

# **Valley Crest, LLC Appeal of the Planning Commission Approval of 5980 Casitas Pass Cannabis Cultivation**

**Case Nos. 22APL-00000-00018 and 19CDP-00000-00016  
Appeal by Valley Crest, LLC**

**Santa Barbara County Board of Supervisors,  
October 4, 2022**



**County of Santa Barbara  
Planning and Development  
Ben Singer**

# Location



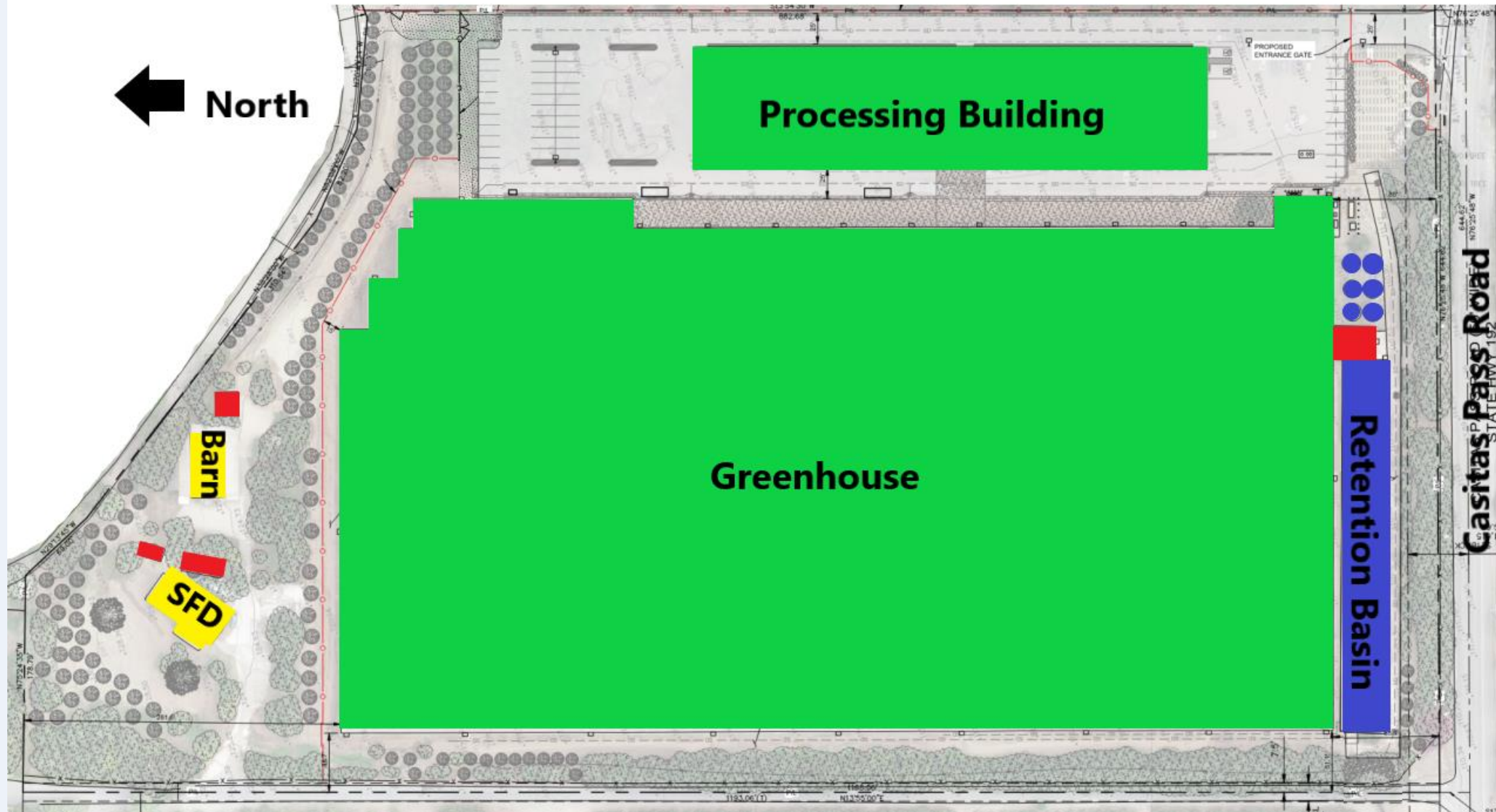
# Vicinity Map



# Project Description

- 8.98 acres of cannabis cultivation within an existing greenhouse and existing processing building
- 7.72 acres of mature plant cultivation, 0.12 acres of nursery cultivation, and 1.14 acres of processing (drying, trimming, packaging, and storage)
- Removal of four unpermitted structures
- Up to 70 employees
- No new development or redevelopment of the greenhouse or processing building

# Site Plan



# Appeal Issues Raised

## 1. Issue:

The Applicant contends that the condition added by the Planning Commission exceeds the requirements of Article II, and that the OAP submitted as part of the Proposed Project meets all requirements.

## Response

- The OAP submitted is consistent with Section 35-144U.C.6 (Odor Abatement Plan) of Article II.
- The OAP includes all required elements, and additionally includes a tiered odor response protocol that requires implementation of carbon scrubbers if the vapor-phase system is inadequate.

# Policy Consistency

- Article II Coastal Zoning Ordinance
  - Cannabis Ordinance
  - Carpinteria Agricultural Overlay District
- Coastal Land Use Plan
  - Including policies services, visual, water
- Comprehensive Plan
  - Land Use Element
  - Agricultural Element

# Actions

- a) Grant the appeal, Case No. 22APL-00000-00018
- b) Make the required findings for approval of the Proposed Project as specified in Attachment 1, including California Environmental Quality Act (CEQA) findings
- c) Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines 15162 and 15168(c)
- d) Grant *de novo* approval of the Proposed Project, Case No. 19CDP-16, subject to the conditions included in Attachment 2



# Actions

- a) Deny the appeal, Case No. 22APL-00000-00018
- b) Make the required findings for approval of the Proposed Project as specified in Attachment 1, including California Environmental Quality Act (CEQA) findings
- c) Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines 15162 and 15168(c)
- d) Grant *de novo* approval of the Proposed Project, Case No. 19CDP-16, subject to the conditions, including Condition No. 35 (Odor Abatement Plan Revision), as conditioned by the Planning Commission