

Alexander, Jacquelyne

Group 4

#3



From: Case Van Wingerden <case@westlandfloral.com>
Sent: Monday, February 5, 2018 10:04 AM
To: Adam, Peter; Hartmann, Joan; Lavagnino, Steve; Williams, Das; Wolf, Janet
Cc: Bob Nelson; Litten, Jefferson; Bantilan, Cory; Elliott, Darcel; O'Gorman, Mary; sbcob; Metzger, Jessica; D Bozamich
Subject: Public comment Cannabis land use ordinance.
Attachments: Case Van Wingerden Public Comment BOS 26.docx; ATT00001.txt

February 3, 2018

Chair Williams and Supervisors,

Re: Cannabis Land Use Ordinance; Agenda Item D3

My name is Case Van Wingerden and this correspondence is regarding our concern about the following draft proposed amendments to the Uniform Rules for cannabis uses on Williamson Act properties:

1. *“The amount of land dedicated to cannabis cultivation and ancillary facilities that are located outside of the development envelop cannot exceed 5% of the premise of 5 acres, whichever is less;” and*
2. *“that processing, distribution, and manufacturing (extraction only) of cannabis from off-site sources is allowed, however it shall be limited to no more than 49 percent of the volume of cannabis that is processed, distributed, and manufactured on the premise.”*

We recommend that you delay action on amendments to the Uniform Rules and direct staff to work with local farmers and return with options that will preserve agricultural use of lands in Santa Barbara County.

I have been a farmer in the Carpinteria Valley for over 46 years. I own a 15 acre parcel, zoned Ag-1-10, that is under Williamson Act contract and I have serious concerns about how the amendments would impact my ability to utilize my property for long term agriculture.

I have farmed a variety of crops over the years including cut flowers, orchids and hydroponic vegetables. It has been difficult to remain profitable and as farmers, it is critical that we have the flexibility to change crops and adjust to market supply and demand. Most recently, due to the new minimum wage increase, we are required to pay our workers \$12-\$15 an hour. It is impossible to make margins on cut flowers with this new minimum wage mandate. We cannot raise prices at the supermarkets because, in our experience, the retailers just buy cheaper, imported flowers.

I have no choice but to change my crop to cannabis. I plan to cultivate cannabis in my existing greenhouses (320,000 square feet) and process, manufacture, package and distribute cannabis in my existing agricultural warehouse building (50,000 square feet). I entered this information in the County Registry in the spring as a prospective cannabis business. I never imagined that cannabis would not be considered compatible with Williamson Act. Growth and processing of cannabis utilizes the exact same infrastructure and similar processes as other agricultural products. I would suggest that cultivation and extraction of cannabis actually create less impacts on the environment. As a farmer for 36 years, I can definitively say that cannabis is an agricultural crop.

The proposed amendments would limit me to only being able to use a very restricted percentage of my greenhouses for cannabis cultivation, and would also prevent me from being able to maximize use my *existing* agricultural warehouse building for processing, manufacturing and distribution. **This policy will not facilitate long term agricultural production on my farm. In fact, it will do the exact opposite and make it exponentially more difficult for me to utilize the land for agriculture.** Therefore, the draft amendment conflicts with the objective of the Williamson Act, which is to protect and encourage long-term agriculture.

A “manufacturing” license simply means extraction and is no different from the process of extracting lavender oil, as an example. Distribution authorizes growers to transport their product – a function that has already been taking place on Ag-1 in Carpinteria for years, under both the flower industry, and the medical cannabis collective model. **Manufacturing and Distribution are necessary agricultural support uses, which allows for the preparation for market of agricultural products, which should be permitted on Ag lands without limits.**

If we are limited in our ability to process, distribute and manufacture percentages of cannabis cultivated on other farms, we will not be able to maintain the property in agriculture. Our 50,000 square foot building offers more than enough space for us to process, extract and transport product grown on my property. Therefore, it is important for the viability of my farm that I can lease the large amount of remaining space to other cannabis growers in the Carpinteria valley who do not have existing ag buildings on their farms. Many growers have already contacted me who are highly interested to lease space in my warehouse building. **It is in the best interest of the County to encourage, not restrict, utilization of existing agricultural infrastructure for the cannabis industry.** If you adopt the recommendations from the APAC, this will limit my ability to offer use of my building to other local farmers. The unintended consequence is that these growers will either pursue new development of ag support buildings on their farms, or transport product out of county to another more business-friendly locality, thereby increasing traffic in SBC.

Permitting cannabis cultivation, extraction and distribution without arbitrary and impractical limits, in pre-existing agricultural infrastructure on contracted lands, is the best way to preserve and enhance long-term agriculture in Santa Barbara County. Please consider how your decision today will impact local resident’s livelihoods and ability to maintain agricultural use of their property.

Case Van Wingerden

Alexander, Jacquelyne

From: Sandy Weil <sandyweil@cox.net>
Sent: Monday, February 5, 2018 11:50 AM
To: sbcob
Cc: Anna Carrillo; Williams, Das
Subject: Fwd: Santa Barbara County Cannabis Ordinance

Begin forwarded message:

From: Allan Weil <alweil@cox.net>
Subject: Fwd: Santa Barbara County Cannabis Ordinance
Date: February 5, 2018 at 11:46:16 AM PST
To: Sandy Weil <sandyweil@cox.net>

Begin forwarded message:

From: Allan Weil <alweil@cox.net>
Subject: Santa Barbara County Cannabis Ordinance
Date: February 5, 2018 at 11:45:26 AM PST
To: sbcob@co.santa-barbara.ca.us
Cc: Anna Carrillo <annacarp@cox.net>, DWilliams@countyofsb.org

To: Supervisors Das Williams, Janet Wolf, Joan Hartmann, Peter Adam and Steve Lavagnino

Each and every single person and resident in the County deserves the right to quality of life and freedom from obnoxious cannabis odor, not only in the so called sensitive zones of schools, daycare centers, nursing homes, hospitals, etc, etc. Also, all people in those areas go home to their own residences and deserve the same protection from the same obnoxious odors!! We all deserve the same quality of life and protection from these same obnoxious odors.

I am personally confronted with obnoxious cannabis odor at my residence and as I travel daily on Casitas Pass Rd, all along the corridor East and West on Foothill Road and on the West end of Carpinteria along the 101 FWY corridor. Just reducing or masking the odor is not an acceptable solution. Each and every resident is a sensitive receptor and must be be protected at all times especially by our Santa Barbara County Board of Supervisors.

The enforcement of the elimination of these Cannabis odors must have real teeth

and immediate enforcement. Independent monitoring in real time with automatic objective equipment to track odor is a must!
Odors must stop at the property line of all growers.

There should be NO unlimited number of commercial cannabis operations. Limit the number of licenses that Santa Barbara County will issue. (Alternative 3)
NO outdoor cannabis cultivation.
NO cannabis hoop houses.
Exclude cannabis activities from the A-1 zone district. (Alternative 1)

I guess the real question is what QUALITY Of LIFE are you willing to bestow on the Carpinteria Valley Community?

I sincerely thank you for your upmost attention to these critical issues that face each of us 24/7 and will impact each of us in the years to come!

Al Weil
7165 Shepard Mesa Road
Carpinteria

WILLIAMS

February 2, 2018

Santa Barbara County Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Cannabis Regulations

Dear Supervisors:

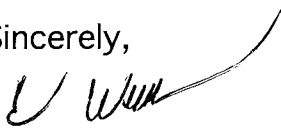
I've lived on Santa Monica Road in Carpinteria for twenty years. In that time, I've seen the county grant permits for greenhouses without taking any consideration whatsoever as to the safety of the citizens of Carpinteria. Example: the permit for the massive expansion of greenhouses on the Overgaag property on Santa Monica Road. This road has an S turn in it that no semi truck can manage. The truck has to drive on the wrong side of a blind corner and turn left over a double solid yellow line to access the permitted loading docks. Common sense would tell you the county should have put restrictions on the owner to make safety a priority and move the location of his loading docs and limit the truck traffic as well as respect the safety of the residential neighborhood and traffic.

Now the county has an opportunity to look at the concerns and safety of the citizens of Carpinteria with regards to the Cannabis permits. It has been well documented, there is already a high concentration of existing cannabis activities within the County. Numerous complaints have been filed with the County concerning the nuisance, quality of life, and health effects of excessive exposure to cannabis operations. The Proposed Ordinance will have grave impacts on the quality of life in Santa Barbara County and change the rural nature of the area. As the EIR recognizes, the Ordinance will also have number of severe impacts on air quality, transportation and prime soils in Santa Barbara County. We commend the County for attempting to address unregulated and illegal cannabis activities, the solution is NOT to permit an unlimited number of cannabis operations. This is short-sited and favors the interests of the cannabis industry over local residents and the public health, safety, and welfare of the community.

Board of Supervisors
February 2, 2018
Page Two

The County must determine if its Sheriff Substations will be sufficiently staffed to handle cannabis-related crime, including increased drug cartel activities due to the fact that cannabis is very profitable and cash-based. · The County must analyze the impacts of the Ordinance on the existing housing stock. · By allowing outdoor cultivation and manufacturing in Ag-1 zones, the Proposed Ordinance will legalize operations and allow cannabis businesses to locate in close proximity to schools and residences. In response, the County's Odor Abatement requirements must apply in all zones and to all sensitive receptors, not just to odors experienced within residential zones. · The County has analyzed two alternatives that would result in substantial reductions in the severity of many impacts by: (1) Excluding cannabis activities from the Ag-1 zone district (Alternative 1); and (2) Limiting the number of licenses that the County will issue (Alternative 3). We strongly urge the County to adopt Alternatives 1 and 3. · We agree with the Planning Commission that the setback from schools should be increased to 1000 feet in the Coastal Zone to reduce the identified impacts on schools. For example, based on existing medical cannabis cultivation operations in the Carpinteria Valley, it is clear that the 600 foot buffer is insufficient to prevent odors at schools. Schools and other impacted parties should also be notified before the County issues a new cannabis permit. · The best interests of the County are served by initially adopting a very conservative approach to all aspects of cannabis cultivation, processing and sales. The ink is hardly dry on the state guidelines or EIR and this is completely new territory for all permitting agencies. · We urge the County to adopt a "go-slow" phased approach that will allow the County to study the impacts of cannabis annually before issuing new permits.

Sincerely,



Cathy Williams

Alexander, Jacquelyne

From: Bozanich, Dennis
Sent: Monday, February 5, 2018 2:28 PM
To: sbcob
Subject: FW: Cannabis Land Use public comment # 18-00066

FYI

d

From: MY FARM [mailto:myfarmsb@gmail.com]
Sent: Monday, February 5, 2018 2:26 PM
To: sbcob <sbcob@co.santa-barbara.ca.us>; Williams, Das <DWilliams@countyofsb.org>; Wolf, Janet <jwolf@countyofsb.org>; Bozanich, Dennis <dBozanich@countyofsb.org>; Hartmann, Joan <jHartmann@countyofsb.org>; Adam, Peter <peter.adam@countyofsb.org>; Lavagnino, Steve <steve.lavagnino@countyofsb.org>; Rob Bjorklund <rob@bjorklundranch.com>; Rogue Entertaining <roguepromo@gmail.com>
Cc: Anne Rodriguez <annerodriguezinc@gmail.com>; jess arce <jarce183@gmail.com>; connectdistribution2018@gmail.com
Subject: Cannabis Land Use public comment # 18-00066

Dear Board of Supervisors,

Maria Ygnacio Farm Collective Inc would like to make the following statements:

This is in regards for public comments, specifically Bos Attachment 6- Article Xa for February 6 hearing Cannabis Land Use Ordinances, file # 18-00066

In Section 1: B. It only states "medical marijuana cultivation " is allowed.

-But it needs to include "medical marijuana cultivation activities" that will include specifics like: Micro-business, distribution, nursery's, delivery, non-storefronts, manufacturing, etc. Many of those specifics are an essential part of the marijuana cultivation business to operate correctly and efficiently. Much of our historical use has included such activities.

In Section 1: 3, it states "If the permit application is denied, the applicant shall cease all cannabis cultivation operations until a permit is obtained."

-We don't agree, we should have the ability to utilize the court system to insure fairness of the application permitting process. During that process, it would only be fair for a legal non conforming use to continue operating through the permitting process. Even if denied, our operation should stay legal pending the outcome of the judicial decision. Closing the cannabis operation would be irreparable to the cannabis business. Anything the county does should comply with the fifth amendment, specifically regulatory taking.

Thank you!

-Robert Bjorklund, CEO Maria Ygnacio Farm Collective Inc
-805-705-1154

-Cody Hemmah, COO Maria Ygnacio Farm Collective Inc
-805-886-4528

Alexander, Jacquelyne

From: MY FARM <myfarmsb@gmail.com>
Sent: Monday, February 5, 2018 2:26 PM
To: sbcob; Williams, Das; Wolf, Janet; Bozanich, Dennis; Hartmann, Joan; Adam, Peter; Lavagnino, Steve; Rob Bjorklund; Rogue Entertaining
Cc: Anne Rodriguez; jess arce; connectdistribution2018@gmail.com
Subject: Cannabis Land Use public comment # 18-00066

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-Robert Bjorklund, CEO Maria Ygnacio Farm Collective Inc
-805-705-1154

-Cody Hemmah, COO Maria Ygnacio Farm Collective Inc
-805-886-4528

Alexander, Jacquelyne

From: Matt English <menglishsb@gmail.com>
Sent: Monday, February 5, 2018 1:56 PM
To: sbcob
Subject: mt100 zoned cannabis
Attachments: mydoc.pdf

Scintilla, LLC
c/o Matt English, CEO
MenglishSB@gmail.com.

February 2, 2018

VIA EMAIL

County of Santa Barbara
Board of Supervisors
sbcob@co.santa-barbara.ca.us.

To Whom It May Concern:

My name is Matt English, and I am a lifetime resident of Santa Barbara County. I am the founder of Scintilla, LLC, an organization hoping to engage in commercial cannabis cultivation in Santa Barbara County in 2018. My previous organization, Channel Island's Collective, began cultivating cannabis in Santa Barbara County in compliance with California law in 2015 at a facility located at 2011 N. San Marcos Road, Santa Barbara, CA 93111 (APN: 153-170-012) and 2110 N. San Marcos Road, Santa Barbara, CA 93111 (APN: 153-290-008) (collectively, the "Facility"). Now, Scintilla, LLC wishes to acquire a local and state license to engage in commercial cannabis cultivation at the Facility. With this letter, I have included a copy of the Santa Barbara County Zoning Map with an arrow and red dot indicating the location of the Facility (See Exhibit A).

As you can see from the attached zoning map, the Facility is zoned just outside of AG-II in MT-100. This zoning designation is terribly unfortunate for my business because the Proposed Land Use & Development Code Draft Cannabis Land Use Ordinance (the "Proposed Ordinance") prohibits any type of commercial cannabis activity from taking place at the Facility (at pg. 34 of the Proposed Ordinance). Accordingly, I am writing to request a revision to the Proposed Ordinance allowing Santa Barbara County to issue permits to commercial cannabis cultivation facilities located in MT-100 zones. Alternatively, I am requesting a carve-out for my operation or a zoning variance that would allow my business to secure a local and state license and continue to cultivate cannabis at the Facility.

While I recognize the county's interest in protecting mountainous land and limiting development of these areas, my business is already established and has been operating safely and efficiently since 2015. My organization's top priority is the safety and security of employees and the surrounding community. The area where the Facility is located is remote and does not border any residential zones. In fact, the Facility is much farther from residential zones than many of the AG-II properties that will be zoned for cannabis cultivation.

Since we began operating in 2015, we have never received any complaints, interfered with any persons or businesses, or caused any type of nuisance in the area. We are a business dedicated to compliance. Therefore, if the county is unable to grant this request, we will close up the Facility and move our operations to a new location. However, as you can imagine, there is

significant difficulty and expense associated with relocating an already established business in this highly regulated industry. For these reasons, we are requesting a carve-out or zoning variance that would allow us to secure a local license and continue to cultivate at the facility.

Please do not hesitate to contact me if I may provide you with any additional information related to my business or the Facility. I am happy to answer any additional questions you may have, and I can be reached by phone at (805) 245-9969 and by email at: MenlishSB@gmail.com.

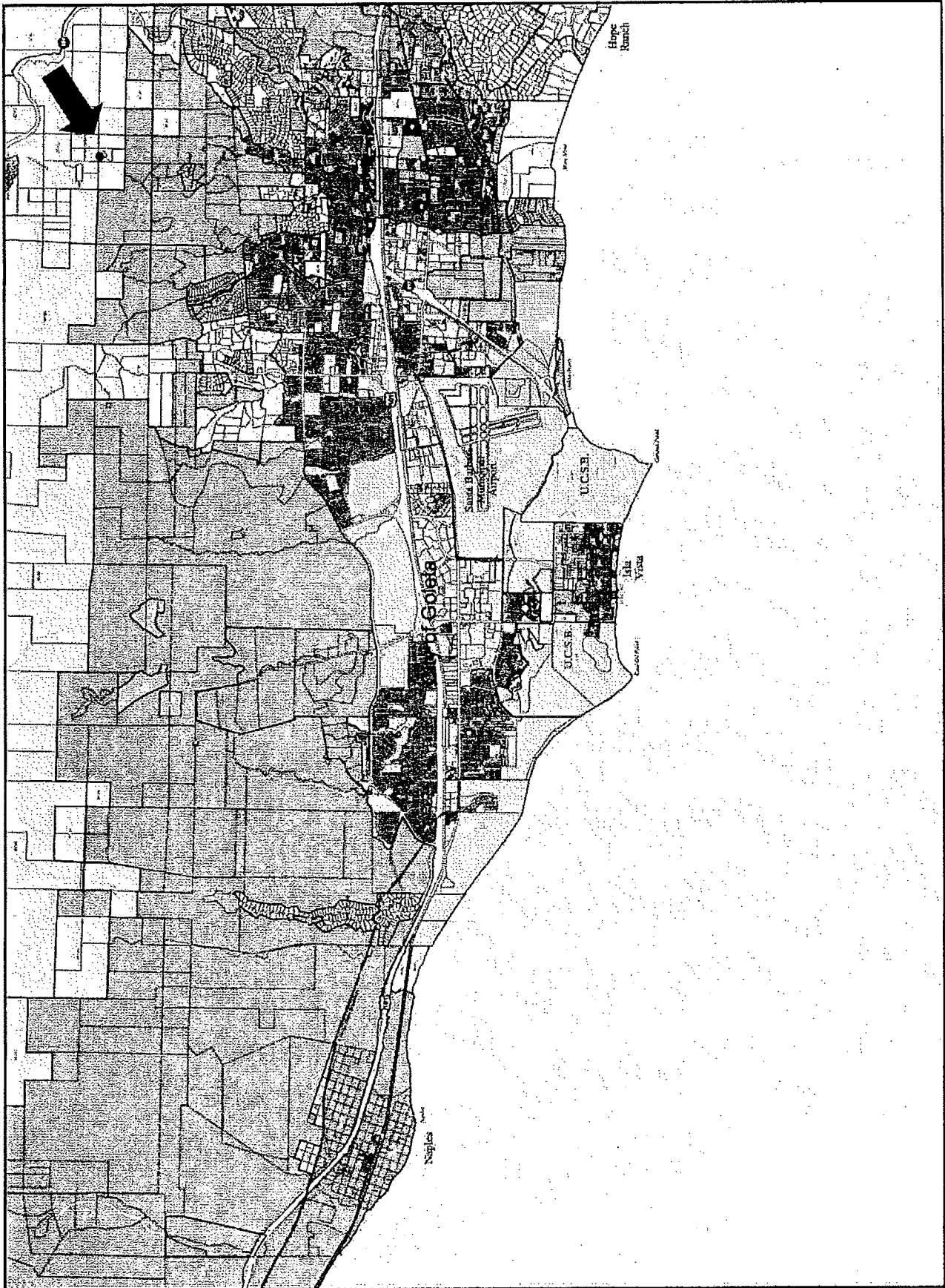
Sincerely,

A handwritten signature in black ink, appearing to read "Matt English", with a long horizontal flourish extending to the right.

Matt English,
CEO, Scintilla, LLC

Enclosure

Exhibit A:
Planning & Development Zoning Map



Planning & Development

General Zoning

- Agriculture
- Open Lands
- Mountainous Area
- Recreation
- Residential
- Commercial
- Industrial
- Mixed - Residential/Commercial
- Mixed - Commercial/Industrial
- Institutional
- Utility
- Transportation Corridor
- Other Jurisdiction
- Coastal Zone Boundary
- Los Peñas Niet Forest Boundary

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Scale: 1:24,000
(When printed at 30" x 42")

0 0.5 1 Miles
(Scale correct for all projected maps)

San Diego County Planning & Development
Map of General Zoning, 2015
Map No. 15-001

Alexander, Jacquelyne

From: Metzger, Jessica
Sent: Monday, February 5, 2018 2:57 PM
To: sbcob
Subject: FW: Cannabis Public Comment Removed? from January 23, 2018 posting: Public Comment for Planning Commission 01-24-18 and BOS 02-06-18: Existing Developed Rural Neighborhood v. Agricultural Commodity

From: Jonathan McKee [mailto:connectdistribution2018@gmail.com]
Sent: Monday, February 05, 2018 2:54 PM
To: Adam, Peter <peter.adam@countyofsb.org>; Lavagnino, Steve <steve.lavagnino@countyofsb.org>; Bozanich, Dennis <dBozanich@countyofsb.org>; Wolf, Janet <jwolf@countyofsb.org>; Hartmann, Joan <jHartmann@countyofsb.org>; Williams, Das <DWilliams@countyofsb.org>; County Executive Office <caoemail@co.santa-barbara.ca.us>
Cc: Andy Caldwell <andy@colabsbc.org>; Jonathan McKee <connectdistribution2018@gmail.com>; Metzger, Jessica <jmetzger@co.santa-barbara.ca.us>; Villalobos, David <dvillalo@co.santa-barbara.ca.us>
Subject: Cannabis Public Comment Removed? from January 23, 2018 posting: Public Comment for Planning Commission 01-24-18 and BOS 02-06-18: Existing Developed Rural Neighborhood v. Agricultural Commodity

Dear Supervisors,

Why was my public comment not posted with the February 06, 2018, agenda documentation?

I need my comments to be part of the public record. Who decides the inclusion (or exclusion) of a public comment? Two minutes is not enough time to say my peace. Nor does a 2-minute vent have an impact on the listener. I write to participate in public dialogue. Governmental censorship is not a becoming trait.

Please insert my comments as item number 33 on your agenda item documents.

The omission of my Public Comment is an outrage!

My point:

County of Santa Barbara overreaches its jurisdiction by excluding Cannabis as an Agricultural Commodity. (See Exhibit 1).

Staff has produced no studies that differentiate cannabis from any and all other plant life.

The Board must have studies supporting a finding. The Board does not have such factual finding regarding Cannabis.

Where are the facts that show how the cannabis plant is different from any other agricultural plant, like: Olives; Grapes; Broccoli; Garlic; Alfalfa; or Avocados?

We need a formal study to prove that the exclusion is not an overreach. Without the finding of facts, a jurisdictional overreach exists.

The County of Santa Barbara without proven facts does not have the authority to exclude cannabis as an "any and all plant." If it is a plant that is produced in the county for commercial purposes, then it is an Agricultural Commodity. The recommended exclusion is not supported by facts. The Agricultural Preserve Advisory Committee (APAC) does not recommend such exclusion. In fact, APAC questioned the exclusion. APAC requested that staff provide future guidance from the Board. None was given. The exclusion is an overreach of governmental jurisdiction. Staff just put the it in there.

The recommended changes to the Uniform Rules of Agricultural are not genuine; nor are they supported by facts. The exclusion should be denied as an overreach.

Jonathan

----- Forwarded message -----

From: **Jonathan McKee** <connectdistribution2018@gmail.com>

Date: Tue, Jan 23, 2018 at 7:55 PM

Subject: Public Comment for Planning Commission 01-24-18 and BOS 02-06-18: Existing Developed Rural Neighborhood v. Agricultural Commodity

To: Bruce Watkins <bwileywatkins@gmail.com>, cao@co.santa-barbara.ca.us, Jonathan McKee <connectdistribution2018@gmail.com>, "Bozanich, Dennis" <dbozanich@countyofsb.org>

Cc: dwilliams@countyofsb.org, steve.lavagnino@countyofsb.org, peter.adam@countyofsb.org, jhartmann@countyofsb.org, jwolf@sbcbos2.org, Eric Bjorklund <efbjorklund@gmail.com>, Rob Bjorklund <rob@bjorklundranch.com>, Rogue Entertaining <roguepromo@gmail.com>, Richard Figueroa <greennozzle1@gmail.com>, Andy Caldwell <andy@colabsbc.org>

Dear Mr. Bruce Watkins, County of Santa Barbara Planning Commission and Board of Supervisors,

You, Mr. Watkins, spoke well at the County of Santa Barbara Board of Supervisors meeting today. You looked good on camera. You articulated with clarity. You raised the issue of the proposed zoning requirement of obtaining a Conditional Use Permit (CUP); if a cannabis activity is being conducted in such a location that accessibility to it is provided only via a road that passes through an Existing Developed Rural Neighborhood (EDRN) community.

You spoke true. (1) State law prohibits any restriction of cannabis transport via public roads. (2) An EDRN constricts residential development so as to not interfere with agricultural activities.

So how can County propose regulations that require a CUP for those passing through an EDRN?

Look at Attachment G.

<http://sbcountyplanning.org/PDF/boards/CntyPC/01-24-2018/17ORD-00000-00004/Attachment%20G.pdf>.

Page 17 of Attachment G amends the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Attachment G is the proposed draft “Cannabis Edits” of the Uniform Rules for Agriculture. The proposed change gives zoning power to the County. Without the change, County will not acquire the power to edict zones for cannabis agricultural grows. Unless County removes the term “cannabis” from its natural definition—as an Agricultural Commodity, County will not have the power to overrule California Civil Code § 3482.5

California Civil Code § 3482.5 is the The Right to Farm Act.

Section (d) of CIV § 3482.5 states, *“This section shall prevail over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state.”*

California Food and Agriculture defines Commercial Cannabis Activity as activity which includes cultivation.

Cultivation is defined as any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. ---[§ 8000 (g) and (h); California Code of Regulations ; Title 3; Division 8; Chapter 1; Article 1

[https://govt.westlaw.com/calregs/Document/IC67314A3CE2E4AE69E0018654CB6D287?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IC67314A3CE2E4AE69E0018654CB6D287?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))]

The Agricultural Commissioner is required to adhere to the County of Santa Barbara Right-to-Farm Ordinance -

--<http://cosb.countyofsb.org/agcomm/agcomm.aspx?id=46311>.

The California Department of Pesticide Regulation defines an Agricultural Commodity as —“unprocessed product of farms...” --- [California Code of Regulation; Title 3; Division 6; Chapter 1; Subchapter 1; Article 1

[https://govt.westlaw.com/calregs/Document/I430CA1A0D45A11DEB97CF67CD0B99467?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\) \]](https://govt.westlaw.com/calregs/Document/I430CA1A0D45A11DEB97CF67CD0B99467?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)])

Since cannabis cultivation is an agricultural activity, the County's Agricultural Element of the Comprehensive Plan should control the regulation of cannabis activities.

But, if the County of Santa Barbara succeeds in changing the definition of Cannabis, then the county staff will gain the authority to circumvent the above codes and regulations.

Look at Attachment G. Attachment G is a sixty (60) page document. Attachment G is the proposed ordinance 17ORD-00000-00019.

On page 17, of Attachment G, county staff inserts a new definition: Agricultural Commodity—An Agricultural Commodity is “any and all plant and animal products produced within the county for commercial purposes, *but excluding cannabis.*” By removing cannabis from the definition of *any and all plant products*, County Staff thereby assumes authority to zone and regulate all cannabis activity.

Given the new definition that all cannabis activity conducted within the County of Santa Barbara is considered to be NOT an agricultural activity (Agricultural Commodity), County Staff may exclude cannabis from any protections established by the Right to Farm Act. Therefore, if the county renders cannabis as NOT an agricultural commodity, then the Existing Developed Rural Neighborhood (EDRN) may demand that a CUP be obtained to transport the cannabis over public roads.

Lawyers heavily depend upon the legal definition of a word.

I hope the County Planning Commission recognizes this very subtle, but huge, change. The change, if made, will be drastically inconsistent with the County of Santa Barbara Comprehensive Plan.

If the Board of Supervisors fails to disapprove this proposed change to the Uniform Rules for Agricultural (Attachment G), then County Staff masterfully usurped the purpose of The Right to Farm Act.

However, it is my understanding the that new zoning regulations rendered the EDRN zones as repealed.

Sincerely,

Jonathan McKee

Alexander, Jacquelyne

From: Nancy Revlin <nancyrevlin@gmail.com>
Sent: Monday, February 5, 2018 3:06 PM
To: sbcob
Cc: Williams, Das
Subject: Cannabis Ordinance

Dear Board of Supervisors

We are writing to oppose the ordinance under consideration as it is currently written.

This ordinance impacts the residents of Carpinteria far more than the residents in the rest of the county, and we believe there has not been complete information and sufficient opportunity for community involvement within our City.

Of utmost concern are the health and safety issues raised in the EIR, which are not adequately addressed. The emissions and odors that currently exist are enough to cause health concerns. When the growers release the noxious gas in the afternoon, we have experienced breathing problems and headaches. What will be the effect of more concentrated emissions as the number of growers increase? This issue is more problematic when young children are involved and we have no science to prove that long-term inhalation is safe in growing, developing minds and bodies. What if you get this wrong? Are you prepared for the consequences? Sick children? Lawsuits (e.g. Hinkley, Porter Ranch, Love Canal)?

Flowers gone? Avocados gone? Lemons gone? What will Carpinteria look like if the cannabis industry is unchecked in our small community? Each October we'll have a cannabis festival instead of an avocado festival? That's not the community identity and atmosphere that draws families to Carpinteria.

Please help us retain our community spirit, our health, our safety, our property values by severely limiting the impact of the cannabis conglomerates. If we become known as the cannabis capital of Southern California, it's unlikely that this small, family-oriented community will exist as we know it.

We urge you to:

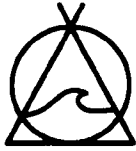
- 1) limit the quantity of growers, both in numbers and in acreage
- 2) protect children by increasing the safe space around schools, day care facilities, etc.
- 3) put some teeth into penalties for growers that emit noxious odors

Thank you for your consideration.

Nancy and Russell Revlin

Alexander, Jacquelyne

From: Kelly Clenet <kclenet@mac.com>
Sent: Monday, February 5, 2018 4:34 PM
To: Adam, Peter; Hartmann, Joan; Lavagnino, Steve; Williams, Das; Wolf, Janet
Cc: Nelson, Bob; Bozanich, Dennis; Metzger, Jessica; sbcob; Elliott, Darcel; O'Gorman, Mary; Bantilan, Cory; Litten, Jefferson
Subject: Public Comment Ocean Hill Farms_ Cannabis.pdf
Attachments: Public Comment Ocean Hill Farms_ Cannabis.pdf; ATT00001.txt



OCEAN HILL FARMS

February 5, 2018

RE: Ocean Hill Farms, LLC. – Public Comment Cannabis Land Use Ordinance

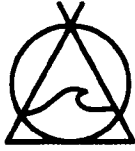
Dear Santa Barbara County Board of Supervisors:

We would like to start by commending your Board and County staff for developing the Draft Land Use Ordinance. We have hosted several Board members, staff and environmental consultants at our farm and have appreciated the opportunity to provide feedback throughout the last year regarding the cannabis policy. We have observed that an enormous amount of careful thought and analysis has gone into the development of the proposed policy. We are largely supportive of the draft Ordinance, which includes extensive protections of public health and safety, neighborhood compatibility, agricultural lands, and the environment, while also facilitating a compliant, local cannabis industry.

We are proud to say that our farm is one of the few fully State Temporary licensed cultivation operations in Santa Barbara County. Thank you for your actions to date that have allowed us to comply with State law and begin the transition into the new legal market.

However, we remain concerned about our ability to secure local and State permanent permits in a timely manner. If the County requires a Minor Conditional Use Permits (MCUP) or a Conditional Use Permit (CUP) for any commercial cannabis activity, it will drastically slow our ability to facilitate sales in the legal market. We do not support the County's recommendation to require a MCUP for distribution on Ag-I. Because of the County's existing prohibition on issuance of distribution permits, we cannot legally sell or transport our product. This is a huge problem for our business because we cannot make any sales at this time. Without sales, our staff, agricultural workers, managers and administrative staff are all negatively impacted, including their families who live in and support our community.

Distribution is not a new impact. We have already been "distributing" under the previous medical, collective model at our farm. The difference is that now, under the new legal model, we



OCEAN HILL FARMS

are required to secure a distribution license for an activity that we were previously conducting.

Growing and preparing cannabis for market is less impactful compared to other agricultural crops. There is simply a misconception of this new industry. There are no pesticides used in the growing of cannabis, since it is now subject to extremely onerous testing standards. We re-use and capture water - no water touches the ground. Our business has no plans for new construction because we have existing agricultural infrastructure. Our employee numbers have remained constant over time because we hired employees laid off by the struggling flower industry. We do not contribute to any night lighting or light pollution because we rely on blackout shades throughout every corner in the greenhouse to facilitate growing. Our business also does not contribute to increased vehicular traffic because we use small sprinter vans, not semi-trucks, to transport cannabis product.

We are strongly opposed to the Energy Conservation Plan, as this will not allow us to operate our odor control system. We are already highly energy efficient and utilize natural light in our greenhouses.

We urgently need to secure a distribution license. Thank you for providing a pathway for us to comply with State law. Your immediate attention to this matter is greatly appreciated.

Sincerely,

Kelly Clenet, CEO
Ashley Francis Day, CFO
Ocean Hill Farms, LLC.