

Public Comment - Group 1

#2

From: [Dennis Bales](#)
To: [sbcob](#)
Subject: 988 Fredensborg Canyon Road, Solvang
Date: Saturday, January 22, 2022 1:22:55 PM



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 Board of Supervisors,

Hello. I live on lower Fredensborg Canyon Road, below and near the proposed Vegetable/Cannabis greenhouse operation. The location is not appropriate for a greenhouse, and there is already too much traffic on the road. In fact, while you are reconsidering the project, would you please ask the appropriate county and city officials to install low speed bumps on lower Fredensborg to help slow the traffic which is shared by walkers, runners, baby strollers, and wildlife.

Thank you,
Dennis Bales
775 Fredensborg Canyon Road
Solvang, CA 93463

From: [Cyndee Bryant-Quinn](#)
To: [sbcob](#)
Subject: 988 Fredensborg Cyn. Rd. Solvang CA GREENHOUSE
Date: Monday, January 24, 2022 3:29:56 PM

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,

RE: DECKER GREENHOUSE PROJECT, previously known as Marijuana, grow.

We absolutely object to the Decker Greenhouse project. Sighting traffic, light pollution, water issues, and crime.

Especially after Margaret Tsai has already bought someone out in order to drill her well deeper than the rules allow to obtain water for her olive trees. It is predicted that we may be out of water by 2030 without additional commercial projects on our reservoir/aquifer.

Sincerely, Cyndee Bryant-Quinn and Patrick Quinn

Cyndee Bryant-Quinn
Independent Insurance Broker
P.O. Box 642, Solvang, CA 93464
(805) 686-8855 Fax (805) 688-0954
cbryant011@aol.com

From: [Linda Harry](#)
To: [sbcob](#)
Cc: [Jeff Jacobsen](#)
Subject: Appeal "Vegetable" Facility at 988 Fredensborg
Date: Saturday, January 22, 2022 8:01:29 PM
Attachments: [2022-01-22 Appeal of Co Supervisors at 988 Fredensborg Canyon Road.pdf](#)

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Attached is our family's appeal of the "Vegetable" Facility at 988 Fredensborg Case No. 20APL-00000-00028 & deny the project, Case No. 19LUP-00000-00469.

Please consider to huge negative impact this project would make on our health, property, and quality of life and again deny the proposal, as has been done repeatedly before by the County Board of Supervisors.

Sincerely,

Linda and Suzi Harry and Sandra Silvius
989 College Canyon Rd
Solvang, CA 93463
805-350-0111

E-mail: sbcob@countyofsb.org

Subject: DECKER GREENHOUSE Appeal – 2/25/22

Attn: Chair Hartmann & Board of Supervisors,

Request: Deny the appeal, Case No. 20APL-00000-00028 & deny the project, Case No. 19LUP-00000-00469.

Our family is deeply saddened that a further appeal has been allowed on the Decker Greenhouse Project, just 2 houses away from us. As you know, The Planning Commission held hearings on both 8/5/20 & again on 10/7/20 deliberating in detail all the issues that are now being raised in the appeal. The Planning Commission ruled unanimously to deny the project citing incompatibility with adjacent parcels (size of facility – 16,000 square foot) and light pollution citing the Santa Ynez Community Plan. The project site borders the City of Solvang and is in what's called the "Inner-Rural Boundary."

The main issues raised were:

- 1) Lack of Compatibility with adjacent properties. (Size 15,648 sf., type, intensity of use (commercial with daily traffic), etc...)

- 2) Nightlight Intrusion. This is particularly an issue if you are in Sunrise Village, College Canyon or on an adjacent parcel.

We have two other objections that have never been considered:

1. Addition of toxic chemicals to the environment

Over 40 years ago, I was chemically poisoned in my job as a hospital bacteriologist. Within a year, I had no functioning immune system and was confined to the environmental control unit (dubbed the "bubble unit") at Baylor Hospital in Dallas fighting for my life. After 5 years in total isolation, my immune system began to recover with donor white cells.

I remain extremely sensitive to exposures to pesticides, herbicides, petrochemicals from asphalt, diesel and gas vehicles. We specifically moved to this house 30 years ago because of the clean air and reduced chemical exposures that causes irritation and inflammation in my lungs. It took years to create a non-toxic home where I could begin to heal.

My lung specialists have repeatedly told me how vulnerable my lungs are so I must be careful to reduce exposure to these chemicals. Again, I was just hospitalized in critical care. My lungs are too damaged from repeated infections to completely heal.

The proposed development of a Vegetable Cultivation Facility two doors away will increase my exposure (and everyone else in the area) to chemicals which have severely damaged my lungs. We have received no notice from the owner, Mr. Steve Decker, that would guarantee the vegetable cultivation would not use pesticides, herbicides, and other chemicals in the operation

and maintenance of the property. The addition of a 11-spot employee parking lot with 6 day a week operation will greatly increase the emission of petrochemicals in the air.

2. Water runoff resulting in flooding of our property.

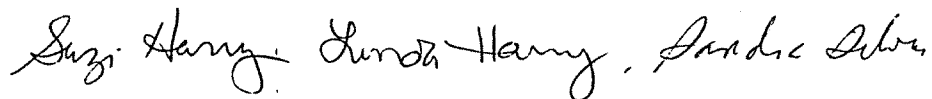
Four times in the past 20 years, water runoff from the field where the Vegetable Cultivation Facility is to be built has resulted in flooding of our property. The land has direct drainage to our next-door neighbor, Rusty Lugli, at 991 College Canyon Rd. When their large drainage system gets overwhelmed or plugged with sheer amount of debris being washed off of the property 988 Fredensborg, it floods into our property located half a story below.

A large amount of water has flooded into our offices, a bedroom, and undermined the block wall that separates our properties and our home's foundation. We have spent over \$60,000 to divert the water that comes directly off 988 Fredensborg. Experts repeated tell us that it is impossible to divert all the water that is flowing from above us in a large storm. Over 6 acres of water funnels directly onto our property.

This Vegetable Cultivation Facility will only increase the runoff of water as the sloping land will be cut and large amounts of land covered in solid materials (like asphalt) which will not absorb the water at all. The extensive drainage required to correct this problem has not even been addressed in the current proposal.

For these reasons, we urge you to reject this Vegetable Cultivation Project appeal once and for all.

Sincerely,



Suzi and Linda Harry and Sandra Silvius
989 College Canyon Rd
Solvang, CA 93463
805-350-0111



From: [Annette Jacobs](#)
To: [sbcob](#)
Subject: Decker Greenhouse Case No 20APL-00000-00028
Date: Sunday, January 23, 2022 11:20:55 PM

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.

Santa Barbara County Board of Supervisors

We are writing to request the Board deny the appeal of Mr. Decker in regards to Case No. 20APL-00000=00028

Mr. Decker's application to build a 15,648 square foot greenhouse is inconsistent and incompatible with the neighborhood. Fredensborg Canyon has been developed over the decades as a rural residential neighborhood with some small hobby farms and horse barns. There is currently no commercial agriculture facilities within the Canyon and the size of the proposed greenhouse would drawf any structure that now exists.

The approval of Mr. Deckers's appeal and subsequent construction of the greenhouse would dramatically change the current makeup of the Canyon neighborhood. The construction would most probably lower property values, not just of the immediate surrounding properties, but for the entire Canyon. To allow a commercial construction of this magnitude will change the entire character of the Canyon and be totally incongruent with what now exists.

During two Planning Commission meetings and the previous Board meeting on this appeal, Mr Decker has not been able to produce one resident of the Canyon to support this construction. Instead over 100 neighbors have signed correspondence in opposition of the construction. This fact needs to be carefully considered because it is clear the public is strongly giving the opinion, as the Planning Commission did, that this construction is inconsistent under LUDC Section 35.82.110E.

Stephen and Annette Jacobs
1690 Fredensborg Way
Solvang

From: [Gene & Michele Boyle](#)
To: [sbccob](#)
Subject: Decker Greenhouse Appeal
Date: Sunday, January 23, 2022 6:07:26 PM

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:

Mr. Decker is appealing your decision that denied him a permit for a greenhouse at 988 Fredensborg, Solvang.

I live on Viborg Road around the corner. I am concerned that this greenhouse is not compatible to our quiet, semi-rural neighborhood. It is a 16,000 sf project. There will be much traffic, too much lighting, noise and overall disruption in our quiet neighborhood. This is a big project that doesn't belong near our homes, in my opinion.

I thank you for denying the permit earlier and ask that you continue to deny Mr. Decker his permit.

Respectfully,

Michele D. Callian-Boyle

From: [James Argenio](#)
To: [sbcob](#)
Subject: Decker Greenhouse Appeal 988 Fredensborg
Date: Saturday, January 22, 2022 8:16:46 AM

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Attn: Chair Hartmann and Board of Supervisors

My wife and I have lived off of Fredensborg Canyon for more than 10 years. Our comments will be brief. We are against the greenhouse project.

1. Additional traffic and wear and tear on Fredensborg Canyon road is not warranted
2. Many joggers, families, and dog walkers use Fredensborg Canyon road daily and safety is of the utmost concern. Commercial traffic creates addition safety issues on the narrow roadway
3. Light pollution is of concern. The proposed project is directly across from our property and additional lighting would be intrusive.

Thank you for your consideration
James and Deborah Argenio
1460 Jennilsa Ln
Solvang

From: [KIM DORSEY](#)
To: [sbcob](#)
Subject: DECKER Greenhouse appeal date 1/25/22. DENY Appeal
Date: Monday, January 24, 2022 3:10:17 PM

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> With regard to the DECKER GREENHOUSE (Fredensborg Canyon) appeal meeting on 1/25/22 please distribute this letter to all Board of Supervisor members and staff as needed.

>

> Dear Honorable Santa Barbara County Board of Supervisors:

We join our neighbors united in opposition and respectfully DENY the request of the Applicant Decker on appeal to the Board of Supervisors.

Our reasons for denial of the appeal remain the same as shown in our prior plea to the Board of Supervisors as follows.

Please deny the appeal so we can continue to preserve our very special bucolic area which we call home. Our health and safety of the home and neighbors we love depend on it.

Thank you,

Mike and Kim Dorsey

1651 Fredensborg
Solvang, CA

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> There should be a high hurdle to change the safety, health, character, intent, and purpose of a neighborhood that has been stable for many, many decades. Allowing commercial facilities and operations at the scale being proposed for 988 Fredensborg Canyon Road, Solvang falls completely short of that hurdle. A large commercial vegetable greenhouse with 11 parking spaces and 6 full time employees working Monday to Friday 8am to 5pm and occasional Saturdays is out of character and not consistent with the surrounding Fredensborg Neighborhood. The impact from commercial and employee traffic, potential chemical transport, water usage, lighting, and noise raise quality of life, health, and safety concerns. There is a significant difference between the low traffic, non-commercial vehicle noise, in-frequent activity of the buildings, horse barns, and small family farm that the applicant attempts to use as a comparison versus what the applicant is proposing.

>

> Of course it is possible to check the boxes for a planning permit to confirm, for example, that the proposed development is on a legally created lot or that the property complies with zoning rules, but with many neighbors opposed to this land use permit the planning commission considered the impact and consequences of a full time commercial business beyond just the short term development project to unanimously and correctly deny the project. Now it is incumbent upon you to please not put the people of this neighborhood in the difficult position of continually having to worry about their quality of life, health, safety, and need to monitor the applicant's land use compliance. The right course of action is to deny this appeal and the project.

>

> Thank you for your consideration and service.

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> Sincerely,

> Mike Dorsey

>

From: [Jeff Jacobsen](#)
To: [sbcob](#)
Cc: [Annette Jacobs](#)
Subject: Decker Greenhouse Appeal
Date: Monday, January 24, 2022 11:30:41 AM
Attachments: [Fredensborg Public Comment 1.25.22.docx](#)

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Include attachment as public comment please.
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 came out to visit the 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 within the Inner Rural Boundary, adjacent to the City of Solvang and hundreds of residential parcels. The development of the Inner Rural Area must be compatible with surrounding uses.

SYVCP

"The SYVCP provides for a more orderly and stable Rural boundary to delineate Rural areas of active productive agriculture with generally larger parcel sizes from the Inner-rural and Urban areas with more intensive residential and commercial development on generally smaller parcel sizes (Land Use Element, LUDP 3; Urban/Rural Boundaries, Page 25)."

*"A transitional zone known as the Inner-rural may also be designated that provides a **buffer** between urban and rural land use designations."*

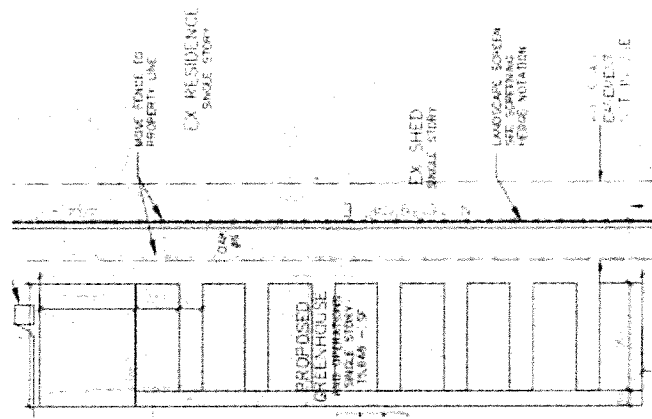
The development of Inner Rural area is described as the *"subdivision of Inner-Rural AG-I parcels resulting in more estate ranchettes and associated hobby farms and **less commercial agriculture.**"*

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.**"*

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 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.



What reasonable expectation of property protection & buffer can residents in the Inner-Rural area and adjacent residential neighborhoods expect if one neighbor can proceed with a 16,000 s.f. commercial building over and above all their concerns? The SYVCP and the Planning Commission both make clear that this project is not aligned with its residents or the County goals for the Santa Ynez Valley.

NIGHTLIGHT INTRUSION

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.”*

A group of 12 adjacent neighbors on 1/29/19 informed the Board of Supervisors in public comment that the Appellant's horticultural lighting from his far smaller unpermitted cannabis operation 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. We appreciate the addition of blackout curtains but few if any neighbors reasonably expect that the Appellant will be concerned with their proper function.

For well over three years, hundreds of neighbors have worked together 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, 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
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

From: [diane mazur](#)
To: [sbcob](#)
Cc: [Diane Mazur](#)
Subject: Decker Greenhouse Appeal
Date: Monday, January 24, 2022 1:32:50 PM

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Attn: Chair Joan Hartmann and the Board of Supervisors

Like the proverbial bad penny, Steve Decker's proposed 16,000 sq. ft. commercial "Vegetable Project" at 988 Fredensborg Canyon Road has come rolling back to haunt us, this time on an appeal to overturn the unanimous decision by the Planning Commission to deny the project.

As you are well aware, there are so many reasons this project should never go forward from the incompatibility with the SYV Community Plan, to the size, the intrusive lighting, the traffic consideration from additional commercial trucks on a rural road where children play and folks walk their dogs and ride their horses, the associated smells, and the usurping of a large amount of water to maintain the grow which would come from the aquifer we all share.

To all of us residents living in this canyon, fire is a major concern with the availability of water paramount. The "Vegetable" grow would consume a large amount of that needed water to fight such a catastrophe. A fire in the canyon, especially with the continuing drought, could be a particularly nasty one with logistics to evacuate families, pets and large animals a potential nightmare.

We appeal to you the Board of Supervisors to remedy this situation once and for all and deny Mr. Decker's ongoing appeals for a commercial project that has no place in this beautiful and rural canyon we call home. Please help us keep it that way.

Thank you for your kind consideration.

Respectfully,

Diane and Stefan Mazur
1128 Fredensborg Cyn Rd.
Solvang, CA 93463

From: [Arnold Shapiro](#)
To: [sbcob](#)
Subject: DECKER GREENHOUSE APPEAL
Date: Sunday, January 23, 2022 4:24:48 PM

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TO: CHAIRPERSON HARTMANN & BOARD OF SUPERVISORS

On January 25, you will be asked to repeal the unanimous decision of the Planning Commission to Mr. Steve Decker who now claims that he will grow "vegetables" instead of marijuana at 988 Fredensborg Canyon in Solvang - which no one who knows him believes to be true. He now calls his latest attempt a "vegetable facility" but without a doubt, the primary crop will be marijuana.

We who live in the Fredensborg neighborhood, know that nothing has changed to alter the previous denial. Decker's 16,000 s.f. greenhouse with it's light pollution remains incompatible with adjacent parcels based on the SantaYnez Community Plan (SYVCP); and the site remains in what is called the "Inner-Rural Boundary" of Solvang.

What Decker plans is also not compatible with this neighborhood for all sorts of safety reasons pertaining to adults, children, and pets. We respectfully ask that the Board of Supervisors please deny this latest appeal. Thank you for your consideration.

Arnold Shapiro
P.O. Box 49
Solvang, CA 93464

From: [Karen MacKain](#)
To: [sbcob](#)
Subject: Decker Greenhouse appeal
Date: Sunday, January 23, 2022 1:46:31 PM

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Attn: Chair Hartmann & Board of Supervisors

It has come to our attention (neighborhood residents of Fredensborg Canyon) that the Decker Greenhouse project at 988 Fredensborg Canyon in Solvang is, once again, coming before the Board of Supervisors for appeal.

We have been **united in our opposition** to this proposed commercial facility in our neighborhood and worked tirelessly to protect this family neighborhood which resulted in the **unanimous Planning Commission decision to deny this project**.

Our canyon neighborhood is **not compatible** with this type of development. We must maintain the safety of our neighborhood for our residents including children, grandchildren, and pets.

We respectfully request that the Board of Supervisors **DENY** this appeal.

Karen MacKain
1475 Jennilsa Lane
Solvang
310.457.1113

From: [Dennis Strong](#)
To: [sbcob](#)
Subject: DECKER PROJECT APPEAL
Date: Saturday, January 22, 2022 9:45:38 AM
Attachments: [Appeal letter 988 Fredensborg.docx](#)

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Attn: Chair Hartmann and Board of Supervisors

Attached is my letter requesting denial of the Decker Project at 988 Fredensborg Cyn, Solvang CA.

Dennis Strong

Sent from [Mail](#) for Windows

January 22, 2022

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 acre lots with no commercial structures whatsoever. The parcels surrounding the proposed project on the remaining three sides are five acres or smaller 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 non-compatible with the surrounding area. In addition, the access road to the parcel is a narrow one lane driveway insufficient and not designed for commercial traffic.

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.

As you may be aware, Mr. Decker originally proposed this same project to install a cannabis operation. When this was denied by your Board, he came back with a "Vegetable" operation. He is obviously trying to circumvent the earlier decision with this project.

The planning Commission's denial of the project rested on the project's lack of consistency with the Santa Ynez Valley Community Plan (SYVCP). The Planning Commission ruled unanimously to deny the project citing incompatibility with adjacent parcels (size of facility – 16,000 s.f. & type) & light pollution citing the Santa Ynez Community Plan. The project site borders the City of Solvang and is in what's called the "Inner-Rural Boundary."

From the SYVCP

" F. SYVCP provides for a more orderly and stable Rural boundary to delineate rural areas of active productive agriculture with generally larger parcel sizes from the Inner-rural and Urban areas with more intensive residential and commercial development on generally smaller parcel sizes."

The land use Inner-Rural area is described in the SYVCP

"The subdivision of Inner-Rural AG-1 parcels is resulting in more estate ranchettes and associated hobby farms and less commercial agriculture."

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

From: [Janice Pope](#)
To: [sbcob](#)
Subject: e-mail to: SBCOB@countyofsb.org RE: DECKER GREENHOUSE Appeal
Date: Monday, January 24, 2022 9:43:14 AM

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Attn: Chair Hartmann & Board of Supervisors

AS a resident of this Area , the thought of additional congestion is brutal . We already have the overflow of traffic onto Fredensborg. Not to mention nonresidents/employees of residents seem to be the individuals speeding threw are streets ! How many plowed down fences or mailboxes does it take. Not to mention the possible pesticides health hazards and the idea that it's opening the door to turning this area into a commercial farming area. which is not what attracted me to buy in this area .

Please be thoughtful

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

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From: [Seth Steiner](#)
To: [sbcob](#)
Subject: March 15 BoS Hearing APPEAL by SSMA on RUFFINO LOT SPLIT
Date: Thursday, January 20, 2022 9:58:39 AM

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,

As the appellant in a March 15th hearing agenda item I have some questions of the Clerk of the Board:

- starting on what date are you accepting public comment
- to what agenda title should public comment be addressed
- by what date is the appellant's written statement requested
- when will the P&D staff report be available online prior to 3/15
- which supervisor will be chairing that BoS hearing

As these issues are so important for our neighborhood and our town, in terms of safety, quality of life and home values, I ask for as much as twenty minutes for my presentation and fifteen for rebuttal. I would greatly appreciate your allowance for this.

Thank you.

Best,

Seth

Seth Steiner

750 Shaw Street Los Alamos

805.344.1828 landline

President, Shaw Street Maintenance Association

From: [K C](#)
To: [sbccob](#)
Subject: RE: DECKER GREENHOUSE Appeal
Date: Saturday, January 22, 2022 8:32:24 PM

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 Chair Hartmann & Board of Supervisors,

I am writing in regards to a permit appeal for a vegetable facility that has been sought out near my home. For several years our entire neighborhood has been working with local municipalities to prevent the construction of a completely out-of-place "greenhouse". Given the scope and size of the project it's very clear that the homeowner requesting the permit either a) intends to runs commercial facility or b) attempt to find a work around to his denied cannabis permit. Either intended use would devastate the neighborhood.

I'll keep the cons simple: 14,000 sq feet is enormous and non-conforming, light pollution from a building that size would be considerable, and the added traffic on a private road (currently not designated for any commercial vehicles) would impact all the residents who live there.

Thank you for your time, and I appreciate you hearing the community's voice. My hope is that this issue can finally be settled.

Katie Crook

From: [Terry Ames](#)
To: [sbcob](#)
Subject: Re: Decker appeal 988 Fredensborg Can Rd Solvang CA 93463
Date: Monday, January 24, 2022 11:27:36 AM

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: Chair Hartmann and Board of Supervisors,

My husband Ben Ames and I have lived at 976 Fredensborg Canyon in Solvang for 40 years. It has always been a quiet residential neighborhood. We would like it to continue to be a safe and peaceful neighborhood!

We strongly OPPOSE the commercial facility that Mr. Decker plans for 988 Fredensborg Cyn. Rd Solvang.

We respectfully ask that the Board of Supervisors DENY Mr. Deckers appeal.

Thank you,

Ben and Teresa(Terry) Ames
976 Fredensborg Canyon Rd
Solvang, CA 93463

805 688-3794

From: [Travis Morrow](#)
To: [sbcob](#)
Subject: RE: Decker Greenhouse appeal (in SUPPORT of Planning Commission's denial of project)
Date: Sunday, January 23, 2022 3:39:56 PM

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.

Chair Hartmann & Honorable Santa Barbara County Board of Supervisors,

I write in support of the Planning Commission's unanimous decision to deny this project.

By way of introduction, I'm a resident of SB County living at 938 Fredensborg Canyon Road, Solvang. My wife and I have made this address our home since early 2012 and are raising our three young children here. Our home is three doors down from 988 Fredensborg Canyon Road, the site of the proposed project.

I will keep my comments brief and focused on my perspective as an impacted neighbor. Hopefully they will assist you in your decision making process.

As you know, the application on appeal before the County is for the construction of a 15,648 square foot greenhouse. My opposition to this application is twofold: 1. the proposed commercial operation is completely incompatible with the character of my neighborhood and the Santa Ynez Community Plan; and 2. the project poses a significant risk to the safety of my children.

I briefly address each in turn.

1. The proposed commercial operation is completely incompatible with the character of my neighborhood and the Santa Ynez Community Plan

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 my home is within the city limits of Solvang and is zoned a residential property, and that my lot is less than 150 yards from the proposed project lot. Thus, this project is a stone's throw from a residentially zoned, incorporated neighborhood. Although some of the unincorporated lots to the north of me have agricultural zoning, the homes in this neighborhood, both City and County, are fundamentally estate ranchettes and hobby farms and not commercial enterprises.

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

It is difficult to describe the microclimate of a neighborhood without living in it. Fredensborg Canyon Road is well known in this part of the County as a place to take walks, walk your pets, and look at the stars. There is very little light pollution, and there is very little

traffic. Every day here you will see neighbors stopping to chat in the streets. My 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/contractor traffic in particular. They typically drive too fast (the speed limit is 25MPH in front of my 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.

Thus, It is absolutely certain to me that the contractors/employees of the proposed commercial operation will pose an increased risk to me, my family, and my neighbors. Accordingly, the proposed project was properly denied because it clearly lies in an "Inner-rural/Urban area" protected by the Santa Ynez Community Plan.

Finally, I invite you to visit my home and neighborhood to better understand the nature of this appeal. Spending a few minutes walking our country lane that we call home may give you a better sense of how incompatible the application is to the design of the Santa Ynez Community Plan.

My contact information is below. Please feel free to contact me any time.

Thank you for your service to our County!

V/R,

Travis L. Morrow
938 Fredensborg Canyon Rd
Solvang, CA 93463
805-350-1591
travis@solvanglaw.com

From: tiaux@windblade.com
To: [sbcob](#)
Subject: RE: DECKER Vegetable
Date: Saturday, January 22, 2022 11:49:10 AM
Attachments: [image001.png](#)

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Attn: Chair Hartmann & Board of Supervisors

Mr. Decker has been persistent in his attempts to change the nature of the neighborhood in which we live.

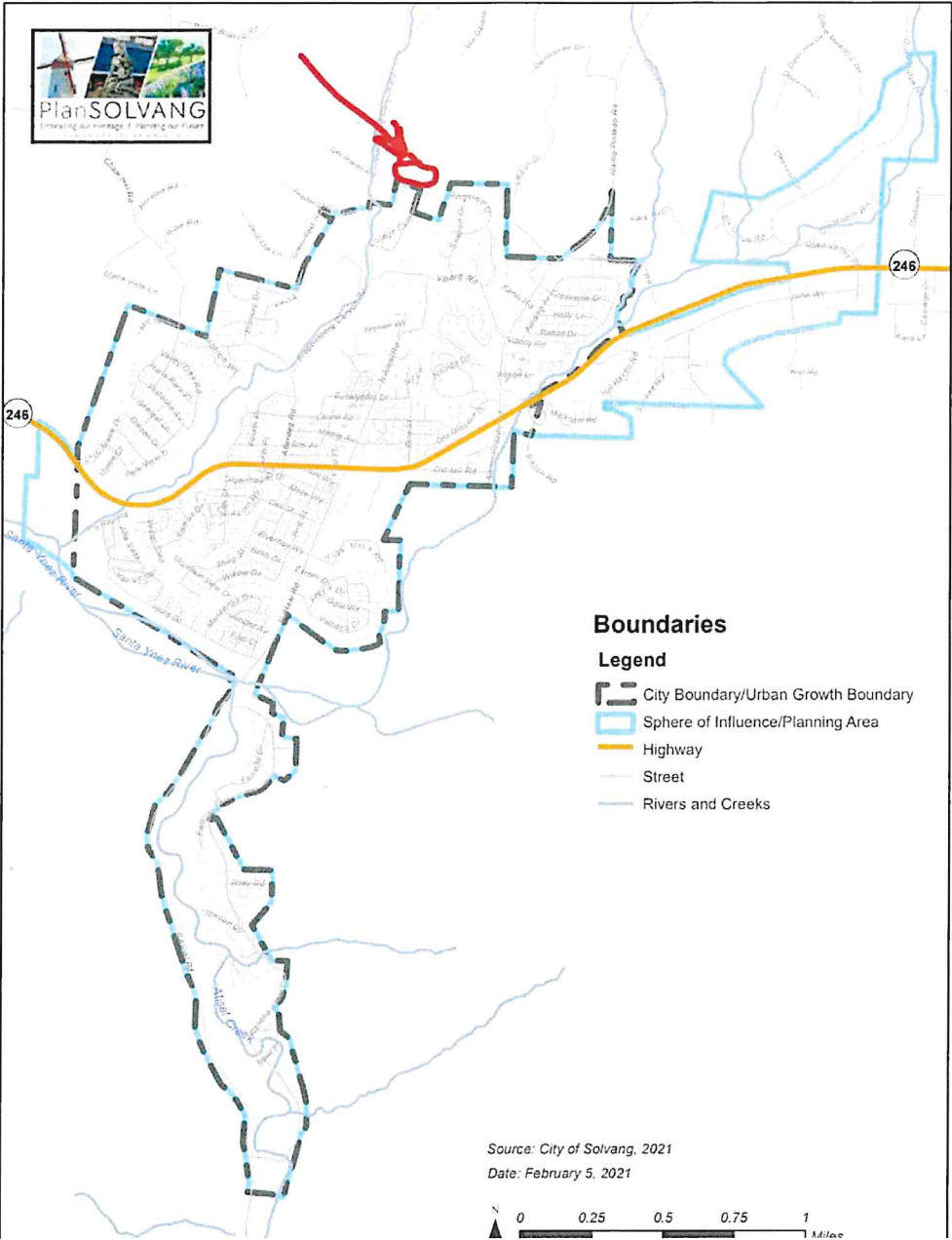
We understand the appeal for the Decker Greenhouse continues to be pursued.

We have outlined our objections and the situation of the residential neighborhood surrounding the intended Decker site.

The key points have not changed materially and, if anything, have been reinforced during this time of COVID when many are working from home or schooling their children.

The Fredensborg Canyon and College Canyon Roads and environment are not suitable for commercial operations nor the traffic associated with such an entity as well as being inconsistent with the Santa Ynez valley Community Plan (light pollution, size, etc.).

In addition, it is adjacent to the City of Solvang and is also inconsistent with Solvang plans currently being discussed and debated.



There are alternative sites elsewhere in the Santa Ynez valley well-suited for these types of greenhouses and operations.

We urge a “no” vote and decision.

Best regards,

Tom & Karen Laux
930 College Canyon Rd.
Solvang, CA 93463
+1-805-448-5289
tlaux@windblade.com