



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Santa Barbara County Board of Supervisors

FROM: Glenn Russell, Ph.D., Director, Planning & Development  
(805) 568-2085

DATE: February 26, 2014

RE: Van Wingerden Greenhouses  
Continued Hearing of March 4, 2014

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Prior to the hearing of February 4, 2014, the City of Carpinteria submitted a letter to your Board raising a concern that potential impacts to an intersection located within the Carpinteria city limits had not been adequately addressed pursuant to Mitigation T-1 of the Greenhouse Program Environmental Impact Report (99-EIR-02 RV 1) and Coastal Land Use Plan (CLUP) Policy 8-5.j. On February 4, 2014, your Board continued the project to March 4, 2014, to allow staff to work with the City of Carpinteria regarding the payment of transportation fees to mitigate traffic impacts.

The project is expected to generate a total of 16 afternoon peak hour trips, four of which would impact the Santa Monica/Via Real/U.S. Highway 101 Northbound Ramp interchange, located within the City of Carpinteria. Pursuant to the Planning Commission's recommendation for approval of the project, a condition of approval would require the applicant to pay the standard County transportation development impact mitigation fee for these 16 peak hour trips (Condition No. 16).

After the February 4, 2014, hearing, County staff met with the City of Carpinteria staff and reached an agreement regarding how to address the potential impacts of the Van Wingerden project. The County will continue to require the payment of the transportation development impact fee for the 16 peak hour trips. The amount of the fee corresponding to the four trips that would impact the interchange in the City will be set aside and held by the County for the City. These funds will be contributed to the City toward the costs of a future City improvement project that will address the project impacts to this interchange.

In addition, the County and the City staff are currently drafting a Memorandum of Understanding to serve as a commitment by both agencies to develop an appropriate mitigation fee to be collected by the County for future greenhouse projects that would fund fair share improvements to the two interchanges (Santa Monica/Via Real/U.S. Highway 101 Northbound Ramp and Linden Avenue/U.S. Highway 101 Southbound Ramp) addressed in the CLUP policy.

Attachment 1: Letter from City of Carpinteria dated February 14, 2014  
Attachment 2: Coastal Land Use Plan Policy 8-5

**CITY OF CARPINTERIA, CALIFORNIA**  
**DEPARTMENT OF PUBLIC WORKS**



Dianne M. Black  
Assistant Director  
Planning and Development Department  
County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101-2058

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S.B. COUNTY  
PLANNING & DEVELOPMENT

February 14, 2014

**Re: Van Wingerden Greenhouses**

Dear Dianne:

We appreciated the time that you took on Monday to meet with Jackie, Dave and myself to discuss how to appropriately mitigate the traffic impact identified by the County as a part of the environmental analysis of the Van Wingerden greenhouse development. As the EIR points out, the project results in a cumulative peak hour traffic impact at the intersection of Santa Monica and Via Real in the City of Carpinteria which requires mitigation (Mitigation Measure T-1). At our meeting, we discussed two possibilities for addressing the impact: applying the City's Development Impact Fee program or applying the County's South Coast TIP. The City committed to analyzing which approach we felt would be appropriate.

After reviewing this matter, we have concluded that the best approach, taking all factors into account, is for the County to apply a County impact fee to this project. The City believes that it is appropriate that such a mitigation fee be paid by the project applicant and be held in an account by the County to be contributed to the City toward the costs of a future City improvement project that will address the impacts created by the applicant's development project. We understand that the County has a traffic impact fee that is applicable to this project and that County staff will propose to the Board that a condition of project approval require payment of the fee (roughly \$8,000) to the County, with this fee being held by the County in trust for the City. We concur with this approach to mitigate the impacts identified in the County's environmental documents.

We also look forward to reviewing the draft MOU we discussed at our meeting that would serve as a commitment by our respective agencies to develop an appropriate mitigation fee to be collected by the County for the benefit of the City regarding future projects that would result in similar impacts.

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Ms. Dianne M. Black  
February 14, 2014

Should you have any questions, feel free to contact our City Manager Dave Durflinger or myself.

Sincerely,



Charles W. Ebeling, C.E., T.E.  
Director of Public Works/City Engineer

cc: Dave Durflinger, City Manager  
Jackie Campbell, Community Development Director  
Scott McGolpin, CoSB Director of Public Works  
Chris Sneddon, CoSB Deputy Director Public Works  
Will Robertson, CoSB Transportation Planner  
✓ Julie Harris, CoSB Planner



## ATTACHMENT 2

Coastal Land Use Plan  
Republished June 2009

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be permitted unless such conversion of the entire parcel would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with Section 30241 and 30242 of the Coastal Act.

**Policy 8-3:** If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless:

- a. The agricultural use of the land is severely impaired because of physical factors (e.g. high water table), topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and
- b. Conversion would contribute to the logical completion of an existing urban neighborhood, and
- c. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted.

**Policy 8-4:** As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I or II in the land use plan, the County shall make a finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.

**Policy 8-5:** 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<sup>81</sup> 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 as addressed in paragraphs "a" through "e" below have been identified and mitigated.

### Action

The County Resource Management Department shall develop procedures and standards for the environmental impact analysis of greenhouse developments. This action is necessary to ensure that all significant adverse impacts on coastal resources are identified and that mitigation measures are attached to projects as a condition of approval to mitigate individual and cumulative impacts. Such guidelines shall include an evaluation of the following factors for each project:

- a. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Mitigating measures shall be required to prevent runoff waters from entering overburdened water courses by directing runoff to water courses capable of handling the increased flow, or to collect the runoff and provide for drainage systems adequate to handle the increased flow.



- b. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered and the net loss of recharge that will result from the project. Projects will be required to provide for the net potential loss of recharge that will result from the project through the use of impoundment basins where feasible or other means of collecting, storing, and percolating water for the purpose of recharging the groundwater basin.
- c. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.
- d. Assessment of the potential adverse impacts of the project on the water quality of affected water bodies and groundwater basins.

To this end, the following information shall be required for each greenhouse project:

- 1) The volume of water runoff or discharge during normal operating conditions and during the rainy season of the year.
- 2) The types and amounts of pesticides and fertilizers contained in the runoff or discharge.
- 3) The method for disposing of the runoff or discharge, i.e., a drainage plan, irrigation plan, or other means of determining how the runoff will be managed.

The County shall request the Regional Water Quality Control Board to review each greenhouse project for conformance with applicable State statutes and policies and to recommend mitigating measures where necessary. No discharge shall be permitted into enclosed bays and estuaries unless it can be shown that such discharge will not degrade the quality of the receiving waters. In addition, no detectable level of pesticide shall be discharged into surface waters. Mitigation means may include suspension of the runoff and redirection away from the affected waters, treatment of the runoff to remove toxicants and nutrients present, and/or monitoring of discharge from individual greenhouse projects.

To implement this policy in the Carpinteria Valley, a program for regular monitoring of the water quality of the Carpinteria Marsh and streams affected by greenhouse development shall be established (see also Recommendation 8, paragraph b(l), Section 3.9).

- e. Assessment of the potential adverse impacts of the climate control aspects of the project on air quality.

In addition to the mitigating measures listed above, other measures necessary to mitigate any adverse impacts identified as a result of the evaluation of these and other factors shall be required as a condition of project approval. In order to adequately assess the potential individual and cumulative impacts of greenhouse development on the coastal resources of the Carpinteria Valley, the County should conduct a master environmental impact assessment for the Valley to determine the level of greenhouse development that the Valley's resources can support without experiencing adverse environmental impacts. The County shall seek funding for the preparation of the master environmental impact assessment during the implementation phase of the Local Coastal Program. If the master environmental impact assessment is not completed



within three years of the certification of the County's land use plan, greenhouse development (as regulated by Policy 8-5) shall automatically become a conditional use on Agriculture I designated lands in the Carpinteria Valley. If, however, the County and Coastal Commission agree on land use designation or policy changes based on the County's assessment of adverse environmental impacts of greenhouses gathered through the permit process, conditional use permits shall not be required for greenhouse development.

On February 19, 2002, the County of Santa Barbara adopted the Carpinteria Agricultural Overlay District (CA Overlay) based on the cumulative impacts identified in the Carpinteria Valley Greenhouse Program Environmental Impact Report (99-EIR-02 and revisions dated February 19, 2002).

The purpose of the CA Overlay is to designate geographic areas of AG-I zoned lands 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 is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion by providing well-crated development standards that protect the water quality, visual resources and rural character of the Carpinteria Valley.

The Carpinteria Agricultural Overlay District map identifies areas where future development of greenhouses shall be regulated in accordance with the CA Overlay District. Area A allows future expansion of greenhouses, greenhouse related development, packing and shipping facilities, shade and hoop structures, on AG-I zoned lands as identified by the Carpinteria Agricultural Overlay District map, subject to the provisions of this overlay district. Area A is generally located south of Highway 192, east of Nidever Road and west of Linden Avenue. Within Area A, a total development cap of 2.75 million square feet of new greenhouse and greenhouse related development, packing and shipping facilities, and hoop structures (excluding shade structures) has been established for the life of the program. Area B allows new greenhouses, greenhouse related development, packing and shipping facilities, shade and hoop structures subject to the provisions of the CA Overlay District. Area B encompasses the remainder of AG-I zoned lands, as identified by the Carpinteria Agricultural Overlay District map, in the Carpinteria Valley.<sup>82</sup>

- f. Prior to processing any amendments to the Carpinteria Agricultural Overlay District boundary or 2.75 million sq. ft. development cap, the County shall complete and updated assessment of the effects of existing greenhouse development on the coastal resources of the Carpinteria Valley. The study shall include:
  - 1) Resource information on surface and groundwater quality, visual resources, prime agricultural soils, and biological resources. Adequate monitoring and baseline studies shall be performed to provide data for any future greenhouse expansion requests.
  - 2) An assessment of the effectiveness of the County's greenhouse permit process, CA Overlay zoning requirements and development standards in protecting the Valley's resources and quality of life.



Planning and Development shall form a Citizens Advisory Committee to review the study and provide recommendations to the Board of Supervisors. The Citizens Advisory Committee shall include, at a minimum, representatives from the City of Carpinteria, County Agricultural Commissioner's office, Santa Barbara Flower Growers Association, and Carpinteria Valley Association. The final study shall contain a summary of the issues raised during preparation, particularly an outline of any disagreements between experts. The results of this study shall be subject to review and approval by the County Planning Commission, Board of Supervisors, and Coastal Commission.

- g. County Planning and Development shall work with the City of Carpinteria, interested property owners, and community housing agencies to identify appropriate sites for farm employee housing within rural areas of the Carpinteria Valley and the City of Carpinteria. Farm employee housing shall be sited and designed in a manner consistent with applicable County goals, policies, and development standards. Planning and Development shall actively pursue available funding sources to assist with the planning and implementation of farm worker housing in the Carpinteria Valley.
- h. A Watershed Management Program shall be established to ensure improvement in surface water quality and to provide for the long-term protection of the ecological functions and values of the Carpinteria Salt Marsh and its coastal stream tributaries from detrimental impacts originating in the watershed. The Watershed Management Program shall include a water quality monitoring program to identify the type, source and concentration of possible pollutants. Planning and Development shall seek available funding for monitoring and coordinate planning and implementation with the Agricultural Commissioner, RWQCB, UC Santa Barbara Natural Reserve System, City of Carpinteria, County of Santa Barbara Public Works Department, members of the public and other appropriate parties (including agricultural representatives) and the Carpinteria Salt Marsh Management Advisory Committee.
- i. Planning and Development shall coordinate with the Environmental Protection Agency and Regional Water Quality Control Board to establish Total Maximum Daily Loads (TMDL) for nitrates entering Carpinteria Salt Marsh and Carpinteria Creek.
- j. New Greenhouse Development contributing peak hour trips to the Santa Monica/Via Real/U.S. 101 NB ramp interchange and the Linden Avenue/U.S. 101 SB ramp interchange shall pay a pro-rata contribution towards future interchange improvements. A Memorandum of Understanding (MOU) to be developed by Public Works Department, Planning & Development Department, and the City of Carpinteria shall establish appropriate mitigation fee calculation rates and procedures.
- k. County Public Works Department shall coordinate with Caltrans to investigate the source of elevated collision rates experienced at Rout 192/Cravens Lane and Route 192/Linden Avenue and implement appropriate corrective action, if necessary. The design and scale of intersection improvements shall be consistent with the rural character of the area to the maximum extent feasible. County Public Works Department shall contact the local utility company to request relocation of the utility

pole located on the north side of Route 192/Casitas Pass Road. The utility pole shall be located away from the intersection to provide adequate geometrics for trucks using the intersection. Public Works shall also evaluate the need for signage to alert drivers of truck traffic along Santa Monica Road when entering or existing at a blind curve area.

- I. When the County adopts a Transportation Improvement Plan (TIP) for the Montecito-Summerland-Carpinteria and Toro Canyon Plan areas, it shall include areas of Carpinteria Valley where appropriate. The TIP shall address any necessary long-term improvements to roadways and alternative transportation facilities, including any appropriate traffic calming measures, designed to maintain public safety and acceptable levels of service on roadways and intersections on an area-wide basis. The TIP shall include a bicycle route improvement plan that will address conflicts with greenhouse related truck traffic trips. The TIP shall be an integrated plan for capital improvements of roads and intersections as well as alternative transportation facilities.

The TIP shall include a comprehensive traffic management program to address problems related to increased vehicular and truck traffic traveling through residential areas. The County Public Works and Planning and Development Departments shall work cooperatively with the City of Carpinteria and the Santa Barbara Flower Growers Association to identify appropriate neighborhood traffic solutions, which may include identification of appropriate truck routes which provide access to greenhouse development while minimizing travel through residential neighborhoods.

Identified improvements shall be funded through collection of traffic mitigation fees and/or grants, and implemented through the TIP. The TIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the TIP.<sup>83</sup>

**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:



