

CALIFORNIA COASTAL COMMISSION

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DATE: November 19, 2015

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
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Deanna Christensen, Supervising Coastal Program Analyst
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SUBJECT: Santa Barbara County Local Coastal Program Amendment No. LCP-4-STB-14-0834-2-Part A (Carpinteria Agricultural Overlay District View Corridor Map Change) for Public Hearing and Commission Action at the December 10, 2015 Commission Meeting in Monterey.

DESCRIPTION OF THE SUBMITTAL

Santa Barbara County (County) is requesting an amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program (LCP) to remove the view corridor designation from a single 13.6 acre property (Assessor's Parcel No. 005-310-024) within the Carpinteria Agricultural (CA) Overlay District on the Toro Canyon Area Zoning Overlay map. The map designates geographic areas of the agriculturally zoned lands within the Toro Canyon area of Carpinteria Valley appropriate to support future greenhouse development and to designate areas appropriate for the preservation of open field agricultural uses. There are 11 parcels within the CA Overlay District designated as view corridors where the allowed lot coverage for greenhouse development is limited to preserve the rural character of the area. The purpose of the subject amendment request is to allow for greenhouse development on Assessor's Parcel No. 005-310-024 to exceed the greenhouse lot coverage limitation provided by the view corridor designation.

The County of Santa Barbara submitted the subject Local Coastal Program Amendment to the Commission on October 13, 2014. The amendment proposal was deemed incomplete on October 23, 2014, and after submittal of additional information the amendment proposal was deemed complete on February 26, 2015. The amendment submittal included three unrelated subparts – Part A (Carpinteria Agricultural Overlay Map Change), Part B (General Package 2013), and Part C (Summerland Community Plan Update). The time limit for Commission action on all three parts of the amendment submittal was extended for one year (pursuant to Section 30517 of the Coastal Act) at the April 17, 2015 Commission hearing. This staff report and recommendation only deals with Part A of the amendment request.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after public hearing, **approve** the proposed Santa Barbara County LCP Amendment No. LCP-4-STB-14-0834-2-Part A, with one suggested modification. As discussed in the findings set forth in this report, if modified as suggested, the proposed amendment will result in a revised IP/CZO that conforms with, and is adequate to carry out, the County's certified Land Use Plan. The motions and resolutions for Commission action can be found starting on **page 4**.

The standard of review for the proposed amendment to the IP/CZO of the certified LCP is that the IP/CZO, as amended by the proposed amendment, will be in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the certified Santa Barbara County LCP. All Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County LUP as guiding policies pursuant to Policy 1-1 of the LUP.

There are eleven parcels, including the subject parcel, within the Carpinteria Agricultural (CA) Overlay District that are designated as view corridors where the allowed lot coverage for greenhouse development is limited to preserve open field agricultural views and the rural character of the area. The proposed amendment would remove the view corridor designation from a single 13.6 acre property (Assessor's Parcel No. 005-310-024) within the CA Overlay District on the Toro Canyon Area Zoning Overlay map in order to allow for greenhouse development on the subject parcel to exceed the greenhouse lot coverage limitation provided by the view corridor designation (25 percent maximum lot coverage). However, greenhouse development on the subject property would still need to comply with all other development standards in the LCP for greenhouse agricultural development, including the lot coverage limitations for non-view corridor greenhouse development, which is 65 percent lot coverage maximum for lots 10 acres or more in size. The proposed amendment request would not change the agricultural land use or zoning designation of the subject parcel and would not remove the parcel from the CA Overlay District.

Potential issues raised by the proposed amendment request include impacts to scenic open field agriculture views from public viewing areas and potential impacts to the rural character of the area due to additional greenhouse agricultural development. Section 30251 of the Coastal Act, which is incorporated as a policy of the certified LUP, states that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas. Furthermore, Policy 4-3 of the certified LUP requires that new development in rural areas be compatible with the character of the surrounding natural environment in height, scale, and design. The LUP does not require that any minimum number of lots or any minimum area be designated as view corridors, or that any specific lots be so designated. The LUP provides only that a sufficient area be so designated to minimize visual impacts as a result of greenhouse development.

The location and configuration of the subject parcel in relation to existing adjacent development is unique, and the proposed removal of the view corridor designation from the subject parcel would not have a significant effect on public views of the open space and open field agricultural qualities of the area, nor would it have a significant effect on the rural character of the Carpinteria Valley. In addition, the additional greenhouse agricultural development that would be allowed on the parcel by the proposed removal of the view corridor designation would be clustered adjacent to existing greenhouse development and would not fragment the remaining large block of designated view corridor parcels in the vicinity. For these reasons, and as more fully explained in this staff report, the proposed amendment request would not allow new development that could result in impacts to any scenic public views or be incompatible with the rural character of the area.

The County is proposing to only amend the Toro Canyon Area Zoning Overlay Map of the certified LCP in the subject amendment request, which depicts the subject parcel and the CA Overlay District elements that are located in the Toro Canyon planning area. However, there is another certified map of the LCP, the CA Overlay District Map, that depicts the Overlay elements, including all view corridor parcels, and that map is referenced in certified policies and provisions of the LCP. It is important that the CA Overlay District Map and the Toro Canyon Area Zoning Overlay Map are consistent in reflecting the removal of the view corridor designation for the subject parcel. Therefore, in order to ensure internal consistency among the certified maps of the LCP and to provide clarification regarding the applicability of standards, staff is recommending a suggested modification (**Suggested Modification 1**) to modify the CA Overlay District Map of the IP/CZO to remove the view corridor designation from the subject parcel.

Additional Information: Please contact Wesley Horn at the South Central Coast District Office of the Coastal Commission at (805) 585-1800 or 89 S. California St., Second Floor, Ventura, CA 93001

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EXHIBITS

[Exhibit 1. Santa Barbara County Ordinance No. 4877](#)

[Exhibit 2. Proposed Map Change - Toro Canyon Area Zoning Overlay Map](#)

[Exhibit 3. Carpinteria Agricultural Overlay District Map](#)

[Exhibit 4. Aerial View of the View Corridor Parcels](#)

I. PROCEDURAL ISSUES

A. STANDARD OF REVIEW

The Coastal Act provides:

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter...

The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (California Public Resources Code Section 30513)

The standard of review for the proposed amendment to the Implementation Plan/Coastal Zoning Ordinance of the certified Local Coastal Program, pursuant to Public Resources Code Sections 30513 (above) and 30514 (“proposed amendments to a certified [LCP] shall be submitted to, and processed by, the commission in accordance with the applicable procedures ... specified in Sections 30512 and 30513...”), is that the Commission must approve it unless the proposed amendment would render the IP/CZO not in conformance with, or inadequate to carry out, the provisions of the Land Use Plan (LUP) portion of the certified Santa Barbara County Local Coastal Program. All Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County LUP as guiding policies pursuant to Policy 1-1 of the LUP.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LCP. The County held a series of public hearings and comments were received regarding the project from concerned parties and members of the public. The hearings were noticed to the public consistent with Sections 13515 of Title 14 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.

C. PROCEDURAL REQUIREMENTS

Pursuant to Section 13551(b) of Title 14 of the California Code of Regulations (“14 CCR”), the County, by resolution, may submit a Local Coastal Program Amendment that will either require formal local government adoption after the Commission approval, or is an amendment that will

take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The Santa Barbara County Board of Supervisors submittal ordinance states that the amendment shall take effect on the date it is certified by the Coastal Commission. Nevertheless, in this case, because staff is recommending approval subject to a suggested modification by the Commission, if the Commission approves this amendment as recommended, the County must act to accept the certified suggested modification within six months from the date of Commission action in order for the Amendment to become effectively certified. (14 CCR §§ 13544, 13555(b), and Section 13542(b)). Pursuant to Section 13544, the Executive Director shall determine whether the County's action accepting the suggested modification is adequate to satisfy all requirements of the Commission's certification order and report on such adequacy to the Commission. If the Commission approves or denies the LCP Amendment, as submitted, no further action is required by either the Commission or the County.

II. STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS ON THE IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO) AMENDMENT

Following public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided just prior to each resolution.

A. DENIAL AS SUBMITTED

MOTION I: *I move that the Commission reject the County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment LCPA-4-STB-14-0834-2-A as submitted.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the Implementation Program amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment LCP-4-STB-14-0834-2-A as submitted and adopts the findings set forth below on grounds that the Implementation Program, as amended by the proposed amendment, would not conform with, and would be inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Program will not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives or mitigation measures that would substantially lessen any significant adverse

impacts on the environment that will result from certification of the Implementation Program amendment as submitted.

B. CERTIFICATION WITH SUGGESTED MODIFICATIONS

MOTION II: *I move that the Commission certify County of Santa Barbara Implementation Plan/Coastal Zoning Ordinance Amendment LCP-4-STB-14-0834-2-A if it is modified as suggested in this staff report.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Plan Amendment with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the County of Santa Barbara Implementation Plan/Coastal Zoning Ordinance Amendment LCP-4-STB-14-0834-2-A if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program, if amended with the suggested modifications, will conform with, and will be adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Program amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

III.SUGGESTED MODIFICATION ON THE IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO) AMENDMENT

The staff recommends the Commission certify the proposed IP/CZO amendment, with the modification as shown below. (Since the suggested modification is a map revision and does not directly change LCP text, it is shown in *italics*.)

Suggested Modification 1

Amend the “Carpinteria Agricultural Overlay District Map” of the certified IP/CZO to delete the view corridor designation from the subject property identified as Assessor’s Parcel No. 005-310-024.

IV. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PROGRAM IF MODIFIED AS SUGGESTED

The following findings support the Commission's denial of the LCP amendment as submitted, and approval of the LCP amendment if modified as indicated in Section III (*Suggested Modification*) above. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION

Santa Barbara County (County) is requesting an amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified Local Coastal Program (LCP) to remove the view corridor designation from a single 13.6 acre property (Assessor's Parcel No. 005-310-024) within the Carpinteria Agricultural (CA) Overlay District on the Toro Canyon Area Zoning Overlay map (**Exhibit 1**). The map designates geographic areas of the agriculturally zoned lands within the Toro Canyon area of Carpinteria Valley appropriate to support future greenhouse development and designates other areas appropriate for the preservation of open field agricultural uses. The subject parcel comprises a total of 13.6 acres located within the Toro Canyon area of Santa Barbara County, west of the City of Carpinteria, between Highway 192 and Via Real (**Exhibit 4**). The parcel has an agricultural land use and zoning designation (Agriculture I (AG-I-10)) under the County's LCP and is located within Area "A" of the CA Overlay District. The proposed amendment request would not change the agricultural land use or zoning designation of the subject parcel and would not remove the parcel from the CA Overlay District. There are a total of 11 parcels, including the subject parcel, within the CA Overlay District that are designated as view corridors where the allowed lot coverage for greenhouse development is limited to preserve the rural character of the area (**Exhibits 3-4**). The purpose of the subject amendment request is to allow for greenhouse development on Assessor's Parcel No. 005-310-024 to exceed the lot coverage limitation provided by the view corridor designation.

B. BACKGROUND AND PAST COMMISSION ACTION

The combination of mild climatic conditions, prime agricultural soils, available water sources, and proximity to major markets, makes the Carpinteria Valley a valuable agricultural resource. The ability to grow a diverse range of high-yield specialty crops, such as avocados, kiwis, cherimoyas, cut flowers, and nursery stock plants, provides growers with the flexibility to respond to market and environmental changes. Greenhouse production is more intensive and efficient than open field production, resulting in a better quality product and higher yields per acre.

Greenhouse development in the Carpinteria Valley has seen a significant increase since its introduction to the area beginning in 1962. In 1962 there were approximately 100,000 square feet of greenhouse related development, which increased to approximately 3 million square feet in 1970 and to 8 million in by 1982. By 1999 the Carpinteria greenhouse industry had grown to 14.9 million square feet. Controlled greenhouse conditions allow growers to specialize in hard-to-grow varieties that result in higher returns than lower value crops and substantially increase the production value per acre.

Unlike open field or orchard operations, greenhouse agriculture requires the construction of permanent structures and a substantial amount of paving and accessory structures. As the greenhouse industry has expanded, this development has resulted in a significant visual change in the rural character of the valley and has raised issues related to increased traffic, flooding potential, groundwater recharge, impacts on the Carpinteria Marsh, and conflicts with adjacent residential uses.

To address the issues associated with greenhouse expansion, the County proposed an amendment to its LCP in 2002 (LCP Amendment No. STB-MAJ-2-02), which was approved with suggested modifications on January 14, 2004, and effectively certified on June 9, 2004. The amendment included establishing the CA Overlay District (with associated map and development standards) to designate geographic areas of AG-I zoned areas 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 was 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 the rural character of the Carpinteria Valley.

The CA Overlay District is divided into two areas, Area “A” and Area “B” (**Exhibit 3**). In Area “A”, the CA Overlay places a total development cap of 2.75 million square feet on new greenhouse and greenhouse related development, packing and shipping facilities, and hoop structures (excluding shade structures). In addition, the CA Overlay sets maximum allowable lot coverages for all greenhouses and greenhouse-related development for a parcel within Area “A”. The maximum allowable lot coverages are determined by the size of the parcel. In Area “B”, the CA Overlay allows new greenhouses, greenhouse related development, packing and shipping facilities, shade, and hoop structures subject to the provisions of the CA Overlay District, which limits the maximum cumulative lot coverage to 20,000 sq. ft. per parcel. The CA Overlay also includes height and setback requirements for greenhouse development.

In addition, because greenhouses, greenhouse related development, hoop structures, and packing and shipping facilities adjacent to public view corridors often obstruct views of open space lands and result in changes in the rural character of the area, 11 parcels within the CA Overlay are designated as view corridor parcels with additional development restrictions for greenhouse development. These restrictions include: 25 percent maximum allowable lot coverage, 25 foot maximum allowable building height, 250 foot setback from public right of way, and clustering of development adjacent to existing greenhouse development to the greatest extent feasible. The subject parcel, APN 005-310-024, is designated as a CA Overlay District view corridor parcel.

On January 4, 2010 the County received notification of a potential zoning violation on the subject parcel regarding greenhouse development. The parcel comprises a total of 594,812 square feet (approximately 13.6 acres) and under the view corridor designation of Area “A” of the CA Overlay, the maximum allowable greenhouse development for the parcel is limited to 25 percent of the total parcel size, or 148,703 square feet. Upon investigation of existing development on the subject property by the County it was determined that a total of 386,600 square feet of the parcel had been developed with greenhouse structures, approximately 65 percent of the lot area, and that 264,500 square feet of that development was unpermitted. The applicant proposed to keep all of the existing 386,600 square feet of development and requested a zoning map amendment to remove the view corridor designation from the subject parcel. The

County analyzed the applicant's proposal and determined that removing the view corridor designation from the subject parcel to allow the as-built greenhouse development would not impact public views, fragment large blocks of continuous open field agriculture, or have an impact on the rural character of the Carpinteria Valley.

The County's amendment to remove the view corridor designation from the subject parcel would eliminate the 25 percent maximum allowable lot coverage requirement for greenhouse development in this case, so that the existing greenhouse development on the property would be in compliance with the applicable lot coverage limitations, for non-view corridor greenhouse development, allowed by Land Use Plan Policy 8-6 of the County's LCP (65 percent lot coverage maximum for lots 10 acres or more in size).

C. VISUAL RESOURCES

The standard of review for the proposed amendment to the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) of the certified Local Coastal Program, pursuant to Section 30513 and 30514 of the Coastal Act, is whether the Implementation Plan, with the proposed amendment, would be in conformance with and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of Santa Barbara County's certified LCP. The proposed amendment's consistency with the applicable policies of the certified LUP is detailed below. All Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified Santa Barbara County LUP as guiding policies pursuant to Policy 1-1 of the LUP.

1. Applicable Land Use Plan Policies

Coastal Act Policy 30251, in relevant part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Policy 4-3:

In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public view places.

Policy 8-5, in relevant part:

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 finding based on information provided by environmental documents, staff analysis, and the applicant that all significant adverse impacts of the development...have been identified and mitigated.

Policy 8-6:

No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

<u>Parcel Size</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage for All Structures</u>
<i>Less than 5 acres</i>	<i>30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located</i>	<i>75 percent</i>
<i>5 to 9.99 acres</i>	<i>30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located</i>	<i>70 percent</i>
<i>10 acres or more</i>	<i>30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located</i>	<i>65 percent</i>

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 percent 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 the 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 or natural creek channels, whichever is greater.*

2. Consistency Analysis

Section 30251 of the Coastal Act, which is incorporated as a policy of the certified LUP, requires that visual qualities of coastal areas be protected, landform alteration be minimized, and where feasible, degraded areas shall be enhanced and restored. Section 30251 requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy also requires that development be sited and designed to be visually compatible with the character of surrounding areas. New development must also minimize the alteration of natural landforms, and, where feasible, include measures to restore and enhance visual quality where it has been degraded. Furthermore, Policy 4-3 of the certified LUP requires that new development in rural areas be compatible with the character of the surrounding natural environment in height, scale, and design. Policies 8-5 and 8-6 detailed above also include specific standards and permit requirements for greenhouse agricultural development that are relevant in this case.

Agricultural operations within the Carpinteria Valley of Santa Barbara County include a mix of open fields, orchards, and greenhouse developments. Unlike open field or orchard agricultural operations, greenhouse agriculture requires the construction of permanent structures and a substantial amount of paving and accessory structures that is more similar to a typical commercial/industrial development than traditional open field agriculture. Since greenhouse development has the potential to result in a significant change to the scenic and rural character of the Carpinteria Valley and potential impacts related to increased traffic, flooding potential, groundwater recharge, impacts on the Carpinteria Marsh, and conflicts with adjacent residential uses, the County's LCP includes regulations that limit the location and scale of new and expanded greenhouse-related agricultural development. The LCP includes the Carpinteria Agricultural (CA) Overlay District, which designates agriculture-zoned areas in the Carpinteria Valley appropriate to support future greenhouse development and areas appropriate for the preservation of open field agricultural uses with specific development standards that protect the water quality, visual resources and the rural character of the Carpinteria Valley. The intent of the CA Overlay District is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion.

In addition to the development standards and resource preservation goals of the CA Overlay, eleven (11) parcels within the Overlay are designated as view corridor parcels because the County had determined that they contain especially important public views of the mountains, ocean, open field agriculture, and open space and represent the remaining open field agriculture in the central portion of the Carpinteria Valley that has not been infringed upon by urban or greenhouse development. Eight (8) of the eleven parcels, including the subject parcel, lie within a block located between Highway 192 and Via Real, west of Cravens Lane. The remaining three (3) of the eleven parcels lie south of Highway 192 and east of Cravens Lane.

Of the 8 parcel view corridor block located west of Cravens Lane, the subject parcel is located in the northeast corner, farthest away from Highway 101 and Via Real. The vicinity of the parcel is marginally visible from Highway 101 at the Padaro Lane overpass; however, considering the substantial distance between the highway and the subject property, intervening development, and the high speed of travel of motorists driving along Highway 101, views of the parcel from Highway 101 are not significant. In addition, the parcel is not visible from Via Real due to existing greenhouses, greenhouse related development, vegetation located along the road, and existing agriculture operations. Highway 192, a significant public road in the area, is located north of the subject parcel. Traveling westbound along Highway 192, the parcel is screened by existing residential development and agricultural uses. Traveling eastbound along Highway 192, the parcel is screened by the existing avocado orchard on the site and by the riparian vegetation of Arroyo Paredon Creek. As such, there are no public views of the parcel from Highway 192. In addition, the subject parcel is located at the perimeter and northeastern-most corner of the 8 parcel block of designated view corridor parcels. As such, a larger greenhouse development than would otherwise be allowable under the view corridor limitations within the subject parcel would not fragment the 8 parcel view corridor block and would focus development adjacent to existing greenhouse development. The location and configuration of the subject parcel in relation to existing adjacent development is unique and the proposed removal of the view corridor designation from the subject parcel would not have a significant effect on public views of the open space and open field agricultural qualities of the area, nor would it have a significant effect on the rural character of the Carpinteria Valley.

The County's proposal to remove the view corridor designation from the subject parcel would eliminate the more restrictive 25 percent maximum allowable lot coverage requirement for greenhouse development in this limited case. However, greenhouse development on the subject property must still comply with all other development standards for greenhouse agricultural development, including the lot coverage limitations for non-view corridor greenhouse development allowed by Land Use Plan Policy 8-6 of the County's LCP, which is 65 percent lot coverage maximum for lots 10 acres or more in size. In addition, the additional greenhouse development lot coverage that could be permitted on the property by removing the view corridor designation (264,500 sq. ft.) would not exceed the greenhouse development cap of 2.75 million square feet for Area "A" of the CA Overlay. In fact, it would only bring the cumulative development to 9.6% of the development cap. The additional lot coverage for greenhouse development on the subject parcel at the periphery of the 8 parcel view corridor block would also not interfere with the more significant public views of the remaining view corridor-designated parcels, which would still be protected. For the reasons described above, and because there are no significant public views of the site from public viewing areas, the additional square footage of greenhouse development that would be allowable on the subject site will not have significant

adverse impacts on visual resources, and will be compatible with the character of the surrounding agricultural area. As a result, removal of the view corridor designation from the subject parcel would not render the IP/CZO inconsistent with or inadequate to carry out the visual resources protection policies of the certified County LUP.

To remove the view corridor designation of the CA Overlay District for the subject parcel, the County is proposing to amend only the Toro Canyon Area Zoning Overlay Map of the certified LCP. However, there is another certified map of the CZO component of the LCP, the Carpinteria Agricultural (CA) Overlay District Map, that depicts the CA Overlay District boundaries, Overlay Areas “A” and “B”, and all eleven designated view corridor parcels within it. Certified policies of the LUP and provisions of the CZO both reference that certified CA Overlay District Map. The County did not propose to amend the CA Overlay District Map in the subject amendment request. It is important to provide clarification regarding the applicability of standards and to ensure internal consistency and adequacy in carrying out the policies of the Land Use Plan. Therefore, **Suggested Modification 1** is required to remove the view corridor designation for the subject parcel on the CA Overlay District Map of the certified CZO as well.

In conclusion, the Commission finds that the proposed amendment to the County’s LCP, if modified as suggested, will not undermine the IP/CZO’s conformance with, or adequacy to carry out, the applicable visual resource protection policies of the certified County LUP.

V. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act (“CEQA”), the Coastal Commission is the lead agency responsible for reviewing Local Coastal Programs for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission’s program of reviewing and certifying LCPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LCP amendment is in full compliance with CEQA, the Commission must make a finding that no less environmentally damaging feasible alternative exists. Section 21080.5(d)(2)(A) of CEQA and Section 13540(f) of Title 14 of the California Code of Regulations require that the Commission not approve or adopt a LCP, “...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.”

The proposed amendment is to the County of Santa Barbara’s certified Local Coastal Program Implementation Ordinance. The Commission originally certified the County of Santa Barbara’s Local Coastal Program Land Use Plan and Implementation Ordinance in 1981 and 1982, respectively. For the reasons discussed in this report, the LCP amendment, as submitted is inconsistent with the applicable policies of the certified Land Use Plan and feasible alternatives and mitigation are available which would lessen any significant adverse effect which the approval would have on the environment. The Commission has, therefore, modified the proposed LCP amendment to include such feasible measures adequate to ensure that such environmental impacts of new development are minimized. As discussed in the preceding section, the Commission’s suggested modification brings the proposed amendment to the Implementation Plan component of the LCP into conformity with the certified Land Use Plan. Therefore, the

Commission finds that the LCP amendment, as modified, is consistent with CEQA and the Land Use Plan.

APPENDIX 1

Substantive File Documents

Ordinance No. 4877, County of Santa Barbara, *In the matter of a submittal to the California Coastal Commission for certification of the Article II Coastal Zoning Ordinance by Amending the Coastal Zoning Map Identified as the Toro Canyon Area Zoning Overlay 35-54-91.0 by Deleting the Carpinteria Agricultural Overlay View Corridor Parcel Designation from Assessor's Parcel No. 005-310-024*, passed, approved, and adopted by the Board of Supervisors March 4, 2014; Santa Barbara County Planning and Development, *Coastal Zone Staff Report for Van Wingerden Greenhouses*, November 14, 2013; County of Santa Barbara Local Coastal Program Amendment 2-02, Staff Report, December 29, 2003; County of Santa Barbara Certified Local Coastal Program

ORDINANCE NO. 4877

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING THE COASTAL ZONING MAP IDENTIFIED AS THE TORO CANYON AREA ZONING OVERLAY 35-54.91.0 BY DELETING THE CARPINTERIA AGRICULTURAL OVERLAY VIEW CORRIDOR PARCEL DESIGNATION FROM ASSESSOR'S PARCEL NO. 005-310-024.

Case No. 11RZN-00000-00001

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

SECTION 1:

The Santa Barbara County Coastal Zoning Map identified as the Toro Canyon Area Zoning Overlay 35-54.91.0 shall be amended by deleting the Carpinteria Agricultural Overlay view corridor parcel designation from Assessor's Parcel Number 005-310-024.

SECTION 2:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 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 30514, whichever occurs later; and before the expiration of 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.

SECTION 3:

Except as amended by this Ordinance, the Carpinteria Agricultural Overlay of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 4th day of March, 2014, by the following vote:


Exhibit 1
LCP-4-STB-14-0834-2-Part A
County of Santa Barbara
Ordinance No. 4877

AYES: Supervisor Carbajal, Supervisor Adam, and Supervisor Lavagnino

NOES: Supervisor Wolf, and Supervisor Farr

ABSTAINED: None

ABSENT: None


STEVE LAVAGNINO
Chair, Board of Supervisors
County of Santa Barbara

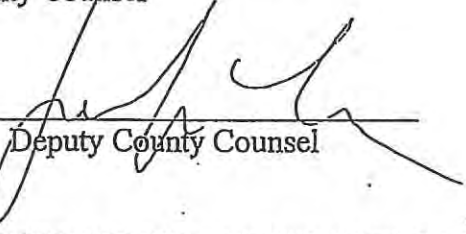
ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By 
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
County Counsel

By 
Deputy County Counsel

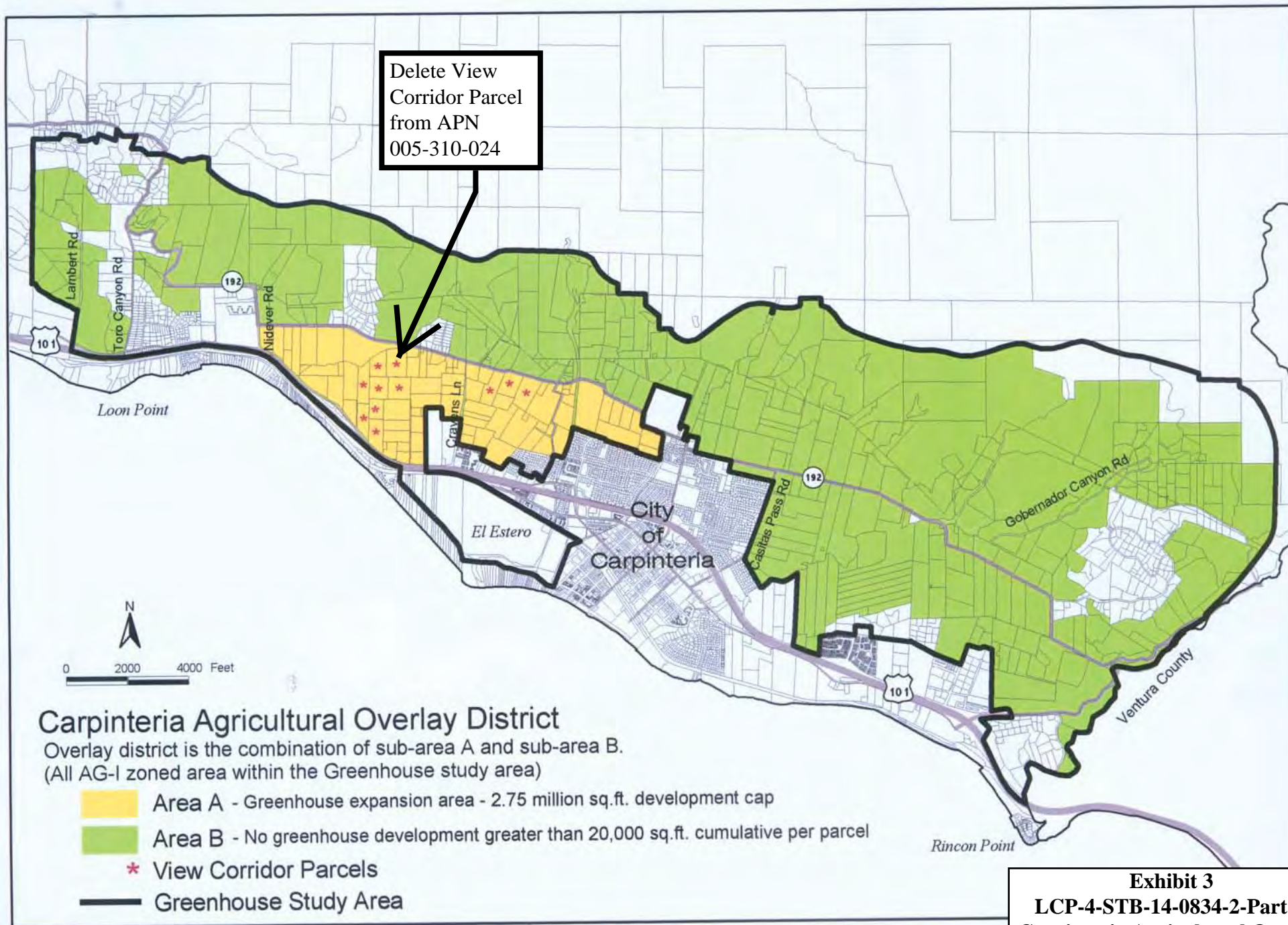


Exhibit 3
LCP-4-STB-14-0834-2-Part A
Carpinteria Agricultural Overlay
District Map

View Corridor Parcels
Subject Parcel (APN 005-310-024)

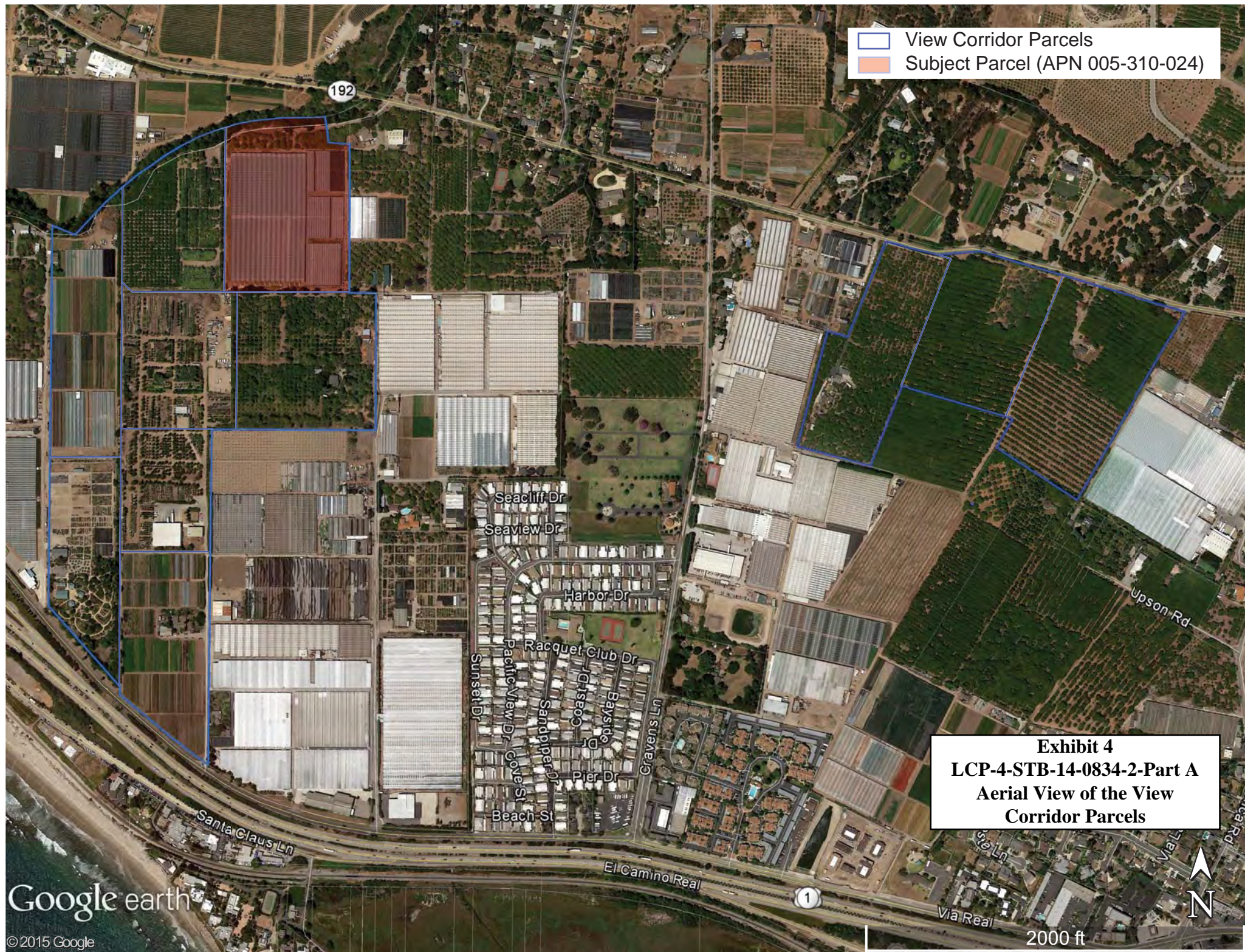


Exhibit 4
LCP-4-STB-14-0834-2-Part A
Aerial View of the View
Corridor Parcels