

SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

On Tuesday November 1, 2022, the Board of Supervisors will hold a public hearing to consider Case Nos. 22APL-00000-00023 and 22APL-00000-00021, appeals of the County Planning Commission's August 10, 2022, approval of the Nojoqui Farms Cannabis Cultivation Project (Case No. 19LUP-00000-00530). The appeals were filed by Edward Seaman and Sierra Botanicals, LLC.

The Project is a request for approval of a Land Use Permit to allow 22.17 acres of cannabis cultivation activities on a 53-acre parcel, zoned Agriculture II (AG-II-40), located at 1889 Highway 101 in the unincorporated area of Buellton, 3rd Supervisorial District. The complete project description is provided below and also included in the Conditions of Approval.

The Project is a request for approval of a Land Use Permit to allow 22.17 acres of cannabis cultivation, which includes 20.67 acres of outdoor cannabis cultivation in hoop structures, 1.20 acres of cannabis nursery in hoop structures, 0.07 acres of cannabis processing (storage) in an existing 3,240-sq. ft. agricultural storage barn, and 0.23 acres of cannabis processing (drying, curing, trimming, storing, packaging, and labeling) in a proposed processing building, 10,000 sq. ft. in area and 25 ft. in height. Hoop structures will be up to 15 ft. in height and will not include any permanent structural elements, utilities, or lighting. Cannabis green waste will be composted onsite in a 0.40-acre compost area. The Project also includes a proposed 30,000-gallon water storage tank for fire protection purposes and a proposed compacted gravel parking lot with twenty 9-ft. by 20-ft. employee parking spaces. Existing onsite development to be used for the proposed cannabis operation includes: a 3,240-sq. ft. agricultural storage barn (noted above and consisting of a 2,160-sq. ft. structure with a 1,080-sq. ft. attached shade cover) to be used for an office and cooler storage for cannabis product staging prior to shipment; a 96-sq. ft. detached restroom for employee use; a 2,500-sq. ft. machine shed to be used for farm equipment storage and office use; and one 30,000-gallon water storage tank for irrigation and domestic use. Existing onsite development that will remain, but will not be used for the proposed cannabis operation includes a 3,288-sq. ft. residence and a 4,600-sq. ft. hay shelter. Existing onsite development that will be removed prior to Land Use Permit issuance includes a 1,070-sq. ft. employee mobile home, a 6,440-sq. ft. barn, a 1,482-sq. ft. mobile home, a 240-sq. ft. shed, a 49-sq. ft. shed, a 120-sq. ft. shed, a 96-sq. ft. shed, a 324-sq. ft. horse shelter, a 320-sq. ft. cargo container, and a 2,880-sq. ft. shade structure. The Project includes removal of two non-native trees. The Project does not include any native tree or native vegetation removal. Grading is limited to less than 50 cubic yards.

The cannabis operation will be enclosed with 7-foot-high no-climb security fencing (composed of wood rail wire mesh fencing 5 ft. in height, topped with barbed wire 2 ft. in height) connected to 8-ft.-high chain-link security fencing that will enclose the nursery area. Security light fixtures will be installed at the access gate, in the parking lot, and on the exterior of the processing building. All security lighting will be pole-mounted or building-mounted at a maximum height of 10 ft. and will be fully shielded, directed downward, and motion-activated. Existing and proposed landscaping will screen the operation from public views along Highway 101.

The operation will employ five full-time employees, with an additional 19 seasonal employees during harvest periods. The Project will include up to three harvests per year for a duration of 21 days per harvest period. Harvest periods will occur between the months of May through June, July through August, and October through November. Hours of operation will be from 7:00 A.M. to 4:00 P.M., Monday through Saturday. The hours of operation will not change during harvest periods. All harvested cannabis will be transferred into the onsite 10,000-sq. ft. processing building, into coolers within the onsite 3,240-sq. ft. agricultural storage barn, or to an offsite processing facility the same day it is harvested. All onsite cannabis processing activities will occur within either 1) the enclosed 10,000-sq. ft. processing building, which will be equipped with a carbon filtration and HVAC system to mitigate odors produced by drying, curing, trimming, storing, packaging, and labeling activities, or 2) the enclosed coolers within the 3,240-sq. ft. agricultural storage barn, which will be equipped with refrigeration units to mitigate odors produced by cannabis storage.

Three existing offsite groundwater wells will provide water for the Project (irrigation, domestic, and fire protection uses). The Applicant shall provide County P&D staff, a well meter log of the Main Well that serves the cannabis cultivation project prior to commencement of use and biannually thereafter for the life of the project. The use of the well is limited to 26.6 acre-feet per year (AFY), as confirmed by the well meter log. The Project will include approval of a water system permit and repair of the existing private onsite wastewater treatment system serving the employee restroom. The Project site will continue to be accessed via an existing 24-ft.-wide asphalt driveway off Highway 101. Fire protection will be provided by the Santa Barbara County Fire Department and law enforcement will be provided by the Santa Barbara County Sheriff's Department. The Project site is a 53-acre parcel zoned Agriculture-II (AG-II-40), and shown as Assessor's Parcel Number 083-430-014, located at 1889 Highway 101 in the Buellton area, 3rd Supervisorial District.

For current methods of public participation for the meeting of November 1, 2022, please see page two (2) of the posted Agenda. The posted agenda will be available on Thursday prior to the above referenced meeting for a more specific time for this item. However, the order of the agenda may be rearranged or the item may be continued.

For additional information, please contact Alia Vosburg, Planner, at: Email: avosburg@countyofsb.org | Tel: 805-934-6259.

If you challenge this project (Case Nos. 22APL-00000-00021, 22APL-00000-00023, or 19LUP-00000-00530) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing.

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Clerk of the Board of Supervisors by 4:00 p.m. on Friday before the Board meeting at (805) 568-2240.

083-430-032
ALENTEJO LLC
2280 WARD AVE
SIMI VALLEY CA 93065 1837

083-430-032
OCCUPANT
1701 HWY 101
BUELLTON, CA 93427

083-430-033
TAK, LLC
136 E 6TH ST
CASPER WY 82601

083-430-033
OCCUPANT
2401 S HWY 101
BUELLTON, CA 93427

083-430-035
OCCUPANT
1601 HWY 101
BUELLTON, CA 93427

137-300-007
OCCUPANT
1980 HWY 101
BUELLTON, CA 93427

081-020-025
GRANT'S FARM MANOR WEST, LLC
1600 HUNTINGTON DR
SOUTH PASADENA CA 91030

583-439-001
OCCUPANT
1889 HWY 101
BUELLTON, CA 93427

083-330-024
JONES ORGANIZATION THE
PO BOX 752
MT PLEASANT IA 52641

083-330-024
OCCUPANT
1501 S HWY 101
BUELLTON, CA 93427

083-330-029
REED, MIAE REVOCABLE TRUST 9/6/19
PO BOX 1803
BUELLTON CA 93427 1803

083-330-029
OCCUPANT
1601 HWY 101
BUELLTON, CA 93427

083-330-030
KERR, DAVID
1595 S HIGHWAY 101
BUELLTON CA 93427

SIERRA BOTANICALS, LLC
JUSTIN EL-DIWANY
PO BOX 3726
SARATOGO CA 95070

081-020-024
GRANT'S FARM MANOR WEST, LLC
1600 HUNTINGTON DR
SOUTH PASADENA CA 91030

083-430-006
RESTORATION OAKS RANCH, LLC (CA)
1399 CAMINO RIO VERDE
SANTA BARBARA CA 93111

083-430-014
SUNBURST CHURCH OF SELF REALIZATION
PO BOX 2008
BUELLTON CA 93427

083-430-015
ISABELLA ORGANIC FARMS, LLC
85 W HWY 246 217
BUELLTON CA 93427

083-430-022
GRAEF FAMILY TRUST 8/5/08
1810 W HWY 154
SANTA YNEZ CA 93460

083-430-024
CANUTT SURVIVOR'S TRUST
PO BOX 1668
BUELLTON CA 93427

083-430-030
SATTERTHWAITE MATTHEW JOHN TRUST 2/17/21
1120 MISSION DR 2
SOLVANG CA 93463 2941

083-430-031
NEW FRONTIERS HOLDINGS, INC
1984 OLD MISSION DR A-7
SOLVANG CA 93463

083-430-014
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1889 HWY 101
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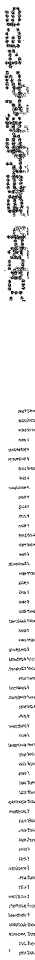


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