

Ramirez, Angelica

Public Comment - Group 1

From: Bruce Steele <brucesteele29@icloud.com>
Sent: Thursday, April 16, 2020 8:12 PM
To: sbcob
Subject: West Coast Farm 19LUP-00000-00064

Follow Up Flag: Follow up
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Please read into record

West Coast Farms 19LUP-00000-00064

Support letter

Our farm “ Winfield Farm “ directly abuts the eastern property line of West Coast Farms. Our farm doesn’t use herbicides or pesticides. Although

cannabis does smell it is far better than being downwind from pesticide drift and waft.

Cannabis operations should be sited where adjoining properties and farm operations don’t use pesticides. None of the farm operations currently surrounding West Coast Farms use pesticides and 4 lanes of Hwy 246 separate it from pesticides and conventional farming operations.

In the planning process tax revenues weren’t part of the discussion but in current conditions I think the tax revenues of a diversified agricultural economy that includes cannabis are a benefit to our county and not a detraction.

Thank you !

Sent from my iPad

Ramirez, Angelica

From: Villalobos, David
Sent: Friday, April 17, 2020 10:21 AM
To: sbcob
Cc: Lehr, Kathryn; Harmon, Nereyda
Subject: Fwd: Oral public comment for 4/21/20 BOS

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From: Lillian Clary
Sent: Friday, April 17, 2020 10:11 AM
To: Villalobos, David
Cc: Lil Clary
Subject: Oral public comment for 4/21/20 BOS
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David, I would appreciate your reading the following into the record at the meeting on 4/21/20.

Sta. Rita & West Coast Cannabis agenda

Thank you.

There is no justification for the massive concentration of cannabis operations on the 246 corridor and areas adjacent to Buellton. The issue of incompatibility with existing agriculture should be a STOP sign for these two sites.

Vintners were here first. They made huge investments in land, hired large numbers of employees and established this county as one of the premier locations for wine grapes in this state. Now they have to fight to protect their livelihoods from greedy cannabis operators who are using 'terroir' to market their products. Well guess what, wine grapes are grown in the ground, exposed to our natural climate. Cannabis is grown in potting soil in hoop houses with water often trucked in from other sites.

Vintners are not illegally grading land or operating hazardous processing labs. They are paying taxes. The county does not have to spend huge amounts of tax revenue on investigating their businesses to make sure they are complying with land use and business license requirements.

Finally, cannabis tax revenue is NOT going to save our county from the effects of the corona virus recession. Did anyone note that CNN today (4/17/20) reports that the massive Canadian cannabis firm Canopy Growth is cutting back operations and laying off staff?

Lil Clary, Tepusquet Canyon

Ramirez, Angelica

From: Blair Pence <blair@pencevineyards.com>
Sent: Friday, April 17, 2020 10:52 AM
To: sbcob
Subject: West Coast Farms Appeal

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Honorable Supervisors:

Your Planning Commissioners spent an agonizing amount of time reviewing every aspect of this fundamentally flawed, industrial scale, marijuana production facility. They rightly turned it down. To put it succinctly, it is simply too big and located in the wrong place.

The subject property is situated at the singular, specific westerly gateway to the Santa Ynez Valley per the Community Plan you adopted. Coincidentally, it also is the gateway to the Sta. Rita Hills AVA to the west, by far the most successful wine growing region in the County. This traditionally farmed site stretches for hundreds of yards along what for now remains a scenic highway, at a lower elevation that renders visual obstruction impossible, even with a wall of hedge material. So much for basic neighbor compatibility aspects.

It is also directly across the street from our tasting room and approved wine production facility (on hold pending resolution of proposed grows). Since 80% of wine tasting is olfactory, the presence of such a facility renders our site unsuitable in its present use and will have to be abandoned. This will be the case regardless of whether the smell is of marijuana or an odor masking system - from a wine tasting perspective they both produce the same result. Like many other local estate wineries, we sell over three-fourths of our wine direct to consumer (who prefer by large margins to walk the vineyards and taste outdoors rather than be stuck in a closed room), so the loss of our vineyard tasting facility puts us out of business.

Nobody really knows what effects terpenes will have on our grapes, but it appears quite likely that there will be some level of contamination (not to mention the perception of contamination, which competitors in other counties will subtly communicate to the consumer with equal results). Likewise, it would appear that current technologies cannot even prevent the transfer of our organic sprays that would exceed a level that would render marijuana unsaleable. Under these circumstances, our vineyard will no longer be viable either; so the mitigation option of growing here and producing/selling elsewhere (though it will result in lesser quality wines and an inferior sales environment) is not viable either.

I have asthma and my wife experienced severe headaches and insomnia directly resulting from the terpene releases when our easterly neighbor was allowed to illegally farm marijuana next door for over a year. We finally moved off the ranch and into what had been a rental property. One of our employees living on the ranch has two young children, one of whom suffers from cystic fibrosis, and requires constant medication. He could not afford to move out, so she suffered the entire time. If this project is approved, none of us will be able to remain in our homes.

To summarize, our property will become worthless to us. It cannot be used for wine production nor to sell wine due to olfactory incompatibility. Its viability as an ultra-premium vineyard is doubtful at best and the value of its production will be a fraction of its current worth (think box wine vs. \$64 pinot noir). And finally, none of us can live here any more (and why would we want to anyway?). In effect, this is a proposed taking of our property.

There are so many other compatibility issues (how about the fact that I have spent thousands on security gate access controls and alarm systems that still don't make us feel safe), but at some point do we not reach the same obvious conclusion as did the Planning Commission? Our family and our employees have already suffered as guinea pigs. Is the objective simply to put us out of our misery and bury us as the first of many wine industry victims?

Finally, I would like to address the question as to why this is so personal to me and why I cannot simply accept 155 acres of pot on my street as "progress" and just get along with my new "good farmers - great neighbors". Consider this: My winery and grape growing businesses are being threatened with their demise, my land will no longer be able to produce historically high value agriculture, my employees and loved ones are at risk, and I cannot breathe. Does that provide the requisite clarity?

For the last fifteen years, I have worked tirelessly and invested my life's savings and ambitions into this property. It supports two separate payrolls and provides homes to hard working people who have also invested themselves here. From our perspective, all of this is being taken from us so that another speculator can make a quick buck on the promise of tax revenues that are equally speculative. We understand the county's need for money, but we don't believe jeopardizing legacy agriculture and damaging lives is a prudent course of action.

Thank you for your time.

Blair Pence
cell: 213-910-1971
blair@pencevineyards.com

P E N C E

VINEYARDS & WINERY

.....
STA. RITA HILLS

SANTA BARBARA COUNTY

1909 West Highway 246
Buellton, California 93427
www.pencevineyards.com
t 805.735.7000

Ramirez, Angelica

From: Tyler Thomas <tyler@dierbergvineyard.com>
Sent: Friday, April 17, 2020 10:54 AM
To: sbcob
Subject: Letter for Dept Agenda Items #3 and #4 on April 21, 2020
Attachments: 2020.04.17 Sta Rita Valley Ag and West Coast Farms Appeal - SL and DB.pdf; SB Comment Letter 2020.03.20 - Copy.pdf

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Dear Clerk of the Board,

I'd like to submit the following letter and its subsequent attachment (two files total) to the Board of Supervisors for agenda items #3 and #4 on the upcoming April 21, 2020 hearing. These are appeals for Sta Rita Valley Ag and West Coast Farms cannabis permit applications.

Thank you for your assistance.

Tyler

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Tyler Thomas
Star Lane • Dierberg Vineyards
President • Winemaker
805.697.1454 (winery direct)
805.245.3484
"Keep fermenting" - Someone

DIERBERG



April 17, 2020

Santa Barbara County Board of Supervisors
RE: Santa Rita Valley Ag., Inc. & West Coast Farms Cannabis Cultivation Permits

Dear Chair and Supervisors of the Board,

I am President of Star Lane & Dierberg Vineyards, LLC, a member of the AAC, and a member of the Board of Santa Barbara Vintner's Association. We have several concerns about the precedent the upcoming appeals have on cannabis cultivation in Santa Barbara County. With other legacy agriculture entities, we believe large scale cannabis grows under the current ordinance are not compatible with conventional & legacy agriculture under the current ordinance.

We urge the following actions:

1. Per the AAC's recommendations, please continue these appeals you can consider the Planning Commissions' recommended cannabis ordinance revisions.
2. If #1 is not possible, please consider the following **conditions** to the projects to protect surrounding ag's ability to maintain their viability:
 - a. Limit terms of LUP to 2 years.
 - b. Contain odors within the commercial cannabis activity. It is our opinion this can **best be accomplished by**:
 - i. Capping outdoor grows in Ag II to 10 acres (this would be substantially higher allowance than all other county's).
 - ii. Increase vegetative screening.
 - iii. Adding 3,000-foot setbacks
 - iv. Prohibit onsite drying.
 - c. Require a release of liability for legally applied crop management materials, tools, and practices.

Please consider the fact of these two grows clustered next to each other essentially totally 85+ acres of cannabis. (There are 23 pending projects in the Sta. Rita Hills Vineyard AVA, a large clustering of cannabis permits). We recommend conditioning them to some reasonable portion of the farm-able land. These clustered grows will have an impact on odors in the surrounding area and will impact the ability of Pence Vineyard customers from enjoying the value of their product: its smell and taste.

I hope the Board can see that short-term gains from cannabis revenue are not worth borrowing from long term gains from legacy agriculture that has invested hundreds of millions of dollars in improving land values in this County. What do we really know about where the cannabis market will be in 5 years? Do we really want to risk impacting the future of a known, high value crop (grapes and wine) that can be easily be shown to attract high dollar tourism and agriculture revenue? I encourage you to read my comment letter from March 20, 2020 (attached here) noting how vineyard cultivation can assist long term value of an area. While cannabis represents an opportunity, we should condition it in a way to avoid expensing our existing agriculture entities.

A few facts that drive our decisions:

- SB Vintner members lost tens of thousands of dollars of crop in 2019 because they changed legal spray practices due to threatened litigation from a neighboring cannabis grower.
- Total wine sales account for ~\$165,000,000 in taxable revenue, only 13% of wineries account for 55% (\$90+ million) of that total. The majority (85%) of these top 35 wineries are in rural Ag II areas, a majority are in the Sta. Rita Hill AVA where many cannabis permits are clustering, and **the vineyards/winery's long term business viability would be significantly impacted by cannabis odors.**
- A cannabis grower's (Hacienda project) own study verified the potential for terpene drift to taint grapes. A fine-tooth comb through this study suggest less than 2 weeks times is needed for drift of beta-Myrcene (the principal terpene released from most cannabis strains) to occur.

Thank you for your continued efforts to guide our county,

A handwritten signature in black ink, appearing to read 'Tyler Thomas', with a long horizontal flourish extending to the right.

Tyler Thomas
President : Winemaker
Star Lane and Dierberg Vineyards.

Dear Chair and Supervisors of the Board

We are writing to strongly encourage the Board to continue the upcoming cannabis appeal for Santa Barbara West Coast Farms on March 24th until the Planning Commission can make recommendations for how best to amend the current cannabis ordinance. We believe such amendments are necessary to avoid incompatibility with existing legacy agriculture, and to avoid economic impact – both as a result of marketing identity and financial risk – to the wine grape industry.

Over the last 40 years, and specifically in the last 25 years the Santa Barbara County wine industry has established its core marketing identity around the unique climate, soil, and topography of Santa Barbara County. In grape growing and winemaking writ large, these aspects are known to be critical to building long term economical value of wine, brands, and the land associated therein. Unlike many other agriculture goods, wine grape's principle value – its smell and taste - is often tied to its location.

A supreme example and evidence of this fact is the United Nations Education Scientific and Cultural Organization (UNESCO) in 2015 recognition of Burgundy France as a world heritage site for being a “living archetype of terroir vineyards with the particularity of closely *associating the gustatory quality of their production with the parcel from which it originates*” (emphasis ours; <https://whc.unesco.org/en/list/1425/>). It is difficult to find any other UNESCO heritage site that has been designated specifically due to the value of crop it grows (e.g. beets, or wheat, etc.).

Our industry not only aspires to such status but has taken many lessons learned by historical producers in places like Burgundy to vet our particular land and its potential (reality) for creating inimitable world class wines. In fact, over the last several years members of the Burgundy wine community have elected to invest in wine growing partnerships in Santa Barbara County with some of our producers because of the County's unique expression of place through taste in wine.

While the California wine growing market does not have the history of our European counterparts, there is reason to think that over time certain places have developed a reputation of taste because a certain grape is grown in a certain place. While wine grapes are grown all over the world, nearly all experts recognize that the “noble” cultivars – based on *Vitis Vinifera* species - perform best (produce the best smelling and tasting wine) in certain, and specific temperate climates that cannot be replicated elsewhere.

Can we find evidence of this in California? Yes. The most notable, and internationally recognized is Napa Valley Cabernet Sauvignon. The California Department of Food and Agriculture tracks value per ton of certain grape varieties every year across the state. In 2019 the state average value per ton for Cabernet Sauvignon was \$1,767. The Napa Valley average was \$7,866/ton. The nearly 4.5 times value over the state average is economic recognition of value in both aroma, taste, and marketing value. It has created an identity that commands a value which should be protected. This also creates demand to visit the area promoting tourism and, in effect, exports the County's rural, luxury brand globally.

Pricing improves the value of brands, and ultimately land, which lifts the overall long-term value of the area and **therefore its taxable base**. Santa Barbara County has increasingly become known for its Pinot Noir (incidentally, the same wine grown in Burgundy). In 2018, according to the County's crop report, the average value per ton of Pinot Noir was \$2,640. The state average \$1,880. We have members in Sta. Rita Hills and Santa Maria Valley who average \$3,900-\$4,800/ton for their grapes and several

examples over \$6,000/ton (see CDFA Crop Report 2018 Table 8, District 8). Numerous wine producers outside the county not only buy grapes from this area but list the specific vineyards on their bottles **because those place names add value to the wine and command better pricing**. Some of our members in eastern portion of Santa Barbara County have Cabernet Sauvignon valued on average at close to \$4000/ton against the state average of \$1,767/ton (County average is \$2,488). Syrah averages \$2,317/ton in SBC and \$860 statewide. These few examples demonstrate the market recognizes Santa Barbara County as producing higher value grapes (rates 2-4 times the state average).

Why is this so? I wish I could tell you it was our superior marketing and promotion. That would make life easier for our vintner members. However, the principle reason is simply based on taste, supply, and demand. The wine industry is a small industry and as intrepid winemakers began trying Santa Barbara County fruit in the late 70s and 80s, the area increasingly became a spot coveted by high end wine producers. The transverse mountain range, narrow valleys, various soil types, represent one of the most **unique features along the entire North American western coastline**. It sets up a very particular climate soil confluence for high quality grape growing. **Something that cannot be replicated elsewhere**.

The sum what we are trying to articulate is that our crop, and its product – wine – are not easily replicated in other areas (e.g. Mojave, Texas, Fresno, Canada, even Burgundy). Indeed, its inherent value over time is **associated with a certain place** (like Sta. Rita Hills). In a short amount of time (in the wine world – 40 years), Santa Barbara County as evidenced through its grape pricing has demonstrated a desirable crop value over and above much of California because of its place – climate, soil, geography, and people.

We understand this in itself may not be enough to create motivation for protecting such a crop. However, the industry (whose impact is valued in SBC at over \$1 Billion) is sizeable enough to merit motivation. Additionally, wine has proven many times (see Burgundy example) to be a luxury agricultural product that stands the test of time in providing value for a region while also maintaining its rural character. Because value gets placed on specific places and the wine grapes cannot be replicated elsewhere (Sta. Rita Hills, Santa Maria Valley, Napa Valley, etc.), the supply from such places becomes limited. This creates a situation of scarcity increasing the value of the product. However, unlike some crops which people will only pay so much for, wine – tied to a certain location - can sustain a price that sustains need for increased wages.

Unlike a product like cannabis, where the goal is 'x' amount of THC to produce 'y' high and to offer specific flavors through breeding – all of which can be accomplished independent of its appellation of origin, wine grapes best opportunity is proved the world over to be tied to its appellation of origin.

This represents a great opportunity for Santa Barbara County which desires to see income growth and opportunity but also desires to maintain its rural character. Wine growing is a part of that solution and SBC's land is well suited to support it. Furthermore, nearly 55% of the wine industry's \$160,000,000 in retail sales within the county happen in wineries that exist rural areas (many in Sta. Rita Hills). This economic value needs to be protected.

A large share of those 55% exist in areas currently in process for cannabis permits that are unprecedented across the globe. Sure, wine grapes and cannabis have existed together in Sonoma and Mendocino Counties, but never on this scale. There is no precedent for the impact this will have on our wine growers and retail businesses. If odor impacts in rural tastings rooms drives their sales down, a

large impact on the \$160,000,000 taxable revenue will be felt. That will drive a feedback loop to grape growers and land values.

This is why we support the PC's movement toward improving odor control in Ag II, in requiring CUPs for all projects, and even having an overlay that incentivizes cannabis grows to move toward areas where agriculture incompatibility is less likely.

The projects before you need to be conditioned. We have stated all along our desire to see cannabis thrive in SBC, just not at the cost of legacy agriculture business. Prudence suggest that starting more restrictive (and yet still – possibly - bigger than every other county) will avoid making legacy agriculture the testing ground for potential unintended economic consequences.

A handwritten signature in black ink, appearing to read 'Tyler Thomas', with a long horizontal flourish extending to the right.

Tyler Thomas

President, Star Lane and Dierberg Vineyards

Board Member of Santa Barbara County Vintners

Ramirez, Angelica

From: Courtney Taylor <me@courtneyetaylor.com>
Sent: Friday, April 17, 2020 11:08 AM
To: sbcob
Subject: Comment on 4/21 BOS Hearing (Items 3 and 4)
Attachments: FOW SAN BOS Letter 2020-4-17 RE SRVA and SBWC Appeals.pdf

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Clerk:

Attached please find a letter from Sanford Winery for Items #3 and #4 at the April 21st Board hearing.

Thank you,
Courtney

Courtney E. Taylor

6465 Nursery Way, San Luis Obispo, CA 93405

p: 805.316.1278 | **c:** 805.234.2706 | **w:** courtneyetaylor.com

Legal Counsel to the **Alcohol Beverage Industry**

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A Terlato Family Winery

April 17, 2020

Santa Barbara County Board of Supervisors
105 E. Anapamu Street
Santa Barbara, California 93101
By email to sbcob@co.santa-barbara.ca.us

**RE: Appeals of Santa Barbara West Coast Farms and Santa Rita Valley Ag.
Departmental Items #3 and #4**

Chair Hart and Honorable Supervisors,

In 1971, the first pioneering Pinot Noir vineyards were planted in Santa Barbara, which was the Sanford & Benedict Vineyard. For over 40 years now, this iconic vineyard has set the standard for quality in the region and is also home to the oldest Pinot Noir vines in Santa Barbara County.

My family has been active in the wine industry for over 80 years and today, our multi-generational, family owned and operated wine business is in its 4th generation. Through those four generations, we have been fortunate to have helped grow and shape the wine industry and consumer choice in the United States. Since 2002, our family, a has owned, farmed, and cared for the Sanford Vineyards and Winery, including the iconic and historic Sanford & Benedict Vineyard. Over the course of the past 18 years our family has co-existed with winery owners and farmers – as good and thoughtful neighbors and we continue to foster these collaborative relationships today.

We are writing to express support for Mr. Pence’s appeal of the Santa Barbara West Coast Farms and Santa Rita Valley Ag. cannabis cultivation projects. If approved as proposed, these two projects combined with the other outdoor cultivation projects proposed in the Sta. Rita Hills AVA, will cause significant impacts to our winery and the County’s wine industry viability and reputation. Like many others, including Mr. Pence, we are most concerned that the low tolerance thresholds for cannabis testing will effectively prohibit our ability to farm our land and vineyards without liability from a neighboring cannabis operator. It is clear based on testimony heard already that these conflicts are imminent and real and can result in significant financial consequences for legacy agriculture and a negative impact on the reputation and future health of Santa Barbara County.

In essence, and I share this with the greatest respect while at the same time issuing a cautionary note, it is my belief and the belief of many Santa Barbara constituents and voters with whom I have spoken, if the County Supervisors choose to continue along their clearly-established pro-cannabis path, allowing unencumbered cannabis expansion, it will be at the expense of the Santa Barbara wine industry. The short version – if significant changes in thinking, policies, protocols and process are not made, the Santa Barbara wine industry will cease to exist as we know it today, and the greater Santa Barbara community and its voters will surely vote their displeasure if this will ultimately be the result.

You may think this an extreme view, but I assure you it is not. Our family is fortunate to have long and deep relationships in the wine industry and the questions being posed by winery owners, vineyard owners and land use planning experts have been: “How could the local government and the County Supervisors have allowed this happen in such an unencumbered fashion?” “Why have no other winegrowing regions chosen such an aggressive path – do local government officials responsible for these decisions see and acknowledge this?” “It seems as if the County Supervisors have completely ignored the value, contributions and positive financial impact of the wine industry on the local Santa Barbara community and its businesses – and all in favor of cannabis. What is happening here?”

The County is now in a position, and frankly, has an obligation, to address this situation through the denial of these large cannabis projects or by requiring significant reductions in the allowed cultivation acreage to allow for buffers to reduce these conflicts. We support the Planning Commission’s denial of the 50-acre Santa Barbara West Coast Farms project, and the significant reduction in scope of the Santa Rita Valley Ag. project to 12.75 acres. Without denial or significant reduction in scale in line with the direction set by the Planning Commission, we fear the conflicts will persist and the County will find itself wrought with ongoing conflicts between neighbors. The reality of these conflicts will decrease the overall nature and value of our County and will devalue all of the revenue and assets associated with Santa Barbara wine country.

To be clear, we have no issues with one’s Right to Farm nor with ones right to create a livelihood, but we cannot be compelled (and ultimately forced) to abandon the industry that has been in place here, growing and contributing to the community for over 50 years. It is not the responsibility nor right of the Board to compel us to forgo traditional and long accepted farming practices in favor of cannabis interests simply because the County desires to increase tax revenues – while at the same time, failing to account for the incompatibility of cannabis with existing agriculture and our farming practices. Each party should be responsible for its own land, its farming techniques, and results; this includes the cannabis industry, who should be responsible for impacts to their crops when they choose to site projects close to adjacent agriculture with full knowledge of the impacts to their own operations.

We are also deeply concerned about the cumulative odor impacts outdoor cannabis projects will have on the County’s wineries and tasting rooms in the Sta. Rita Hills AVA. The majority of the County’s wineries are located within the Sta. Rita Hills AVA. These wineries, including Sanford, have built our reputations in a highly competitive industry on a unique experience that is uniquely Santa Barbara County: rolling landscapes, native viewsheds, and outdoor tasting experiences. We serve many of our winery visitors outside on a patio. Visitors that come for the outdoor experience only to find cannabis odors, will not come back.

Since the adoption of the PEIR for the Cannabis Ordinance, the County has amended its Right to Farm Ordinance to exclude cannabis from its protections. The PEIR specifically did not apply odor abatement requirements to AG-II parcels citing this policy would be contrary to Right to Farm protections of cannabis. With this amendment, the ability to require odor abatement is feasible – and the Board should require it for these projects and others near tasting rooms to reduce the significant odor impacts of the litany of projects in the Sta. Rita Valley AVA.

We believe the following revisions to the projects would go a long way to remedy the situation: 1. Require an indemnity agreement between the cannabis operators and neighboring agriculture; 2. Reduce the scope of cultivation such that the Board can establish appropriate setbacks from adjacent agriculture; and 3. Require these cannabis operations to contain migratory odors with whatever means are most effective and legally compliant.

We genuinely and greatly appreciate your reading and careful consideration of this letter and understanding our position. I also thank you in advance and very much for your thoughtful consideration in finding a balanced solution to our current situation.

Sincerely,

/s/

John Terlato

Ramirez, Angelica

From: Rick Grimm <rick@BluePacificBio.com>
Sent: Friday, April 17, 2020 11:22 AM
To: sbcob
Cc: Rick Grimm
Subject: For reading into record -Tuesday April 21, 2020 BoS meeting agenda items 3 & 4 Blair Pence appeals of the West Coast Farms and Santa Rita Valley Ag Cannabis projects
Attachments: BOS April 21 2020 letter.docx

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To the Clerk of the Board,

Can you please read the attached letter into the record for Items 3 & 4 of the April 21 Board of Supervisors meeting,

Kind regards,

Rick & Aurora Grimm

Grimm Estates LLC
5400 Kentucky Road
Santa Ynez, CA 93460

VIA EMAIL sbcob@co.santa-barbara.ca.us.

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

RE: Agenda Items 3 & 4 Blair Pence appeals of the SB West Coast and Santa Rita Valley Ag cannabis projects.

April 17, 2020

Please read into the record

Dear Supervisors,

We are writing in support of the appeals of Blair Pence of the SB West Coast and Santa Rita Valley Ag cannabis projects. Like many others, our home and vineyard is adjacent to a proposed outdoor cannabis project and we are concerned about the impacts this project will have on our vineyards and livelihood. Like, Mr. Pence, we are specifically concerned with land use conflicts associated with pesticide drift, terpene contamination of wine grapes, and odor impacts to tasting rooms in the Sta. Rita Hills AVA.

We urge your Board to carefully examine these two projects to ensure compatibility with existing adjacent agriculture by reducing the scale and scope of the projects, requiring setbacks, and requiring odor abatement for both projects. Neither project is adequately set back, if at all, from the property lines. Setbacks would potentially reduce land use conflicts. Further, of the 23 projects proposed in the Sta. Rita Hills AVA, only 3 require odor abatement. The cumulative impact of the odor that emanates from 600+ acres of cannabis in this concentrated area must be addressed, starting with an odor abatement requirement for Santa Rita Valley Ag. To the extent any odor abatement systems are proposed that incorporate Byers, essential oils must be found to not adversely impact the crops grown on nearby properties.

Sincerely,

Rick & Aurora Grimm

Ramirez, Angelica

From: Debra Eagle <debra@almarosawinery.com>
Sent: Friday, April 17, 2020 11:24 AM
To: sbcob
Subject: West Coast Farms and Santa Rita Valley Ag Appeals
Attachments: Alma Rosa Cannabis Appeals Letter.docx

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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.

This is a letter from the owner of Alma Rosa Winery regarding the appeals of the West Coast Farms and Santa Rita Valley Ag cannabis projects proposed for Highway 246 in the Sta. Rita Hills region of Santa Barbara County. Please include this letter in the record against these projects.

Thank you.

Debra

Debra Eagle
General Manager
Alma Rosa Winery
Cell: 707-227-8503
www.almarosawinery.com

almarosa

winery & vineyards

250 Industrial Way, Suite A
Buellton, CA 93427

Santa Barbara County Board of Supervisors:

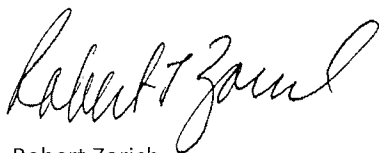
This letter is intended to express my personal point of view regarding your allowing uncontrolled growth of the cannabis business in the Sta. Rita Hills region of the Santa Ynez Valley as exemplified by the proposed West Coast Farms and Santa Rita Ag projects.

I am the owner of Alma Rosa Winery and have invested millions of dollars in Santa Barbara County and the Sta. Rita Hills in particular over the past 6 years trying to build a best-in-class wine business. We are a grape grower of 38 acres on Santa Rosa Road and have invested in a new tasting room in Buellton, a new winery in Lompoc and have hired all the requisite local staff under the presumption that we were following in the long legacy of County support for an environmentally friendly, bucolic agriculturally driven, tourist friendly community.

The County's role in allowing the unprecedented (in terms of numbers, size and extent within the State of California) rapid proliferation of cannabis grows in the middle of what has been a tourist-driven agricultural business focused primarily on vineyards, vegetables and flowers seems out of touch with the County's own history of only judiciously permitting change. Why choose now to be the largest agent for change in the state for an industry that brings with it all sorts of unintended consequences? The vineyards that have been responsible taxpayers for 40 some years certainly deserve more respect for the vast investment they have made in the community than newcomers who appear to not even respect the rule of law or neighborly decency.

Take a look around in all of the neighboring villages in our area of complaint and please notice what the business model is for the people that work there: tourism largely underwritten by or related to the wine industry. It is clean, rural, safe and legal. My position is not about the use of cannabis. This is about approving the multiple large cannabis grows with their already significant negative side effects, and the pace at which you are approving major and maybe unsustainable change within our community. Why? Why rush when there is so much time to go slow and not get it wrong? Finally, what do you want your legacy to be relative to protecting the community and the environment?

Sincerely,



Robert Zorich
Proprietor

Ramirez, Angelica

From: Sharyne Merritt <professormerritt@gmail.com>
Sent: Friday, April 17, 2020 11:52 AM
To: sbcob
Subject: West Coast Farms april 21 2020
Attachments: merritt letter to BoS re west coast.docx

Follow Up Flag: Follow up
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please distribute attached to members of the BoS

Santa Barbara County Board of Supervisors

April 17, 2020

RE: Santa Barbara West Coast Farms project

Dear Chair Hart, and Honorable Members of the Board of Supervisors

I urge you to **affirm the Planning Commission's denial** of the revised Santa Barbara West Coast Farms Project.

My property, APN 083-180-933 is adjacent to the project to the south.

Please consider the following impacts:

- This project is within SYVCommunity Plan (the western entrance to the SYValley) and will have a negative impact to visual resources.
- This is one of 19 cannabis applications in the Santa Rita Valley area. These applications will create an **Industrial Cannabis Corridor** to the west of Buellton that will be inconsistent with both the spirit of the Santa Ynez Community Plan and the CEQA premise that "It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man."(Public Resources Code 21000)
- This project will impact agricultural activities on my farm and other non-cannabis farms, specifically application of standard materials (e.g. sprays to control pests and mildew) and standard practices (such as plowing that kicks up dust). Fear of law suits from cannabis growers has stopped professional applicators *who prevent drift* from working near cannabis operations. This impacts **the long term viability of non-cannabis farming**.
- This project will impact quality of agricultural products – specifically wine – or the perceived quality of wine - both threatening the industry in SB County.
- Odor from this projects will impact residents (including me), visitors, and farmworkers at nearby agricultural operations (including those who work at my farm) - they count too even if they might not write letters.

Thank you,
Sharyne Merritt, farmer
Santa Rosa Road

Ramirez, Angelica

From: Renee O'Neill <chasingstar2701@yahoo.com>
Sent: Friday, April 17, 2020 11:56 AM
To: sbcob; Hart, Gregg; Hartmann, Joan; Lavagnino, Steve; Adam, Peter; Williams, Das
Cc: Villalobos, David
Subject: Re West Coast/Santa Rita Hills, Public Comment
Attachments: Letter to BOS re West Coast Farms and Santa Rita Hills Appeals, 4-17-2020.docx

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Flag Status: Flagged

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Dear County Board of Supervisors,

Attached, please find my letter opposing West Coast Farms and Santa Rita Hills Cannabis projects.

My letter also serves as a Formal Written Request for Public Information:

"This letter serves as a Formal Public Information Request to obtain the following information:

How much time and money has SBC spent on cannabis-related regulations, meetings, hearings, appeals, etc., since Prop 64 passed, in 2016."

I want to know how much revenue the cannabis industry has paid, compared to how much they cost the county taxpayers.

Renee O'Neill

Dear Chair Hart and Supervisors,

April 21, 2020

Re All Cannabis Appeals

No other industry has cost this county so much time, money, or distress. You can talk about 'revenue' till your blue in the face. **This letter serves as a Formal Public Information Request to obtain the following information: How much time and money has SBC spent on cannabis-related regulations, meetings, hearings, appeals, etc., since Prop 64 passed, in 2016.**

I want to know how much revenue the cannabis industry has paid, compared to how much they cost the county taxpayers.

No other industry has produced the plethora of problems that this industry perpetrates on our county legislators or residents.

No other industry has been allowed to operate a business without first, undergoing a strict permitting process before approval.

Now, think about that in relation to how much revenue the well-established, permitted, reputable wine industry has contributed to our county coffers throughout the years, as opposed to the problems and lack-of-revenue the cannabis industry has brought.

Re: West Coast Farms

On December 4th, 2019, the Planning Commission made the determination to "Deny the Project," based on the following:

- . Does not conform to Goal I, Policy I.B, and Policy II.D of the applicable provisions of the Comprehensive Plan
- . Does not conform to Policy LUASYV-2 Agricultural Element of the Santa Ynez Valley Community Plan
- . Is not consistent with the intent of the AG-II-100 zone district stated in the Land Use Development Code
- . Is a Disturbance to visual and aesthetic resources
- . Is Incompatible with adjacent agricultural operations (well-established vineyards and/or avocado farms)
- . Conflicts with existing agricultural operations on neighboring properties (ditto)
- . Creates a potential for pesticide migration from neighboring properties onto the subject property
- . Significant malodors would not be mitigatable

Most of the above listed items will result in complaints filed to the Agricultural Commissioner and subsequently, more appeals will be filed to the PC and BOS, resulting in time-consuming efforts, and costing the county and taxpayers more revenue.

At last week's Budget Workshop, Mr. Frapwell noted how important it is to, "Resist the temptation to make short-term decisions that will have long-term, negative ramifications." Supervisor William's remarked, 'cannabis revenue may be what saves us through this economic (Covid-19) crisis.' I disagree! The majority of growers do not pay taxes or claim they made no profit.

On the other hand, the wine industry has proven to be a long-term, substantially profitable, revenue producing industry.

As Stephen James so aptly stated in his public comment, "Cannabis can be grown anywhere which is why it is called 'Weed.'"

"Why doesn't the Board of Supervisors invest in the wine region instead to make this industry even more successful than it already is?" "Why don't you develop a Pro-Wine Culture in this county like Napa Valley and Paso Robles instead of making it the most regulated wine region in California?"

“It is a product to get you high, or for CBD oils to provide as healing agents and it is quickly becoming a commodity product where it will be grown all over the world as it gets legalized. It seems incredibly short-term minded as far less expensive locations than Santa Barbara County come into play.” Thanks Stephen! Well stated!

It is incredibly Short-term and Short-sighted!

Please support the Planning Commissioners recommendation, the majority of residents and legacy agriculture that is negatively impacted by these proposed projects and pending projects.

Deny both the West Coast Farms and Santa Rita Hills proposed projects!

Respectfully Submitted,

Renée O’Neill

Ramirez, Angelica

From: Renee ONeill <chasingstar2701@yahoo.com>
Sent: Friday, April 17, 2020 12:08 PM
To: sbcob; Hart, Gregg; Hartmann, Joan; Lavagnino, Steve; Adam, Peter; Williams, Das
Cc: Villalobos, David
Subject: Re: Re West Coast Farms / Santa Rita Valley, Public Comment

Follow Up Flag: Follow up
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In addition, please support all Public Comments that oppose these projects, including all of Marc Chytilo's, Blair Pence and others' letters.

Renee O'Neill

On Friday, April 17, 2020, 11:56:04 AM PDT, Renee ONeill wrote:

Dear County Board of Supervisors,

Attached, please find my letter opposing West Coast Farms and Santa Rita Hills Cannabis projects.

My letter also serves as a Formal Written Request for Public Information:

"This letter serves as a Formal Public Information Request to obtain the following information:

How much time and money has SBC spent on cannabis-related regulations, meetings, hearings, appeals, etc., since Prop 64 passed, in 2016."

I want to know how much revenue the cannabis industry has paid, compared to how much they cost the county taxpayers.

Renee O'Neill

Ramirez, Angelica

From: Bubba Hines <bhines@ridgelake-energy.com>
Sent: Friday, April 17, 2020 11:58 AM
To: sbcob
Subject: BOS 2020-4-17 Ltr RE Pence Appeals (Bubba).pdf
Attachments: BOS 2020-4-17 Ltr RE Pence Appeals (Bubba).pdf; ATT00001.txt

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VIA EMAIL

sbcob@co.santa-barbara.ca.us

April 17, 2020

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

**RE: Departmental Agenda Items #3 and #4
Appeals of Santa Barbara West Coast Farms LLC and Santa Rita Valley Ag. Inc.**

Dear Honorable Supervisors:

I, with my family, just like Brian Strange, own two properties in the Santa Rita Hills, one on Drum Canyon Road and another on Mail Road. We are currently in the planning stages of building a winery and tasting room on one of the parcels but have serious concerns about the viability of our plans given the concentration of large cannabis cultivation projects in the Sta. Rita Valley AVA. I am writing in support of the appeal of Blair Pence of the Santa Rita Valley Ag cannabis project, and to support the Planning Commission's denial of Santa Barbara West Coast Farms.

My properties, along with my neighbors, are not a designated EDRN but are a small cluster of homes and tasting rooms that will be impacted by large cultivation projects proposed along Drum Canyon Road. Similar to Mr. Pence, our existing agricultural operations are surrounded on all sides by 6 pending cannabis cultivation operations totaling 240 acres (one project is pending for 147 acres, and another for 70 acres). The cultivation sites occupy the majority of the parcel and are not adequately set back, if at all, from the property lines. These large-scale projects will in the aggregate have serious impacts to existing agriculture and tasting rooms that are immediately adjacent.

I am specifically concerned with potential liability associated with pesticide drift despite legal applications of such pesticides and terpene contamination of winegrapes. The Board must start denying projects adjacent to existing agriculture to avoid these inherent land use conflicts. There is substantial evidence that this conflict is real, continuing, and there is not yet a viable solution. If the Board does not deny these projects, the Board must at least reduce the acreage of these projects and require significant setbacks from adjacent parcels. These measures are the simplest solution to mitigate the impacts of these projects on existing agriculture.

With what I understand to be 23 pending cannabis projects in the Sta. Rita Hills AVA, I remain extremely concerned about the odor impacts to tasting rooms in this area. The majority of the County's wineries are located in the Sta. Rita Hills AVA, and all wineries are sustained by tasting room visitors. Given our temperate climate, tasting rooms in Santa Barbara County are uniquely situated to be able to serve visitors outdoors during most of the year. Even just one or two weeks of cannabis odors during harvest periods are sufficient to drive away visitors, who we expect would not return. This is lost revenue for our business, the County, and renders the wine industry inviable. I operate in a highly competitive industry and am fighting for the same tourist dollars as wineries in other counties who have ensured tasting rooms will not be inundated with cannabis odors. The Board can simply require odor control for Santa Rita Valley Ag to address this issue - as more projects in this area come before your Board, you cannot continue to ignore the clear need for odor abatement to mitigate the cumulative odor impacts and avoid irreparable harm to our wine industry.

I urge the Board to immediately address these significant impacts as they relate to the Santa Barbara West Coast Farms and Santa Rita Valley Ag projects. These two projects alone total 87 acres of outdoor cultivation and the cumulative odor impacts to adjacent parcels will be significant.

Sincerely,
Bubba Hines

Ramirez, Angelica

From: Lma Prez <lmaprez@gmail.com>
Sent: Friday, April 17, 2020 12:02 PM
To: sbcob
Subject: West Coast Farms

Follow Up Flag: Follow up
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Support West Coast Farms

To the Honorable Santa Barbara County Board of Supervisors:

The operators of West Coast Farms are a shining model for our county's promising cannabis industry. As property owners and applicants, they have shown that they care deeply about both the land and the law. This is beyond evident in their plans for the farm and its demonstrated efforts to build what can only be described as a beautiful project with best practice farming standards.

As land owners, West Coast Farms project plan follows every rule as it was written by your board. West Coast Farms is passionate about Santa Barbara County's proud tradition of agriculture and the beauty that it creates throughout our county. West Coast has exceeded the demands of regulators with best practices including the installation of an odor control system on an AG 2 project, no hoop structures to eliminate visual impacts, and well designed Ag support structures and landscaping that will enhance what is currently just a vacant piece of land that generates no tax revenue for the county.

As a community member, I ask you to join us in support of West Coast Farms Right to Farm. I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you,

Francisco H Pérez

Sent from my iPhone

Ramirez, Angelica

From: Courtney Taylor <me@courtneyetaylor.com>
Sent: Friday, April 17, 2020 1:28 PM
To: sbcob
Subject: Comment on 4/21 BOS Hearing (Items 3 and 4)
Attachments: BOS 2020-4-17 Ltr RE Pence Appeals.pdf

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Clerk:

Attached please find a letter from Foley Family Wines for Items #3 and #4 at the April 21st Board hearing.

Thank you,
Courtney

Courtney E. Taylor

6465 Nursery Way, San Luis Obispo, CA 93405

p: [805.316.1278](tel:805.316.1278) | **c:** [805.234.2706](tel:805.234.2706) | **w:** courtneyetaylor.com

Legal Counsel to the **Alcohol Beverage Industry**

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FOLEY FAMILY WINES
Real Vineyards. Real Wineries. Real Wines.

April 17, 2020

County Santa Barbara, Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101
Via Email: sbcob@co.santa-barbara.ca.us

**RE: Appeals of Santa Barbara West Coast Farms LLC and Santa Rita Valley Ag. Inc.
Departmental Agenda Items #3 and #4**

Dear Honorable Supervisors:

Bill Foley founded Foley Estates in the late 1990's and our winery today is one of the most important in the Sta. Rita Hills appellation. Our success is attributed to two extraordinary estate vineyards located in the Sta. Rita Hills AVA. Established in 2001, the Sta. Rita Hills AVA is a unique, ultra-cool climate growing area and one of the coolest winegrowing regions in the world. We pride ourselves in being responsible stewards of the land, our community, and a good neighbor – at our core, we are farmers.

We write today to express support of the appeal of Blair Pence of the Santa Rita Valley Ag cannabis project, and to support the Planning Commission's denial of the Santa Barbara West Coast Farms Project. Like many other vintners throughout the Sta. Rita Hills AVA, our vineyards are located directly adjacent to a 70-acre proposed outdoor cannabis cultivation project. Like the two projects before the Board, the proposed cultivation site is not adequately set back from the property lines and we expect the project will have serious impacts to our vineyard operations.

For our vineyards, we are concerned first, about potential liability associated with pesticide drift (even in the case of legal applications of such pesticides) and second, terpene contamination of our winegrapes. These land use conflicts are well-documented, and have been confirmed by the County's most significant leadership in agriculture: the Agricultural Advisory Committee, Agricultural Commissioner, and Grower-Shipper Association. This issue is exacerbated by projects such as Santa Barbara West Coast Farms and Santa Rita Valley Ag specifically, which are large in scope, span the entirety of the parcels without setbacks, and are directly adjacent to existing agriculture. If the Board does not deny these projects, the Board must reduce the allowed acreage of outdoor cultivation and require significant setbacks from adjacent agriculture to mitigate the clear incompatibility of cannabis with all other crops.

Our tasting room is located on Highway 246 and, like Mr. Pence, will also be impacted by large cultivation projects proposed along Highway 246 near Drum Canyon Road. Similar to Mr. Pence, there is a cluster of six (6) large outdoor cultivation projects proposed surrounding several tasting rooms in this area totaling 240 acres. We are concerned about the odor impacts to our tasting room and those of our colleagues in the AVA, where the majority of the County's wineries are located. Our wineries' reputations have been built on our wines and tasting room experience – with the proliferation of cannabis odors near tasting rooms along Highway 246, we expect visitors will not be able to taste our wines and will not choose Santa Barbara County for winetasting. The Board cannot underestimate the cumulative impact we will see to our tasting rooms, and must require odor control for projects like Santa Rita Valley Ag to address this issue. More projects in this specific area are coming, and we need project-specific odor abatement to control the severity of this impact.

We urge the Board to acknowledge these impacts to your wine industry, and address them in the Santa Barbara West Coast Farms and Santa Rita Valley Ag projects. They cumulatively contribute to the issues that we are facing, and it is incumbent upon the Board to begin to address them.

Sincerely,
Al Wagner, Vice President of Vineyards