

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

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|---------------------------------|---|-----------------|
| IN THE MATTER OF ADOPTING |) | |
| AMENDMENTS TO THE SANTA BARBARA |) | RESOLUTION NO.: |
| COUNTY LOCAL COASTAL PROGRAM TO |) | CASE NO.: |
| ADOPT THE CARPINTERIA VALLEY |) | 99-OA-005 |
| GREENHOUSE PROGRAM |) | 99-RZ-009 |
| | | 99-GP-007 |

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. The Board of Supervisors now finds that the Environmental Impact Report (EIR) for the Carpinteria Valley Greenhouse Program, including EIR Revisions (99-EIR-02 RV01) (dated February 19, 2002) is adequate for the project and certifies that the EIR is completed in compliance with CEQA and represents the independent judgement of the Board.
- J. 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 and amends the Local Coastal Program, hereby incorporated by reference, as follows:
1. 99-OA-005: Amend Article II of Chapter 35 of the Santa Barbara County Code - Attached as Exhibit A. Amend **Section 35-58 (Definitions)** to add definitions for greenhouses and related structures; amend **Sections 35-68.3 (Permitted Uses)** to specify additional regulations for the Carpinteria Agricultural Overlay District (Sec. 35-102E), amend **Section 35-102** to add language that creates a Carpinteria Agricultural Overlay District; amend **Section 35-162 (Nonconforming Buildings and Structures)** to add language that would allow nonconforming greenhouse structures to be rebuilt to the standards set forth in Section 35-68A in the event of seventy-five (75) percent or more of damage, amend **Section 35-169 (Coastal Development Permit)** to add language that would allow shade structures 20,000 square feet and greater with the issuance of a Coastal Development Permit in the CA Overlay District.
 2. 99-RZ-009: Amend Article II to add overlay maps in the Carpinteria Valley- Attached as Exhibit B.
 3. 99-GP-007: Amendments to the text of the Coastal Land Use Plan as follows.
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. Amend Section 3-8, Policy 8-5(e), to read as follows:
 - e. 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.

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).

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.

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.

2. 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 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.

3. 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, packing and shipping facilities, shade and hoop structures, 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.

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

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).

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.

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.

- K. The proposed amendments are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan and the requirements of the State Planning and Zoning Laws.
- L. The proposed amendments are in the interest of the general community welfare, since they will identify explicitly those areas where future greenhouse development may occur while balancing this development with the protection of coastal resources, and will not compromise community values, environmental quality, or the public health and safety.

- M. 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.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby approved and adopted as amendments to the Santa Barbara County Local Coastal Program.
3. The Board will submit these Local Coastal Program amendments to the California Coastal Commission for review and certification on the appropriate date.
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 19th day of February, 2002, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

GAIL MARSHALL
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