

Applicant Appeal of the Planning Commission Denial of the Decker Greenhouse Project

Case Nos. 20APL-00000-00028 and
19LUP-00000-00469

**Santa Barbara County Board of Supervisors
January 25, 2022
Continued from February 9, 2021**



**County of Santa Barbara
Planning and Development
Ben Singer**

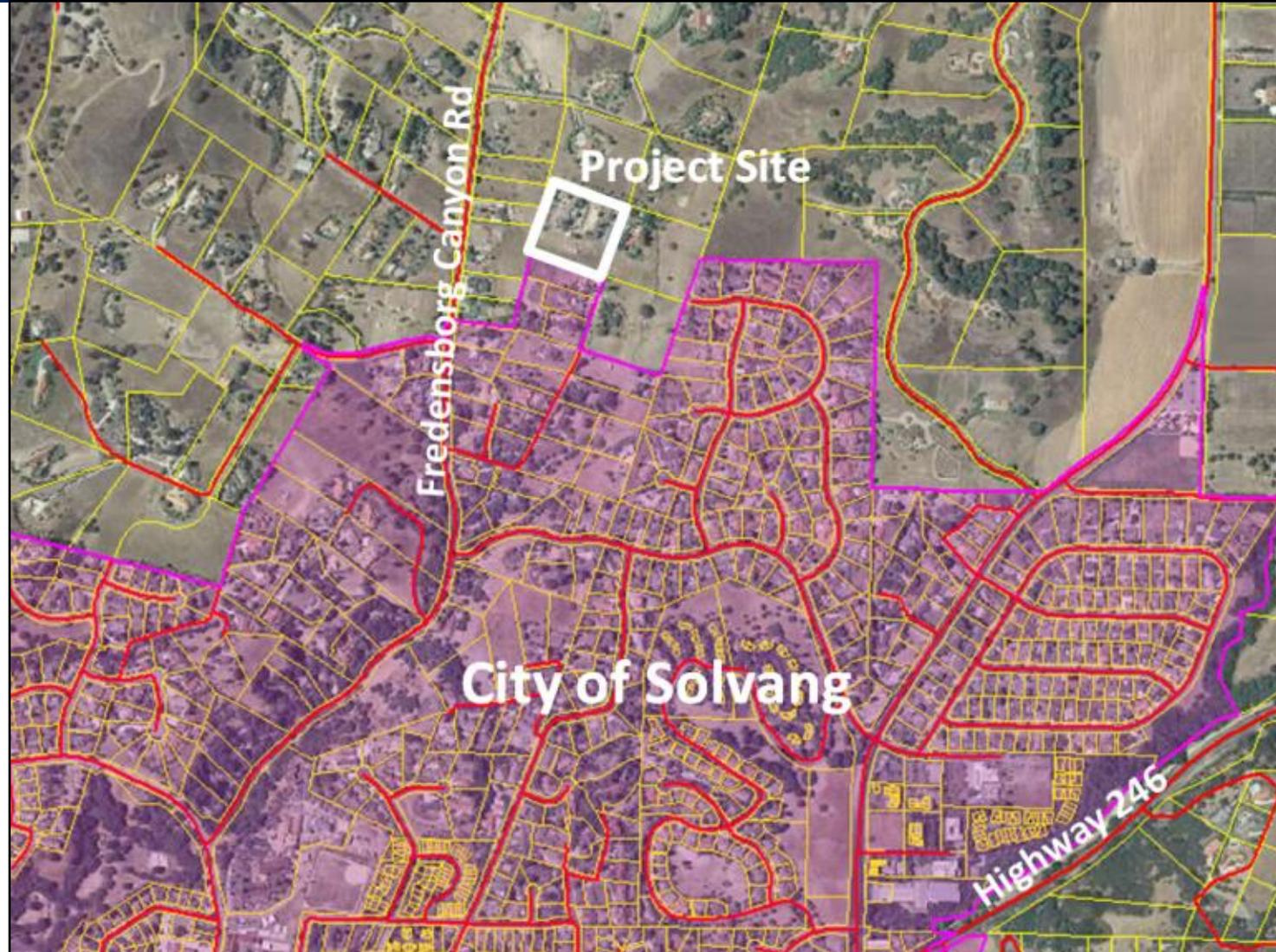
February 9, 2021 Hearing

- Heard Appeal of the Planning Commission's denial of the Decker Greenhouse Project (heard by the Commission on August 5, 2020 and October 7, 2020)
- Moved to direct staff to conduct additional environmental review and to return when appropriate

Proposed Project

- Proposing 15,648 square foot greenhouse to be used for vegetable cultivation, including:
 - 3,200 cubic yards of cut and 3,106 cubic yards of fill
 - 3,930 square feet of landscaping
 - 11 new parking spaces
 - New well and septic system
- Six full time employees
- Access via easement off of Fredensborg Canyon Road
- 5.24-acre parcel, zoned AG-I-5

Vicinity Map



Site Plan



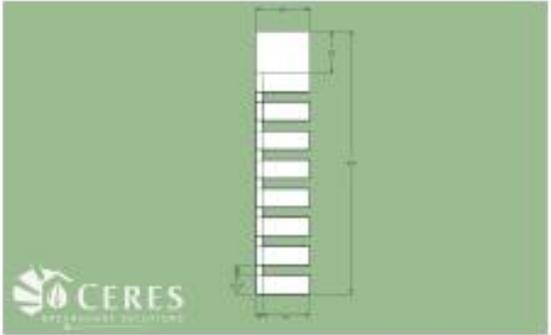
Environmental Review

- The Proposed Project was reviewed under Section 15183 for consistency with the Santa Ynez Valley Community Plan (SYVCP) and the related Environmental Impact Report (EIR)
- The SYVCP EIR considered impacts due to plan buildout
- The Proposed Project is consistent with the development density for the AG-I-5 Zone District
- Section 15183 applies and the Project can be exempted

Actions

- a. Uphold the Appeal, Case No. 20APL-00000-00028;
- b. Make the required findings, including California Environmental Quality Act (CEQA) findings, for approval of the project, Case No. 19LUP-00000-00469 (Attachment 1);
- c. Determine that approval of the project, Case No. 19LUP-00000-00469, is exempt from CEQA pursuant to State CEQA Guidelines Section 15183; and,
- d. Approve *de novo* the project, Case No. 19LUP-00000-00469

Greenhouse Elevations



PLAN VIEW
NOT TO SCALE



GREENHOUSE PERSPECTIVES
NOT TO SCALE



EAST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE

Project Timeline

- **November 1, 2019:** Land Use Permit Application submitted
- **June 8, 2020:** Land Use Permit approved
- **June 16, 2020:** Land Use Permit appealed
- **August 5, 2020:** Planning Commission Hearing
- **October 7, 2020:** Planning Commission Hearing
- **October 14, 2020:** Applicant filed timely appeal
- **February 9, 2021:** Board of Supervisors Hearing