

Ramirez, Angelica

Public Comment

From: Brian Tetley <btetley@urbanplanningconcepts.com>
Sent: Monday, February 1, 2021 10:32 AM
To: Ramirez, Angelica
Cc: 'Steve Decker'
Subject: RE: 20APL-00000-00028 Decker Greenhouse 2/9/21
Attachments: BOS Letter 01-22-21.pdf

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Hello Angelica,

Please add the attached letter to the documents for the Decker Greenhouse item for the BOS agenda on February 9. Thank you.

Let me know if you have any questions...

Brian A. Tetley, AICP



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 2624 Airpark Drive
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During the COVID-19 Crisis the best way to reach me is through email or my cell phone number: (805) 276-4692. Thank you and stay safe!

From: Ramirez, Angelica <aramirez@countyofsb.org>
Sent: Monday, February 1, 2021 8:34 AM
To: 'Steve Decker' <stevedecker44@icloud.com>
Cc: Brian Tetley <btetley@urbanplanningconcepts.com>
Subject: RE: 20APL-00000-00028 Decker Greenhouse 2/9/21

Good Morning,

Thank you this has been received and will be distributed for the Agenda of February 9, 2021. Please let me know if you have any questions.

Bests,

Angelica Ramirez
 Clerk of the Board of Supervisors
 County of Santa Barbara
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 Santa Barbara, CA 93101
 t: 805.568.2240
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January 22, 2020

Mr. Bob Nelson, Chair
Board of Supervisors
Santa Barbara County

RE: Decker Appeal of Greenhouse Denial

Dear Chair Nelson and Supervisors:

Rural Planning Services has over a decade of experience representing rural and agricultural landowners to help navigate the complex local land use and permitting process. It is in this capacity that we address this letter to your Board in regard to the Decker agricultural greenhouse project proposal.

The County Planning Commission denied the Decker Greenhouse proposal upon appeal by Mr. Stephen Jacobs on 10/07/20. This denial has been appealed to your Board by the project applicant, and landowner, Mr. Steve Decker.

We submit that the policy findings for denial of the project, as determined by the County Planning Commission, are faulty. Moreover, the stated findings and staff analysis ignores important agricultural policies in the Santa Barbara County Agricultural Element of the Comprehensive Plan in addition to the Santa Ynez Valley Community Plan.

As a local land use planning professional with over 20 years of experience with local planning policies and ordinances, including 18 years serving as a land use planner for Santa Barbara County, I am well-versed in the emphasis that County policy places on the preservation of agriculturally-zoned lands for agricultural uses while protecting against the incursion of urban uses into said agricultural lands. Moreover, my four years working as a staff planner on the adoption of the Santa Ynez Valley Community Plan instilled in me the importance of commercial agriculture and the resulting landscape to the Valley in ways that feel real to the community.

The proposed project is to establish an agricultural greenhouse for crop cultivation on a property within the Agriculture I, five acre minimum lot area (AG-I-5) Zone. It is odd that the County Planning Commission's findings for denial of the project, and the staff's analysis, ignore much of the County's agricultural policies, including those contained within the Agricultural Element of the Comprehensive Plan and the Santa Ynez Valley Community Plan. We submit that omitting discussion and analysis of these critical policies has skewed the decision-making process. We put forward the following discussion of these policies in order for the Board of Supervisors to have a complete policy perspective when deliberating the merits of proposed agricultural development on agriculturally-zoned lands.

Comprehensive Plan – Agricultural Element

GOAL I. Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.

Policy I.B. The County shall recognize the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions. These rights and freedoms shall be conducted in a manner which is consistent with: (1) sound agricultural practices that promote the long-term viability of agriculture and (2) applicable resource protection policies and regulations.

Policy I.E. The County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects.

Policy I.G. Sustainable agricultural practices on agriculturally designated land should be encouraged in order to preserve the long-term health and viability of the soil.

Discussion: The policies above stress the prime importance of agricultural land uses located on agriculturally zoned lands. Actions to expand or enhance agriculture are to be supported within the County. In addition, reasonable nuisances are recognized as a potential result of agricultural operations.

Santa Ynez Valley Community Plan

GOAL LUA-SYV: Protect and Support Agricultural Land Use and Encourage Appropriate Agricultural Expansion.

Policy LUA-SYV-2: Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.

Policy LUA-SYV-3: New development shall be compatible with adjacent agricultural lands.

DevStd LUA-SYV-3.1: New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis.

Discussion: The policies above further stress the importance of preserving agriculturally-zoned lands for agricultural land uses. Actions to expand or enhance agriculture are to be supported within the Santa Ynez Valley. In addition, reasonable nuisances are recognized as a potential result of agricultural operations.

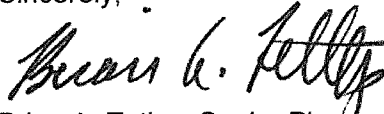
The community plan consistency analysis of the proposed project under Santa Ynez Valley Community Plan Policy LUA-SYV-3 (Attachment B) is flawed. The quoted policy applies only to non-agricultural development. This becomes clear once the policy is understood in conjunction with the development standard (DevStd LUA-SYV-3.1) that

implements the overarching policy. The development standard clarifies that the standards apply only to non-agricultural development.

The proposed project is to establish a commercial agricultural greenhouse use within land zoned for agriculture. The Board of Supervisors should consider all long standing agricultural policies when deliberating on proposed agricultural development.

Thank you for your consideration. I am available to answer any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Brian A. Tetley". The signature is written in a cursive, slightly slanted style.

Brian A. Tetley, Senior Planner

Attachment A: Staff Original Report Policy Analysis
Attachment B: Staff Memo Report Policy Analysis for Denial