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Ramirez, Angelica

CVA Public Comment

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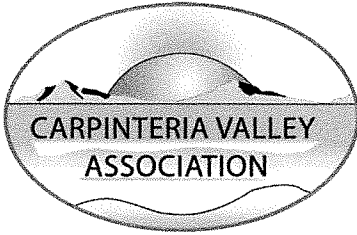
**From:** outreach@carpinteriavalleyassociation.org  
**Sent:** Saturday, May 21, 2022 2:27 PM  
**To:** sbcob; Supervisor Das Williams; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Subject:** 22APL-00000-00006, 19DVP-00000-00005, 19CDP-00000-00027, 3508 Via Real Cannabis Cultivation Project  
**Attachments:** CVA letter with letterhead for 3508 .pdf

**Caution:** This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please see attached.

Sincerely,

Mike Wondolowski  
President  
Carpinteria Valley Association



# Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014    CarpinteriaValleyAssociation.org

*Protecting the beauty & natural  
resources of our valley since 1964*

May 20, 2022

Board of Supervisors  
Santa Barbara County

Re: 22APL-00000-00006, 19DVP-00000-00020, 22CUP-00000-00005, 19CDP-00000-00027  
Planning Commission's approval of the 3508 Via Real Cannabis Cultivation Project

Dear Chair Hartmann,

The Carpinteria Valley Association is a local environmental group that has been protecting the Carpinteria Valley since 1964 and as such is interested in preserving Arroyo Paredon Creek and its watershed. We urge the Board of Supervisors to uphold the appeal before you.

The Carpinteria Valley Association is concerned about the modification being proposed for almost an acre of greenhouses to be permitted that will still exist in the 100 ft. ESH established by both the Toro Canyon Plan and the Carpinteria Agricultural Overlay in 2004. The operator's request for keeping this amount of greenhouses in the 100 ft. ESH is that these two greenhouses had been permitted originally in 1973 and 1980 in the 50 ft. ESH, but even with that requirement 3508 does have buildings closer to the creek than the required 50 ft. setback. Additionally, a nonpermitted greenhouse and other nonpermitted accessory buildings/water tanks were also built. So, even after the proposed removals, the two greenhouses remaining are nonconforming. With nonconforming status they cannot be expanded or enlarged. The operator wants to expand and enlarge the two greenhouses by raising the roofs 5 ft.

Rules are made to be followed, especially in protecting riparian habitats and endangered species. The proposed project includes a request for a setback modification for a reduction of the 100 ft. to increase the height which then creates an expansion. Since there will be removal of structures within the 50 ft. setback, the operator must be required to remove parts of the greenhouses that will still be in the 100' setback.

The Coastal Land Use Plan, the Toro Canyon Community Plan, and Article II require that biological resources and ESH be avoided, protected, and enhanced. In 2004 both the Toro Canyon Community Plan and the Carpinteria Agricultural Overlay required the 100' setback (former is from the center of the creek and the latter is from the top of the bank). The lines are quite similar, 40,400 sq.ft. would remain in the ESH using the measurement in the Toro Canyon Community Plan, while 28,500 sq.ft. would remain if the top-of-the bank measurement is used.

Arroyo Paredon Creek is a United States Fish and Wildlife Service designated critical habitat for the tidewater goby and the Southern California Steelhead Trout. When Caltrans replaced the bridge at 192 after the 2018 mud slide they had to install a fish passage project. In order to promote these species and other wildlife the 100 ft. and the modification requested with the height increase must not be permitted.

Thank you for your consideration.

Mike Wondolowski, President  
Carpinteria Valley Association