

Mitigation Monitoring & Reporting Program (99-EIR-02) Carpinteria Valley Greenhouse Program: Adopted February 19, 2002						
When making findings required for project approval, Public Resources Code 21081.6 requires public agencies to "adopt a reporting or monitoring program for the changes made to the project [which] mitigate or avoid significant effects on the environment." The following table comprises the Mitigation Monitoring and Reporting Plan for the Carpinteria Valley Greenhouse Program. Mitigation measures are cited by title as they appear in the EIR; the Program's Ordinance Requirements, Development Standards and associated Coastal Plan Policies, which represent these mitigation measures are cited in the adopted legislative Findings.						
Mitigation Measure	Development Standard	Monitoring Action	Timing	Party Responsible for Implementation	Monitoring/ Reporting Schedule	Party Responsible for Verification
VIS-1 Perimeter and screening landscaping	DevStd-1 Landscaping plan for visual screening landscaping. Maintain landscaping for the life of the project.	Review landscaping plan, verify installation of plantings and maintenance.	Prior to approval of land use permit / Coastal Development Permit (LUP/CDP).	P&D	Verification prior to occupancy clearance and periodic ongoing checks to ensure compliance	P&D, Development Review and Permit Compliance
VIS-2 Mechanized blackout screen system	DevStd-16 Mechanized blackout screen system	Review project description for inclusion of mechanized blackout screen or other night lighting reduction plan.	Prior to approval of LUP / CDP	P&D	Verification prior to occupancy clearance and periodic ongoing checks to ensure compliance	P&D Permit Compliance
VIS-3 Develop landscape plant list for screening	N/A	P&D to work with Santa Barbara Flower Growers Assoc. to develop plan and review final plan	P&D Director approval within 6 months of Program adoption	P&D, Comprehensive Planning	N/A	P&D, Comprehensive Planning
VIS-4 Hood/shield exterior lighting	DevStd- 7Hood/shield exterior lighting	Review and approval of exterior lighting on final site plan	Lighting plan approval prior to approval of LUP / CDP.	P&D, Comprehensive Planning	Verification of installation of hoods/shields prior to occupancy clearance and ongoing periodic checks to ensure compliance	P&D, Permit Compliance
VIS-5 Landscaping within front setbacks shall gradually increase in height. Solid walls not acceptable as screening and chain-link fencing shall be screened from public view corridors	DevStd-1b. Landscaping shall gradually increase in height away from public roadways. Screen solid wall and chain-link fencing	Review and approval of landscaping plan	Prior to approval of LUP / CDP.	P&D, Comprehensive Planning	Verification of screening measures including plantings and fencing prior to occupancy clearance and ongoing periodic checks to ensure compliance	P&D, Permit Compliance and Development Review
VIS-6 Depict landscape buffers on landscape plan	DevStd-1a. The plants shall screen the development within 5 years and shall be compatible with the visual character of the area.	Review and approval of landscaping plan	Prior to approval of LUP / CDP.	P&D, Comprehensive Planning	Verification of buffer installation prior to occupancy clearance and ongoing periodic checks to ensure compliance	P&D, Permit Compliance and Development Review
VIS-7 Maintain landscaping for the life of the project.	DevStd-1. If landscaping is substantially altered, submit revised landscape plan to P&D	Review revised landscaping plan for substantial conformity	Approval of revised landscape plan concurrent with substantial conformity review	P&D, Comprehensive Planning	Verification of implementation and ongoing periodic checks to ensure compliance	P&D, Permit Compliance and Development Review
VIS-8 Orient roof axis extending from north to south	DevStd-8. Orient roof axis alignment from north to south to reduce glare	Review and approval of site and building plans	Prior to approval of LUP/CDP	P&D, Comprehensive Planning	Verification of implementation prior to occupancy clearance.	P&D, Permit Compliance and Development Review

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VIS-9 Preserve perimeter trees for visual screening. Maintain remnant orchard trees.	DevStd-1c. Preserve perimeter trees for visual screening and maintain to ensure that trees do not become hosts for pests or diseases.	Review site plan and/or landscape plan	Prior to approval of LUP / CDP.	P&D, Comprehensive Planning	Verification of implementation prior to occupancy clearance and periodic ongoing checks for compliance with maintenance requirements	P&D Permit Compliance and Development Review
VIS-10 was deleted from the EIR because setback restrictions and development standards in the CA Overlay are adequate to address site specific impacts to visual resources.	N/A	N/A	N/A	N/A	N/A	N/A
W-1 Limit excavation and grading to the dry season unless an erosion control plan is in place	P&D Standard condition of approval	P&D shall ensure measure is on all plans	Prior to approval of grading permit and CDP.	P&D, Comprehensive Planning	Verification of implementation at commencement of excavation and during site grading (prior to structural development)	P&D and grading/building inspectors shall spot check to ensure compliance
W-2 Prepare a water quality management plan	DevStd-20. The Water Quality Management Plan shall include a diagram of the water system, a mapped location of drainage facilities, water and nutrient delivery systems, location and type of treatment and disposal facilities and Best Management Practices DevStd-4. Compost, fertilizer and pesticides shall be stored so as to minimize generation of leachate. Uncovered storage areas shall be located at least 250 feet from a waterway. Discharge permits may be required DevStd-6. High saline brines shall not be discharged to the storm drain or allowed to percolate into the groundwater. Waste brine shall be contained and disposed of properly. Discharge permits may be required.	Review and approval of water quality management plan	Prior to approval of LUP / CDP.	P&D, Comprehensive Planning	Verification of implementation prior to occupancy clearance and periodic, ongoing checks during project operations.	P&D Permit Compliance and, as appropriate, Environmental Health and Safety (EHS), the Regional Water Quality Control Board (RWQCB) and the Carpinteria Valley Water District (CVWD)

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W-3 Groundwater testing and reporting to monitor nitrate loading - if in excess of District standards subsequent review of the greenhouse facility and operations shall be required	DevStd-20. Applicants shall reimburse the Carpinteria Valley Water District (CVWD) for costs related to additional groundwater testing and reporting to monitor nitrate loading. Nitrate loading found to be in excess of District standards shall cause a subsequent review of the greenhouse facility and operations by CVWD, in consultation with Planning & Development. All subsequent review costs shall be paid for by the applicant.	Testing and reporting of groundwater for nitrate loading	Reimburse CVWD at time of testing, monitoring, and/or installation of monitoring wells as needed	CVWD and P&D	During project construction and periodically throughout project operations	P&D and CVWD
W-4 Establish a Watershed Management Program to improve surface water quality and protect the Carpinteria Salt Marsh and its coastal stream tributaries	Coastal Land Use Plan Policy 8-5, Subsection (h)	P&D and Public Works to pursue implementation through departmental work program scheduling and grant funding	Ongoing	P&D, Public Works	Annually, through P&D budgeting process.	P&D, County decision-makers
W-5 Establish Total Maximum Daily Loads for Carpinteria Salt Marsh and Carpinteria Creek.	Coastal Land Use Plan Policy 8-5, Subsection (i)	P&D to pursue implementation through departmental work program scheduling and grant funding	Ongoing	P&D	Annually, through P&D budgeting process.	P&D and RWQCB
W-6 The Carpinteria-Summerland Fire Protection District shall review and approve storage areas for pesticides, herbicides and fertilizers.	DevStd-5. Fire Protection District shall review and approve storage areas for pesticides, herbicides and fertilizers.	Review and approve storage plans for pesticides, herbicides and fertilizers	Prior to approval of LUP / CDP	P&D and Carpinteria-Summerland Fire Protection District	Verify prior to occupancy clearance and during project operations to ensure compliance	P&D and Carpinteria-Summerland Fire Protection District
W-7 Implement a Hazardous Materials Business Plan (HMBP) as needed	DevStd-5d List chemicals expected to be used and prepare HMBP as required by provisions of AB 2185/2187	Review and approve HMBP, as needed	Prior to approval of LUP/ CDP	P&D and Carpinteria-Summerland Fire Protection District	Verify prior to occupancy clearance and during project operations to ensure compliance.	P&D and Carpinteria-Summerland Fire Protection District
F&D-1 Mitigate for increased storm water runoff and design retention basins and other drainage facilities in conformance with the Flood Control District standards.	DevStd-2. Mitigate for increased storm water runoff. Post-development runoff shall not exceed 75% of pre-development runoff. Drainage facilities shall be designed in conformance with the Flood Control District standards	Review and approval of stormwater management plans and project conformance with Flood Control District standards	Prior to approval of LUP / CDP	Santa Barbara County Flood Control District and P&D	Verify prior to occupancy clearance and periodic spot checks, particularly during storm events to ensure compliance	Santa Barbara County Flood Control District and P&D

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F&D-2 submit final building and drainage plans to County Flood Control District for review and approval.	Standard incorporated in CA Overlay District submittal requirements	Review and approval of final building and drainage plans and project conformance with Flood Control District standards	Prior to approval of building permit and CDP	Santa Barbara County Flood Control District and P&D	Verify prior to occupancy clearance and periodic spot checks.	Santa Barbara County Flood Control District and P&D
F&D-3 post-development runoff shall not exceed 75% of predevelopment runoff.	(See Development Standard 2)	Review and approval of final building and drainage plans and project conformance with Flood Control District standards	Prior to approval of building permit and CDP	Santa Barbara County Flood Control District and P&D	Verify prior to occupancy clearance and periodic spot checks.	Santa Barbara County Flood Control District and P&D
F&D-4 Deleted from the FEIR because it is no longer relevant. The projects (Franciscan Sedimentation Basin and Craven's Lane Culvert) do not and were not intended to have the capacity to accommodate sediment from all future greenhouse development in that watershed.	N/A	N/A	N/A	N/A	N/A	N/A
F&D-5 Hoop structures greater than 5,000 sq. ft shall be subject to Flood Control District review to mitigate potential drainage and erosion impacts.	Standards incorporated in CA Overlay District general requirements	Review and approval of drainage plans	Prior to approval of LUP / CDP	P&D, Santa Barbara County Flood Control District	Verify prior to occupancy clearance and periodic spot checks, particularly during storm events to ensure compliance	Santa Barbara County Flood Control District
LU/AG-1 Setback requirements for all new greenhouse development	Standards incorporated in CA Overlay District general requirements	Review and approval of site and building plans	Prior to approval of building permit and CDP	P&D	Verify prior to occupancy clearance	P&D Permit Compliance
LU/AG-2 Develop a landscaping plan to screen the development within 5 years. Plants shall be compatible with visual character of the area.	(See Development Standard 1)	Review and approval of landscaping plan	Prior to approval of LUP / CDP	P&D	Verify prior to occupancy clearance and periodic spot checks to ensure compliance	P&D, Development Review and Permit Compliance
LU/AG-3 The maximum height of any structure shall be 30 feet above finished grade.	Standard incorporated in CA Overlay District general requirements	Review and approval of site plans and building design plans	Prior to approval of building permit and CDP	P&D and Building and Safety	Verify prior to occupancy clearance	P&D Permit Compliance
LU/AG-4 Hardscaped areas shall be minimized to preserve agricultural soils	DevStd-9. Minimize hardscaped areas through site and building design and the use of permeable surfaces.	Review and approval of site plans and building design plans	Prior to approval of building permit and CDP	P&D	Verify prior to occupancy clearance	P&D Permit Compliance

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T-1 New greenhouse development shall pay a pro-rata contribution towards future interchange improvements	DevStd-19. Development contributing peak hour trips to the Santa Monica/Via Real/U.S. 101 NB interchange and the Linden Avenue/U.S. 101 SB off-ramp interchange shall contribute to future improvements Coastal Land Use Plan Policy 8-5, Subsection (j)	Review of project contribution to peak hour trips and assessment of pro-rata fees	Fee assessment and payment made prior to approval of LUP/ CDP	Public Works and P&D	Verification of payment prior to occupancy clearance	Public Works and P&D
T-2. Conduct traffic analysis that identifies the number of new peak hour trips a project will send to the Santa Monica/Via Real/U.S. 101 NB ramp interchange and the Linden Avenue/U.S. 101 SB ramp interchange.	DevStd-18a The Traffic Management Plan shall include a the number of new peak hour trips sent to the Santa Monica/Via Real/U.S. Highway 101 NB ramp interchange and the Linden Avenue/U.S. Highway 101 SB ramp interchange.	Review of traffic analysis submitted with project application	Prior to approval of LUP / CDP	Public Works and P&D	Verification prior to occupancy	Public Works and P&D
T-3 Compliance with site distance requirements.	DevStd-18. D. Driveway access shall comply with sight distance requirements and accommodate truck maneuvers.	Review site plan / engineering drawings and visit project site	Prior to approval of LUP / CDP	Public Works and P&D	Verify prior to occupancy clearance	Public Works Department and P&D
T-4 Improve property access points to safely accommodate truck maneuvers	See Development Standard 18 D.	Review and approve design of project access points	Prior to approval of LUP / CDP	P&D and Public Works	Verification of implementation prior to occupancy clearance	Public Works Department and P&D
T-5 All truck deliveries, shipments, and employee parking shall be accommodated on-site.	DevStd-18. E. Truck deliveries and employee parking shall be accommodated on site	Review and approve design of project on-site parking accommodations	Prior to approval of LUP / CDP	P&D and Public Works	Verification of implementation prior to occupancy clearance	Public Works Department
T-6 Investigate the source of elevated collision rates experienced at Route 192/Cravens Lane and to implement appropriate corrective action, if necessary.	Coastal Land Use Plan Policy 8-5, Subsection (k)	Investigate collision rates at Route 192/Cravens Lane. Make intersection improvements as needed	Ongoing	Public Works and Caltrans	Annually, through P&D budgeting process.	Public Works Department, County Decision-Makers and Caltrans

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T-7 Investigate the source of elevated collision rates experienced at Route 192/Linden Avenue and to implement appropriate corrective action, if necessary.	Coastal Land Use Plan Policy 8-5, Subsection (k)	Investigate collision rates at Route 192/Linden Avenue. Make intersection improvements as needed	Ongoing	Ongoing	Annually, through P&D budgeting process.	Public Works Department, County Decision-Makers
T-8 Relocate utility pole located on the north side of Route 192/Casitas Pass Road to provide adequate geometrics for trucks using the intersection.	Coastal Land Use Plan Policy 8-5, Subsection (k)	Review and approval of utility pole relocation plan	Ongoing	Public Works	Annually, through P&D budgeting process.	Public Works Department, County Decision-Makers
T-9 Evaluate need for signage along Santa Monica Road to alert drivers of truck traffic when entering or existing at a blind curve area.	Coastal Land Use Plan Policy 8-5, Subsection (k)	Review and approval of signage evaluation	Ongoing	Public Works	Annually, through P&D budgeting process.	Public Works Department, County Decision-Makers
T-10 Traffic Management Plan. The applicant shall prepare a Traffic Management plan for review and approval by County Public Works Department. The plan shall include, but not be limited to, information regarding approach and exit speeds, turning movements, hours of delivery, etc.	(See Development Standard 18. A, D, and E). DevStd-18 B. Preferred truck routes C. Information regarding approach and exit speeds, turning movements, hours of delivery, etc	Review and approve Traffic Management Plan for proposed greenhouse, or related development	Prior to approval of LUP and CDP	P&D and Public Works	Verification of implementation prior to occupancy clearance and periodic spot checks to ensure accuracy of plan	Public Works & P&D
T-11 The Public Works Department should make maintenance a priority on Santa Monica Road and Cravens Lane.	Public Works to identify road maintenance needs when updating Road Maintenance Annual Plan (RdMAP)	Review and approval of maintenance schedule and implementation for Santa Monica Road and Cravens Lane	Ongoing	Public Works	Ongoing	Public Works and County Decision Makers
AQ-1 Mitigate fugitive dust emissions	Planning and Development Standard Condition of Approval	Review and approval of grading and/or building plans	Prior to approval of grading and building permits and CDP	P&D	Periodic spot checks during grading and construction to ensure implementation	P&D Permit Compliance and APCD

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AQ-2 Applicant shall agree to comply with APCD dust control mitigation measures	Planning and Development Standard Condition of Approval	Review and approval of grading and/or building plans	Prior to approval of building permits	P&D	Periodic spot checks during grading and construction to ensure implementation	P&D Permit Compliance and APCD
N-1 A. Locate stationary construction equipment a minimum of 200 feet from sensitive receptors and shield it as needed	DevStd-11 Construction equipment generating noise exceeding 65 dB(A) CNEL at property boundaries shall be shielded and located a minimum of 200 feet from sensitive receptors	Review and approval of grading and building plans and inspection of construction equipment operations	Prior to approval of grading and building permits	P&D	Periodic checks during project construction	P&D Permit Compliance
N-2 Limit construction activities to 8:00 a.m. to 5:00 p.m. Monday through Friday.	Planning and Development Standard Condition of Approval	Inspection of construction operations and maintenance	Prior to approval of grading and building permits	P&D	Periodic checks during project construction	P&D Permit Compliance
N-3 Noise from industrial fans and heaters shall not exceed 65 dB(A) at the property line and this equipment shall not be located on walls that face adjacent residences. Acoustical analyses and follow-up monitoring shall be conducted to ensure compliance	DevStd-12. Noise from fans and heaters shall not exceed 65 dB(A) CNEL at the property line and shall not be located on walls that face adjacent residences. Acoustical analyses shall and follow-up monitoring shall be conducted.	Review and approval of building plans in conjunction with acoustical analyses	Prior to approval of building permits	P&D	Verification via acoustical analyses prior to occupancy clearance and noise monitoring at least twice during the first year of greenhouse operation.	P&D, Permit Compliance
N-4 Noise from paging and/or broadcasting of music shall not be audible within 30 feet of the exterior of the structure.	DevStd-13. Noise associated with paging and/or broadcasting shall not be audible at the property line	Review and approval of plans for sound amplification system	Prior to approval of building permits	P&D	Verification of implementation prior to occupancy clearance and periodic checks during greenhouse operation	P&D Permit Compliance
N-5 Loading docks, packing sheds, and delivery bays shall be centrally located with a minimum 100 foot setback from adjacent residential properties	DevStd-15. Packing and distribution facilities, loading docks, and delivery bays shall be centrally located unless noise at the property line can be reduced to less than 65 dB(A) CNEL. Idling of trucks prohibited 9:00p.m.-7:00a.m. When centrally located, the driveway shall not be counted toward the development cap.	Review and approval of site and building plans	Prior to approval of grading and building permits	P&D	Periodic checks during project construction to ensure compliance with building plans and verification of implementation prior to occupancy clearance.	P&D Permit Compliance