

Ramirez, Angelica

Public Comment - Group 1 #3

From: Janice Pope <jpope@ilillc.com>
Sent: Monday, February 1, 2021 3:36 PM
To: sbcob
Subject: Subject: Decker Greenhouse – Public Comment – 2/9/21 Attn: Santa Barbara County Board of Supervisors,

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.

Subject: Decker Greenhouse – Public Comment – 2/9/21
Attn: Santa Barbara County Board of Supervisors,

Please oppose a commercial THC farm(Decker Green House) in our Neighborhood . This would be so disruptive to our quite community.

Thank You,
Janice Pope
Staffing Director
Supervising Lead Instructor
Independent Living Institute
805.448.4664
www.ilillc.com

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Ramirez, Angelica

From: Dennis Strong <strongbox9@gmail.com>
Sent: Monday, February 1, 2021 3:58 PM
To: sbcob
Subject: Decker greenhouse- public comment- 2/9/21
Attachments: Appeal letter 988 Fredensborg.docx

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.

Attn: Santa Barbara County Board of Supervisors,

Dear Board,

Please see the attached letter asking for your denial of the appeal and the project at 988 Fredensborg Cyn Rd, Solvang, CA.

Thank you,

Dennis Strong

Sent from Mail for Windows 10

February 1, 2021

Request; Please deny the appeal, Case No. 20APL-00000-00028 and deny the project,
Case No. 19LUP-00000-00469.

Dear Board of Supervisors:

I am writing to ask you to deny the commercial vegetable operation including a very large greenhouse at 988 Fredensborg Cyn Rd., Solvang, CA 93463. This proposed development and operation is totally incompatible with all of the surrounding neighborhoods. To the east of the project are single family homes on approximately one half to one acre lots with no commercial structures whatsoever. The parcels surrounding the proposed project on the remaining three sides are five acres or smaller with again all single family ranchettes with 4-H animals, horses, etc., again no commercial agriculture.

This proposed project would bring a large commercial agriculture operation into a residential area with employee traffic as well as large vehicle traffic from supply deliveries and shipping of product. In addition, there would be night lighting, equipment noise and other factors totally out of compatibility with the surrounding area.

Another factor is the much greater use of water during what has been a drier period the last several years along with a large demand on the septic systems due to needed employees.

Again, this is a quiet neighborhood of small ranchettes with walkers, joggers, children playing, horseback riding, etc. It is no place for a commercial agriculture operation like this proposal. Please deny the application completely. Thank you for your consideration.

Dennis & Donna Strong
923 Fredensborg Cyn.
Solvang, CA 93463

Ramirez, Angelica

From: K C <atxcrook@gmail.com>
Sent: Tuesday, February 2, 2021 6:24 AM
To: sbcob
Subject: Decker Greenhouse – Public Comment – 2/9/21

Follow Up Flag: Follow up
Flag Status: Flagged

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 Santa Barbara County Board of Supervisors,

I am writing in regards to a permit request for a vegetable facility that has been sought out near my home. I think we can all agree that the year 2020 was undeniably stressful and challenging, but when I heard about a possible 14,000 sq.ft. building going up within seeing distance of my home I was stunned. With all that is going on, my home and neighborhood are a sanctuary. I get to enjoy my backyard and see rolling hills, wild deer and gorgeous sunsets. I can't imagine seeing a enormous plastic building with lights and other commercial equipment strapped to it whenever I look outside.

Our neighborhood is just that - a neighborhood of homes and families. This would clearly be a commercial operation with employees, trucks, and noise. Please help us by protecting our small community and keeping commercial applications where they belong; in truly commercial zones. We bought our home for peace and quiet never even realizing someone would think it plausible to start a commercial business just over the fence. What feels even worse is that we fought back the same home from moving forward with a cannabis application; but here we go again with just a different label. One of the biggest elements that seems to be missed about what our community doesn't want is the sheer size of the building. A 14,000 sq. ft. building and the employees therein are just not suited for a residential neighborhood.

Thank you for your time, and I appreciate you hearing the community's voice.

Katie Crook

Ramirez, Angelica

From: Travis Morrow <travis.morrow@pm.me>
Sent: Tuesday, February 2, 2021 2:59 PM
To: sbcob
Subject: Public comment - appeal no. 20APL-00000-00028 (project no. 19LUP-00000-00469)
Attachments: Public Comment – Request to Deny Appeal (case no. 20APL-00000-00028 project no. 19LUP-00000-00469).docx

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Good afternoon,

Attached please find public comment for an upcoming appeal hearing requesting the Board of Supervisors DENY the appeal.

Thanks for all you do!

Travis

Travis L. Morrow
938 Fredensborg Canyon Rd
Solvang, CA 93463

H: 805-691-9571
M: 805-350-1591

2 February 2021

Memorandum for: Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

From: Travis & Shawna Morrow
938 Fredensborg Canyon Rd
Solvang, CA 93463

Subject: Public Comment – Request to Deny Appeal (case no. 20APL-00000-00028; project no. 19LUP-00000-00469)

Dear Honorable Santa Barbara County Board of Supervisors,

By way of introduction, we are residents of SB County living at 938 Fredensborg Canyon Road, Solvang. We have made this address our home since early 2012 and are raising our three young children—ages 10, 8, and 6—here as well. Our home is three doors down from 988 Fredensborg Canyon Road, the Appellant address in this case.

We write to ask that you deny the appeal and quash once and for all the proposed project just a few doors down.

As you know, the application currently before the County is for the construction of a 15,648 square foot greenhouse. Our opposition to this application is twofold: 1. the proposed commercial operation is completely incompatible with the character of our residential neighborhood; and 2. the project poses a significant risk to the safety of our children. We briefly address each in turn.

1. The proposed commercial operation is completely incompatible with the character of our neighborhood

The applicant intends to conduct a large-scale commercial operation. At 15,648 square feet, the proposed greenhouse would be a .36-acre structure. That structure would be five to ten times the size of the homes in the adjoining properties. The proposed structure would be located within a residential, well-established neighborhood with no commercial activity. Fredensborg Canyon Road is a safe, dead-end country lane that is accessed only through the City of Solvang.

Please note that our home is within the city limits of Solvang, our lot is zoned a residential property, and that we live less than 150 yards from the Appellant's project lot. Thus, this project is a stone's throw from a residentially zoned, incorporated neighborhood. Although some of the County lots to the north of our home have agricultural zoning, the lots in this neighborhood—both City and County—are fundamentally large yards.

2. The proposed commercial operation poses a significant risk to the safety of our children

It is difficult to describe the microclimate of our neighborhood without living in it. Fredensborg Canyon Road is well known in this part of the County as a place to take walks and walk your pets. There is very little traffic. Every day here you will see neighbors stopping to chat in the streets. Our family also takes regular walks and bike rides up and down the street, and by the proposed project lot.

Traffic is the biggest danger to those of us that live here, non-resident traffic in particular. They typically drive too fast (the speed limit is 25MPH in front of our house). They typically don't move over for pedestrians (there are no sidewalks here). And they typically are not paying close enough attention to the blind corners on this street. It is absolutely certain to us that the commercial traffic from the proposed commercial operation would pose a danger to us, our children, and our neighbors.

Finally, we invite you to visit our home and neighborhood to better understand the nature of this appeal. Spending a few minutes walking our country lane may give you a better sense of how incompatible the land use application is to the character of our neighborhood.

Accordingly, we respectfully request that you deny Appellant's appeal and this proposed project.

Thank you for your service to our County and dedication to protecting its residents.

Sincerely yours,

Travis Morrow & Shawna Morrow

938 Fredensborg Canyon Rd
Solvang, CA 93463
805-691-9571

Ramirez, Angelica

From: Jeff Jacobsen <jeffwjacobsen@gmail.com>
Sent: Tuesday, February 2, 2021 5:19 PM
To: sbcob
Subject: Fredensborg Community Public Comment - Decker Greenhouse (2.9.21)
Attachments: Fredensborg Community Comment (2.9.21).pdf

Categories: Public Comment

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 see attached letter for Public Comment to the Board of Supervisors regarding the Decker Greenhouse Appeal on 2.9.21.

Thank you!

Fredensborg Community Letter

Santa Barbara County Board of Supervisors,

When a project arises that is out of character with a decades long established residential neighborhood, adjacent parcels, and communities with an intended use, there are clear grounds to which you can and must deny that project. The Planning Commission considered this case on two separate occasions on 8/5/20 & 10/7/20. The Appellant made a full presentation at both hearings and there was deliberation of the concerns of the Appellant as well as our neighborhood. Chair Bridely also came out to visit the Fredensborg neighborhood, met with the Appellant on site and met with a few of the more than 100 neighbors signed on to this letter to consider impacts on adjacent parcels and in surrounding neighborhoods. The Planning Commission's review was anything but hasty as the Appellant insinuates. The deliberations resulted in a unanimous 5-0 vote that this project is not supportable.

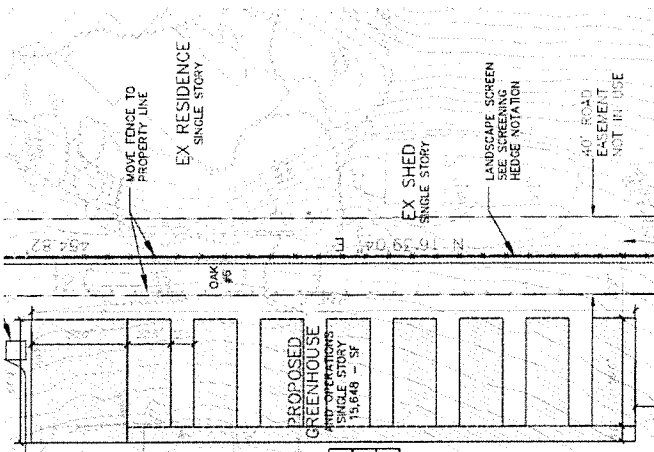
Incompatible with Neighborhood & Adjacent Parcels

The proposed site at 988 Fredensborg Canyon Road is a border property of the Inner Rural Boundary, adjacent to the City of Solvang and hundreds of residential parcels. The development of the Inner Rural Area and in particular this site must be compatible with surrounding uses. Per the SYV Community Plan, the Inner Rural Area was created to *"provide a **buffer** between urban and rural land use designations (pg.5)"*. The development of Inner Rural area is described as the *"subdivision of Inner-Rural AG-1 parcels resulting in more estate ranchettes and associated hobby farms and **less commercial agriculture.**"*

The above description fits the Fredensborg Canyon Community perfectly and the subject site within the Inner Rural Area. Every adjacent parcel to the proposed site is used as a primary residence and on the southern border of the parcel is the beginning of hundreds of residentially zoned parcels within the City of Solvang. The subject parcel itself was formerly a 21+- acre parcel. However, with Instrument 1988-399 the County granted a lot split creating four smaller 5-acre parcels with the intent "to develop Parcels A, B and D with **single-family residences.**" There is a significant difference between the low traffic, non-commercial, in-frequent activity of homes, horse barns, and small facilities in the canyon versus what the Appellant is proposing.

Development Visual & Land Use standards were further adopted to ensure compatibility of proposed development with adjacent properties. VIS-SYV-1.9 states that *the design, scale, and character of the project architecture shall be compatible with the scale of existing development adjacent to the site, as applicable.* & LUA-SYV-3 states that *New development shall be compatible with adjacent agricultural lands.*

There are no structures within the canyon that approach 1/3 the size of this proposed commercial facility, let alone its' intended use resulting in peak hour daily and weekend employee traffic and associated noise where previously there was none. From the Appellant's site plan below, the nearest residence to the site is not the Appellants' but a neighbor who has joined in opposing this project. Their primary residence would now be dwarfed nearly 6 times over by the "vegetable" facility. Many neighbors throughout Fredensborg Canyon, College Canyon & in Sunrise Village will have a similar viewshed, reduced property value, and diminishment of the rural character of the canyon. The proposed use of this parcel is entirely incompatible with established adjacent uses.



The Solvang City Council adopted a unanimous resolution opposing application number 18LUP-00000-00458 on December 10th 2018, the Appellant's prior identical cannabis application submitted 10/18. The resolution is based largely on the incompatibility of this commercial

structure with adjacent uses.

WHEREAS, the City Council is deeply concerned about the potentially negative impacts to an existing rural residential neighborhood served by a single arterial road, Fredensborg Canyon Road, which impacts include additional commercial vehicle traffic, potential offensive odors, substantial increase in water usage, impacts to existing City water sources, increased opportunity for criminal activity, and incompatibility of commercial and residential uses; and

NIGHTLIGHT INTRUSION

Given the lack of commercial activity in our neighborhood and no streetlamps, there is no night light pollution from any parcel. The Santa Ynez Valley Community plan makes maintaining dark skies like this a key development goal that is in direct conflict with the Appellant's proposal. VIS-SYV-3 states that *the night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.*

The exception to the neighborhood's dark night skies until only recently was the Appellant's legal non-conforming cannabis operation. A group of 12 adjacent neighbors on 1/29/19 informed the Board of Supervisors in public comment that the Appellant's horticultural lighting was "causing discomfort to the neighbors, specifically some direct intrusion into neighboring homes and overall night light pollution." In a letter to the Board of Supervisors, the Appellant stated that "no one had seen the lights unless they were up at four a.m." Being awoken by intrusive lighting was their complaint.

This proposed facility will have approximately 14,000 square feet of translucent panels behind which there will be intrusive horticultural lighting. These panels face to the south where immediately adjacent to the subject parcel is the start of more than 200 residentially zoned parcels in the City of Solvang, the neighborhoods of College Canyon & Sunrise Village. The Planning Commission on 8/5/20 & 10/7/20 discussed mitigation to shield this lighting at the urging of the Appellant and determined that efforts would be ineffective and unenforceable. The neighborhood experience has been that the Appellant was unable to contain intrusive lighting from a facility far smaller than the one proposed.

For well over two years, hundreds of neighbors have worked together in an effort to protect the decades long established use and character of their neighborhood from the Appellant's proposed project. They have been joined in that effort by the City of Solvang and a unanimous Santa Barbara County Planning Commission. In that same time to this point, not a single neighbor or impacted parcel has spoken or written in support of the Appellant. This speaks to the glaring incompatibility of the Appellant's proposed use with the surrounding parcels & neighborhood. We collectively request you deny this appeal and accept the Planning Commission recommendation to deny permit 19LUP-00000-00469.

The below immediately impacted neighbors are cosigned in opposition to 19LUP-00000-00469.

Ben	Ames	Fredensborg Cyn Rd
Terry	Ames	Fredensborg Cyn Rd
Steve	Arakawa	Kronen Way
Susan	Arakawa	Kronen Way
Dennis	Bales	Fredensborg Cyn Rd
Ann	Barrack	Nysted Drive
Judy	Battaglia	Fredensborg Cyn Rd
Matthew	Bieszard	Adobe Creek Road
Gene	Boyle	Viborg Road
Michele	Boyle	Viborg Road
Elizabeth	Briggs	College Canyon Road
Don	Briggs	College Canyon Road
Cyndee	Bryant-Quinn	Fredensborg Cyn Rd
Herb	Bundgen	Fredensborg Cyn Rd
Helen	Bundgen	Fredensborg Cyn Rd
Rob	Burchfield	Fredensborg Cyn Rd
Nancy	Burchfield	Fredensborg Cyn Rd
Morgan	Casey	Augustenborg Pl.
Dennis	Casey	Augustenborg Pl.
Patrick	Cavanaugh	Nysted Drive
Janita	Cavanaugh	Nysted Drive
Joe	Costa	Fredensborg Cyn Rd
Joanie	Costa	Fredensborg Cyn Rd
Katie	Crook	Ringsted Drive
Adam	Crook	Ringsted Drive
Tom	DeMarcus	Fredensborg Cyn Rd
Debbie	DeMarcus	Fredensborg Cyn Rd

Mike	Dorsey	Fredensborg Cyn Rd
Kim	Dorsey	Fredensborg Cyn Rd
Maidy	Dreyfuss	Fredensborg Cyn Rd
Barbara	Edmiston	Nysted Drive
Tom	Endy	Greenfield Way
Ashley	Endy	Greenfield Way
Helen	Fitzgerald	Fredensborg Cyn Rd
Lorrie	Flanniagn	Paseo Del Rio
Kristy	Flannigan	Fredensborg Cyn Rd
Frank	Forsyth	Skagen Drive
Christine	Forsyth	Skagen Drive
Tyler	Frank	Fredensborg Cyn Rd
Darlene	Freeman	Skagen Drive
Lynda	Fritsche	Ringsted Drive
Brooke	Gerard	College Canyon Road
Callie	Gleason	Adobe Creek Road
Paul	Halme	Fredensborg Cyn Rd
Susan	Halme	Fredensborg Cyn Rd
Suzi	Harry	College Canyon Road
Linda	Harry	College Canyon Road
Shirley	Heap	Fredensborg Cyn Rd
Joe	Hinkens	Fredensborg Cyn Rd
Jane	Hobgood	Fredensborg Cyn Rd
Robert	Hobgood	Fredensborg Cyn Rd
Gay	Infanti	Nysted Drive
Rick	Jacobs	Fredensborg Canyon Way
Annette	Jacobs	Fredensborg Canyon Way
Jeff	Jacobsen	Fredensborg Cyn Rd
Julie	Jacobsen	Fredensborg Cyn Rd
Rachel	Jefferson	Fredensborg Cyn Rd
James	Jefferson	Fredensborg Cyn Rd
Ron	Jones	Fredensborg Cyn Rd
Tom	Kasch	Fredensborg Cyn Rd
Darlene	Kasch	Fredensborg Cyn Rd
Adrian	Kays	Fredensborg Cyn Rd
Lise	Kirby	Skagen Drive
Karen	Laux	College Canyon Road
Tom	Laux	College Canyon Road
Lynn	Lavayen	
Jeffrey	Lemay	Skagen Drive
Stephen	Lenzi	Ladan Drive
Deborah	Lenzi	Ladan Drive
Steve	Lindberg	Fredensborg Cyn Rd
Jane	Lindberg	Fredensborg Cyn Rd

Vincent	Lugli	Fredensborg Cyn Rd
Barbara	Lugli	Fredensborg Cyn Rd
Todd	Lugli	Fredensborg Cyn Rd
Karen	Mackain	Jennilsa Lane
Diane	Mazur	Fredensborg Cyn Rd
Stefan	Mazur	Fredensborg Cyn Rd
Paul	Melancon	Jennilsa Lane
Nadine	Melancon	Jennilsa Lane
Travis	Morrow	Fredensborg Cyn Rd
Shawna	Morrow	Fredensborg Cyn Rd
Anna	Moyer	Viborg Road
William	Murphy	Via Dinero
Dave	Norcott	Fredensborg Cyn Rd
Bill	O'Brien	Fredensborg Cyn Rd
Karolyn	O'Brien	Fredensborg Cyn Rd
John	Padfield	College Canyon Road
Julie	Padfield	College Canyon Road
Chris	Parker	Atterdag road
Janice	Pope	Augustenborg Pl.
Elizabeth	Quick	Fredensborg Cyn Rd
Jim	Quick	Fredensborg Cyn Rd
Elizabeth	Quick	Fredensborg Cyn Rd
Patrick	Quinn	Fredensborg Cyn Rd
Gaye	Rogowski	Ringsted Drive
Tom	Rogowski	Ringsted Drive
Mary Ann	Samsom	Fredensborg Cyn Rd
John	Savrnach	Fredensborg Cyn Rd
Bob	Scarpati	Fredensborg Canyon Way
Marci	Scarpati	Fredensborg Canyon Way
Arnold	Shapiro	Jennilsa Lane
Jodi	Shays	Fredensborg Cyn Rd
Todd	Shays	Fredensborg Cyn Rd
Sandy	Silvius	College Canyon Road
Ty	Smith	Fredensborg Cyn Rd
Rebecca	Smith	Fredensborg Cyn Rd
David	Springer	Kronen Way
Dorothy	Springer	Kronen Way
Dennis	Strong	Greenfield Way
Donna	Strong	Greenfield Way
Nicole	Udkow	Ringsted Drive
Matt	Udkow	Ringsted Drive
Gary	Waer	College Canyon Road
Barbara	Waer	College Canyon Road

Ramirez, Angelica

From: Bill OBrien <billandkarolyn@frontier.com>
Sent: Wednesday, February 3, 2021 9:37 AM
To: sbcob
Subject: Decker Greenhouse - Public Comment - 2/9/21

Categories: Public Comment

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 strongly oppose a commercial Greenhouse facility at 988 Fredensborg Cyn Rd. Such a structure is intrusive and inappropriate for a residential area and has no place in a densely populated community.

I am a 23 year homeowner at 987 Fredensborg Cyn Rd across the street from the proposed facility. There are no like businesses on our road for good reason. The night time illumination would be a blight and nuisance to its neighbors and the added traffic would create an unsafe driving condition.

Dozens of residents like myself walk and bike the two lane country road that serves as the only entry to the proposed facility. Our children and grandchildren do not need more congestion and traffic accidents waiting to happen.

Request the appeal of Case #20APL-00000-00028 be denied.

Respectfully,

William E. O'Brien
Karolyn E. O'Brien
987 Fredensborg Cyn Rd
Solvang, Ca 93463
805-350-2457