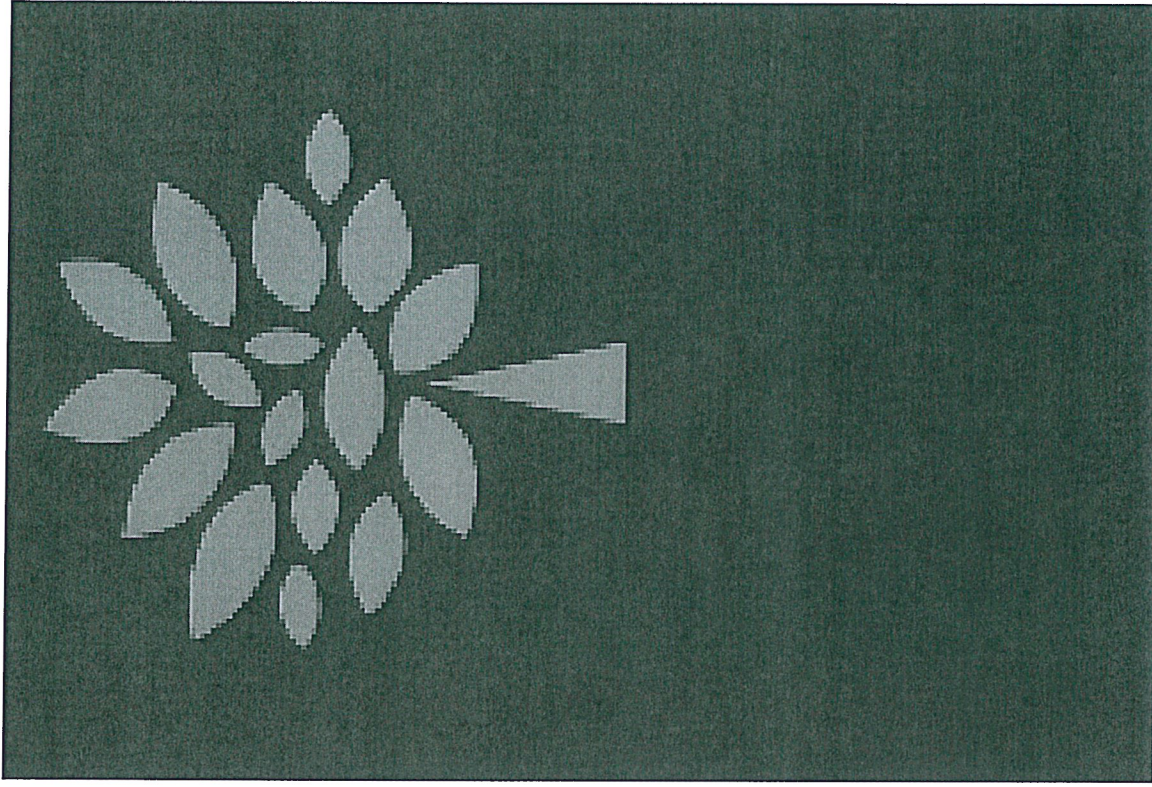


Santa Rita Valley AG

BOARD OF SUPERVISORS HEARING – MARCH 10, 2020
APPEAL OF LAND USE PERMIT - 18LUP-00351



#3


LATE
DIST

Appeal Should be Denied

Appeal Challenges the County's Cannabis Program (CP) and PEIR – Not the Merits of the Santa Rita Valley AG project:

- Asserts CP needs stricter restrictions on cannabis grows
- Complains about County's permit process - Lack of County transparency
- PEIR fails to address conflicts between cannabis and other ag
- That other Ag grower's violation of pesticide drift rules was not addressed in PEIR

Pence presents no evidence to establish that the Santa Rita Valley Ag project does not meet the standards of the Cannabis Program



Appeal Should be Denied

Pence's Attack on the PEIR and Cannabis Program are Time Barred and Irrelevant to SRVAG'S Permit

- Cannabis Program ordinance adopted and the PEIR certified in 2018 – all challenges are time Barred:
 - None of the findings, mitigation measures or adequacy of the PEIR is subject to further challenge
 - The standards of the Cannabis Program are finally determined and are "The Law of Land" of Santa Barbara County
- Pence had plenty of opportunity to raise his comments/criticisms of County Cannabis Program and PEIR during adoption and certification process - including comment periods under CEQA and public hearings on the ordinance
- Pence cannot use the SRVAG permit appeal as a venue to raise his time-barred challenges against the County

Appeal Should be Denied

Pence's Attack on the PEIR and Cannabis Program is also Factually and Legally Meritless


- Staff did an excellent job refuting each of Pence's attack on the PEIR

Staff also thoroughly established that the Santa Rita Valley AG project is within the scope of the PEIR and no further CEQA analysis is required

- SRVAG project is basic outdoor cultivation project - No new effects could occur that were not examined in the PEIR
- SRVAG project does not present new significant environmental effects nor does it increase the severity of previously identified significant effects – the SRVAG project does not necessitate substantial changes requiring major revisions to the PEIR
- Nor is there any “new” information that was not known or could have been known, at the time the PEIR was certified as explained by staff

SRVAG Project Should Be Approved

Basic Cannabis Cultivation Project Contemplated Under Cannabis Program - Meets all Standards

- 37 acres of outdoor cultivation – Nothing more
 - All Plans conform to County Standards: Lighting, Landscaping, Screening, Security, Fencing, Transportation – Explained in detail by staff in Board Letter
 - SRVAG gone beyond what is required – voluntarily increased the set back from Highway 246 and significantly beefed up landscaping after first PC hearing
 - Removed sea trains from project
 - Project does not have any controversial elements
- 

What this project does NOT involve:

No drying or processing on site

No grading

No tree removal

No accessory structures

No odor plan required – Property zoned as AG II

Not in a Santa Ynez Community Plan

No hoops – No greenhouses



SRVAG Project Should Be Approved

SRVAG Project meets all the requirements of the County's Cannabis program and should be granted its permit as recommended by staff in Attachment 2 to the Board letter



Elements of Landscaping Plan – Visual Aesthetics and Screening

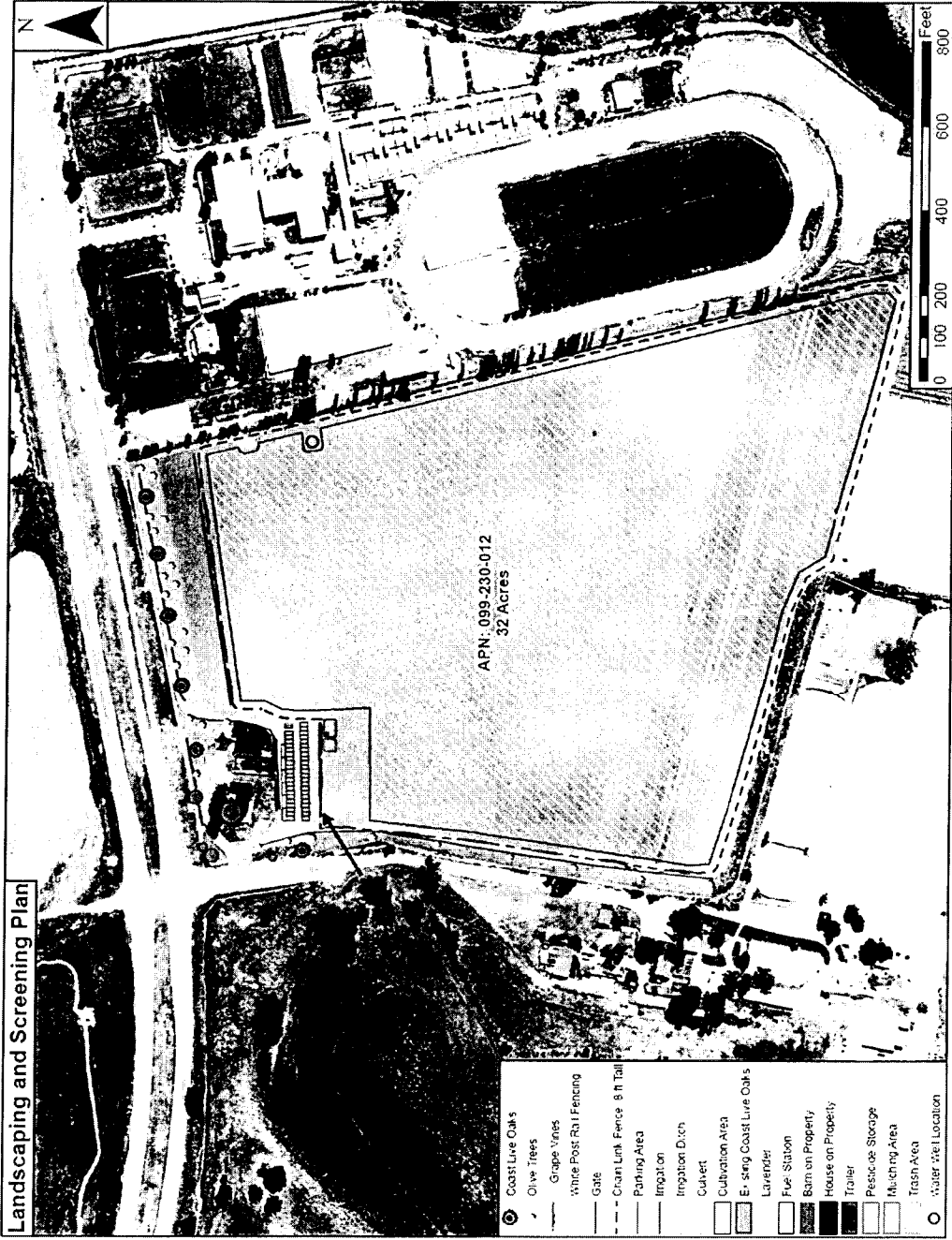
1. Remove existing barbed-wire fence
2. Add at least an additional six coastal oak trees to the existing three oaks along Highway 246 and the entrance to the Property
3. Add at least 19 olive trees and lavender along Highway 246 and eight Olive trees and Lavender along the western property line
4. Add grape vines along chain link security fence along Highway 246 and western property lint to mask the fencing
5. Adding redwood colored horse rail fence along front and sides of driveway



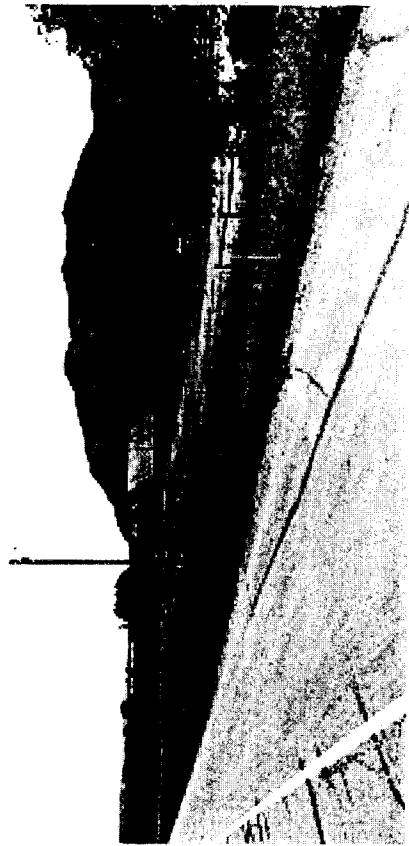


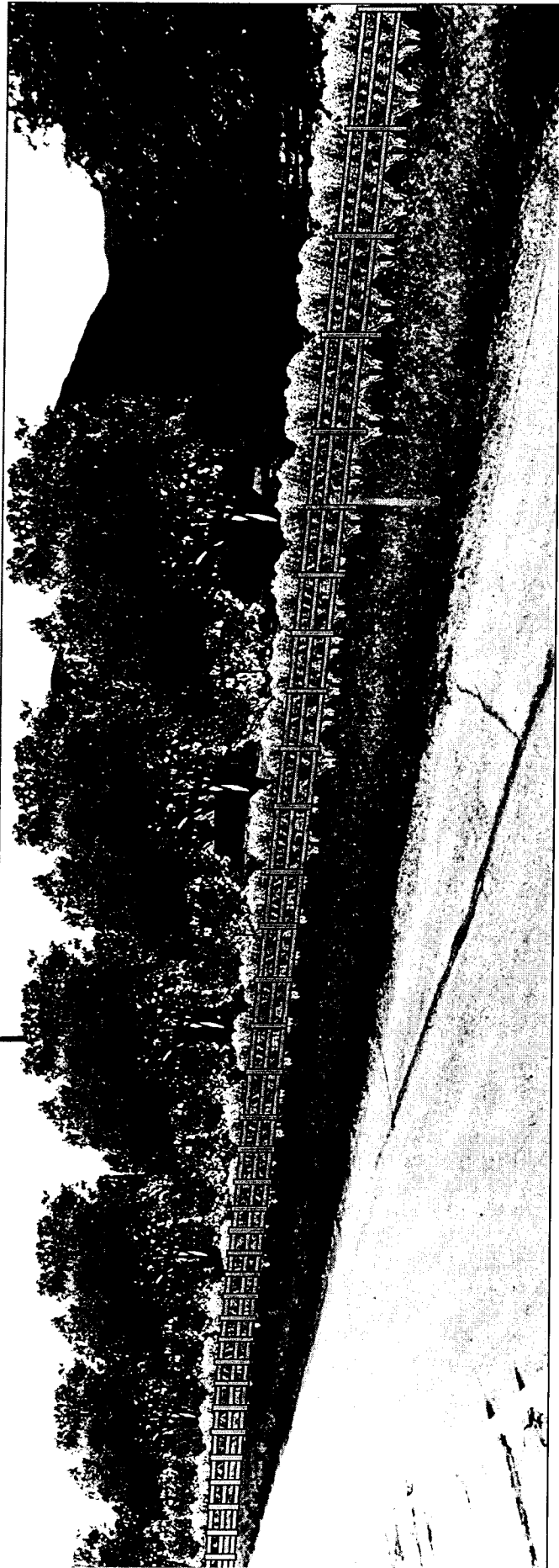


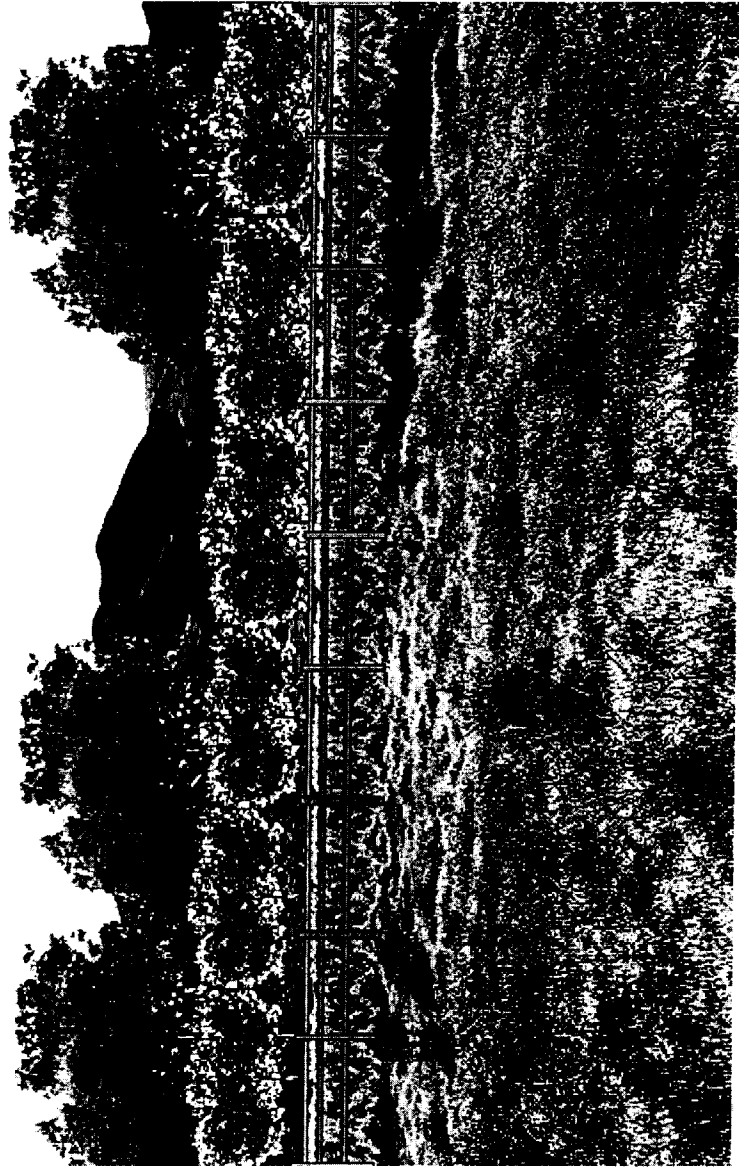
Landscaping and Screening Plan



- ⊙ Coast Live Oaks
- Olive Trees
- Grape Vines
- White Post-Rail Fencing
- Gate
- Chain Link Fence 8 ft Tall
- Parking Area
- Irrigation
- Irrigation Ditch
- Culvert
- Cultivation Area
- Existing Coast Live Oaks
- Lavender
- Fuel Station
- Barn on Property
- House on Property
- Trailer
- Pesticide Storage
- Milking Area
- Trash Area
- Water Well Location







Benefits of New Screening and Landscaping Plan

- Improves the rural and scenic character of the property
- Creates a bucolic visual aesthetic along Highway 246
- Establishes more significant visual barriers to the cannabis cultivation
- Potentially reduces odor drifts off the property



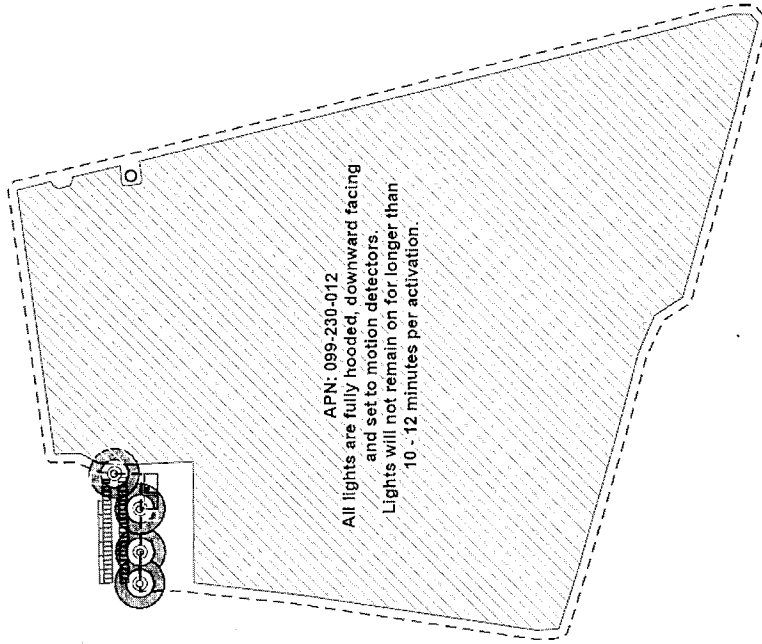
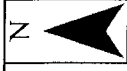
Lighting Plan Meets County Standards

Four lights total

- Fully hooded
- Motion-sensor
- Mounted near entry gate only



Lighting Plan



APN: 099-230-012
 All lights are fully hooded, downward facing
 and set to motion detectors.
 Lights will not remain on for longer than
 10 - 12 minutes per activation.

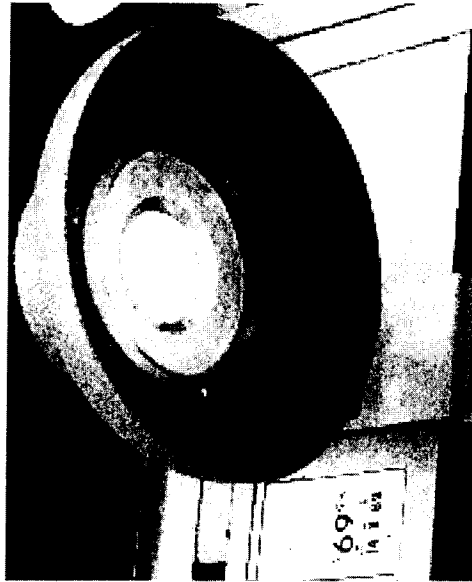
- Water Well Location
- Mounted Hooded Light
- - - Chain Link Fence: 8 ft Tall
- ▭ Parking Area
- ▭ Gate
- ▭ Cultivation Area
- ▭ Fuel Station
- ▭ Mulching Area
- ▭ Pesticide Storage
- ▭ Trash Area
- ▭ Trailer
- ▭ 15 ft Radius - Bright Light
- ▭ 30 ft Radius - Some Light
- ▭ 55 ft Radius - Dim Light



All lights are fully hooded, downward facing and set to motion detectors.

Pole Height 12'

Fence Height 8'



Light Coverage Area	Large area (~5000 sq. ft.)	Weight (lbs.)	2.45
Volts	120	Manufacturer Color/Finish	Gray
Number of Light Heads	1	Fixture Color Family	Gray
Type	Area light	Fixture Finish	Matte
Bulb(s) Included	✓	Wattage	31
Bulb Type	Integrated LED	Wattage Equivalent	100
Light Bulb Base Type	LED	UL Safety Listing	✓
Recommended Light Bulb Shape	LED	CSA Safety Listing	X
Color Temperature (Kelvins)	4000	ETL Safety Listing	X
Power Source	Hardwired	ENERGY STAR Certified	✓
Material	Aluminum	Lowe's Exclusive	X
Height (Inches)	5.25	Warranty	5-year limited
Width (Inches)	31		
Depth (Inches)	10.5		

Fencing Plan Meets Code Requirements

- 8-foot chain link fence surrounding the project area
- 20-foot locked gate
- Horse rail fencing along Highway 246 frontage entrance



Santa Rita Valley Ag respectfully
requests your Board deny the
appeal and approve the permit.

