

CITY of CARPINTERIA CALIFORNIA



February 3, 2014

Board of Supervisors
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Subject: Van Wingerden Greenhouses – Zoning Map Amendment and Development Plan
First Supervisorial District

Honorable Supervisors:

The City of Carpinteria is concerned by the County Planning Commission's lack of action regarding the City's request to uphold important mitigation of the program EIR for the County of Santa Barbara Greenhouse Program.

The environmental document prepared for the Van Wingerden Greenhouse project acknowledges that the project contributes PM peak hour vehicle trips to the Santa Monica/Via Real/US 101 intersection within the City of Carpinteria. This intersection operates at poor levels of service in both the AM and PM peak hours. The program EIR for the Greenhouse Program certified by the County in 2002, and utilized for this project, recognized that greenhouse development allowed under the plan would create impacts in the City. As such, a mitigation measure was required to address these traffic impacts. Section 6.5 of the Addendum to 99-EIR-02 RV01 (the environmental document for the proposed project) discusses Mitigation Measure T-1 from the Greenhouse Program EIR. This measure requires payment of mitigation fees if a project contributes peak hour trips to the Santa Monica/Via Real/U.S. Highway 101 intersection. In the discussion on page 15 regarding this mitigation measure, while no *significant* impacts are expected, the Van Wingerden project is expected to add four (4) PM peak hour trips to this key intersection in the City.

Mitigation Measure T-1 from the Greenhouse Program EIR further requires that the County develop a Transportation Improvement Plan (TIP) in coordination with the City. Unfortunately, that TIP has not yet been prepared and the Van Wingerden project environmental document concludes that the mitigation measure has no force or effect. However, impacts from the Van Wingerden Greenhouses Project will occur within the City and need to be addressed. Without any mitigation of this known impact, it is not clear that an Addendum to the Greenhouse Program EIR is the appropriate environmental document for the project.

Further, considering the project traffic impact to the Santa Monica/Via Real/US 101 intersection, it appears that the project would adversely affect coastal access, not allowing for a requisite finding of Coastal Act consistency.

When this project was reviewed by the Planning Commission, the City submitted a similar letter requesting that a condition requiring that the Development Impact Mitigation Fees for traffic impacts be placed in an account that will be directed to roadway and/or intersection improvements within the City of Carpinteria at such time as the TIP is developed.

Unfortunately, the Planning Commission did not include this type of condition as a part of its recommendation for the project. It is the City's understanding that the Planning Commission concluded that since a Carpinteria Valley TIP is not in place, Mitigation Measure T-1 cannot be applied. We disagree with this conclusion and ask that your Board consider this request anew.

Also, this project points out that a Carpinteria Valley TIP is needed. City staff is available to begin work with the County Public Works Department on development of the subject TIP. In the meantime, we will continue to make City staff available to work with County Public Works and Planning & Development on projects of this nature and look forward to a mutually beneficial outcome.

Sincerely,



Dave Durflinger
City Manager

Cc: Jackie Campbell, Community Development Director
Charles Ebeling, Public Works Director
Julie Harris, P&D Project Planner