the Planning and Development Department, such structure may not be reconstructed unless the Zoning Administrator finds that the adverse impact upon the neighborhood would be less than the hardship which would be suffered by the owner of the structure should reconstruction of the nonconforming structure be denied.
- e. Where damage to a nonconforming greenhouse, packing and shipping facility, shade and hoop structure, or greenhouse related structure in the Carpinteria Agricultural Overlay District, by fire, flood, earthquake, or other natural disaster, is to an extent of seventy-five (75) percent or more, such structure may be reconstructed in accordance with the provisions of Sec. 35-102E (CA), thereby becoming a conforming structure.
- f. The restoration permitted above shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion. If the restoration of such building or structure does not commence within twenty-four (24) months it shall not be

restored except in conformity with the applicable zone district regulations and other provisions of this Article.

- g. The restoration of a nonconforming building or structure that is damaged by fire, flood, earthquake or other natural disaster shall be exempt from the permit requirements of this Article only if the building or structure complies with the provisions of this Section and if the building or structure conforms to the specifications documented to exist prior to the damage as determined by the Planning and Development Department. If the Planning and Development Department determines that the exterior design or specifications are proposed to be changed or the footprint of the building or structure is relocated, the restored structure shall be subject to the provisions of Section 35-184., Board of Architectural Review., if otherwise subject to such review (e.g., the site is within the D-Design Control Overlay District). If the building or structure is proposed to be altered from the original specifications, the restoration shall be subject to all applicable permit requirements of this Article. *(Amended by Ord. 4318, 6/23/98)*

SECTION 6:

Except as amended by this Ordinance, Division 1 Section 35-53, Division 2 Section 35-58, Division 4 Section 35-68, Division 5 Section 35-102, and Division 10 Section 35-162 of the Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 7:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force thirty (30) days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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JOE CENTENO  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

# **I. SUGGESTED MODIFICATIONS FOR LCP AMENDMENT 2-02 (CARPINTERIA VALLEY GREENHOUSES) LAND USE PLAN/COASTAL PLAN (LUP/CP)**

The staff recommends the Commission certify the following, with the modifications as shown below. The proposed amended language to the certified LUP is shown in straight type. Language recommended by Commission staff to be deleted is shown in line-out. Language proposed by Commission staff to be inserted is shown underlined. Other suggested modifications that do not directly change LCP text (e.g., revisions to maps, figures, instructions) are shown in italics.

## **1. Development Location**

*Add the follow to the end of Section 3.2, Development:*

### **Carpinteria Valley Greenhouse Development Policies**

Policy 2-24: All greenhouse and greenhouse related development of 20,000 sq. ft. or greater, cumulative per parcel, within the Carpinteria Valley area shall be located within, contiguous with, or in close proximity to any existing greenhouse development to preserve the scenic values and rural character of the Carpinteria Valley.

## **2. Lot coverage**

### ***Policy 8-6***

#### **1. Lot Coverage**

Lot coverage shall be calculated to include all greenhouses, shade and hoop structures, packing and shipping facilities, and greenhouse related development, including accessory buildings, and associated paved driveways and parking areas.

a. For parcels identified as view corridor parcels on the Carpinteria Agricultural Overlay District map, lot coverage shall not exceed 25% net lot coverage. Development shall be clustered adjacent to existing greenhouse development to the greatest extent feasible.

b. In Area B, the maximum cumulative lot coverage shall be 20,000 square feet.

## **3. Maximum Slope**

*Add the follow to the end of Section 3.3.4, Hillside and Watershed Protection:*

Policy 3-23: In order to protect scenic resources, water quality, and community character, and reduce landform alteration, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within Area B of the Carpinteria Agricultural Overlay District. Greenhouse or greenhouse related development may be approved on slopes between 5 and 10 percent, subject to a Conditional Use Permit.

#### **4. Prime Agricultural Soils**

*Add the follow to the end of Section 3.8, Agriculture:*

Policy 8-11: The following requirements shall apply to greenhouse and greenhouse related development within the Carpinteria Valley to protect the long-term productivity of prime agricultural soils:

- a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods.
- b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil.
- c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

#### **5. Subdivision Intensification**

*Add the follow to the end of Section 3.8, Agriculture:*

Policy 8-12: No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.

#### **6. Alternative Transportation**

##### ***Policy 8-5(I)***

When the County adopts a Transportation Improvement Plan (TIP) for the Montecito-Summerland-Carpinteria and Toro Canyon Plan areas, it shall include areas of Carpinteria Valley where appropriate. The TIP shall address any necessary long-term improvements to roadways and alternative transportation facilities, including any appropriate traffic calming measures, designed to maintain public safety and acceptable levels of service on roadways and intersections on an area-wide basis. The TIP shall include a bicycle route improvement plan that will address conflicts with greenhouse related truck traffic trips. The TIP shall be an integrated plan for capital improvements of roads and intersections as well as alternative transportation facilities.

The TIP shall include a comprehensive traffic management program to address problems related to increased vehicular and truck traffic traveling through residential areas. The County Public Works and Planning and Development Departments shall work cooperatively with the City of Carpinteria and the Santa Barbara Flower Growers Association to identify appropriate neighborhood traffic solutions, which may include identification of appropriate truck routes which provide access to greenhouse development while minimizing travel through residential neighborhoods.

Identified improvements shall be funded through collection of traffic mitigation fees and/or grants, and implemented through the TIP. The TIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the TIP.

## 7. Conditional Use Permit

***The following modifications shall be added to the text on page 106, under Section 3.8.2 Planning Issues, Impact of Greenhouse Development on Coastal Resources:***

The industrial appearance of greenhouses as viewed from Highway 101 and other public streets in the Valley can detract from the visual quality of the coastal area if not appropriately landscaped. The County has instituted landscaping requirements which have been effective in most cases in minimizing the visual impact of greenhouses. According to the requirements in A-I-X zone, a landscaping plan must be approved by the County Planning and Development Resource Management Department and such landscaping must be capable of screening greenhouse structures and parking areas within five years. These measures ~~are~~ may be adequate to protect coastal visual resources. However, in rural areas, such as open field agricultural, ranch lands and open space, visual impacts may not be adequately mitigated through landscaping.

***Policy 8-5 shall be modified:***

All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.

Prior to issuance of a coastal development permit, the County shall make the findings based on information provided by environmental documents, staff analysis, and the applicant that all significant adverse impacts of the development as addressed in paragraphs “a” through “e” below have been identified and mitigated.

## II. SUGGESTED MODIFICATIONS ON THE IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO)

The staff recommends the Commission certify the following, with the modifications as shown below. The proposed amended language to the certified LCP Implementation Plan is shown in straight type. Language recommended by Commission staff to be ~~deleted~~ is shown in line-out. Language proposed by Commission staff to be inserted is shown underlined. Other suggested modifications that do not directly change LCP text (e.g., revisions to maps, figures, instructions) are shown in italics.

**8. Area Boundaries**

*Carpinteria Agricultural District Overlay Map*

*The Carpinteria Agricultural District Overlay Map shall be modified to illustrate that all AG-I parcels that are not identified as Area A shall be designated as Area B.*

**9. Processing**

**Sec. 35-102E.5. Processing.**

2. The following types of development shall require a Development Plan (Sec. 35-174) and a Coastal Development Permit (Sec. 35-169):

a. In Area A, development of new greenhouses, greenhouse related development, packing and shipping facilities, additions or alterations to existing greenhouses or greenhouse related development, and conversions of shade or hoop structures to greenhouses or greenhouse related development, where the cumulative lot coverage would total 20,000 square feet or more (see Section 35-102E.5.3 for additional requirements for packing and shipping facilities).

4. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.12.

**10. Submittal Requirements**

**Sec. 35-102E.6. Submittal Requirements**

1. In addition to the application requirements of Sec. 35-169, applications for a coastal development permit for any greenhouse, greenhouse related development, packing and shipping facilities, and/or shade or hoop structure in the CA Overlay District shall include:

a. A complete listing of the types, ~~and quantities~~ and frequencies of application of chemicals (fertilizers, salts, corrosion inhibitors, etc.) that are expected to be used in the greenhouse operation.

...

e. Determination of the extent and location of prime agricultural soils (pursuant to the definition of prime agricultural lands in Section 35-58 of the Zoning Code) in the project area.

...

i. A water quality management plan, required for all greenhouses, greenhouse related development, and hoop structures, to consist of the components listed in Sec. 35-102E.9.

2. In addition to the application requirements in item 1 above and Sec. 35-174 (Development Plans), applications for a development plan or conditional

use permit for any greenhouse, greenhouse related development, and/or hoop structure in the CA Overlay District shall include the items below. These items may not be required for a new shade structure with no other greenhouse development on site.

~~a. A water quality management plan to consist of the components listed in Sec. 35-102E.9.~~

a. ~~b.~~ A Traffic Management Plan to consist of the components listed in Sec. 35-102E.9.

## 11. Lot Coverage

### **Sec. 35-102E.8. General Requirements**

#### 1. Lot Coverage

Lot coverage shall include all greenhouses, shade and hoop structures, packing and shipping facilities, and greenhouse related development, including accessory buildings, and associated paved driveways and parking areas.

a. For parcels identified as view corridor parcels on the Carpinteria Agricultural Overlay District map, lot coverage shall not exceed 25% net lot coverage. Development shall be clustered adjacent to existing greenhouse development to the greatest extent feasible.

b. In Area B, the maximum cumulative lot coverage shall be 20,000 square feet.

## 12. Maximum Slope

### **Sec. 35-102E.8. General Requirements**

#### 4. Maximum Slope

a. In Area B, greenhouses and greenhouse related development shall be prohibited on slopes in excess of 10 percent within the Carpinteria Valley. Greenhouse and greenhouse related development on 5 to 10% slopes shall require a Major Conditional Use Permit. Prior to approval of such development, the approving body shall make findings described in Sec. 35-68.12 and Sec. 35-69.9.

## 13. Prime Agricultural Soils

### **Sec. 35-102E.8. General Requirements**

#### 5. Prime Agricultural Soils

a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods.

b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil.



c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

**14. Subdivision Intensification**

*Add new **Sec. 35-102E.10. Subdivisions***

No increase in greenhouses or greenhouse related development within the Carpinteria Valley shall result from divisions or redivisions of land, redesignations or rezonings of AG-I or AG-II, or other land uses, subsequent to the date of Commission action on LCP amendment STB-MAJ-2-02.

**15. Development Standards Landscaping**

***Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.***

A. Prior to approval of a coastal development permit for any greenhouse, related development, packing and shipping facility, shade or hoop structure, within the CA Overlay District, the proposed development shall meet the following development standards where applicable.

1. A landscaping plan shall be required which provides, to the maximum extent feasible, visual screening of all structures and parking areas from all adjacent public roads and view corridors. The landscape plan shall include the following:

...

b. Landscaping within front setbacks shall gradually increase in height away from public roadways. Solid wall fencing shall not be relied upon as a primary means of screening. Solid wall or ~~dark~~ chain-link security fencing shall be screened from public view corridors by dense landscaping and/or covered with attractive climbing vines.

...

d. Landscaping, fences, and walls shall not impede views of scenic areas from public roads, parks, beaches, or other public viewing areas.

**16. Visual Resources**

***The following shall be added to the end of Subsection A of Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.***

18. Greenhouse development shall be sited and designed to minimize adverse impacts on scenic areas, and public views of the ridgelines and natural features visible from public roadways or other public viewing areas to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas and public views of ridgeline and natural features visible from scenic highways or public viewing areas, through measures including, but not limited to, siting development in the least visible portion

of the site, reducing maximum height standards, breaking up the mass of new structures, clustering new structures with existing greenhouse development along the edges of the properties to maintain maximum through-view corridor, and incorporating landscape elements.

19. Avoidance of impacts to visual resources through site selection and design alternatives is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts shall not substitute for project alternatives including re-siting, or reducing the height or bulk of the greenhouse development.

*Update Numbering Sequence for Subsection A and Subsection B.*

## **17. Development Standards Water Quality**

### ***Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.***

~~2. Unless otherwise exempted by the Flood Control District, a~~All new greenhouses, ~~development and greenhouse related development,~~ packing and shipping facilities and hoop structures shall be required to mitigate for increased storm water runoff from development of the project site. Post-development peak runoff rate shall not exceed 75% of the calculated pre-development peak runoff rate for 5-100 year events. Where required, retention basins and other storm water drainage facilities shall be designed in conformance with the County Flood Control District and County Water Agency<sup>1</sup> standards and guidelines.

3. Where wastewater flows from ~~new greenhouses, development~~ greenhouse related development, hoop structures and packing and shipping facilities are proposed to be disposed through a private septic system, adequate undeveloped area shall be maintained to accommodate the septic system components, including 100% expansion areas, and required setbacks from buildings, property lines, wells, storm water retention facilities, streams, etc. No development shall be placed above the septic system components.

4. Compost, fertilizer and pesticides shall be stored in a manner that minimizes generation of leachate and polluted runoff. The storage area must have a covering to minimize the exposure of these materials to stormwater. ~~In addition, Leachate controls include covering compost piles and fertilizer storage with a roof and areas shall be locating~~ located storage areas outside of the 100-year flood plain. ~~Uncovered storage areas shall be located at least 250 feet from a waterway (i.e., storm drain, creek, salt marsh or ocean) unless it can be demonstrated that no adverse effect on water quality will result. Should any discharge occur that could impair the water quality of the receiving body, then a discharge permit will be required from the Regional Water Quality Control Board.~~

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<sup>1</sup> In cases where the County Water Agency (CWA) does not maintain authority over the regulation of greenhouse development, policy references to the CWA denote that greenhouse development must be consistent with the water quality design *standards* adopted by the County Water Agency.

5. The Carpinteria-Summerland Fire Protection District shall review and approve storage areas for pesticides, herbicides and fertilizers. Storage areas shall be designed with the following mandatory components, and or other requirements deemed necessary by the District:

- a. A low berm shall be designated around the interior floor to prevent migration of materials in the event of a spill. Any spilled material shall be disposed of in accordance with Carpinteria-Summerland Fire Protection District requirements.
- b. The floor shall be a concrete slab.
- c. The storage area must have a covering.
- d. The berm shall be designed to provide 100% containment of any stored liquids in the event of a spill.
- e. In the event that storage, handling or use of hazardous materials within the provisions of AB 2185/2187 occurs on site, the applicant shall implement a Hazardous Materials Business Plan (HMBP).

~~6. High saline brines shall not be discharged to the storm drain or allowed to percolate into the groundwater unless it can be demonstrated that no adverse effect on water quality will result. Waste brine shall be contained and disposed of in accordance with federal, state, county and local regulations and requirements. Should any discharge occur that could impair the water quality of the receiving body~~  
6. If any discharge of high saline brines is proposed, then the discharger shall consult with a discharge permit will be required from the Regional Water Quality Control Board (RWQCB) staff to determine the appropriate regulatory requirements for the specific discharge.

9. To the maximum extent feasible, hardscaped areas (i.e., parking lots, driveways, loading bays, interior walkways in greenhouses, packing and shipping facilities, and accessory building footprints) shall be minimized in order to preserve the maximum amount of agricultural soils and reduce the potential for adverse impacts to water quality.

***The following shall be added to the end of Subsection A of Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.***

20. Greenhouses, greenhouse related development, and hoop structures shall be required to implement post-construction structural treatment control Best Management Practices (BMPs) if determined necessary for the protection of water quality by the County on a case-by-case basis. Where required, these post-construction structural treatment control BMPs shall be designed and installed consistent with County Flood Control District and County Water Agency standards and guidelines, including accommodating rainfall events up to 1.2 inches in volume or 0.3 inches per hour. These post-construction structural treatment control BMPs can be stand-alone devices or integrated into the storm water drainage facilities used to control the 5-100 year events as described in Sec. 35-102E.9.2.

***The following shall be moved from Subsection B of Sec. 35-102E.9. to the end of Subsection A of Sec. 35-102E.9. Development Standards for Greenhouses and Related Development.***

2021. Applicants shall prepare a Water Quality Management Plan (WQMP) for review and approval by Planning and Development and consultation by Environmental Health Services, the Regional Water Quality Control Board and the Carpinteria Valley Water District. The Water Quality Management Plan WQMP shall be required for all greenhouses, greenhouse related development, and hoop structures and shall consist of the following components:

- a. An erosion and sediment control plan, including a description of BMPs that will be implemented during the construction phase of development to prevent water quality degradation.
- b. The location, description and design of all post-construction BMPs.
- c. A flow diagram of the proposed water system to be used, including average and maximum daily flows.
- d. The mapped location of all existing and proposed surface and sub-surface drainage facilities.
- e. Information on the proposed water and nutrient delivery systems, specifying water conservation measures and a comprehensive nutrient management plan designed to minimize nutrient loss.
- f. Pesticide Best Management Practices that minimize the use of pesticides as defined and required by the County Agricultural Commissioner.
- g. The location and type of treatment and disposal facilities for irrigation, washwater, boiler blowdown, water softener regeneration brines, and retention basins.
- h. Best Management Practices (BMPs) designed to eliminate or minimize polluted runoff, including but not limited to the following:
  - i) Use of water systems that minimize surface water transport (i.e., trickle, drip, mist, hydroponic irrigation systems).
  - iii) Use of water and nutrient recycling technologies.
  - iv) Use of soil conservation techniques that reduce erosion and sedimentation and remove solids and associated pollutants in runoff.
  - v) Employment of fertilization methods that maximize the efficiency of nutrient delivery and uptake such as controlled-release fertilizers (CRF) or liquid fertilizer (LF).
  - vi) Implementation of Integrated Pest Management techniques.

All greenhouses, greenhouse related development, and hoop structures should implement measures to eliminate the need for discharge of wastewater (i.e. irrigation runoff). Should any discharge occur that could impair the water quality of the receiving body, if any type of discharge to land, groundwater, or surface

water of wastewater is proposed, then the discharger shall submit a Report of Waste Discharge to a discharge permit will be required from the Regional Water Quality Control Board (RWQCB) staff. The Water Quality Management Plan shall indicate any discharge requirements determined necessary by the RWQCB.

The approved Water Quality Management Plan shall be implemented by the applicant for the proposed greenhouse development and greenhouse related development.

2422. Irrigation Water Detention System: If deemed necessary by Planning and Development, in consultation with the Regional Water Quality Control Board staff, to further reduce potential water quality impacts, all excess surface irrigation process water shall be collected and routed to a sealed bottom, irrigation water detention basin. The detention basin shall function as a water bank during low rainfall periods (i.e. May to November) for water conservation and reuse. The irrigation water detention basin shall be separate from and not connected to any required flood control retention basin. The irrigation water detention basin shall be designed in accordance with Santa Barbara County Flood Control and Water Conservation District and County Water Agency requirements.

~~2223. Applicants shall reimburse t~~The Carpinteria Valley Water District (CVWD) shall determine, pursuant to adopted criteria, the necessary groundwater testing and reporting required to monitor nitrate loading of groundwater caused by the applicant's development for costs related to additional groundwater testing and reporting as deemed necessary by CVWD, pursuant to adopted criteria, to monitor nitrate loading of groundwater caused by applicant's development. The applicant shall install any monitoring wells as required by CVWD, or shall reimburse CVWD for the cost of installation of these wells. The applicant shall conduct groundwater testing and reporting as required by CVWD, or shall reimburse CVWD for the cost of this testing and reporting. Said costs may also include those caused by the installation of monitoring wells deemed necessary by CVWD. All monitoring data and reports prepared by CVWD shall be submitted as public record to the CVWD Board of Directors and the County Planning & Development Department. Nitrate loading found to be in excess of District standards, as a result of the groundwater testing conducted or required by CVWD, shall cause a subsequent review of the greenhouse facility and operations by CVWD, in consultation with Planning & Development. All subsequent review costs shall be paid for by the applicant. If District standards continue to be exceeded, the applicant must implement a plan, approved by CVWD and the County, to modify its operations to address the nitrate loading. In addition, CVWD may take enforcement action, as applicable. Compliance with the requirements of this paragraph shall be imposed as a condition of approval of the CDP.

*Update numbering sequence for Subsection A and Subsection B.*

## **18. Development Standards for Residential Setbacks**

### ***Sec. 35-102E.9. Development Standards for Greenhouses and Related Development***

15. To the maximum extent feasible, packing and distribution facilities, loading docks, and delivery bays shall be centrally located within individual greenhouse operations. When packing and distribution facilities are centrally located, the driveway to reach such a facility shall not be counted toward the CA Overlay development cap. Idling of trucks shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m. A minimum 100-foot setback shall be maintained between loading/unloading areas, driveways and parking areas and adjacent residential properties ~~unless it can be determined that shielding or other measures can provide sufficient attenuation to reduce noise at the property line to less than 65 dB(A) GNEL.~~

## 19. Abandonment

***The following shall be added to the end of Subsection A of Sec. 35-102E.9. Development Standards for Greenhouses and Related Development***

24. Prior to approval of any project, the property owner must sign a written agreement with Santa Barbara County to remove greenhouse or greenhouse related development, or any portion thereof, if any component of the greenhouse development is abandoned (not in operation for 24 consecutive months). If, after 24 months of non-use for greenhouse purposes, greenhouse activities resume, such activities shall be continued without interruption for longer than 90 days within the subsequent 1 year period, or the facility shall be deemed abandoned and notice of such abandonment shall be served upon the landowner by the County. The property owner shall submit an application for demolition of the applicable development and restoration of agricultural lands suitable to ensure continued agricultural productivity. The removal shall occur within 180 days of issuance of a coastal development permit for removal. Conversion of greenhouse development to non-agricultural uses shall not be considered in lieu of demolition and removal.

*Update the Number Sequence for Subsection A and B of Section 35-102E.9 correspondingly.*

## 20. Conditional Use Permit

***Add to Section 35-68.4 Uses Permitted with a Major Conditional Use Permit***

5. Within the Carpinteria Agricultural Overlay District, greenhouses and greenhouse related development of any size on slopes between five and ten percent. No exception to this requirement, such as that stated under subsection (3) above, shall apply.

***Add new Sec. 35-68.12***

Sec. 35-68.12. Findings for Major Conditional Use Permit for Greenhouse Development

Within the Carpinteria Agricultural Overlay District, no greenhouse or greenhouse related development, including additions to existing greenhouse or greenhouse related development, on slopes between five and ten percent, shall be approved

unless the decision-maker makes the following findings, in addition to the findings required pursuant to Section 35-172.8 (Conditional Use Permits):

1. That the project is not proposed on a slope greater than 10 percent.
2. That the project meets the development standards for water quality as described in Sec. 35-102E.9(A)(2), (3), (4), (6), (9), (10), (20), (21) and (22).
3. That the project will not require the extension of water and sewage disposal mainlines.
4. That the project will not adversely affect public coastal views, alter the character of rural open space and open field agricultural and grazing areas, or contribute light pollution to night skies in rural areas.
5. That the conversion of foraging habitat to structural development is fully mitigated.
6. That the project will not adversely affect coastal access and recreation through increased traffic conflicts.
7. That development is located within, contiguous with, or in close proximity to existing greenhouse development to preserve scenic value and rural character.