



## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

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**NOTICE OF AVAILABILITY OF THE  
DRAFT MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED  
Plantel Nurseries Development Plan Revision (Eastside Expansion)  
Case Nos. 19RVP-00000-00115, 22NGD-00000-00010**

**PROJECT DESCRIPTION:** Rich-Grow Nursery Products, Inc. (DBA Plantel Nurseries) proposes to revise the Plantel Nurseries Development Plan (Case No. 08DVP-00000-00007) to expand the permitted nursery operations onto the easterly 77-acre portion of the lot, and will include 1,596,480 square feet (sf) of additional structural development, including a germination building, up to 13 greenhouses, and the construction of various water detention and recycling structures, as well as the incorporation of additional equipment to accommodate the expanded operations.

**PROJECT LOCATION:** The Project site is located 2775 E. Clark Avenue, APN 129-170-004, in the Santa Maria Valley planning area, Fourth Supervisorial District.

**PUBLIC COMMENT:** The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 22NGD-00000-00010. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on August 15, 2025, at 5:00 p.m. Due to the non-complex nature of the Project, a separate environmental hearing will not be held.

**PROJECT DETAILS:** The Project includes the revision of the Plantel Nurseries Development Plan, Case No. 08DVP-00000-00007, located at 2775 E. Clark Avenue in Santa Maria, California. The original development plan was approved by the County Planning Commission on June 30, 2010, and permitted development of the westerly 60-acre portion of the lot. A subsequent substantial conformity determination (Case No. 16SCD-00000-00034) and development plan amendment (Case No. 19AMD-00000-00012) permitted additional development, including three solar carport structures in 2019. The Project will allow an expansion of the permitted nursery operation onto the eastern 77-acre portion of the lot. The expansion will involve 1,596,480 sf of structural development, including one germination building and 13 pre-fabricated greenhouses. The expansion will also

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030

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include a 437,000-cubic-foot stormwater retention/detention facility; a 1.3-million-gallon irrigation water storage and recycling facility; a water filtration and recirculation facility with four 250,000-gallon water storage tanks; 107,897 sf of additional landscaping; and new parking areas and internal access paths. Operational staffing of the expansion area would require an additional 10 full-time employees. Hours of operation for the expansion area would be the same as existing operations: Monday to Friday, from 6:30 A.M. to 6:00 P.M., year-round.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Mitigated Negative Declaration (MND) 22NGD-00000-00010) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073 and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of an MND affirms our opinion that any significant adverse impacts associated with the Project would be reduced to an insignificant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The MND prepared for the Project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Air Quality – Greenhouse Gas Emissions, Biological Resources, Cultural Resources, and Public Facilities**. If the Project Description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the Project.

**DOCUMENT AVAILABILITY:** If a copy of the Draft MND is not attached, the Draft MND may be obtained and all documents incorporated by reference in the MND may be reviewed at P&D offices located at 624 Foster Road, Suite C, Santa Maria and on the P&D website at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186>. Draft documents are also available for review at the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria.

**How to COMMENT:** Please provide comments to the project planner, Tina Mitchell, via email at [tmitchell@countyofsb.org](mailto:tmitchell@countyofsb.org) or telephone at (805) 934-6289, prior to the close of public comment on August 15, 2025, at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.