

de la Guerra, Sheila

Public Comment Group 5

#3

From: robyn geddes <robyn_geddes@hotmail.com>
Sent: Monday, July 13, 2020 4:15 PM
To: sbcob
Cc: Williams, Das; Lavagnino, Steve; Hartmann, Joan; Adam, Peter; Hart, Gregg
Subject: Cannabis Ordinance



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.

Dear Supervisors,

Considering recent findings by the Grand Jury and the continued disregard for community standards by the Cannabis Industry, hopefully, the Board of Supervisors will change its stance on Conditional Use Permits.

In reference to what is now happening in Buelton and Lompoc. Although cannabis tax revenues boast numbers, the wine industry employs more people. The wine industry is a different set of demographics and encompasses growers, tourism, fine dining and media services. Losing the wine industry in Santa Barbara County will have a far-reaching negative impact.

As far as Carpinteria, implementing C.U.P.s will give the Board flexibility for the myriad of complex issues facing the community.

Sincerely,
Robyn Geddes
3375 Foothill Rd.
Carpinteria

de la Guerra, Sheila

From: Sara Rotman <sara@newcobranding.com>
Sent: Monday, July 13, 2020 4:24 PM
To: sbcob
Subject: Objection to Amendment to County Land Use Ordinance and Development Code

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.

Jacquelyne Alexander,

To the Honorable Board of Supervisors:

As a member of the community and a supporter of regulated cannabis farming in Santa Barbara County, I urge you to reject changes to permitting and business policies that would further impede this burgeoning crop in our county.

A poll of County voters overwhelmingly support (68%) extending right to farm protections for cannabis farmers; in the eyes of many, as was deemed by Governor Newsom last year, cannabis, though new and emerging, is an agricultural crop in California. Cannabis provides farmers the opportunity to grow a clean, organic crop, free of pesticides and with a reduced impact on natural resources.

Many of our local cannabis farms are owned by small, independent farmers who have followed regulatory protocols in good faith though incurring substantial and hindering costs. Another change to this ordinance threatens their ability to pursue their own livelihood, and to continue to both provide year-round and good paying jobs within our communities while also supporting local auxiliary businesses in industries ranging from agricultural supplies to restaurants.

In rebudgeting amidst the wake of COVID-19, your fellow supervisors have acknowledged the importance of revenues stemming from cannabis farming. As you again consider staff reports surrounding commercial cannabis activity, I urge you not to amend cannabis farming regulations in such a manner that would disrupt or jeopardize local jobs and residual revenue which is essential to supporting county programs.

Thank you for your consideration.

Sara Rotman
sara@newcobranding.com
1180 west highway 246
buellton, California 93427

de la Guerra, Sheila

From: jstassinos@aol.com
Sent: Monday, July 13, 2020 4:28 PM
To: sbcob; Hart, Gregg; Williams, Das; Hartmann, Joan; Adam, Peter; Lavagnino, Steve
Subject: Conditional Use Permit for Cannabis (Please Read into the Record)

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.

To: The Santa Barbara County Board of Supervisors,

I implore you to pay attention to the Santa Barbara County Grand Jury report and listen to your constituents who believe that a CUP requirement is the correct decision for all Santa Barbara County communities for the following reasons:

Conditional Use Permits will allow S.B. County greater authority to customize cannabis projects in order to protect the environment and avoid negative consequences.

Conditional Use Permits will allow a neighborhoods compatibility with cannabis to be taken into consideration.

Conditional Use Permits issued by the Planning Commission provide a transparent public process due to the fact that the documents are posted on the internet and public hearings are held to hear from the public and to review the proposed projects.

Therefore, Please Prohibit commercial cannabis activities within existing developed rural neighborhoods on lots zoned agricultural II and require a CUP for projects that include a proposed cultivation area that exceeds 51% of the project lot area. Also, Please require processing activities to be located within enclosed buildings that use the best technology available to control the odiferous cannabis odors And Please require cannabis cultivation areas to be located a minimum of 100 feet from all lot lines.

Thank you for your time and consideration.

Respectfully,
Jill Stassinos
30 year Resident of Santa Barbara County (Carpinteria)

de la Guerra, Sheila

From: Jacob Pickering <jacobpickering@jacobcd.com>
Sent: Monday, July 13, 2020 4:38 PM
To: sbcob
Subject: Attn: BOS - Public Comment's [Subject: EDRN ZONE - Commercial Cannabis Ban] - AGENDA ITEM 3 - Public Comment
Attachments: BOS Letter- Deanna_Rev.pdf; BOS Letter- Ludlam_Revised.pdf; Devin C BOS Letter.pdf; Morgan H. BOS Letter.pdf; Miranda BOS Letter.pdf; Jacob BOS Letter.pdf; Andy Miller _ BOS Letter.pdf; Bos Letter - Aaron.pdf; Jesse Pickering _ BOS Letter.pdf

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.

I am submitting these letters that have been collected. We are requesting that all these letters to be read into "Public Comment" for item #3 on the Agenda, during the BOS Meeting.

If you have any questions please feel free to contact me.

Thank you

Jacob Pickering

Jacob Construction & Design

2436 Broad Street, Suite A, San Luis Obispo, CA 93401

T (805) 460-6940 | F (805) 548-1995 | E jacobpickering@jacobcd.com

July 10, 2020

Dear Santa Barbara Board of Supervisors,

I own more than 400 acres of undeveloped AG-40 property in the Tepusquet area. I am normally a pretty peaceful, keep-to-myself person. This is the first time I have written to a board of supervisors or to a politician of any kind, ever. But the hasty way this ordinance is being pushed through without adequate public comment compels me to do so now. I am very concerned how contentious the Tepusquet land use has become. I am not a cannabis grower, nor have I ever been. My property, like most land in the Tepusquet area, is mostly unusable due to the hilly terrain with only about 4 acres of usable land in total. The primary real economic value to the properties in Tepusquet appears to be cannabis farming as the terrain is too steep for even livestock grazing.

Tepusquet is generally about as far away from the County seat as one can get and still be in Santa Barbara County. The area is largely unpopulated so much so that my 400 acres puts me at a mid-size owner. My closest neighbor (a current cannabis grower I might add) is over a half mile away. There is no odor nor disruption nor traffic concerns to the rest of us from their very clean and responsible operation. I hardly know they are there. They are peaceful neighbors; we smile and wave as we drive by if they are in sight.

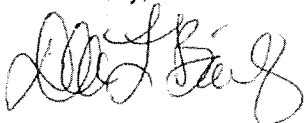
If cannabis farming is allowed, I have been advised that it will bring in enormous sales and property tax revenues that, according to the Orange County Register is bringing in over **\$1 Billion in tax revenue to the State of California** during this time of real financial crises. Please do not shut down existing cannabis farms and businesses during these hard economic times. Please allow the applicants to go through the Conditional Use Permit process as it was designed.

The "negative" effects of cannabis farming are so overblown as to be laughable when compared to the economic upside for the State, County, and locality. The "smell" of cannabis is not an issue with responsible farming operations as well as the ocean breezes. I have never smelled any cannabis odor, nor experienced any traffic concerns nor any other negative consequences in Tepusquet. Frankly, I welcome my neighbors to grow cannabis in peace and prosperity, knowing that the tax revenue generated will benefit all of us in the Tepusquet area along with the entire County of Santa Barbara and outward to the State of California.

If the stealth-like manner by which this vote gets approved is successful, there will be a time when we all will look back and wish we had allowed the significant cannabis revenue stream that could have helped Santa Barbara meet its fiscal obligations and lessen the burden on other taxpayers that live in more densely packed areas such as Santa Maria, or Santa Barbara, an hour and a half away from Tepusquet.

I believe at minimum we should respect the will of the voters of Santa Barbara County who voted overwhelmingly to approve cannabis cultivation in this County and have enjoyed the substantial economic benefits since. Clearly Governor Newsom recognizes that cannabis cultivation is a huge benefit of over \$1 Billion to the California State budget (https://www.noozhawk.com/article/santa_barbara_county_collects_6.7_million_in_cannabis_taxes_in_first_year) **In the first year of cultivation, Santa Barbara collected over \$6.7 Million with \$10.6 million expected for 2020-21 exceeding the total sales tax revenue** even with current grow restrictions (<https://www.newsbreak.com/news/0PlzOG9h/santa-barbara-county-cannabis-tax-revenues-will-exceed-sales-taxes>). I cannot fathom that this could soon end.

Sincerely,



July 10, 2020

Dear Honorable Board of Supervisors,

I would like to add my voice to the growing number of my neighbors in the Tepusquet area and respectfully ask you for a temporary postponement of the important hearing occurring on July 14th. I have become more focused on my property of approximately 240 acres due to the COVID situation and my goal is to someday build my home in the very peaceful idyllic surroundings of the Tepusquet hills.

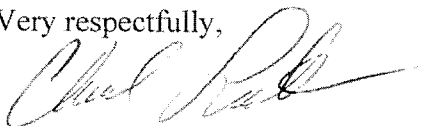
I understand that a small contingent has become very outspoken in their opposition to cannabis grows. However, my closest neighbor is over a mile away. I am not a cannabis farmer, but I am certain this vocal group's proximity to my property would makes their objections meaningless. This ordinance, if passed, will **severely cripple the real estate market of Tepusquet and surrounding areas**. The residents will wake up on July 15th to find out that their property values have been crushed by the hasty decision of the Board, prodded by a group of short-sighted cannabis opponents. I have been advised by my realtor that many of the people in Tepusquet that are growing cannabis do so for their personal medical needs. Would this ordinance affect them? It would be a shame to see an elderly or infirm resident be forced to become an outlaw if this ordinance is passed. This needs to be talked through before such an ordinance is voted on. **Please allow the applicants to go through the CUP (Conditional Use Permit) application process as it was originally intended.** My family and I are all are very happy with the rural Tepusquet lifestyle and we have no objections to cannabis growers currently operating in the canyon and hills and those that go through the CUP process and become responsibly approved.

I intend to become active in the County politics in the future since I have realized that my inaction has given the Purple Hats too much influence considering their limited representation of the Tepusquet population. I mean to change that. I have also begun reaching out to my neighbors who have no idea this resolution is being presented in such a hurried, slap-dash manner. Without adequate public input, this ordinance will have a detrimental effect on all our property values, not to mention the reduction in property tax receipts and sales tax receipts from the sales of cannabis. Like everyone in California, since COVID-19, I am also quite concerned about the job market. **I urge you to not force businesses to shut down during this extremely challenging financial environment.** Such a closure of profitable operations could throw hundreds of agricultural workers into the unemployment lines. These workers typically are not involved in the political scene, these workers have limited or no voice.

I am respectfully requesting that this vote be held off until COVID-19 has subsided sufficiently to give us an opportunity to bring the situation to the attention of all property owners and voters in the Tepusquet. They have the right to fully understand the Fiscal ramification of losing this important market and the resulting downward pressure on all of our property values (both in Tepusquet and surrounding areas) whether cannabis related or not. Home prices will decrease, land prices will plummet, unemployment will rise, and tax revenues will drop-off if we allow this to happen.

I am frankly quite surprised that anyone could vote to rush this issue without a careful consideration of the serious economic consequences.

Very respectfully,



From: [Devin Greene](#)
To: [Jacob Pickering](#)
Subject: Santa Barbara County Cannabis zoning letter.
Date: Monday, July 06, 2020 4:36:43 PM

Santa Barbara Board of Supervisors

I am writing to you on behalf of the new "CUPS" regulation that is proposed for the rural areas of Santa Maria and Santa Barbara County. I am a fourth generation Santa Maria and Santa Barbara County resident. I love our community and the area we all call home. I am the child of a decorated life-long Santa Maria police officer, a member of local charity organizations and I work in our local agriculture fields. I personally feel the regulations and lack of practical logic of production-style cannabis growing in our community is a ploy for personal gain of some commercial production agriculture owners in our community. I feel the regulations and restrictions set on new agricultural cannabis companies are used against them as bigger agricultural companies take their place and deplete their finances. For example, Peter Adam has been a well-respected and influential part of Santa Maria's agriculture. However, in an article written by Giana Magnoli on June 11, 2020, Peter Adam stated, "I think we have to allow ourselves as the policymakers that have to make peace in our county to go out and fix some of these things regardless of, you know, whether a couple people are at the end of their process." Most of these owners and growers are at their end of their process because they are not given a fair chance to continue their profession and pursue their legal rights as property owners in this community. I am writing in to appeal this decision because the people directly affected by these laws, restrictions, and codes deserve the opportunity to express their concerns and worries about the future of cannabis cultivation in our area.

Sincerely,
A Concerned Resident

To Santa Barbara Board of Supervisors,

Tepusquet Canyon is my home! One of the benefits of living in Tepusquet is the freedom of doing what you want with less government control. Although I have not been in this community for generations like some of my neighbors, I still share the priorities of community, environment, family, and independence.

I have seen the benefits & dis-benefits of the commercial cannabis industry moving into our community and understand both sides of the argument. I also understand that this industry is relatively still going through its infancy and the local government is trying to figure out a process to welcome this thriving industry as well as addressing some of the issues this brings. Like any new industry I expect some hurdles and resistance to change that it brings.

It was brought to my attention that the Santa Barbara County Board of Supervisors with very little consideration for public opinion presented a "Ban on Commercial Cannabis within EDRN" communities. In my opinion this was a rush to vote situation with very little understanding of the issue, and I feel this was an attempt to sweep this topic under the rug. Regardless of my opinion on the legalization of commercial cannabis, the fact Santa Barbara County Board of Supervisors is attempting to further restrict what we can and cannot do without proper public input is concerning.

I acknowledge that our community leaders have been trying to deal with the unprecedented "Covid-19" pandemic that is affecting our community, and probably have had their hands full lately. However, this is one more reason why our leaders should NOT rush to judgement on this topic and allow more time to properly perform your due diligence on this matter. Your positions in public office, was based on our community entrusting in your ability to represent our interest and you are all doing a dis-service to your constituents by not properly allowing time to investigate this matter and allow community input.

Respectfully

Morgan



Residence of Tepusquet Rd.

July 3, 2020

To whom it may concern

I have lived my entire life within Tepusquet Canyon, and still to this day call this community my home. What the County Board of Supervisor is doing is wrong, and I am asking for a reconsideration.

Why does the government allow certain agriculture and livestock, yet not allow cannabis cultivation? I have a friend who is involved in cannabis cultivation and some of the stuff they are required to do is unbelievable compared to other agriculture operations. There is a double standard, and enough is enough.

You guys are listening to a minority group of people that is speaking really loudly, and some of the decision's you people are making is going to have major impacts to the rest of us. If you are making these decisions that affect my community then you need to first allow my community to speak first.

Sincerely,

Miranda – Current Resident of Tepusquet Canyon

A handwritten signature in black ink, appearing to read "Miranda", written in a cursive style.

July 5th, 2020

Dear Santa Barbara County BOS

I am writing to voice my opinion of the recent "Draft Proposal" to Completely Ban Commercial Cannabis Operations within EDRN Zoned Properties. This was addressed on Thursday June 11, 2020 during the BOS Meeting and resulted in a Majority Vote in favor to proceed with the production of the draft ordinance.

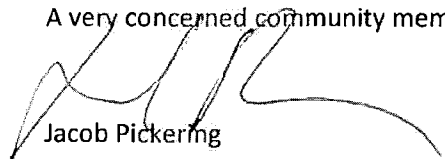
I am one of the current pending cannabis operators' that will be dramatically impacted by this change and would like to voice my frustration.

Frankly I felt like this subject was snuck into the agenda with very little input from the community and is an attempt to pull a blanket over this topic with no proper due diligence. My wife & I have spent a little more than a year working to ensure a proposed project met and exceeded the guidelines put forth by the Santa Barbara Planning & Development. We have met all the milestones, addressed mitigation plans to each comment, submitted surveys, drawings, reports, at times excessive to satisfy the county. With over 200,000\$ invested, and a year of our effort to have this snuck into the agenda without any real justification is JUST NOT RIGHT!

All I am asking is the proper due process to allow "ALL VOICES" to be heard on this matter, and not the bias approach that has led us here. I have spent a good amount of time within the community opening a dialogue with my neighbors and anyone that might be impacted by our proposed operations. The response was unanimous. People were fine with a proposed cannabis operation, as long as it was done right and each of the "hot issues" (odor, water usage, traffic) were being addressed.

I am asking the County BOS for a continuation on this matter, to allow proper due diligence. Allow people on both sides of this matter to speak and be heard. We voted you in to office, to represent ALL your constituents not just some of them.

A very concerned community member,



Jacob Pickering

From: [Andy Miller](#)
To: [Jacob Pickering](#)
Subject: SB BOS 6/11 meeting
Date: Monday, July 13, 2020 8:57:15 AM

To: Board of Supervisors Santa Barbara County

My name is Andrew Miller and I am the owner of Miller Creek Farms in Briceland, California. I have been following the actions of the Santa Barbara Board of Supervisors with regards to permitting for Cannabis farms.

Having been in this industry for several years and having worked with Humboldt County as well as related state agencies I was particularly alarmed by decisions made by Santa Barbara County at it's June 11 BOS meeting.

It appears that a simple majority of the board took it upon themselves to erase years of hard work and vast amounts of money spent by prospective Cannabis farmers to initiate the cancelling of prior approved land use zoning decisions. I don't believe there are any precedents for this type of punitive action in any agricultural sector.

Having little prior discussion and not allowing comments by constituents supposedly being represented - this action should be set aside without merit and a proper, democratic process of review involving community comment and prior land use approvals be put in process to assure a fair playing field and not just a decision made by three individuals.

Andrew Miller
Miller Creek Farms

Attention: Board of Supervisors Santa Barbara County

The recent actions taken by the Santa Barbara Board of Supervisors with regards to permitting for Commercial Cannabis have been brought up to my attention. We are concerned by the decisions made by board members during the June 11 BOS Meeting.

Decisions affecting the local community should allow community voices to be heard! Decisions affecting specific agriculture industries should allow ag voices to be heard. It is of my opinion that the board took it upon themselves to make this decision without the proper due process, prior discussions, and allowing constituent comments on both sides of the issue.

I am requesting for a suspension of the immediate action to "Ban of Commercial Cannabis Operations within EDRN Zoned properties" and rather a continuation to allow proper due process allowing community comments and all other actions that would be typical for this type of decision making.

Respectfully,

A handwritten signature in black ink, appearing to be 'A. [unclear]', written in a cursive style.

Attention: Board of Supervisors Santa Barbara County

I am writing to voice my concern about the Counties recent proposal to draft a potential ban on ALL Commercial Cannabis regardless of AG designation. In my opinion this seems to be the Counties attempt to satisfy the "Purple Hat Committee."

I urge the Board of Supervisors to provide more due diligence on this matter and provide a fair process to allow both side of this issue present their cases. One of the primary areas that would be impacted by this is Tepusquet Canyon. This will create extreme hardship and economic devastation to the existing operators that are trying to satisfy the counties regulations. It will also prevent future economic development which is very badly needed for this area.

It seems that the voice of a very few, have persuaded local governments determination on this. We are asking for a fair process. The current CUP/LUP guidelines although not perfect have been very effective on ensuring that applicants address any potential community impacts.

I believe if we can find away to help keep the future tax revenue generated from Cannabis Industry within the community to help develop infrastructure, and repair existing infrastructures. This will show the immediate economic benefits that this industry along with others bring to a rural community.

Respectfully,

Jessie Pickering

de la Guerra, Sheila

From: Rod Huss <drdirt66@yahoo.com>
Sent: Monday, July 13, 2020 4:47 PM
To: sbcob
Subject: Support of CUP

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.

I have lived in Cebada Canyon 31 years and am writing this letter in support of Conditional Use Permits being utilized, thereby replacing the current Land Use Permits for all cannabis cultivation projects. I have seen first hand the negative effects resulting from a cannabis facility not having set rules to follow. The result was a search and seizure of over \$1 million of illegal cannabis. All this taking place within walking distance of a school bus stop.

Land-use permits are issued with minimal access to documentation by the public, as well as no public review or hearing. How is the County going to know whether or not a proposed cannabis project will fit in any given area without hearing from the individuals living directly in that neighborhood? Land-use permits also give the county minimal power to control the size and scope of a cannabis grow site.

Conditional Use Permits will be far more transparent and the community will be given the opportunity to offer valuable insight and input into compatibility of future endeavors. It's a win-win. Conditional Use Permits will also enable the County to have more authority over implementing any changes necessary to customize a cannabis cultivation site to fit (or not) within any given environment/neighborhood.

Thank you for your consideration,
Dr. Rod Huss
3003 Flora Road
Cebada Canyon
Sent from Yahoo Mail on Android

de la Guerra, Sheila

From: County Executive Office
Sent: Monday, July 13, 2020 4:57 PM
To: sbcob
Cc: Melekian, Barney
Subject: FW: Objection to Amendment to County Land Use Ordinance and Development Code

From: Sara Rotman <sara@newcobranding.com>
Sent: Monday, July 13, 2020 4:24 PM
To: County Executive Office <caoemail@co.santa-barbara.ca.us>
Subject: Objection to Amendment to County Land Use Ordinance and Development Code

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.

Steve Lavagnino,

To the Honorable Board of Supervisors:

As a member of the community and a supporter of regulated cannabis farming in Santa Barbara County, I urge you to reject changes to permitting and business policies that would further impede this burgeoning crop in our county.

A poll of County voters overwhelmingly support (68%) extending right to farm protections for cannabis farmers; in the eyes of many, as was deemed by Governor Newsom last year, cannabis, though new and emerging, is an agricultural crop in California. Cannabis provides farmers the opportunity to grow a clean, organic crop, free of pesticides and with a reduced impact on natural resources.

Many of our local cannabis farms are owned by small, independent farmers who have followed regulatory protocols in good faith though incurring substantial and hindering costs. Another change to this ordinance threatens their ability to pursue their own livelihood, and to continue to both provide year-round and good paying jobs within our communities while also supporting local auxiliary businesses in industries ranging from agricultural supplies to restaurants.

In rebudgeting amidst the wake of COVID-19, your fellow supervisors have acknowledged the importance of revenues stemming from cannabis farming. As you again consider staff reports surrounding commercial cannabis activity, I urge you not to amend cannabis farming regulations in such a manner that would disrupt or jeopardize local jobs and residual revenue which is essential to supporting county programs.

Thank you for your consideration.

Sara Rotman

sara@newcobranding.com

1180 west highway 246

buellton, California 93427

de la Guerra, Sheila

From: Landowner Cebada Canyon <cebadacanyoncoalition@gmail.com>
Sent: Monday, July 13, 2020 4:54 PM
To: sbcob
Subject: Letter relevant to item #20-00560
Attachments: CCC sign sheet 2.pdf; CCC sign sheet 3.pdf; CCC sign sheet 4.pdf; CCC sign sheet 1.pdf; 4703118025048402149.pdf; 4703243695043469198.pdf; 4703434149514419891.pdf; 4703425124218068462.pdf; 4703310765041144036.pdf; 4703843327512245583.pdf; 4703957505129124853.pdf; 4704159578227266603.pdf; 4704287995116797601.pdf; 4704314218504145909.pdf; 4704524289515909467.pdf; 4704581148513788638.pdf; 4704626300218177675.pdf; 4704694576126853201.pdf; 4704697246124635868.pdf; 4704704716128921390.pdf; 4704705025517094194.pdf; 4704714196129003941.pdf; 4704736304335999492.pdf; 4704740316677482638.pdf; 4704768614229960414.pdf; 4704828828618118722.pdf; 4704773561103270690.pdf; 4704776155511608125.pdf; 4704837956392692447.pdf; 4704890275047345010.pdf; 4704910230791719517.pdf; 4704893005048038494.pdf; 4704897995042731004.pdf

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.

We request this letter be read into the record for the Board of Supervisor's Meeting on Tuesday, July 14, 2020 dealing with Item #20-00560, commercial cannabis prohibition in EDRNs in Santa Barbara County:

Dear Sir/Madam, County of Santa Barbara Executive Office, and To Whom It May Concern,

This letter is being written and created in full and absolute support of preventing the County of Santa Barbara Executive Office from putting into place agricultural regulations in Cebada Canyon such as, and specifically Case No. 19ORD-00000-0000-9 and to allow the landowners of Cebada Canyon, located in Santa Barbara County, to continue exercising their rights to grow legal, regulated agricultural crops such as grapes, cannabis, avocados, etcetera.

It has come to our attention there are those who would push an agenda to begin to regulate who (which property owners) and what kind of legal agriculture is able to be produced on private land within our canyon.

We assert that our right to cultivate legal agriculture is not subject to the will of those who would say it is okay to grow grapes but not cannabis. We contend if any crop is produced legally and completely within state and county regulations there cannot be any discrimination of what is grown as long as the rules and regulations are upheld by the property owners and farmers.

We further contend that once you start regulating which legal agriculture can be grown, the grip of regulation will continue to tighten as well as the loss of the property owner's rights which will continue to vanish. After a number of meetings with very concerned property owners of Cebada Canyon as well as interviews with workers and frequent visitors of Cebada Canyon we are collectively forming a coalition against any measures which would deny us our rights as property owners and as community members. Some of these owners, residents, workers and visitors have already signed this letter and their signatures are respectively attached. We have also sought legal counsel in regards to this matter and post consultation we have been advised to write this letter and have also been reminded that Cebada Canyon does not have a Homeowners Association, and more importantly, nor do we want one!

In addition, we have been advised that the array of legal arguments protecting the property owners' rights in this case runs the gamut, our rights are at stake and it is being proposed that our rights as long time, some even half century old, property owners are to be trampled under the feet of those who wish to control their neighbors. We do not seek to control anyone, nor do we seek to engage in disputes of any kind, especially with our neighbors.

We are simply seeking to prevent any regulation being put into place such as the issue (referred to as Case No.19ORD-00000-0000-9) preventing our ability to apply for a Major CUP and participate in the farming afforded all other agricultural properties in unincorporated Santa Barbara County. Moving forward, we believe it is possible to agree on an arrangement where all parties are satisfied.

In conclusion, We would like to remind those who might seek to reduce and ultimately take away the legal rights of the property owners in Cebada Canyon that when we bought our properties in Cebada Canyon there were no such regulations in place and furthermore any regulation such as the one being proposed would impose irrecoverable damage upon our property values and a monumental burden upon our ability to both work the land of our properties in pursuit of the American dream and to keep them from an irreparable loss of market value if we were to be forced to sell or simply decided to sell our properties.

Thank you for your time. Sincerely and with best regards,

Cebada Canyon Coalition
<http://www.CebadaCanyonCoalition.com>

Please see signatures attached to this email, with many more coming in hourly.

Petition to Prevent Case no. 19ORD-00000-0000-9 from Moving Forward
(Please see attached letter)

Petition summary and background	Prevent the County of Santa Barbara Executive Office from putting into place agricultural regulations in Cebada Canyon such as and specifically Case no. 19ORD-00000-0000-9.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to Petition to Prevent Case no. 19ORD-00000-0000-9 from Moving Forward.

Printed Name	Signature	Address	Type (Owner, Resident, Worker, Visitor)	Date
Michelle Admante	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7-13-20
Remington Admante	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7/13/20
Frank Admante	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7/13/20
Jessica Peralta	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7-13-20
Victory Peralta	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7-13-20
Savannah Martinez	<i>[Signature]</i>	161 Kalam Shah Santa Ynez CA 95468	Visitor	7-13-20

Please visit www.CEBADACANYONCOALITION.com for more information.

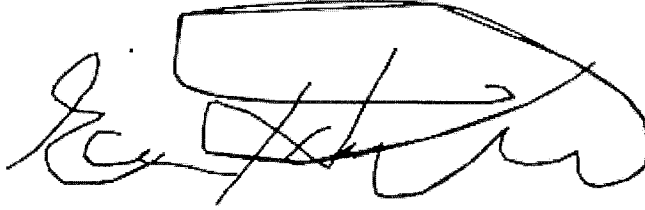
Gary Hauenstein

Owner

Submission Date
July 13, 2020 16:39

Name Gary Hauenstein

Signature

A handwritten signature in black ink, appearing to read 'Gary Hauenstein', is written over a rectangular redacted area.

Address 3333 Avena Road
Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) Owner

Date Jul 13, 2020

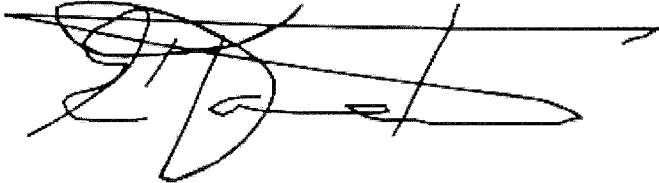
Gwen Hauenstein

Owner

Submission Date
July 13, 2020 16:32

Name Gwen Hauenstein

Signature

A handwritten signature in black ink, appearing to read 'Gwen Hauenstein', written over a horizontal line.


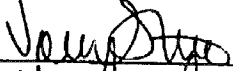


Address 3333 Avena Road
Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) Owner

Date Jul 13, 2020

**Petition to Prevent Case no. 19ORD-00000-0000-9 from Moving Forward
(Please see attached letter)**

Petition summary and background	Prevent the County of Santa Barbara Executive Office from putting into place agricultural regulations in Cebada Canyon such as and specifically Case no. 19ORD-00000-0000-9.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to Petition to Prevent Case no. 19ORD-00000-0000-9 from Moving Forward.

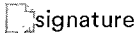
Printed Name	Signature	Address	Type (Owner, Resident, Worker, Visitor)	Date
CHARLES STEVENS		3085 Arena rd Lompoc, CA 93436	owner	7/13
Vanessa STEVENS		3085 Arena rd Lompoc, CA. 93436	owner	7/13
Liz Armenta		161 Kalama Stag Santa Ynez, CA 93460	Resident	7-13
Chloe Stevens		4790 Sand Canyon Somis, CA. 93066	resident	7/13

Please visit www.CEBADACANYONCOALITION.org for more information.

Jeff Russell

worker

Submission Date
July 11, 2020 14:23

Name	Jeff Russell
Signature	
Address	3333 Avena Rd. Lompoc, CA 93436 osirisjar@hotmail.com
Type (Owner, Resident, Worker, Visitor)	worker
Date	Jul 11, 2020

Karin Hauenstein

resident

Submission Date
July 11, 2020 17:52

Name Karin Hauenstein

Signature

A handwritten signature in black ink, appearing to read 'Karin Hauenstein', written in a cursive style.

Address 3333 Avena Rd
Lompoc, CA 93436
karin@horseactivist.com

Type (Owner, Resident, Worker, Visitor) resident

Date Jul 11, 2020

Caprice Fowler
Citizen/Voter

Submission Date
July 11, 2020 23:10

Name Caprice Fowler

Signature

A handwritten signature in black ink that reads "C Fowler". The "C" is large and loops around the "F", which is also large and loops around the "o" and "w". The "l" is a simple vertical stroke, and the "er" is written in a cursive style.

Address 3684 Via Lato
Lompoc, CA
93436

Type (Owner, Resident, Worker, Visitor) Citizen/Voter

Date Jul 10, 2020

Emily Stetz

Visitor

Submission Date
July 11, 2020 22:55

Name Emily Stetz

Signature

A handwritten signature in black ink, appearing to read 'Emily Stetz', with a stylized flourish at the end.

Address 157 Mizar place
Emilystetz14@gmail.com

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 11, 2020

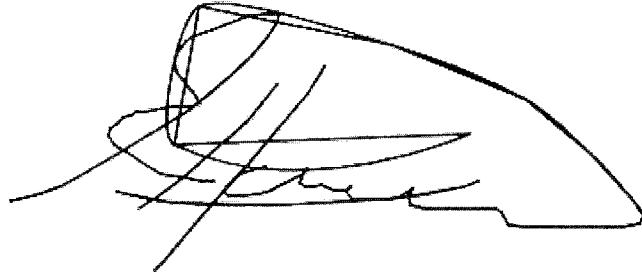
Gwen Hauenstein

Owner

Submission Date
July 11, 2020 19:44

Name Gwen Hauenstein

Signature

A handwritten signature in black ink, appearing to read 'Gwen Hauenstein', written over a set of horizontal lines. The signature is stylized and somewhat abstract.

Address 3333 Avena Road
Lompoc, CA 93436
gwenhauenstein1@gmail.com

Type (Owner, Resident, Worker, Visitor) Owner

Date Jul 11, 2020

Scott Ball
Worker

Submission Date
July 12, 2020 10:32

Name Scott Ball

Signature



Address 964 bingen ave, eureka ca 95503

Type (Owner, Resident, Worker, Visitor) Worker

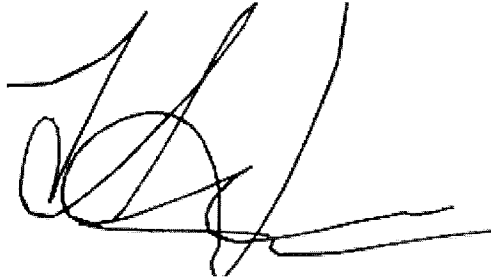
Date Jul 12, 2020

Trevor Hansen
Resident

Submission Date
July 12, 2020 13:42

Name Trevor Hansen

Signature

A handwritten signature in black ink, appearing to be 'TH', written over a horizontal line.

Address 912 north L st

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 12, 2020

Chad Lewis Chad

Owner

Submission Date
July 12, 2020 19:19

Name Chad Lewis Chad

Signature

A handwritten signature in black ink, appearing to be 'Chad Lewis Chad', written over a horizontal line.

Address 1317 north v st.
Lompoc CA 93426

Type (Owner, Resident, Worker, Visitor) Owner

Date Jul 12, 2020

Daniel Troyer
Resident

Submission Date
July 12, 2020 22:53

Name Daniel Troyer

Signature

A handwritten signature in black ink, appearing to be 'Daniel Troyer', written over a faint, light-colored background that might be a watermark or a very light signature.

Address 2815 wild oak rd

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 12, 2020

Raquel Lannoo

Visitor

Submission Date
July 12, 2020 23:37

Name Raquel Lannoo

Signature

A handwritten signature in black ink, appearing to read 'Raquel Lannoo', with a stylized, cursive script.

Address 522 Edgefield St
Brentwood, CA 94513

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 12, 2020

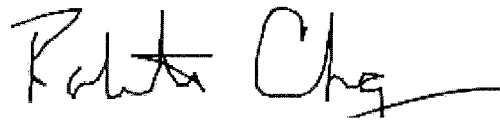
Roberta Chavez

Citizen, Owner, Resident, Voter

Submission Date
July 13, 2020 05:27

Name Roberta Chavez

Signature

A handwritten signature in black ink that reads "Roberta Chavez". The signature is written in a cursive style with a long horizontal stroke at the end.

Address 3684 Via Lato
Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) Citizen, Owner, Resident, Voter

Date Jul 12, 2020

Marcelo Grady

Submission Date
July 13, 2020 07:01

Name Marcelo Grady

Signature

A handwritten signature in black ink, appearing to read "Marcelo Grady". The signature is stylized with a large, sweeping underline that loops under the entire name.

Address Marcelo@plushco.org

Date Jul 13, 2020

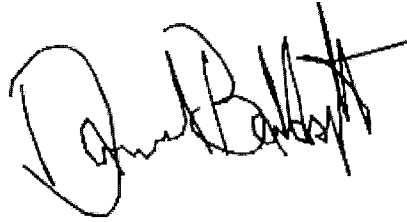
Daniel Bobbitt

Worker

Submission Date
July 13, 2020 08:17

Name Daniel Bobbitt

Signature

A handwritten signature in black ink, appearing to read 'Daniel Bobbitt', with a stylized flourish at the end.

Address 601 east Birch ave
Lompoc CA 93436
Djboobbitt85@gmail.com

Type (Owner, Resident, Worker, Visitor) Worker

Date Jul 13, 2020

Raul Armenta
Resident

Submission Date
July 13, 2020 10:10

Name	Raul Armenta
Address	3085 Avena Rd Lompoc, CA 93436
Type (Owner, Resident, Worker, Visitor)	Resident

SHANNON ARMENTA

Resident

Submission Date
July 13, 2020 10:15

Name SHANNON ARMENTA

Signature

Address 3085 AVENA RD LOMPOC CA 93436
sunshine5826@gmail.com

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 13, 2020

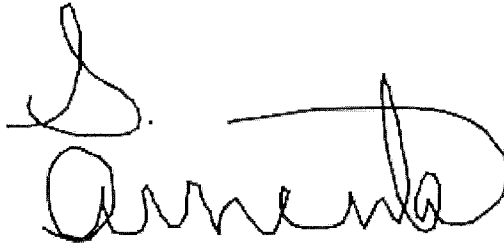
SHANNON ARMENTA

Resident

Submission Date
July 13, 2020 10:27

Name SHANNON ARMENTA

Signature

A handwritten signature in black ink, appearing to read 'S. Armenta'. The signature is written in a cursive style with a large initial 'S' and a long horizontal stroke extending to the right.

Address
sunshine5826@gmail.com
3085 Avena Rd
Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 13, 2020

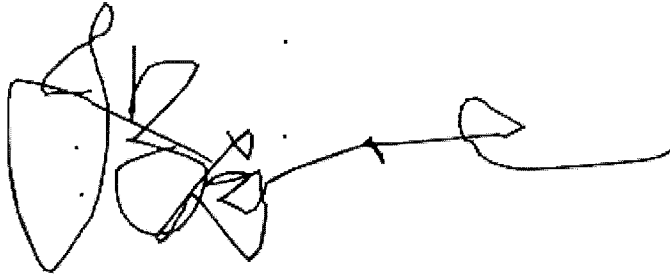
Jessica Boughamer

Visitor

Submission Date
July 13, 2020 10:28

Name Jessica Boughamer

Signature

A handwritten signature in black ink, appearing to read 'Jessica Boughamer', with a long horizontal line extending to the right.

Address Jessicaboughamer0906@gmail.com

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 13, 2020


RAUL ARMENTA

Resident

Submission Date
July 13, 2020 10:43

Name RAUL ARMENTA

Signature

A handwritten signature in black ink, appearing to read "Raul Armenta". The signature is written in a cursive style with a large, stylized initial "R" and a distinct "A".

Address 3085 AVENA RD LOMPOC, CA 93436
barmenta10406@gmail.com

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 13, 2020

jason fennell

owner

Submission Date
July 13, 2020 11:20

Name jason fennell

Signature

A handwritten signature in black ink, appearing to read 'J Fennell', with a stylized, cursive-like script.

Address fennell805@comcast.net
2900 Flora rd

Type (Owner, Resident, Worker, Visitor) owner

Date Jul 13, 2020

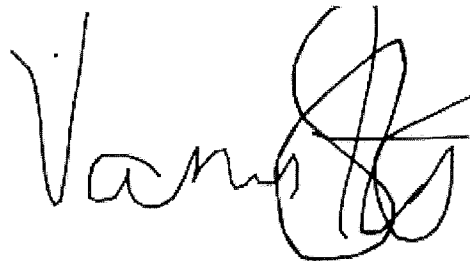
Vanessa Stevens

Owner

Submission Date
July 13, 2020 11:27

Name Vanessa Stevens

Signature

A handwritten signature in black ink, appearing to read 'Vanessa Stevens', with a stylized, circular flourish at the end.

Address 3085 avena rd

Lompoc, Ca

Type (Owner, Resident, Worker, Visitor) Owner

Date Jul 13, 2020

Matthew Razo
resident

Submission Date
July 13, 2020 12:14

Name Matthew Razo

Signature



Type (Owner, Resident, Worker, Visitor) resident

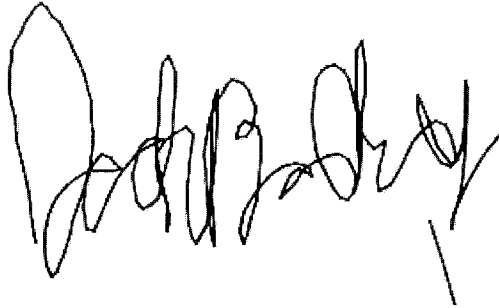
Date Jul 13, 2020

Jack bagby
Resident

Submission Date
July 13, 2020 13:54

Name Jack bagby

Signature

A handwritten signature in black ink, appearing to read 'Jack Bagby', with a vertical line extending downwards from the end of the signature.

Address 3085 avena rd

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 13, 2020

Pedro Nava

Visitor

Submission Date
July 13, 2020 12:22

Name Pedro Nava

Signature

A handwritten signature in black ink, appearing to be 'PN' with a stylized flourish extending to the right.

Address 436 North E Street

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 13, 2020

Gail Kelley

Visitor

Submission Date
July 13, 2020 12:26

Name Gail Kelley

Signature

A handwritten signature in black ink that reads "Gail K". The letters are cursive and connected.

Address gailkelley559@gmail.com

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 13, 2020

Bradley Barnes

Visitor

Submission Date
July 13, 2020 14:09

Name Bradley Barnes

Signature

A handwritten signature in black ink, appearing to read 'Bradley Barnes', written in a cursive style.

Address
bradleybarnes.2010@gmail.com
Santa Ynez, CA

Type (Owner, Resident, Worker, Visitor)
Visitor

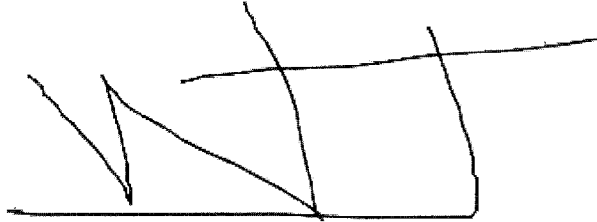
Date
Jul 13, 2020

Wallace Jackson
Resident

Submission Date
July 13, 2020 15:37

Name Wallace Jackson

Signature

A handwritten signature in black ink, appearing to be 'W Jackson', written over a horizontal line.

Address 3121 Avena rd. Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) Resident

Date Jul 13, 2020

Jenn Matsukas

Visitor

Submission Date
July 13, 2020 16:10

Name Jenn Matsukas

Signature

A handwritten signature in black ink, appearing to read 'Jenn Matsukas', with a stylized, cursive script.

Address 162 Valley Station Circle
Buellton, CA 93427

Type (Owner, Resident, Worker, Visitor) Visitor

Date Jul 13, 2020

Tim Haug
worker

Submission Date
July 13, 2020 15:41

Name Tim Haug

Signature

A handwritten signature in black ink, appearing to read 'Tim Haug', written over a set of horizontal lines.

Address 3333 Avena Rd. Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) worker

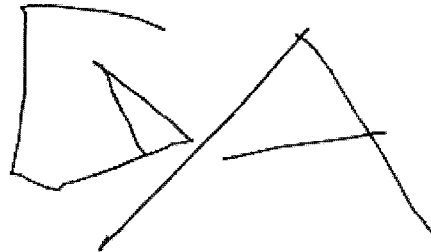
Date Jul 13, 2020

Garth Abbateal
worker

Submission Date
July 13, 2020 15:50

Name Garth Abbateal

Signature

A handwritten signature in black ink, consisting of a stylized 'G' followed by 'A' and 'A'.

Address 3333 Avena rd. Lompoc, CA 93436

Type (Owner, Resident, Worker, Visitor) worker

Date Jul 13, 2020

de la Guerra, Sheila

From: Kendra Duncan O'Connor <sbbunnys@icloud.com>
Sent: Monday, July 13, 2020 5:00 PM
To: sbcob
Subject: Fwd: Case No. 19ORD-00000-00009
Attachments: Case No. 19ORD-00000-00009.pdf; ATT00001.txt

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.

Please distribute to supervisors and include into the record for agenda item 3. On 7/14/20.

Thank you!

Kendra Duncan O'Connor

July 10, 2020

Dear Chair Hart & Members of the Board,

I urge you to amend Santa Barbara County's Land Use & Development Code (LUDC) Case No. 19ORD-00000-00009. Banning all commercial cannabis projects in and around Existing Developed Rural Neighborhoods (EDRNs), mandating odor control in all zones and consider requiring a Conditional Use Permit (CUP) for all proposed cannabis projects throughout Santa Barbara County, will help alleviate some of the conflicts we are experiencing.

The County of Santa Barbara is hosting six community meetings in July to receive feedback and answer questions about the amended Cannabis Business License (Chapter 50) regulating cannabis retail storefront licensing. Ironically, under Chapter 50, only one retail cannabis outlet per community plan area is allowed, for a grand total of six. Retail storefronts were limited and merit based to protect urban areas from bad actors as well as to prevent an over concentration of cannabis businesses. **Unfortunately decision makers did not have the same forethought regarding cannabis cultivation projects in the inland and coastal areas of Santa Barbara County.** If land use entitlements for cultivation projects were limited and merit based, as in retail storefront licenses, we would not be here, still debating these issues.

Comments submitted for today's hearing from the industry have alluded, their, "good faith" investment in SB County, along with provisional state licenses, should afford them "vested rights" and certain approval. Land use entitlements are not guaranteed by financial investment or by state provisional and temporary licenses, hence words such as "provisional" and "temporary". The state has made requirements clear, our county choose to blur the lines. Industry misconception and community concerns can be clarified through a transparent CUP process for all projects.

Prop 64 allowed local governments control over crafting their own cannabis ordinances. Santa Barbara County decision makers choose to ignore those tools, ignore the warning signs of incompatibility, ignore the pleas of affected neighborhoods and ignore recommendations of the Planning Commission. Local voters, in "good faith", passed prop 64 because we expected the County of Santa Barbara to do what it has always done concerning land use entitlements; preserve the quality of life in our local communities with a vigorous review process and appropriate zoning regulations. Through General Plan Policy, LUDC, zoning ordinances, environmental policy, local community plans and design review, Santa Barbara County has always strived to ensured neighborhood compatibility, sensible development and preservation of precious resources. Please do not allow cannabis cultivation projects to continue to impact resident's rights to peacefully enjoy their homes. Please do not allow cannabis cultivation to hinder existing successful agricultural businesses. It is time to amend the County LUDC and adopt the required findings for approval of Case No. 19ORD-00000-00009.

Thank You,

Kendra Duncan O'Connor
President, San Antonio Creek HOA

de la Guerra, Sheila

From: William Skinner <williamf.skinner@gmail.com>
Sent: Monday, July 13, 2020 5:01 PM
To: sbcob
Cc: Ashton Howarth; Jonathan Landis
Subject: BOS July 14th Agenda Item D3 - EDRN
Attachments: Sonic Sciences EDRN Ban Opposition Letter July 11th 2020.pdf

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.

Dear Clerk of the Board:

Please find attached a comment letter pertaining to Agenda Item D3 - for the July 14th Board of Supervisors meeting.

Can you please enter the correspondence into the public record and also read the letter into the public record during the public comment portion of the scheduled hearing.

Thank you in advance for your assistance in this matter.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Bill Skinner,
President
Catalyst Consulting and Acquisitions, Inc.
(559) 718-3595

July 11th, 2020

VIA EMAIL

Chairman Gregg Hart and Honorable Supervisors Das Williams,
Joan Hartmann, Peter Adams, and Steve Lavagnino
Board of Supervisors, County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Re: Cannabis cultivation ban within EDRNs (File No. 20-00560).

We request that this letter be read into the public record.

Dear Chairman Hart and Honorable Supervisors Williams, Hartmann, Adams, Lavagnino:

On behalf on Sonic Sciences LLC., as the property owner at 2415 Cebada Canyon Road, I would like to request that the Board of Supervisors take one of the two actions regarding the cannabis cultivation bans within EDRN's:

1. Deny the motion for the ban of Cannabis Cultivation within the EDRN's and allow the existing Ordinance provisions to remain in place;
2. Continue the agenda item for at least 3 months to allow sufficient time to engage additional input on revised regulations relating to cannabis cultivation in the EDRN's and to evaluate the individual EDRN's as separate geographic areas.

Sonic Sciences recently purchased in June the property located at 2415 Cebada Canyon Road with the intent to utilize the property as an indoor cannabis cultivation facility.

With the pending agenda item banning the EDRN's for cultivation our investment has been greatly reduced and diminished.

Our justifications to the requested actions above are as follows.

On July 14, the Board is scheduled to review and act on changes to the County Land Use and Development Code (LUDC) related to commercial cannabis cultivation. The Board initially requested that the Planning Commission study and make recommendations about commercial cannabis cultivation. The Board took up the Commission's proposal on June 2 and June 11, 2020. Prohibiting commercial cannabis in EDRNs was not one of the Commission's proposals. At the hearing on June 11, Board members proposed a series of motions to amend the ordinance and directed staff to bring those changes back to the Board in an integrated amendment of the ordinance.

EDRNs are specifically designated neighborhood areas that have developed historically with lots smaller than those found in the surrounding Rural or Inner-Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands.

The County ordinance currently bans commercial cannabis cultivation on any parcels 20 acres or smaller. Supervisor Hartmann's motion, if adopted on July 14, would extend that ban to any parcels of 20 acres or more that are within an existing EDRN.

In regard to the EDRN's we would like to recommend that the Board recognize that the various geographical areas of the County should be evaluated separately during the cannabis application process currently in place.

For example, if there is a concern with odor creation and emission the required CEQA documentation will address the issue and provide for the required mitigation measures to be implemented. We will also implement any odor mitigation technology and procedures recommended and requested by the County.

Furthermore, the Conditional Use Permit land use entitlement and public hearing/notification process ensure that the surrounding neighbors and property owners in the area are appropriately notified and additional input can be received.

To impose a "blanket" ban on cannabis cultivation in all the County designated EDRN's would be akin to attempting to put a round peg in a square hole.

Each of the EDRN's within the County should be allowed to be judged and evaluated on their own merit as to the compliance with the provisions of the Cannabis Ordinance.

We appreciate the Board's time and consideration of our request.

If you should have any questions or would like to discuss our position in greater detail, please do not hesitate to contact me.

Sincerely,

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

Ashton Howarth,
Sonic Sciences LLC.

de la Guerra, Sheila

From: Stacey Wooten <stacey@calcoastcompliance.com>
Sent: Monday, July 13, 2020 5:10 PM
To: sbcob
Cc: Williams, Das; Hart, Gregg; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob
Subject: Please post this report as part of public comment for item #3 July 14, 2020
Attachments: Tepusquet Traffic Study May 2020.pdf; ATT00001.htm; CCC-LOGO-sig.png; ATT00002.htm

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.

Dear COB, Chair and Supervisors,

Please post the attached traffic study as part of public comment and read the following into the record during item #3 of the July 14, 2020 hearing.

A traffic study was conducted just a couple of months ago in Tepusquet Canyon by a third party professional traffic engineer. In summary, the study states “The number of accidents that occurred during a three year period was 14, which is statistically insignificant and does not warrant additional analysis.” According to the study, “Given the low volumes on Tepusquet Road, delays for turning into and out of the ranch road driveway are estimated at LOS A (good operations with low delays).”

Tepusquet is a public road, many travel that road for business and pleasure. Not all who travel Tepusquet Road are a part of the commercial cannabis cultivation project sites.



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

May 7, 2020

20005L01

TRAFFIC STUDY FOR THE TEP 2 CULTIVATION CUP, 1556 TEPUSQUET ROAD, COUNTY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following traffic study for the TEP 2 Cultivation Conditional Use Permit (the "Project"). The study evaluates the Project's potential traffic impacts and presents the Transportation Demand Management Plan developed for the Project.

PROJECT DESCRIPTION

The Project includes a request by TEP 2 Cultivation for approval of a Conditional Use Permit to allow approximately 20,760 SF of outdoor cannabis cultivation in 11 existing hoop houses ranging in size from 1,080 SF to 2,400 SF on APN 131-200-021 located northeast of the Garey/Sisquoc area of Santa Barbara County. The property is currently use for cannabis operations and the applicant is requesting a CUP to bring the active operation into compliance with the Santa Barbara County Cannabis Ordinance. Access to the property is provided via a connection to Tepusquet Road at 1556 Tepusquet Road. Figure 1 illustrates the access road connection to Tepusquet Road.

EXISTING CONDITIONS

Tepusquet Road is a two-lane County road that extends between State Route (SR) 166 on the north and Foxen Canyon Road on the south. Tepusquet Road is a collector road which provides access to the adjacent rural land uses. Figure 2 illustrates the Average Daily Traffic (ADT) volumes on Tepusquet Road (count data attached). As shown, Tepusquet Road currently carries 112 ADT adjacent to the Project's access road connection to the Project site and 285 ADT just north of Foxen Canyon Road.

The ability of a roadway system to carry traffic is expressed in terms of "Levels of Service" (LOS). LOS A through F are used to rate traffic operations, with LOS A indicating very good operations and LOS F indicating poor operations. The County has adopted LOS C as the minimum operating standard for County roadways. Levels of service for the study-area roadway segments were evaluated using the County's standard engineering roadway design capacities. Based on these design capacities, the existing traffic volumes on Tepusquet Road equate to LOS A operations (very good free-flow operations).

PROJECT TRIP GENERATION

Trip generation estimates were calculated for the Project using operational informational provided by the applicant. Two full-time employees work at the site from 7:00 AM to 3:30 PM, Monday-Saturday. These two employees carpool to the site. During harvest periods, the Project employs up to six full-time employees from 7:00 AM to 3:30 PM, Monday-Saturday. The six harvest employees carpool to the site in two vehicles. Delivery trips occur once every other day. Table 1 shows the trip generation for the Project.

Table 1
Project Trip Generation

Component	Number Per Day	Shift	Trip Generation		
			ADT	AM Peak Hour	PM Peak Hour
<u>Non-Harvest Periods</u>					
Employees(a)	2	7:00 AM-3:30 PM	2	0	0
Misc. Trips(b)	1	NA	2	0	0
Totals			4	0	0
<u>Harvest Periods</u>					
Employees(a)	6	7:00 AM-3:30 PM	4	0	0
Misc. Trips(b)	1	NA	2	0	0
Totals			6	0	0

(a) Trip generation for employees based on employee shifts and ride sharing.

(b) Trip generation for miscellaneous trips includes deliveries and other trips, which are estimate at 2 per day.

As shown in Table 1, the Project is forecast to generate 4 ADT during Non-Harvest periods and 6 ADT during Harvest periods. Based on the employee schedules, the Project would not generate trips during the 7-9 AM peak period and 4-6 PM peak period.

EXISTING + PROJECT CONDITIONS

Roadway Operations

Figure 2 shows the traffic volumes on Tepusquet Road, which include traffic generated by the Project since it is operational. These volumes represent LOS A operations (very good free-flow operations) with less than 10% of the roadway's capacity being used. Based on traffic volumes and County impact criteria, the Project would not significantly impact traffic operations on Tepusquet Road.

Site Access

Access to the Project site is proposed via the existing ranch road connection to Tepusquet Road at 1556 Tepusquet Road (see Figure 1). As noted, Tepusquet Road is a two-lane roadway that currently carries 112 ADT adjacent to the Project's access road connection. Given the low volumes on Tepusquet Road, delays for turning into and out of the ranch road driveway are estimated at LOS A (good operations with low delays).

Drivers of vehicles turning to/from the Project's access road connection should have unobstructed views along Tepusquet Road sufficient in length to permit them to anticipate and avoid potential collisions. There are no posted speed limit signs on Tepusquet Road in the vicinity of the Project access road. Speed surveys collected adjacent to the Project's access road connection show that the 85th percentile speed of vehicles is 29 MPH in the northbound direction and 26 MPH in the southbound direction. According to the Caltrans Highway Design Manual, the minimum sight distance standard for roads with 30 MPH speeds is 200 feet.

Figure 3 shows the sight distances looking to the north and south along Tepusquet Road at the existing access road connection. The sight distance looking to the north is about 255 feet and is limited by a crest vertical curve. The sight distance looking to the south is about 285 feet and is limited by the road's horizontal alignment and an oak tree south of the ranch access road. The sight distances at the ranch road connection exceed the 200-foot minimum for roads with 30 MPH speeds. The analysis shows that adequate sight lines are provided for drivers turning to/from the Project's access road connection.

ACCIDENT ANALYSIS

As requested by County staff, accident analyses were completed for the Tepusquet Road between SR 166 on the north and Foxen Canyon Road on the south. Accident data was obtained from the California Highway Patrol (CHP) for the most current three-year period of accident records available, which encompass the January 1, 2017-December 31, 2019 time period (copy of accident data is attached).

The accident rate for Tepusquet Road was calculated and then compared to California statewide average for similar facilities. It is important to note that the accident rate analysis is used as a screening tool to identify potential safety problems. By nature, accident rates experienced on a facility are often higher than the statewide average rates for similar facilities since the statewide averages are comprised of lower-than-average rates + higher-than-average rates (lower + higher = average).

Table 2 lists the actual rate of accidents for the three-year period and compares the rate to the California statewide average for similar roadways.

Table 2
Tepusquet Road Accident Rates – SR 166 to Foxen Canyon Road

Location	Accidents	Years	Accident Rate(a)	Statewide Average Rate(a)
Tepusquet Rd - SR 166-Foxen Cyn Rd	14 Accidents	3 Years	4.14 per mvm	3.42 per mvm

(a) Accident rates per million vehicle miles.

As shown Table 2, the rate of accidents on Tepusquet Road was 4.14 accidents per million vehicle miles and the California statewide average for similar roadways is 3.42 accidents per million entering vehicles. Thus, the accident rate experienced on Tepusquet Road is higher than the statewide average.

Pursuant to Caltrans procedures, if the accident rate experienced on a facility is higher than the statewide average, the Caltrans significance test is performed to determine if the number of accidents that occurred on the facility is statistically significant. If the number of accidents experienced is statistically significant, more detailed safety investigations should be performed to determine if there are accident patterns that can be corrected by changing design features of the facility (e.g. widen traffic lanes, widen roadway shoulders, change roadway curvatures, add signs, install traffic signals, etc.).

There were 14 accidents on Tepusquet Road during the three-year period. The Caltrans significance test was performed to determine if the number of accidents is significant (see attached worksheet). The results show that the number of accidents required to be statistically significant is 21 accidents within the 3-year period. The number of accidents that occurred during the 3-year period was 14, which is statistically insignificant and does not warrant additional analysis.

TRANSPORTATION DEMAND MANAGEMENT PLAN

The following sections reviews the components of the Transportation Demand Management (TDM) Plan developed for the Project.

Employee TDM Strategies

The applicant has committed to implementing a TDM plan that includes promoting employee ridesharing with off-peak work shifts. The applicant uses a labor contractor for the existing operations and is committed to using contracted labor in the future. Two full-time employees work at the site from 7:00 AM to 3:30 PM, Monday-Saturday. These two employees carpool to the site. During harvest periods, the Project employs up to six full-time employees from 7:00 AM to 3:30 PM, Monday-Saturday. The six harvest employees carpool to the site in two vehicles. Moving forward, the applicant plans to use a vanpool for this site and four other cannabis cultivation sites in the immediate vicinity that are operated by the applicant. The vanpool would transport employees to the 5 sites via SR 166 to reach Tepusquet Road (no traffic via Foxen Canyon Road). Thus, the TDM plan would reduce traffic on Tepusquet Road.

Delivery Traffic

The Project includes one delivery trip every other day. The applicant limits deliveries to trucks that are 20 feet or less. All delivery trips are routed via State Route 166 (no truck traffic via Foxen Canyon Road).

This concludes our traffic study for the for the TEP 2 Cultivation Conditional Use Permit. We appreciate the opportunity to assist with you the Project.

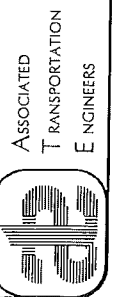
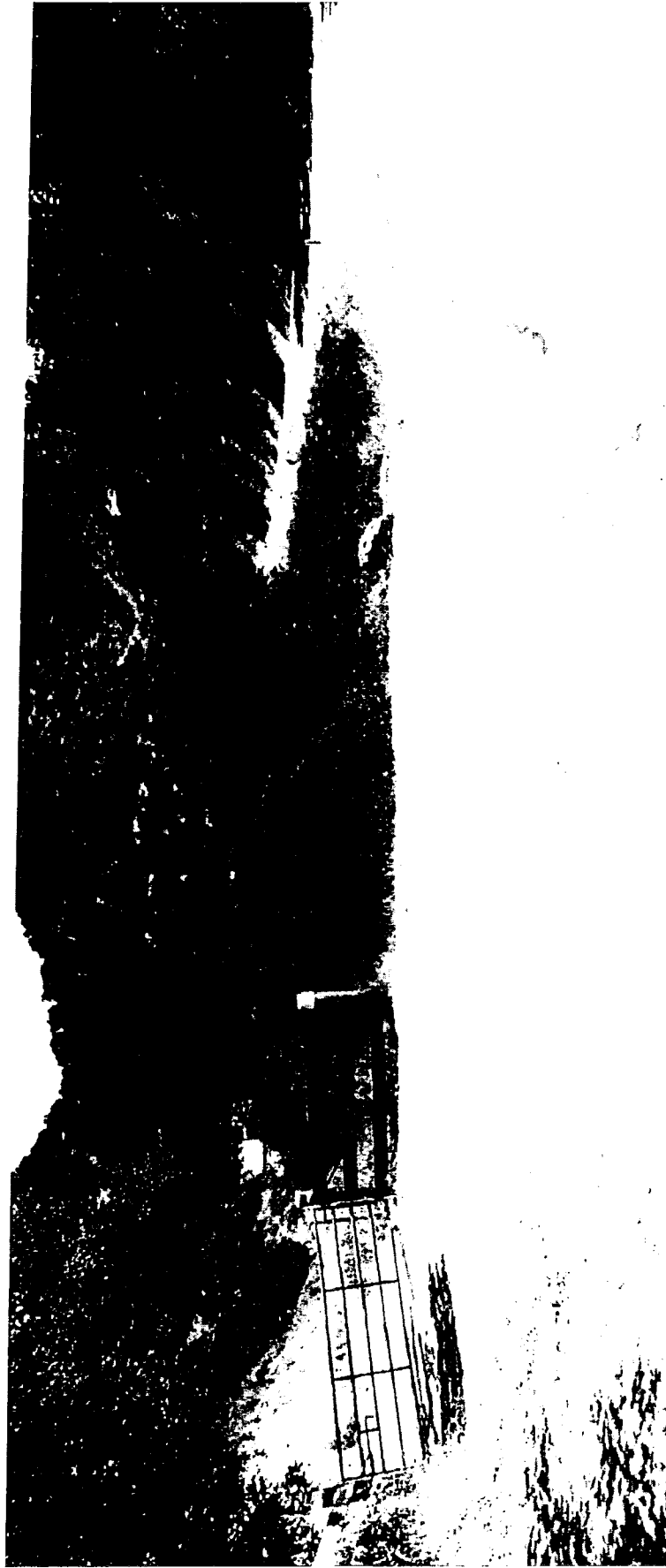
Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'S A Schell', written over a horizontal line.

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/DLD

Attachments

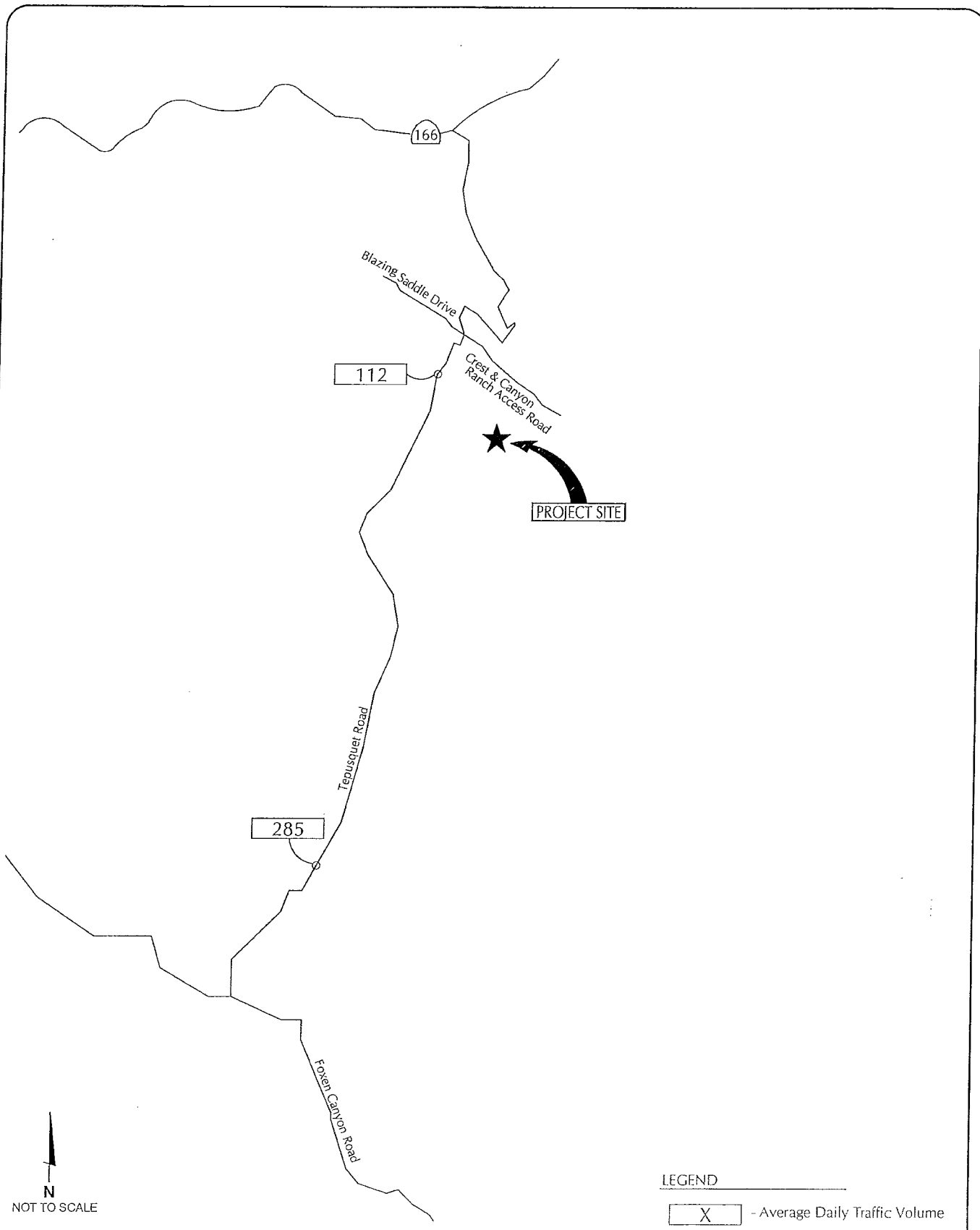


ASSOCIATED
TRANSPORTATION
ENGINEERS

ACCESS ROAD CONNECTION

FIGURE 1

JH - ATE#20005



ASSOCIATED
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EXISTING TRAFFIC VOLUMES

FIGURE 2

JH - ATE#20005



SIGHT DISTANCE LOOKING NORTH: 255'



SIGHT DISTANCE LOOKING SOUTH: 285'



ASSOCIATED
TRANSPORTATION
ENGINEERS

ACCESS ROAD SIGHT DISTANCES

FIGURE

3

JH1-ATE#20005

VOLUME

Tepusquet Rd N/O Foxen Canyon Rd

Day: Thursday
Date: 4/12/2018

City: Santa Maria
Project #: CA18_2047_002

DAILY TOTALS					NB	SB	EB	WB	Total		
					143	142	0	0	285		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0			0	12:00	1	1			2
00:15	0	0			0	12:15	1	2			3
00:30	0	0			0	12:30	1	1			2
00:45	0	0			0	12:45	3	6	1	5	11
01:00	0	0			0	13:00	3	5			8
01:15	0	0			0	13:15	0	0			0
01:30	0	0			0	13:30	1	0			1
01:45	0	0			0	13:45	3	7	1	6	13
02:00	0	0			0	14:00	5	5			10
02:15	0	0			0	14:15	0	6			6
02:30	0	0			0	14:30	4	4			8
02:45	0	0			0	14:45	6	15	0	15	30
03:00	0	0			0	15:00	3	2			5
03:15	0	0			0	15:15	3	7			10
03:30	0	0			0	15:30	4	2			6
03:45	0	0			0	15:45	4	14	1	12	26
04:00	0	0			0	16:00	5	3			8
04:15	0	0			0	16:15	2	0			2
04:30	0	0			0	16:30	8	0			8
04:45	0	0			0	16:45	6	21	8	11	32
05:00	0	0			0	17:00	4	4			8
05:15	0	0			0	17:15	4	6			10
05:30	1	1			2	17:30	3	2			5
05:45	0	1	2	3	2	17:45	5	16	3	15	31
06:00	1	5			6	18:00	0	0			0
06:15	3	1			4	18:15	2	3			5
06:30	2	1			3	18:30	0	2			2
06:45	4	10	4	11	8	18:45	1	3	1	6	9
07:00	0	0			0	19:00	1	1			2
07:15	1	4			5	19:15	1	4			5
07:30	0	2			2	19:30	1	0			1
07:45	3	4	1	7	4	19:45	0	3	1	6	9
08:00	0	3			3	20:00	0	1			1
08:15	1	3			4	20:15	1	1			2
08:30	0	4			4	20:30	0	0			0
08:45	3	4	2	12	5	20:45	4	5	0	2	7
09:00	4	1			5	21:00	0	0			0
09:15	6	2			8	21:15	0	1			1
09:30	2	1			3	21:30	0	2			2
09:45	1	13	3	7	4	21:45	0	0	3		3
10:00	1	2			3	22:00	1	0			1
10:15	4	1			5	22:15	0	0			0
10:30	3	1			4	22:30	0	0			0
10:45	4	12	3	7	7	22:45	0	1	0		1
11:00	2	4			6	23:00	0	0			0
11:15	3	2			5	23:15	0	0			0
11:30	2	3			5	23:30	0	0			0
11:45	1	8	4	13	5	23:45	0	1	1		1
TOTALS	52	60			112	TOTALS	91	82			173
SPLIT %	46.4%	53.6%			39.3%	SPLIT %	52.6%	47.4%			60.7%

DAILY TOTALS					NB	SB	EB	WB	Total
					143	142	0	0	285

AM Peak Hour	08:45	11:00			10:45	PM Peak Hour	16:30	16:45	16:30
AM Pk Volume	15	13			23	PM Pk Volume	22	20	40
Pk Hr Factor	0.625	0.813			0.821	Pk Hr Factor	0.688	0.625	0.714
7 - 9 Volume	8	19			27	4 - 6 Volume	37	26	63
7 - 9 Peak Hour	07:00	08:00			08:00	4 - 6 Peak Hour	16:30	16:45	16:30
7 - 9 Pk Volume	4	12			16	4 - 6 Pk Volume	22	20	40
Pk Hr Factor	0.333	0.750			0.800	Pk Hr Factor	0.688	0.625	0.714

SPEED

Tepusquet Rd S/O Autumn Rd

Day: Thursday
Date: 4/12/2018

City: Santa Maria
Project #: CA18_2047_001.in

North Bound

Time	15	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	1	1	0	0	0	0	0	0	0	0	0	2
07:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
08:00	2	4	1	0	0	0	0	0	0	0	0	0	0	7
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	1	3	0	0	0	0	0	0	0	0	0	0	4
11:00	1	0	0	1	1	0	0	0	0	0	0	0	0	3
12:00 PM	0	0	0	1	3	0	0	0	0	0	0	0	0	4
13:00	0	1	5	1	0	0	0	0	0	0	0	0	0	7
14:00	1	0	1	3	0	0	0	0	0	0	0	0	0	5
15:00	0	3	0	0	0	1	0	0	0	0	0	0	0	4
16:00	0	0	1	2	0	0	0	0	0	0	0	0	0	3
17:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
18:00	0	1	1	2	0	0	0	0	0	0	0	0	0	4
19:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	7%	22%	36%	29%	5%	2%							5%	100%

Directional Peak Periods	AM 7-9	NOON 12-2	PM 4-5	Off Peak Volumes
All Speeds	Volume	Volume	Volume	Volume
	9	11	5	34
	15%	19%	8%	58%
AM Volumes	3	0	0	0
% AM	7	0	0	0
AM Peak Hour	08:00	09:00	0	0
Volume	2	1	0	0
PM Volumes	1	0	0	0
% PM	6	0	0	0
PM Peak Hour	14:00	15:00	0	0
Volume	1	1	0	0

Street Name	Direction	15th	50th	Average	85th	95th	ADT
Tepusquet Rd	North Bound	17	23	23	29	32	59
Tepusquet Rd	South Bound	13	19	20	26	30	53



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • (805) 682-8509-F

ACCIDENT RATE CALCULATION SHEET - FOR ROADWAYS

Project: Crest & Canyon Ranch
Project #: 018027
Analyst: DLD
Date: 4/24/2018

File Name: 3 Year
Print Date: 24-Apr-18

Roadway: Tepesquest Road
Segment: SR 166 to Foxen Canyon Road
Length of Segment (miles): 15.5
Weekday ADT: 199
Period Analyzed (years): 3 (2015, 2016, 2017)

Number of Accidents: 8

Million Vehicle Miles: 3.38 million vehicle miles (mvm)

Accident Rate: **2.37 accidents per million vehicle miles (mvm)**

Roadway Rate Group: H05
California State Average Collision Rate: **3.42** (a)

(a) $1.41 \text{ Base Rate} + 0.40 \text{ ADT Factor} (0.40 / .199 = 2.01) = 3.42$

Calculations:

Weekday Volume: 199 (average of 285 and 112)
Million Vehicle Miles: 3.38
Accident Rate (accidents per mvm): 2.37



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ACCIDENT RATE CALCULATION SHEET - FOR ROADWAYS

Project: Crest & Canyon Ranch
Project #: 018027
Analyst: DLD
Date: 4/24/2018

File Name: 3 Year
Print Date: 24-Apr-18

Roadway Tepesquest Road
Segment: SR 166 to Foxen Canyon Road
Length of Segment (miles): 15.5
Weekday ADT: 285
Period Analyzed (years): 3 (2015, 2016, 2017)

Number of Accidents: 8

Million Vehicle Miles: 4.84 million vehicle miles (mvm)

Accident Rate: **1.65 accidents per million vehicle miles (mvm)**

Roadway Rate Group: H05
California State Average Collision Rate: **2.81** (a)

(a) $1.41 \text{ Base Rate} + 0.40 \text{ ADT Factor} (0.40 / .285 = 1.40) = 2.81$

Calculations:

Weekday Volume: 285
Million Vehicle Miles: 4.84
Accident Rate (accidents per mvm): 1.65

#180440 2015 - AV. 2016/2017/2018 COLLISIONS ON TEPUSQUET ROAD BETWEEN FOXEN CANYON ROAD AND STATE ROUTE 166, SANTA BARBARA COUNTY

Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW Veh	CHP Veh	Make	Year	Sp Info	AAF1 Viol	AAF2 Viol	Safety Equip	Role	Ext of Inj	Age	Sex	Seat Pos	Safety Equip	Ejected
1F	DRVR	31	M	H	HNBD					0100	ACURA	2004	-	3	A	22107	-	M	G		PASS	
Primary Rd RT 166 Direction E Secondary Rd TEPUSQUET RD NCIC 9750 State Hwy? Y Route 166 Postmile Prefix R Postmile 29.10 Side of Hwy W County SANTA BARBARA Population 9 Rpt Dist Beat 062 Type 1 CalTrans Dist 5 Badge 17379 Collision Date 20150209 Time 0240 Day MON Primary Collision Factor UNSAFE SPEED HIT OBJECT Rwy Cond? NO UNSUL CND Severity PDO # Killed 0 # Injured 0 Tow Away? Y Process Date 20160920 Weather?1 CLOUDY Raining Rwy Surface WET Lighting DARK - NO ST LTS Ped Action Rwy Cond? NO UNSUL CND Motor Veh Involved With FIXED OBJ PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 1F DRVR 31 M H HNBD RAN OFF RD W A 0100 ACURA 2004 - 3 A 22107 - M G - M G PASS 7 F 3 M U 0																						
1F	DRVR	51	M	W	HNBD					0200	HONDA	2004	-	3	L		-	P	W		PASS	
Primary Rd FOXEN CANYON R Distance (ft) 6 Direction E Secondary Rd TEPUSQUET RD NCIC 9750 State Hwy? N Route Postmile Prefix Postmile Side of Hwy City UNINCORP. Population 9 Rpt Dist Beat 030 Type 3 CalTrans Dist 2 Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150324 Primary Collision Factor IMPROP TURN OVERTURNED Rwy Cond? NO UNSUL CND Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150324 Weather?1 CLEAR Raining Rwy Surface DRY Lighting DAYLIGHT Rwy Cond? NO UNSUL CND Motor Veh Involved With NON-CLSN PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 1F DRVR 51 M W HNBD PROC ST N C 0200 HONDA 2004 - 3 L - - P W - P W PASS COMPPN 51 M 1 P W 0																						
1F	DRVR	19	M	B	HNBD					0400	MITSU	2003	-	3	N		-	M	G		PASS	
Primary Rd SR-166 Direction E Secondary Rd TEPUSQUET RD NCIC 9750 State Hwy? Y Route Postmile Prefix Postmile Side of Hwy City UNINCORP. Population 9 Rpt Dist Beat 062 Type 1 CalTrans Dist 2 Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150912 Primary Collision Factor WRONG SIDE SIDESWIPE Rwy Cond? NO UNSUL CND Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150912 Weather?1 CLEAR Raining Rwy Surface DRY Lighting DAYLIGHT Rwy Cond? NO UNSUL CND Motor Veh Involved With OTHER MV PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 1F DRVR 19 M B HNBD UNS TURN W A 0400 MITSU 2003 - 3 N - - M G - M G PASS COMPPN 21 M 3 M G 0																						
1	DRVR	66	M	B	HNBD					2433	FREI	2014	-	3	N		-	M	G		DRVR	
Primary Rd SR-166 Direction E Secondary Rd TEPUSQUET ROAD NCIC 9750 State Hwy? Y Route Postmile Prefix Postmile Side of Hwy City UNINCORP. Population 9 Rpt Dist Beat 062 Type 1 CalTrans Dist 2 Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150912 Primary Collision Factor WRONG SIDE SIDESWIPE Rwy Cond? NO UNSUL CND Severity INJURY # Killed 0 # Injured 2 Tow Away? N Process Date 20150912 Weather?1 CLEAR Raining Rwy Surface DRY Lighting DAYLIGHT Rwy Cond? NO UNSUL CND Motor Veh Involved With OTHER MV PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 2 DRVR 60 M W HNBD PROC ST W G 2532 THSON 2008 - 3 N - - M G - M G DRVR OTH VIS 66 M 1 M G 0																						
1	DRVR	33	F	W	HBD-UJ					0700	OLDS	1999	-	1	A	22107	F	L	G		DRVR	
Primary Rd TEPUSQUET RD Distance (ft) 16843 Direction N Secondary Rd SANTA MARIA MES NCIC 9750 State Hwy? N Route Postmile Prefix Postmile Side of Hwy City UNINCORP. Population 9 Rpt Dist Beat 030 Type 3 CalTrans Dist 2 Severity INJURY # Killed 0 # Injured 1 Tow Away? Y Process Date 20150917 Primary Collision Factor DRVR ALCIDRG OVERTURNED Rwy Cond? NO UNSUL CND Severity INJURY # Killed 0 # Injured 1 Tow Away? Y Process Date 20151019 Weather?1 CLEAR Raining Rwy Surface DRY Lighting DAYLIGHT Rwy Cond? NO UNSUL CND Motor Veh Involved With NON-CLSN PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 1F DRVR 33 F W HBD-UJ UNS TURN N A 0700 OLDS 1999 - 1 A 22107 F L G - M G DRVR OTH VIS 33 F 1 L G 0																						
1F	DRVR	33	F	W	HBD-UJ					0700	OLDS	1999	-	1	A	22107	F	L	G		DRVR	
Primary Rd SANTA MARIA MES Distance (ft) 245 Direction W Secondary Rd TEPUSQUET ROAD NCIC 9750 State Hwy? N Route Postmile Prefix Postmile Side of Hwy City UNINCORP. Population 9 Rpt Dist Beat 030 Type 3 CalTrans Dist 2 Severity INJURY # Killed 1 # Injured 1 Tow Away? Y Process Date 20151004 Primary Collision Factor UNSAFE SPEED HEAD-ON Rwy Cond? NO UNSUL CND Severity FATAL # Killed 1 # Injured 1 Tow Away? Y Process Date 20151029 Weather?1 RAINING Raining Rwy Surface WET Lighting DAYLIGHT Rwy Cond? NO UNSUL CND Motor Veh Involved With OTHER MV PARTY INFO Hit and Run																						
Party Type Age Sex Race Sobriety1 Sobriety2 Move Pre Coll Dir SW Veh CHP Veh Make Year Sp Info AAF1 Viol AAF2 Viol Safety Equip Role Ext of Inj Age Sex Seat Pos Safety Equip Ejected 1F DRVR 40 F W HNBD PROC ST E A 0100 VOLK 1973 - 3 N - - P C - P C DRVR COMP PN 24 F 1 L G 0																						

#1800440 2015 - AV. 2016/2017/2018 COLLISIONS ON TEPUSQUET ROAD BETWEEN FOXEN CANYON ROAD AND STATE ROUTE 166, SANTA BARBARA COUNTY

Primary Rd	Distance (ft)	Direction	N	Secondary Rd	COLSON CANYON F	NCIC 9750	State Hwy?	N	Route	Postmile Prefix	Postmile	Side of Hwy														
City	UNINCORP.	Population	9	Rpt.Dist	Beat 030	Type 3	CalTrans Dist		Badge	015916	Collision Date	20171227	Time 1808	Day WED												
Weather1	CLEAR	Weather2		Collision Type	HIT OBJECT	Severity	PDO		# Killed	0	# Injured	0	Tow Away?	N												
Hit and Run		Motor Veh Involved With	FIXED OBJ	Roadway Surface	DRY	Roadway Cont'd1	NO UNSUSL CND		Lighting	DARK - NO ST LTS	Ped Action		Spec Cond	0												
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW	Chp	Veh	Make	Year	Sp Info	OAF1 Viol	OAF2 Safety Equip	Equip	Role	Ext of Inj	Age	Sex	Seat Pos	Safety Equip	Equip	Ejected		
1F	DRVR	20	M	A	HNB						0100	2017	-	3	J		M	G								
PARTY INFO																										
Primary Rd	SR-166	Distance (ft)	15840	Direction	E	Secondary Rd	TEPUSQUET RD	NCIC 9750	State Hwy?	Y	Route		Postmile Prefix		Postmile	019656	Collision Date	20180111	Time 2025	Day THU						
City	UNINCORP.	Population	9	Rpt.Dist	Beat 062	Type 1	CalTrans Dist		# Killed	0	# Injured	3	Tow Away?	Y												
Weather1	CLEAR	Weather2		Collision Type	SIDESWIPE	Severity	INJURY		Roadway Cont'd1	NO UNSUSL CND	Ped Action		Lighting	DARK - NO ST LTS	Ped Action											
Hit and Run		Motor Veh Involved With	OTHER MV	Roadway Surface	DRY	Roadway Cont'd2			Lighting	DARK - NO ST LTS	Ped Action															
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW <td>Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td>	Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td>	Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td>	Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td>	OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td>	OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td>	Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td>	Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td>	Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td>	Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td>	Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td>	Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td>	Safety Equip <td>Equip <td>Ejected</td> </td>	Equip <td>Ejected</td>	Ejected		
1F	DRVR	55	M	W	HNB						0700	2012	-	3	N		L	G								
2	DRVR	53	F	W	HNB						0100	2006	-	3	N		L	G								
3	DRVR	64	M	W	HNB						0100	2004	-	3	N		L	G								
4	DRVR	52	M	H	HNB						2700	2016	-	3	N		M	G								
5	DRVR	42	M	W	HNB						0700	2017	-	3	N		M	G								
PARTY INFO																										
Primary Rd	TEPUSQUET RD	Distance (ft)	8448	Direction	N	Secondary Rd	COLSON CANYON F	NCIC 9750	State Hwy?	N	Route		Postmile Prefix		Postmile	014820	Collision Date	20180121	Time 0550	Day SUN						
City	UNINCORP.	Population	9	Rpt.Dist	Beat 030	Type 3	CalTrans Dist		# Killed	0	# Injured	0	Tow Away?	Y												
Weather1	CLEAR	Weather2		Collision Type	OVERTURNED	Severity	PDO		Roadway Cont'd1	NO UNSUSL CND	Ped Action		Lighting	DARK - NO ST LTS	Ped Action											
Hit and Run		Motor Veh Involved With	NON-CLSN	Roadway Surface	DRY	Roadway Cont'd2			Lighting	DARK - NO ST LTS	Ped Action															
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1F	DRVR	23	M	H	HNB						2200	2003	-	3	N		M	G								
PARTY INFO																										
Primary Rd	TEPUSQUET RD	Distance (ft)	12144	Direction	S	Secondary Rd	SR-166	NCIC 9750	State Hwy?	N	Route		Postmile Prefix		Postmile	017709	Collision Date	20180211	Time 1210	Day SUN						
City	UNINCORP.	Population	9	Rpt.Dist	Beat 030	Type 3	CalTrans Dist		# Killed	0	# Injured	1	Tow Away?	Y												
Weather1	CLEAR	Weather2		Collision Type	OVERTURNED	Severity	INJURY		Roadway Cont'd1	NO UNSUSL CND	Ped Action		Lighting	DAYLIGHT	Ped Action											
Hit and Run		Motor Veh Involved With	NON-CLSN	Roadway Surface	DRY	Roadway Cont'd2			Lighting	DAYLIGHT	Ped Action															
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW <td>Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td>	Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td>	Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td>	Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td>	OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td>	OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td>	Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td>	Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td>	Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td>	Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td>	Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td>	Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td>	Safety Equip <td>Equip <td>Ejected</td> </td>	Equip <td>Ejected</td>	Ejected		
1F	DRVR	43	M	H	HNB						0200	2000	-	3	N		-	W								
PARTY INFO																										
Primary Rd	SR-166 E/B	Distance (ft)	14256	Direction	W	Secondary Rd	TEPUSQUET RD	NCIC 9750	State Hwy?	Y	Route		Postmile Prefix		Postmile	017884	Collision Date	20180314	Time 1350	Day WED						
City	UNINCORP.	Population	9	Rpt.Dist	Beat 061	Type 1	CalTrans Dist		# Killed	0	# Injured	0	Tow Away?	Y												
Weather1	CLOUDY	Weather2		Collision Type	HIT OBJECT	Severity	PDO		Roadway Cont'd1	NO UNSUSL CND	Ped Action		Lighting	DAYLIGHT	Ped Action											
Hit and Run		Motor Veh Involved With	FIXED OBJ	Roadway Surface	WET	Roadway Cont'd2			Lighting	DAYLIGHT	Ped Action															
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW <td>Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td>	Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td>	Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td>	Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td>	OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td>	OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td>	Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td>	Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td>	Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td>	Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td>	Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td>	Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td>	Safety Equip <td>Equip <td>Ejected</td> </td>	Equip <td>Ejected</td>	Ejected		
1F	DRVR	24	M	W	HNB						0100	2004	-	3	N		M	G								
PARTY INFO																										
Primary Rd	SR-166	Distance (ft)	4224	Direction	W	Secondary Rd	TEPUSQUET RD	NCIC 9750	State Hwy?	Y	Route		Postmile Prefix		Postmile	017910	Collision Date	20180327	Time 0735	Day TUE						
City	UNINCORP.	Population	9	Rpt.Dist	Beat 062	Type 1	CalTrans Dist		# Killed	0	# Injured	0	Tow Away?	N												
Weather1	CLEAR	Weather2		Collision Type	OTHER	Severity	PDO		Roadway Cont'd1	NO UNSUSL CND	Ped Action		Lighting	DAYLIGHT	Ped Action											
Hit and Run		Motor Veh Involved With	ANIMAL	Roadway Surface	DRY	Roadway Cont'd2			Lighting	DAYLIGHT	Ped Action															
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move Pre Coll	Dir	SW <td>Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Chp <td>Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td></td>	Veh <td>Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td></td>	Make <td>Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td></td>	Year <td>Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td></td>	Sp Info <td>OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td></td>	OAF1 Viol <td>OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td></td>	OAF2 Safety Equip <td>Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td></td>	Equip <td>Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td></td>	Role <td>Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td></td>	Ext of Inj <td>Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td></td>	Age <td>Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td></td>	Sex <td>Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td></td>	Seat Pos <td>Safety Equip <td>Equip <td>Ejected</td> </td></td>	Safety Equip <td>Equip <td>Ejected</td> </td>	Equip <td>Ejected</td>	Ejected		
1F	DRVR	31	F	W	HNB						2200	2016	-	3	N		M	G								
PARTY INFO																										

de la Guerra, Sheila

From: Jacob Pickering <jacobpickering@jacobcd.com>
Sent: Monday, July 13, 2020 5:27 PM
To: sbcob
Cc: Williams, Das; Hart, Gregg; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; sbcob; County Executive Office; de Bruin, Adriana; "'mghizzoni@countysb.org' <mghizzoni@countysb.org>" <'mghizzoni@countysb.org'
Subject: FW: Attn: BOS - Public Comment's [Subject: EDRN ZONE - Commercial Cannabis Ban] - AGENDA ITEM 3 - Public Comment
Attachments: BOS Letter- Deanna_Rev.pdf; BOS Letter- Ludlam_ Revised.pdf; Devin C BOS Letter.pdf; Morgan H. BOS Letter.pdf; Miranda BOS Letter.pdf; Jacob BOS Letter.pdf; Andy Miller _ BOS Letter.pdf; Bos Letter - Aaron.pdf; Jesse Pickering _ BOS Letter.pdf

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.

From: Jacob Pickering
Sent: Monday, July 13, 2020 4:38 PM
To: sbcob@countyofsb.org
Subject: Attn: BOS - Public Comment's [Subject: EDRN ZONE - Commercial Cannabis Ban] - AGENDA ITEM 3 - Public Comment

I am submitting these letters that have been collected. We are requesting that all these letters to be read into "Public Comment" for item #3 on the Agenda, during the BOS Meeting.

If you have any questions please feel free to contact me.

Thank you

Jacob Pickering

Jacob Construction & Design

2436 Broad Street, Suite A, San Luis Obispo, CA 93401

T (805) 460-6940 | F (805) 548-1995 | E jacobpickering@jacobcd.com

July 10, 2020

Dear Santa Barbara Board of Supervisors,

I own more than 400 acres of undeveloped AG-40 property in the Tepusquet area. I am normally a pretty peaceful, keep-to-myself person. This is the first time I have written to a board of supervisors or to a politician of any kind, ever. But the hasty way this ordinance is being pushed through without adequate public comment compels me to do so now. I am very concerned how contentious the Tepusquet land use has become. I am not a cannabis grower, nor have I ever been. My property, like most land in the Tepusquet area, is mostly unusable due to the hilly terrain with only about 4 acres of usable land in total. The primary real economic value to the properties in Tepusquet appears to be cannabis farming as the terrain is too steep for even livestock grazing.

Tepusquet is generally about as far away from the County seat as one can get and still be in Santa Barbara County. The area is largely unpopulated so much so that my 400 acres puts me at a mid-size owner. My closest neighbor (a current cannabis grower I might add) is over a half mile away. There is no odor nor disruption nor traffic concerns to the rest of us from their very clean and responsible operation. I hardly know they are there. They are peaceful neighbors; we smile and wave as we drive by if they are in sight.

If cannabis farming is allowed, I have been advised that it will bring in enormous sales and property tax revenues that, according to the Orange County Register is bringing in over **\$1 Billion in tax revenue to the State of California** during this time of real financial crises. Please do not shut down existing cannabis farms and businesses during these hard economic times. Please allow the applicants to go through the Conditional Use Permit process as it was designed.

The "negative" effects of cannabis farming are so overblown as to be laughable when compared to the economic upside for the State, County, and locality. The "smell" of cannabis is not an issue with responsible farming operations as well as the ocean breezes. I have never smelled any cannabis odor, nor experienced any traffic concerns nor any other negative consequences in Tepusquet. Frankly, I welcome my neighbors to grow cannabis in peace and prosperity, knowing that the tax revenue generated will benefit all of us in the Tepusquet area along with the entire County of Santa Barbara and outward to the State of California.

If the stealth-like manner by which this vote gets approved is successful, there will be a time when we all will look back and wish we had allowed the significant cannabis revenue stream that could have helped Santa Barbara meet its fiscal obligations and lessen the burden on other taxpayers that live in more densely packed areas such as Santa Maria, or Santa Barbara, an hour and a half away from Tepusquet.

I believe at minimum we should respect the will of the voters of Santa Barbara County who voted overwhelmingly to approve cannabis cultivation in this County and have enjoyed the substantial economic benefits since. Clearly Governor Newsom recognizes that cannabis cultivation is a huge benefit of over \$1 Billion to the California State budget (https://www.noozhawk.com/article/santa_barbara_county_collects_6.7_million_in_cannabis_taxes_in_first_year) **In the first year of cultivation, Santa Barbara collected over \$6.7 Million with \$10.6 million expected for 2020-21 exceeding the total sales tax revenue** even with current grow restrictions (<https://www.newsbreak.com/news/0PIzOG9h/santa-barbara-county-cannabis-tax-revenues-will-exceed-sales-taxes>). I cannot fathom that this could soon end.

Sincerely,



July 10, 2020

Dear Honorable Board of Supervisors,

I would like to add my voice to the growing number of my neighbors in the Tepusquet area and respectfully ask you for a temporary postponement of the important hearing occurring on July 14th. I have become more focused on my property of approximately 240 acres due to the COVID situation and my goal is to someday build my home in the very peaceful idyllic surroundings of the Tepusquet hills.

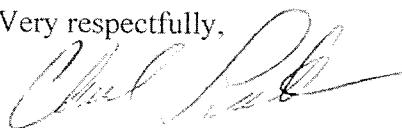
I understand that a small contingent has become very outspoken in their opposition to cannabis grows. However, my closest neighbor is over a mile away. I am not a cannabis farmer, but I am certain this vocal group's proximity to my property would makes their objections meaningless. This ordinance, if passed, will **severely cripple the real estate market of Tepusquet and surrounding areas**. The residents will wake up on July 15th to find out that their property values have been crushed by the hasty decision of the Board, prodded by a group of short-sighted cannabis opponents. I have been advised by my realtor that many of the people in Tepusquet that are growing cannabis do so for their personal medical needs. Would this ordinance affect them? It would be a shame to see an elderly or infirm resident be forced to become an outlaw if this ordinance is passed. This needs to be talked through before such an ordinance is voted on. **Please allow the applicants to go through the CUP (Conditional Use Permit) application process as it was originally intended.** My family and I are all are very happy with the rural Tepusquet lifestyle and we have no objections to cannabis growers currently operating in the canyon and hills and those that go through the CUP process and become responsibly approved.

I intend to become active in the County politics in the future since I have realized that my inaction has given the Purple Hats too much influence considering their limited representation of the Tepusquet population. I mean to change that. I have also begun reaching out to my neighbors who have no idea this resolution is being presented in such a hurried, slap-dash manner. Without adequate public input, this ordinance will have a detrimental effect on all our property values, not to mention the reduction in property tax receipts and sales tax receipts from the sales of cannabis. Like everyone in California, since COVID-19, I am also quite concerned about the job market. **I urge you to not force businesses to shut down during this extremely challenging financial environment.** Such a closure of profitable operations could throw hundreds of agricultural workers into the unemployment lines. These workers typically are not involved in the political scene, these workers have limited or no voice.

I am respectfully requesting that this vote be held off until COVID-19 has subsided sufficiently to give us an opportunity to bring the situation to the attention of all property owners and voters in the Tepusquet. They have the right to fully understand the Fiscal ramification of losing this important market and the resulting downward pressure on all of our property values (both in Tepusquet and surrounding areas) whether cannabis related or not. Home prices will decrease, land prices will plummet, unemployment will rise, and tax revenues will drop-off if we allow this to happen.

I am frankly quite surprised that anyone could vote to rush this issue without a careful consideration of the serious economic consequences.

Very respectfully,



From: [Devin Greene](#)
To: [Jacob Pickering](#)
Subject: Santa Barbara County Cannabis zoning letter.
Date: Monday, July 06, 2020 4:36:43 PM

Santa Barbara Board of Supervisors

I am writing to you on behalf of the new "CUPS" regulation that is proposed for the rural areas of Santa Maria and Santa Barbara County. I am a fourth generation Santa Maria and Santa Barbara County resident. I love our community and the area we all call home. I am the child of a decorated life-long Santa Maria police officer, a member of local charity organizations and I work in our local agriculture fields. I personally feel the regulations and lack of practical logic of production-style cannabis growing in our community is a ploy for personal gain of some commercial production agriculture owners in our community. I feel the regulations and restrictions set on new agricultural cannabis companies are used against them as bigger agricultural companies take their place and deplete their finances. For example, Peter Adam has been a well-respected and influential part of Santa Maria's agriculture. However, in an article written by Giana Magnoli on June 11, 2020, Peter Adam stated, "I think we have to allow ourselves as the policymakers that have to make peace in our county to go out and fix some of these things regardless of, you know, whether a couple people are at the end of their process." Most of these owners and growers are at their end of their process because they are not given a fair chance to continue their profession and pursue their legal rights as property owners in this community. I am writing in to appeal this decision because the people directly affected by these laws, restrictions, and codes deserve the opportunity to express their concerns and worries about the future of cannabis cultivation in our area.

Sincerely,
A Concerned Resident

To Santa Barbara Board of Supervisors,

Tepusquet Canyon is my home! One of the benefits of living in Tepusquet is the freedom of doing what you want with less government control. Although I have not been in this community for generations like some of my neighbors, I still share the priorities of community, environment, family, and independence.

I have seen the benefits & dis-benefits of the commercial cannabis industry moving into our community and understand both sides of the argument. I also understand that this industry is relatively still going through its infancy and the local government is trying to figure out a process to welcome this thriving industry as well as addressing some of the issues this brings. Like any new industry I expect some hurdles and resistance to change that it brings.

It was brought to my attention that the Santa Barbara County Board of Supervisors with very little consideration for public opinion presented a "Ban on Commercial Cannabis within EDRN" communities. In my opinion this was a rush to vote situation with very little understanding of the issue, and I feel this was an attempt to sweep this topic under the rug. Regardless of my opinion on the legalization of commercial cannabis, the fact Santa Barbara County Board of Supervisors is attempting to further restrict what we can and cannot do without proper public input is concerning.

I acknowledge that our community leaders have been trying to deal with the unprecedented "Covid-19" pandemic that is affecting our community, and probably have had their hands full lately. However, this is one more reason why our leaders should NOT rush to judgement on this topic and allow more time to properly perform your due diligence on this matter. Your positions in public office, was based on our community entrusting in your ability to represent our interest and you are all doing a dis-service to your constituents by not properly allowing time to investigate this matter and allow community input.

Respectfully

Morgan



Residence of Tepusquet Rd.

July 3, 2020

To whom it may concern

I have lived my entire life within Tepusquet Canyon, and still to this day call this community my home. What the County Board of Supervisor is doing is wrong, and I am asking for a reconsideration.

Why does the government allow certain agriculture and livestock, yet not allow cannabis cultivation? I have a friend who is involved in cannabis cultivation and some of the stuff they are required to do is unbelievable compared to other agriculture operations. There is a double standard, and enough is enough.

You guys are listening to a minority group of people that is speaking really loudly, and some of the decision's you people are making is going to have major impacts to the rest of us. If you are making these decisions that affect my community then you need to first allow my community to speak first.

Sincerely,

Miranda – Current Resident of Tepusquet Canyon

A handwritten signature in cursive script, appearing to read "Miranda".

July 5th, 2020

Dear Santa Barbara County BOS

I am writing to voice my opinion of the recent "Draft Proposal" to Completely Ban Commercial Cannabis Operations within EDRN Zoned Properties. This was addressed on Thursday June 11, 2020 during the BOS Meeting and resulted in a Majority Vote in favor to proceed with the production of the draft ordinance.

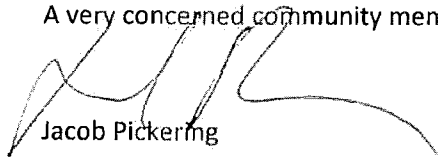
I am one of the current pending cannabis operators' that will be dramatically impacted by this change and would like to voice my frustration.

Frankly I felt like this subject was snuck into the agenda with very little input from the community and is an attempt to pull a blanket over this topic with no proper due diligence. My wife & I have spent a little more than a year working to ensure a proposed project met and exceeded the guidelines put forth by the Santa Barbara Planning & Development. We have met all the milestones, addressed mitigation plans to each comment, submitted surveys, drawings, reports, at times excessive to satisfy the county. With over 200,000\$ invested, and a year of our effort to have this snuck into the agenda without any real justification is JUST NOT RIGHT!

All I am asking is the proper due process to allow "ALL VOICES" to be heard on this matter, and not the bias approach that has led us here. I have spent a good amount of time within the community opening a dialogue with my neighbors and anyone that might be impacted by our proposed operations. The response was unanimous. People were fine with a proposed cannabis operation, as long as it was done right and each of the "hot issues" (odor, water usage, traffic) were being addressed.

I am asking the County BOS for a continuation on this matter, to allow proper due diligence. Allow people on both sides of this matter to speak and be heard. We voted you in to office, to represent ALL your constituents not just some of them.

A very concerned community member,



Jacob Pickering

From: Andy Miller
To: Jacob Pickering
Subject: SB BOS 6/11 meeting
Date: Monday, July 13, 2020 8:57:15 AM

To: Board of Supervisors Santa Barbara County

My name is Andrew Miller and I am the owner of Miller Creek Farms in Briceland, California. I have been following the actions of the Santa Barbara Board of Supervisors with regards to permitting for Cannabis farms.

Having been in this industry for several years and having worked with Humboldt County as well as related state agencies I was particularly alarmed by decisions made by Santa Barbara County at it's June 11 BOS meeting.

It appears that a simple majority of the board took it upon themselves to erase years of hard work and vast amounts of money spent by prospective Cannabis farmers to initiate the cancelling of prior approved land use zoning decisions. I don't believe there are any precedents for this type of punitive action in any agricultural sector.

Having little prior discussion and not allowing comments by constituents supposedly being represented - this action should be set aside without merit and a proper, democratic process of review involving community comment and prior land use approvals be put in process to assure a fair playing field and not just a decision made by three individuals.

Andrew Miller
Miller Creek Farms

Attention: Board of Supervisors Santa Barbara County

The recent actions taken by the Santa Barbara Board of Supervisors with regards to permitting for Commercial Cannabis have been brought up to my attention. We are concerned by the decisions made by board members during the June 11 BOS Meeting.

Decisions affecting the local community should allow community voices to be heard! Decisions affecting specific agriculture industries should allow ag voices to be heard. It is of my opinion that the board took it upon themselves to make this decision without the proper due process, prior discussions, and allowing constituent comments on both sides of the issue.

I am requesting for a suspension of the immediate action to "Ban of Commercial Cannabis Operations within EDRN Zoned properties" and rather a continuation to allow proper due process allowing community comments and all other actions that would be typical for this type of decision making.

Respectfully,

A handwritten signature in black ink, appearing to be the initials 'A. S.' followed by a long horizontal flourish.

Attention: Board of Supervisors Santa Barbara County

I am writing to voice my concern about the Counties recent proposal to draft a potential ban on ALL Commercial Cannabis regardless of AG designation. In my opinion this seems to be the Counties attempt to satisfy the "Purple Hat Committee."

I urge the Board of Supervisors to provide more due diligence on this matter and provide a fair process to allow both side of this issue present their cases. One of the primary areas that would be impacted by this is Tepusquet Canyon. This will create extreme hardship and economic devastation to the existing operators that are trying to satisfy the counties regulations. It will also prevent future economic development which is very badly needed for this area.

It seems that the voice of a very few, have persuaded local governments determination on this. We are asking for a fair process. The current CUP/LUP guidelines although not perfect have been very effective on ensuring that applicants address any potential community impacts.

I believe if we can find away to help keep the future tax revenue generated from Cannabis Industry within the community to help develop infrastructure, and repair existing infrastructures. This will show the immediate economic benefits that this industry along with others bring to a rural community.

Respectfully,

Jessie Pickering

de la Guerra, Sheila

From: warren stowell <wstowell@hughes.net>
Sent: Monday, July 13, 2020 6:32 PM
To: sbcob
Subject: Cannabis ban

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.

07/13/2020

We support the prohibition of cannabis within EDRNS and also to any parcel that requires the use of a roadway located within an EDRN.

Warren E and Cheryl A Stowell

de la Guerra, Sheila

From: S G <sasha477m@gmail.com>
Sent: Monday, July 13, 2020 7:04 PM
To: Williams, Das
Cc: sbcob; Hart, Gregg; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; Ramirez, Angelica; Patty
Subject: Re: July 14, 2020 Meeting – Conditional Use Permit for Cannabis Cultivation – PLEASE READ INTO THE RECORD

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.

Mr. Williams,

Thank you for your reply.

With all due respect, we don't believe that addressing acute cannabis odor violations necessitates avoiding a proper CUP process to be put in place.

In fact, the Board of Supervisors' rush to permit large scale cannabis operations without a CUP process accounts for many of the issues the Grand Jury identified in its report. This is also the reason why SB County is such an embarrassing outlier in terms of scale and density of cannabis production that impacts homes, schools and businesses in comparison to other counties in the state.

What Carpinteria and other County residents have expressed they need is legitimacy to the process, with potential impacts identified - health and safety, air quality, economic impacts, quality of life – and proposals for mitigation. Residents need transparency and the chance to weigh in with public input.

Your own Planning Commission voted 5-0 (presumably your Planning Commissioner concurred) that a CUPS was appropriate for something as significant as industrial cannabis cultivation. The PC noted that the proposed CUP process would in fact provide flexibility allowing project decisions to move faster in areas not in proximity to homes and schools, where fewer impacts need to be evaluated. That makes common sense.

We suggest you and the other county board supervisors take a step back from your defensive posture and follow the Grand Jury's recommendations, recognizing they were made in the best interests of County residents and taxpayers as a whole.

Thank you,

Alexander and Patricia Globa
Carpinteria, CA

On Mon, Jul 13, 2020 at 11:03 AM Williams, Das <DWilliams@countyofsb.org> wrote:

As I have told you, I will not accept any ordinance change that makes it longer to apply the stringent odor standard in the ordinance. Years more of delay by changing the ordinance or adding CUPs are not acceptable

to me, precisely because there are some places that are nuisances and should not be allowed to continue while we argue about it for another year or three. My own Planning Commissioner agrees that CUPS would make the process take longer. If you don't believe me, I am happy to have him call you.

I have not taken contributions from marijuana folks facing adjudication in over a year. Last month I closed down my campaign committee so I can't even take contributions. I did this precisely to respond to the issue and try, fruitlessly I am afraid, to show you I will continue to make calls based on what I think the right thing to do is.

Sent from my iPhone

On Jul 13, 2020, at 10:54 AM, S G <sasha477m@gmail.com> wrote:

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.

Dear Board of Supervisors:

As taxpayers and residents of Carpinteria for 22 years, we urge you to amend the Cannabis Ordinance to require a Conditional Use Permit for all cannabis cultivation.

Like those of many residents in Carpinteria and the county, our lives have been unacceptably disrupted by the continued infiltration of cannabis odor into our home and neighborhood. We continue to have concerns about the long-term health and safety impacts to residents.

The Grand Jury investigation and 6/30/2020 report speaks for itself. Mr. Williams' references to "anti-marijuana folks" miss the point. Any proposed large-scale industrial operation needs to involve a fair, transparent and comprehensive process that gives proper consideration to all potential impacts before a project is approved. The same principle applies, whether we are talking cannabis, fracking, uranium mining or any other industrial production proposed in or adjacent to our community.

The county's own planning commission, by a 5-0 vote, recommended a CUP process that would provide appropriate flexibility and speed of approval. We must accept that a longer timeframe for approval of a proposed cannabis production facility close to schools and homes may be appropriate, as more work needs to be done to assess and mitigate impacts.

Lastly, the Board needs to address a blatant governance and ethics issue. Supervisors who accept campaign donations from the cannabis industry should recuse from voting on the CUP and any other cannabis measures.

Thank you,

Alexander and Patricia Globa
1483 Anita St.
Carpinteria, CA 93013

Telephone: 818-419-2360

de la Guerra, Sheila

From: Bobbie Offen <bobbieo@cox.net>
Sent: Monday, July 13, 2020 9:11 PM
To: Williams, Das; Adam, Peter; Lavagnino, Steve; Hart, Gregg; Hartmann, Joan
Cc: Plowman, Lisa; sbcob
Subject: For Public Comment: Odor Control in Carpinteria

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.

PLEASE READ: I CANNOT BE THERE DUE TO A PREVIOUS DOCTOR APPOINTMENT.

Dear Supervisors,

Just a short drive down Foothill Rd. in Carpinteria either half-mile from the Polo Field or quarter of a mile from the High School, you may notice a strong smell of cannabis, anytime day or night. Does this tell you that there is "zero tolerance for odor" as one of your supervisors claimed recently? Please do the right thing by the residents of Carpinteria Valley and elsewhere suffering the same odor issue. Please take the strongly worded recommendation of the honorable Santa Barbara Grand Jury and **"suspend all County unpermitted cannabis operations until proof of odor control at the boundary of their operation is accepted by the Santa Barbara County Planning Commission."** This does not mean to wait until they obtain their Permit (if ever) to enforce odor control, or to make prior appointments to inspect for odor control, thus giving the growers plenty of time to remove the offending production, only to replace it the minute inspectors are gone, and it doesn't mean ignoring neighborhood complaints that have been ongoing for 3 years.

You have a responsibility to your constituents and a responsibility to respect the findings of your County Grand Jury. Please do the right thing.

Thank you,

Bobbie Offen

Resident La Mirada Estates