

County of Santa Barbara Board of Supervisors



Options for Agricultural Hoop Structure Permitting

February 9, 2016

Background

- On October 13, 2015 the Board directed P&D to develop options for agricultural hoop structures
- Agricultural Hoop Structures are deployed across the County
- Hoop Structure Benefits
 - Protect crops
 - Increase and improve crop yield
 - Reduce water and pesticides
 - Improved safety for workers

Building Code Permit Requirements

- **Definition**

- A nonpressurized building wherein the structure is composed of a rigid framework to support a tensioned membrane which provides the weather barrier

Building Code Permit Requirements

Permit Requirements

– Exempt

- 12 feet high and without in-ground footings or foundation
- Temporary- Erected less than 180 days and not used for human habitation or assembly

– Building Permit Required

- Erected for more than 180 days & not exempt as above
- Greater than 12 feet in height
- Contains an in ground footing or foundation

Zoning Ordinance Permit Requirements

- **Definition**

- 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.

Zoning Ordinance Permit Requirements

Permit Required (as greenhouse development)

- Land Use Permit
 - Up to 20,000 square feet of development
- Development Plan
 - Greater than 20,000 square feet of development (depending on parcel size)
- Special Permitting Requirements
 - Carpinteria Agricultural Overlay District

Ordinance Options and Process

Building Code

- Submit an amendment request to the Building Standards Commission
 - Requires a State Agency Partner
- Amend the Building Code through the legislative process
- Amend Santa Barbara County Code Chapter 10, Building Regulations

Ordinance Options and Process

Zoning Ordinance

- Conduct Stakeholder/Community Outreach
 - Agricultural Advisory Commission
 - Other Agricultural Stakeholders
 - Other Stakeholders and General Public
 - UCCE Farm Advisors
 - County Departments
- Develop Ordinance
- Prepare Environmental Document
- Complete County Planning Commission & Board of Supervisors Hearings
- Complete Coastal Commission certification (for CZO)

Staff Recommendation

- Receive and file this report
- Direct staff as appropriate
- Determine that this report is not a project under CEQA