



Ramirez, Angelica

Public Comment - Group 1

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**From:** Deanne Beer <dbeer@towerindustries.net>  
**Sent:** Thursday, June 25, 2020 3:00 PM  
**To:** sbcob  
**Subject:** 0714-D4 letters LUDC Cannabis  
**Attachments:** Deanne\_06252020143400.pdf

**Categories:** Public Comment

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Aspen Westerly Properties, LP  
1890 Westerly Rd  
Santa Ynez, CA 93460  
805 686 9072

June 2, 2020

Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, California 93101  
By email to sbcob@co.santa-barbara.ca.us

**RE: Amendments to LUDC Regarding Commercial Cannabis Activities  
Departmental Item #7**

Chair Hart and Honorable Supervisors,

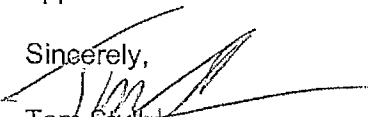
We are writing to urge your support of the Planning Commission's recommendations to require both a CUP for cannabis cultivation and on-site processing on AG-II parcels, and odor control in AG-II zones. We support all cannabis cultivation being permitted with a CUP as this step gives the County the necessary authority and discretion to tailor cannabis projects, while affording interested parties access to project documents and a written staff analysis of the key issues to learn about the project, and raise questions and concerns to staff and the Planning Commission *before* project approval.

Public participation is welcomed and neighbor input is recognized as critical in almost any other context – particularly for new industries. This is not the case with cannabis permits where the public cannot comment on a draft permit or have their concerns addressed before projects are approved. The current permitting process forces applicants to work through complicated regulatory issues with County staff without any public input. Without community input before project approval, the community is left in the dark and is thus appealing almost every project – this ultimately takes even more time. If there were more robust public participation and engagement through a CUP and hearing process, better projects would come forth and they would move forward more quickly. Further, if all parties can plan for projects to go before the Planning Commission at the outset, projects will move through the County's process in a more orderly fashion and applicants will have more certainty about that process.

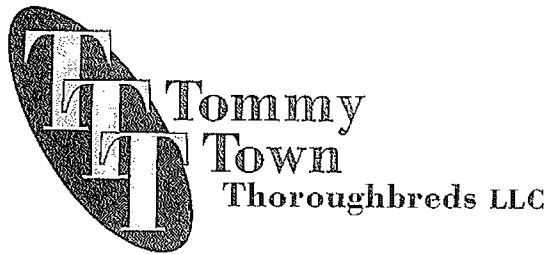
The CUP will also give the oversight and control it needs to integrate this new industry into our community without negatively impacting other industries. It is clear the current process for permitting cannabis operations has resulted in cannabis threatening our existing industries, rather than integrating into our community. The County's current "one size fits all" land use permitting structure has unfortunately facilitated this imbalance. A CUP for all cannabis projects will return the balance by promoting fairness and accountability in the permitting and approval process for all community members.

Thank you for your time and consideration of your community's concerns. Please give us a voice in the County's process to integrate this new industry into our communities and prevent these endless appeals.

Sincerely,



Tom Stull  
President



June 2, 2020

Santa Barbara County Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, California 93101  
By email to [sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)

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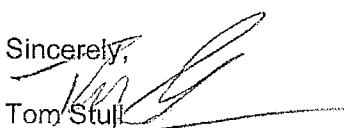
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Sincerely,

  
Tom Stull  
President

## Ramirez, Angelica

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**From:** Robert Fedor <robertfedor@att.net>  
**Sent:** Monday, July 6, 2020 12:19 PM  
**To:** sbcob  
**Cc:** Steven Lubell Lubell; Armen Paronyan; Jay Higgins; Robert Fedor  
**Subject:** Purisima Agriculture, Inc. Objection to proposed cannabis ordinance ag1 edrn ban  
**Attachments:** Purisima Agriculture, Inc.pdf; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Purisima Agriculture, Inc.  
3121 Avena Road  
Lompoc, California 93436  
robertfedor@att.net

To: Santa Barbara Board of Supervisors sbcob@countyofsb.org

July 6, 2020

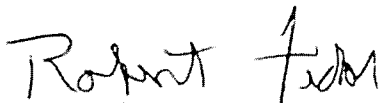
Re: Objection to Amendment to County Land Use Ordinance and Development Code based upon a Vested Right upon issuance of Temporary Approval to conduct commercial cannabis cultivation activity at 3121 Avena Road, Lompoc, California and reliance thereon.

Dear Santa Barbara Board of Supervisors

Purisima Agriculture, Inc. holds a temporary approval from the County of Santa Barbara to conduct commercial cannabis cultivation at 3121 Avena Road, Lompoc, California. Purisima Agriculture, Inc. has obtained a provisional license from the State of California to conduct commercial cultivation activity as a result of the temporary approval from the County of Santa Barbara. Purisima Agriculture, Inc. has performed substantial work and incurred substantial liabilities in good faith reliance on the temporary approval from the County of Santa Barbara. Our vested right to conduct commercial cannabis cultivation is now threatened. Any change to our right to continue as a non-conforming use is contrary to our vested rights based upon the issuance of the temporary approval and our conduct in reliance upon such temporary approval.

Purisima Agriculture, Inc. objects to any modification/amendment to our vested rights to conduct commercial cannabis cultivation at the real property where temporary approval was granted. Our designation of legal non-conforming use is a vested right. Your modification/amendment to the County of Santa Barbara Cannabis Ordinance, which affects our commercial cannabis cultivation activity, is unlawful. It is based upon our prior legal non-conforming vested right to conduct such commercial cannabis cultivation activity and our reliance thereon. Purisima Agriculture, Inc. urges you not to amend the commercial cannabis activity in a manner that disrupts our vested right to continue as a legal nonconforming use.

Purisima Agriculture, Inc.



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Robert Fedor, Designated Responsible Person

## Ramirez, Angelica

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**From:** Henry Mancini <hsmancini@gmail.com>  
**Sent:** Monday, July 6, 2020 3:40 PM  
**To:** sbcob  
**Subject:** Objection to EDRN amendments  
**Attachments:** Sticky\_icky\_Letter\_COSB.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Public Comment

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Please see attached objection to EDRN amendments being proposed!

--  
Henry "Rick" Mancini  
CornerStone Real Estate  
Dre# 01136731  
805-440-6285

Sticky Icky's, Inc.  
2500 Wild Oak Road  
Lompoc, CA. 93436  
[hsmancini@gmail.com](mailto:hsmancini@gmail.com)

**To:** Santa Barbara County Board of Supervisors

[sbcob@countyofsb.org](mailto:sbcob@countyofsb.org)

**July 6, 2020**

**Re:** Objection to Amendment to the County Land Use ordinance and Development Code based on the vested right upon issuance of Temporary approval to conduct Commercial cannabis cultivation at 2500 Wild Oak Road, Lompoc, CA., and reliance thereon.


Dear Board of Supervisors,

Sticky Icky's Inc. holds a temporary approval from the County of Santa Barbara to conduct commercial cannabis activities at 2500 Wild oak Road, Lompoc, CA., and has also obtained a provisional license from the State of California to conduct those activities.

Relying on the good faith of the County of Santa Barbara to fulfill its promise of continued operation as a non-conforming commercial cannabis operation, Sticky Icky's Inc. has, over the last 3 years, invested substantial money in its project based *upon the vested right and temporary approval we were led to believe we had.*

Therefore, Sticky Icky's Inc. strenuously objects to any amendments or modifications to these vested rights to cultivate cannabis at this location as any modifications or amendments that abridge our vested right for commercial cultivation will amount to a *de facto* unlawful seizure of the substantial money we have invested in this project based upon our good faith reliance on the Counties' Land use regulations. We urge you not to amend the Land Use amendment in any way that would disrupt our vested right to conduct commercial cannabis activities at this location.

Sticky Icky's Inc.



Henry Mancini, Agent for

RECEIVED  
June 25, 2020

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COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Santa Barbara Planning and Development Department  
624 West Foster Road  
Santa Maria, CA 93455

To Whom it May Concern:

**RE: Request General Plan Amendment to rezone the 16 lots within the Bradley-Garey Tract, referred to as "Dominion Road Ranch" to appropriately designate them as RR5, EDRN, AG-I.**

These lots are currently designated as AG-II-40 (40 designating 40 acres). Per the Santa Barbara Land Use and Development Code (LUDC):

35.21.020- The purposes of the individual Agricultural zones and the manner in which they are applied are as follows.

A. **AG-I (Agricultural I) zone.** The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, and Existing Developed Rural Neighborhood areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

B. **AG-II (Agricultural II) zone.** The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the *Rural Area* as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.

**NOTE: Rural Area: The minimum lot size permitted in this area is 40 acres.**

These lots have consistently been referred to as "the project" and a "subdivision". These lots are all 20 acres or less and are consistent with your definition of AG-1, Inner-Rural/Existing Developed Rural Neighborhood. Based on your definitions, AG-II-40 is a completely inaccurate zoning for these lots.

**INDISPUTABLE FACTS:**

- The 16 Lots within Dominion Road Ranch (DRR) are less than 20 acres with exception of two lots (151 = 20.17 acres; 149 = 20.02 acres) per Record of Survey dated 3/9/2007.
- Your EIR, (March 2005, Dominion Road Ranch Grading), addressed the lots as the "Project Site" and we were held accountable to adhering to those findings:
  - o "Land Use Permit for grading 1.6 miles of roadway to provide access between the Dominion Road Ranch (DRR) property and Dominion Road, a public road". Pg 1
  - o "...grading would be necessary to construct the 24-foot wide private access drive". Pg 1
  - o "The proposed access road would serve 14 legal lots and would facilitate development of these 14 currently vacant lots on the project site with single-family dwellings and accompanying accessory structures". Pg 1
  - o "...impacts to CTS which could result from development of proposed access road and potential development of single-family residential uses and associated residential uses and services including a shared water system". Pg 1
  - o Building Envelopes: "One-acre building envelopes have been identified for the 14 DRR lots" Pg 13



- Fire Department correspondence during our residential construction:
  - o June 4, 2008 letter: "Road signs shall be installed per public works standards at all road intersections to the **subdivision**"
  - o October 21, 2008 letter:
    - Road Installation: "All access ways shall be installed and made serviceable in compliance with Public Works' standards"
    - Road signs: "...shall be installed per Public Works' standards...Morning Hill Road and Dolce Vita Way shall be blue with white letters denoting them a private road"
  - o October 16, 2008 letter:
    - "...clarify its policies which regulates mutual water companies, specifically as it relates to new development in the **Dominion Ranch Road subdivision**..."
  
- PG&E: Considered the DRR a subdivision and required us to install infrastructure to support all lots within the subdivision as we were the first to build within this residential community.


As you consider this matter, I remind you of your stated purpose of the LUDC (emphasis added):

35.10.010: Purpose of Development Code. This Development Code is adopted to **protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses**... More specifically, the purposes of this Development Code are to:

- A. Provide standards and guidelines for the continuing orderly growth and development of the County that will assist in **protecting the character and stability (social and economic) of agricultural, residential, commercial and industrial uses, as well as the character and identity of communities within the County**;
- B. **Conserve and protect** the County's natural beauty and setting, including waterways, hills and trees, scenic vistas, and historic and environmental resources;
- C. Create a **comprehensive and stable pattern of land** uses upon which to plan transportation, water supply, sewerage, energy, and other public facilities and utilities;
- D. Encourage the most **appropriate uses of land** in order to prevent overcrowding of land and avoid undue concentration of population, and maintain and **protect the value of property**; and
- E. Ensure **compatibility** between different types of development and land use.

We look forward to your prompt attention to this most important matter. Please acknowledge receipt of this request.

Respectfully,

  
 JUDY L. PAULSON

  
 RONALD W. DEWEY

Copy to:  
 Santa Barbara Agricultural Commissioner  
 Santa Barbara County Board of Supervisors

R Dewey, Judy Paulson  
3915 DOLCE VITA WAY  
SANTA MARIA, CA 93454

SANTA BARBARA CA 931

29 JUN 2020 PM 21

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2020 JUL -7 P 4: 13

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

County Board of Supervisors  
105 E. Anapamu St. Room 407,  
Santa Barbara, CA 93101

93101-20669

