

#3

Ramirez, Angelica

Public Comment Group-2



From: Gail Herson <devesi@me.com>
Sent: Monday, April 20, 2020 11:45 AM
To: sbcob; Williams, Das; Adam, Peter; Lavagnino, Steve; Hart, Gregg; Hartmann, Joan
Subject: Bd of Supervisors meeting Tuesday-SBWest Coast Farms

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 Hart and Members of the Board of Supervisors,

Please affirm the Planning Commission’s denial of the revised Santa Barbara West Coast Farms Project.

Your Planning Commission denied it after careful study.

Commissioner Park stated in the Santa Rita Ag hearing: **PEIR did not cover clustering around the gateway to the Santa Ynez Valley**, -directly relevant.

This application, with others locally **will create an Industrial Cannabis Corridor inconsistent with CEQA** (“It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the sense and intellect of man” PRCODE 21000) and **will not be in alignment with the Santa Ynez Community Plan.**

This project’s odors will negatively effect residents, visitors and nearby farm workers. This valley’s not suited to cannabis operations-Its **thermal inversions hold odors** and fine particles at ground level.

Agricultural products, ie wine, and wine tasting visitors’ experience will be negatively impacted, threatening the livelihood of established vintners and tourist industry.

This project **will impact established non-cannabis farms.** Fear of cannabis growers’ lawsuits stopped professional applicators from applying materials controlling pests and mildew and standard practices (plowing) that stirs up dust. **As an avocado farmer, I am concerned non-cannabis farming will be put out of business.**

Please protect County residents and agriculture. Affirm the Planning Commission’s denial of the revised Santa Barbara West Coast Farms Project.

Thank you,
Gail Herson

Ramirez, Angelica

From: anton brunelle <powerfullflowers@gmail.com>
Sent: Monday, April 20, 2020 11:36 AM
To: sbcob
Subject: Support of West Coast Farms

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To whom this may concern:

I am in support of WEST COAST FARMS to erect their business in the near future. I feel that their presence would be beneficial to the north county in the form of economic development. A facility of this capacity brings in jobs to local families. Also, the addition of yet another agricultural business keeps the tradition of the central coast by leading floral therapy into the next generation of economic boom.

As the North county is usually marked as a burden financially to the South county, this is an awesome opportunity to add earning power and purchasing power to North county residents. Furthermore increasing the pride and privilege we have for living in this particular area. I have been living in Lompoc for 30 years and am excited to see our fledgling agricultural economic base gradually resuscitate due to the cannabis industry and have noticed the positive impact on the community. People are happier when they are able to work and support their families without handouts. Please vote in support of West Coast Farms.

Thank you

Anthony Burtley

Ramirez, Angelica

From: Leigh Johnson <rlj.leigh@gmail.com>
Sent: Monday, April 20, 2020 4:28 AM
To: sbcob
Cc: Hartmann, Joan; Adam, Peter; Hart, Gregg; Williams, Das; Lavagnino, Steve
Subject: West Coast letter hearing 4-21
Attachments: BOS pls uphold PC denial West Coast.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please upload my letter to file for west coast hearing
4-21

Thank you!

Honorable Board of Supervisors: Please uphold the Planning Commissioners denial of West Coast Farms project

Earth day...April 22, is celebrating its 50th anniversary. As many of you know Earth Day was created in Santa Barbara in 1970 a year after the 69' oil spill in the Santa Barbara channel. . Decades before the Exxon Valdez or the BP Deepwater Horizon; smaller yet grand for what it eventually led to. Earth Day will be celebrated "virtually". Who could of imagined the tumultuous times we would be experiencing 50 years ago. At first glance Earth day seems un-connected; but what we are experiencing at this moment - a global coronavirus epidemic is in a roundabout way related. The spills, wildfire disasters, droughts and over burden on the earth has caused migration from South American countries not unlike the migrants that left their land in Somalia for a better life in European countries. The mass migrations caused by rising sea levels, drought stricken earth, poor food cultivation conditions and warlord dominance is causing those in need of food and a better life. These events are causing upheavals in the the natural growth of populations and the demand on resources that are already exhausted. Pandemics like the coronavirus will not be once every hundred years; sadly they will be a part of life. Drastically altering land has environmental consequences which gives way to political turmoil. Time will tell how covid 19 was unleashed on the world; but the problematic changes to our world won't curb future pandemics. Mass migrations of cultures seeking food, work and safety and less food bearing land will be disastrous. Our agriculture preserved land in California and on the central coast is vital because of the tepid climate and ability to grow crops all year. Decisions made now to industrialize open spaces can't be made is haste.

The delicate equilibrium of our environment is already evident in longer more frequent heatwaves and droughts. According to the journal of "Science" the mega-drought in our area in 2000 led to the longest driest span since the 1500s. The 18 year drought was preceded by the wettest period 1980's having the most precipitation in 1200 years. This year if it wasn't for a surprising March we would be in bad shape. The sustainability of water is the only way we will be able to feed a nation bulging at its seams with population. We may need to feed parts of the world but we must have the resources. Building up the land with huge industrial buildings and dotting every inch with greenhouses and hoops to grow an extremely thirsty cannabis plant(average 5-6 gallons a day per plant 1 gallon a day when young)) is disheartening and not typical of Santa Barbara County. It's easy to grab at the crop that brings in the most money; but when it alters the land so drastically and threatens the ecosystem and microclimate and demanding huge structures at the location for drying . It changes from agriculture to processing. Grow a strawberry, pick it, ship it. Cannabis is different on many levels. We don't haft to make a strawberry pie before it can leave the property.

All of history is a indicator of the future; the scale and circumstances may differ but the main result is always the same. Changes in drastic manners tend to never go back to the way it was. Too much damage tends to occur and buildings get built with huge footprints and never come down. The earth day movement was born in a time we thought we would never see the changes but we would protect generations in 2050 Not only was that false; but we see the changes now; we have seen the changes for a while. We can see the changes from year to year now. The movement that came out of the oil spill was the greatest precursor to environmental consciousness the world has ever seen. 50 years later we don't have the luxury of making big mistakes and hoping they will not effect us. "The green rush" the cannabis rush for green money often gets thrown into green environmental conversations; but it's in no way environmental. Industrial cannabis as we see proposed in the West Coast project is similar to the Herbal Angels project with a large footprint and the clusterings. The mountain ranges will hold odor and trophesperic smog in the thermal inversions of the landscape. This trapped odor will effect the vineyards in close proximity and incompatible crops. It's possible for Cannabis to be grown responsibly in the county. Cannabis cultivation should occur only in areas where neighboring agriculture and residents aren't jeopardized. Best practices are not being employed by the vast majority of conforming – nonconforming cannabis operations and the neighboring residents, farms and businesses are suffering. The fostering of large scale industrial cannabis is killing everything the County of Santa Barbara is about. Remember we made Earth Day!
Thank you for your consideration;

Leigh Johnson
Cebada Canyon



Community Environmental Council

SANTA BARBARA EARTH DAY

Educate. Inspire. Act.

Ramirez, Angelica

From: PAUL EKSTROM <paulekstrom@cox.net>
Sent: Monday, April 20, 2020 7:19 AM
To: sbcob
Cc: Williams, Das; Hartmann, Joan; Hart, Gregg; Adam, Peter; Lavagnino, Steve
Subject: Please support the Planning Commission's Denial of Santa Barbara West Coast Farm's project.

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please read this into the record:

Chair Hart and Honorable Supervisors, Please give serious consideration to your planning commissions finding for denial of this project. This is one of many large scale applications that will create an "industrial" scale cannabis corridor to the west of Buellton that will threaten the quality of life and businesses of this part of Santa Ynez Valley and Santa Rita in particular. It is too early to know if cannabis can grow near other crops especially wine grapes without affecting the quality of grapes. Studies need to be done. Cannabis odor from this project will impact residents, farm workers, wineries, visitors and nearby agricultural operations. Cannabis projects were hastily approved in Carpinteria Valley and look at the problems we now face. It is apparent the "best practices" odor control may work in the laboratory but not in the real world. There is no hurry to approve such a large scale cannabis operation, there is a glut of both medical and recreational cannabis on the market. Profit is not near what investors projected. Apparently many growers are not making enough to pay taxes. This region of California is a jewel and we need to make the best decisions to protect it. Thank you, Paul and Linda Ekstrom

Ramirez, Angelica

From: Dave Clary <templeclary@gmail.com>
Sent: Monday, April 20, 2020 9:35 AM
To: sbcob
Cc: Dave Clary
Subject: Written Comment re Item 3 on BOS agenda for 4 21 2020 - Appeal of PC Denial of LUP by Santa Barbara Westcoast Farms, LLC
Attachments: SBAR WEST COAST - DTC LETTER - BOS - HEARING 4 21 20.pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Clerk ...

I have attached a one page letter to the Board of Supervisors to be a part of the public comment (not an oral presentation) regarding Agenda Item number 3, the appeal of SANTA BARBARA WESTCOAST FARMS, LLC of the planning commission denial of a cannabis LUP.

Please distribute it to each supervisor and the key personnel of the Planning and Development staff who are handling this matter before the board.

Please do include it in the public comment letters.

Thank you.

Dave Clary

To: the Clerk of the Board of Supervisors, Santa Barbara County

Hearing Date: April 21, 2020

Agenda Item Number: 3

Topic: Appeal by "Santa Barbara Westcoast Farms, LLC"
of denial of their Cannabis Cultivation LUP

Position: Oppose the Appeal by Applicant and Deny
The LUP as recommended by the Planning
Commission

Submission by: David T. Clary, Resident of Tepusquet Canyon

Category of submission: written comments (not an oral presentation)

Request: Please pass this letter on to each member of the Board of Supervisors and
The key personnel of the Planning and Development Staff involved in
handling this issue

Honorable Supervisors;

I grew up in Sonoma County. Individual voters in that County have had no more control over their board of supervisors' decisions regarding the treatment of cannabis cultivation since legalization of recreational cannabis than I have over the decisions of our board of supervisors.

Yet it has turned out so much better for them. According to the outstanding brief (letter) drafted and submitted by attorneys Marc Chytilo, Ana Citrin and Courtney Taylor, Sonoma County has a rule that only one acre of cannabis cultivation be permitted per parcel. As a result there are 88 acres of cannabis cultivation in the entire county. With the extraordinary amount of acreage per parcel allowed in Santa Barbara County, the parcels for which permits are currently being sought in the Highway 246 and Santa Rosa Road area not only far outstrip the total allotted for all of Sonoma County but approach or exceed the total anticipated market for the State.

This is not the kind of density appropriate for our county. It threatens to change the character of the wonderful wine country corridor that Highway 246 and Santa Rosa Road have become. It threatens the survivability of traditional agriculture such as avocados due to pesticide issues. It threatens to change the very nature of neighborhood communities such as the Tepusquet EDRN and the Cebada Canyon EDRN. It threatens to take over Carpinteria, driving down home values and driving people out of the area due to odor issues.

Do I wish I still lived in Sonoma County? No. This is my home, and until the cannabis issue raised its ugly head, I have felt very fortunate to live here. But unlike my friends in Sonoma County, my wife and I have had to expend a lot of energy, time and effort in opposing the incredible incursion of cannabis cultivation into this county over the past three years. Do I wish that our board of supervisors had made the same decision regarding acreage per parcel as Sonoma County did? Yes.

Please support the Planning Commission denial of the LUP to "Santa Barbara Westcoast Farms, LLC" (the official LLC name, including no space between West and coast). This Board has the power to put the brakes on the takeover by industrial cannabis cultivation. This is an opportunity to do so.

Dave Clary

Resident of Tepusquet Canyon for 24 years

Resident of Santa Barbara County for 40 years

Ramirez, Angelica

From: David Lafond <dl@lafondwinery.com>
Sent: Monday, April 20, 2020 9:48 AM
To: sbcob
Subject: West Coast Farms, Santa Rita Vally Ag

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,

Our Family has been farming and making wine in the Santa Ynez Valley for almost 50 years. We have three generations in the industry working along with many fine families also with multiple generations. Living and working together is what has created Wine country in Santa Barbara. It has taken many years much effort and much cost to craft the reputation that we now enjoy..Wine growing and wine making have created an industry that is the biggest multiplier industry in Santa Barbara. Many hotels and restaurants as well as other tourism industries rely on and benefit from our areas wineries and vineyards . Our customers come from all over to experience a place of beauty , enjoy the out doors and taste the unique wines produced here .

Wine tasting and the smell of cannabis are simply incompatible

Our Winery and Vineyards welcomes and encourages visitors to walk among the vines and taste wines

Cannabis stinks is covered in ugly plastic and is required to have 24 hour guards with impenetrable security fences and security cameras. It is very intimidating and threatens to eliminate all the good will that the wine industry has created.

The fact that these proposed cannabis projects are providing screening along public corridors is self evident that they are ugly and threatening

Wine grapes and many other agricultural practices require inputs. For wine grapes it is mildew that is our most fearsome foe. Wine grapes would simply not exist without the ability to combat this foe with organic or traditional materials

Material migration is real. Even when strictly following protocol and regulations materials are part of the system . When the wind blows these materials in amounts only detected by the cannabis industry can migrate. We are all now living in fear of a lawsuit.

Our vineyards already have congruent property lines with cannabis growers . We share a property line that is congruent with 132 acres of cannabis . The county justifies this by thinking it is 2 or 3 separate entities though it is obviously operated by the same outfit. This outfit also shares a boarder with one of the oldest county parks the beautiful 36 acre Santa Rosa park. I wonder what the good family that donated this land would think of Santa Barbara's planners today. Looking at the proposed projects our vineyards will be soon surrounded. I am not anti cannabis but there needs to be acreage limits per parcel similar to every other county. Lets protect existing agricultural interests until these conflicts can be worked out. The threatening security requirements need to be revised and or if required not allowed in areas with conflicting interests. The counties anticipated revenue is a not reliable. The track and trace program is a joke it is not being

implemented. This leaves revenue subject to black market sales which in turn puts the hole community in jeopardy. Lets figure out how to mitigate these issues before overwhelming our beautiful valley.

Please read into the record

David Lafond
Lafond Vineyard
6855 Santa Rosa Road
Buellton CA 93427
805-688-7921
805-452-4241 cell

Ramirez, Angelica

From: Josh Hamilton <josh@pencevineyards.com>
Sent: Monday, April 20, 2020 10:18 AM
To: sbcob
Subject: West Coast Farms Appeal

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 Planning Commissioners,

I am a Sommelier in the wine industry, my concern with the multiple cannabis grow operations in Buellton will have a large impact on the visual beauty of our region, as well as the strong odor that consistently affects our ability to be outside, becoming more vital in these trying times. A large part of tasting wine is utilizing your sense of smell, this will dramatically effect our guests to do so. Most of Santa Barbara County relies on the ability to taste wine outside. This will completely eliminate that.

Please consider everything that is said today. This affects a lot of people in Santa Barbara County. Thank you for your time.

Please read into public record.

***Please know that while we are dog lovers here at Pence Vineyards, we have 3 resident Rhodesian Ridgebacks! To best respect them and their space, we DO NOT allow dogs on the property. Thank you and see you soon!
In Vino Veritas,

P E N C E

VINEYARDS & WINERY

.....
STA. RITA HILLS

SANTA BARBARA COUNTY

1909 West Highway 246
Buellton, California 93427
www.pencevineyards.com
t 805.735.7000

Ramirez, Angelica

From: Katie Grassini <katie@grassinifamilyvineyards.com>
Sent: Monday, April 20, 2020 10:48 AM
To: sbcob
Subject: West Coast Farms Appeal

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please read the below into the record at Tuesday's Board of Supervisors hearing, as I am unable to attend or call in.

While COVID-19 was a threat we never saw coming, we have been sounding the alarms about the threat that unchecked cannabis planting presents to wine and other agricultural industries for years. PLEASE listen to existing agricultural businesses and continue this appeal until the Planning Commission can make recommendations to fix the existing cannabis ordinance. I'm not anti-cannabis, but I am extremely concerned that this project will move forward under an ordinance which clearly needs massive revisions.

There are millions of acres in Santa Barbara County where cannabis could grow far from vineyards. However, that's not where the cannabis folks want to be - they want to be right next to vineyards. Why? I believe these operators want to piggyback off the decades of marketing our wine industry has done about our AVAs - the very thing that defines the quality of our wines. They want to market their cannabis as "grown right next to world class vineyards in notable AVAs" so they can charge more for their product without worrying if they are destroying our existing industry in the process.

It's not just vineyards with concerns: Grower associations from strawberries, to vegetable row crops, to citrus and avocado have concluded the current cannabis ordinance is not compatible with legacy agriculture.

Further, I'm worried that tourists who flock to our wine country will choose other destinations when they realize that skunk-like odors wafting from nearby cannabis farms are ruining their ability to taste and smell our wines.

Please do not approve this project.

Katie Grassini
(805) 897-3366 – tasting room
Visit us on Instagram or at GrassiniFamilyVineyards.com

Grassini Family Vineyards is proud to be voted Best Santa Barbara County Winery AND Best Urban Tasting Room in 2018 and 2019 by readers of the Santa Barbara Independent!

Ramirez, Angelica

From: Anthony Brunelle <tony.hustle@yahoo.com>
Sent: Monday, April 20, 2020 11:00 AM
To: sbcob
Subject: Suuport of West Coast Farms

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To the Honorable Santa Barbara County Board of Supervisors:

The operators of West Coast Farms are a shining model for our county's promising cannabis industry. As property owners and applicants, they have shown that they care deeply about both the land and the law. This is beyond evident in their plans for the farm and its demonstrated efforts to build what can only be described as a beautiful project with best practice farming standards.

As land owners, West Coast Farms project plan follows every rule as it was written by your board. West Coast Farms is passionate about Santa Barbara County's proud tradition of agriculture and the beauty that it creates throughout our county. West Coast has exceeded the demands of regulators with best practices including the installation of an odor control system on an AG 2 project, no hoop structures to eliminate visual impacts, and well designed Ag support structures and landscaping that will enhance what is currently just a vacant piece of land that generates no tax revenue for the county.

As a community member, I ask you to join us in support of West Coast Farms Right to Farm.

I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you,

Anthony Brunelle

[Sent from Yahoo Mail on Android](#)

Ramirez, Angelica

From: Brianna Strange <brianna@briannastrange.com>
Sent: Friday, April 17, 2020 3:50 PM
To: sbcob
Subject: Comment for Items 3 & 4 at 4/21 Hearing
Attachments: BOS 2020-4-17 Ltr RE Pence Appeals.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.

Hello,

Please see attached for our comments regarding the subject line.

Best regards,
Brianna Strange
Strange Family Vineyards

--

Brianna J. Strange, Esq.
(424) 209-7681

This email and any attachments are confidential and may also be legally privileged, and are intended solely for the use of the individual or entity addressed above. If you are not the intended recipient of this communication you must not take any action based upon its contents, rely on its contents, or copy or disclose it to anyone. Please contact the sender if you believe you have received this communication in error and delete this email and any attachments from your system. Please also note that you should ensure that this email is virus-free before opening it, and that emails sent or received may be monitored to ensure compliance with the law and with our policies.

VIA EMAIL

sbcob@co.santa-barbara.ca.us

April 17, 2020

Clerk of the Board
County Santa Barbara, Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

**RE: Departmental Agenda Items #3 and #4
Appeals of Santa Barbara West Coast Farms LLC and Santa Rita Valley Ag. Inc.**

Dear Honorable Supervisors:

I, with my family, own two properties on Drum Canyon Road in the Santa Rita Hills, including a home and vineyard. We are in the planning stages of building a winery and tasting room on one of the parcels and now have serious concerns about the viability of our plans given the concentration of large cannabis cultivation projects in the Sta. Rita Valley AVA. I am writing in support of the appeal of Blair Pence of the Santa Rita Valley Ag cannabis project and to support the Planning Commission's denial of the Santa Barbara West Coast Farms Project.

My properties, along with my neighbors, are not a designated EDRN but are a small cluster of homes and tasting rooms that will be impacted by large cultivation projects along Drum Canyon Road. Similar to Mr. Pence, our existing agricultural operations are surrounded on all sides by 6 pending cannabis cultivation operations totaling 240 acres (one project is pending for a massive 147 acres, and another for 70 acres). The cultivation sites occupy the majority of the parcel and are not adequately set back, if at all, from the property lines. These large-scale projects will in the aggregate have serious impacts to existing agriculture and tasting rooms that are immediately adjacent. At least one major cultivation site has already put up hoops, 15-foot-tall fencing, and video cameras along the small road we use to reach our home.

I am specifically concerned with potential liability associated with pesticide drift despite legal applications of such pesticides and terpene contamination of winegrapes. The Board must start denying projects adjacent to existing agriculture to avoid these inherent land use conflicts. There is substantial evidence that this conflict is real, continuing, and there is not yet a viable solution. If the Board does not deny these projects, the Board must at least reduce the acreage of these projects and require significant setbacks from adjacent parcels. These measures are the simplest solution to mitigate the impacts of these projects on existing agriculture.

With what I understand to be 23 pending cannabis projects in the Sta. Rita Hills AVA, I remain extremely concerned about the odor impacts to tasting rooms in this area. The majority of the County's wineries are located in the Sta. Rita Hills AVA, and all wineries are sustained by tasting room visitors. Given our temperate climate, tasting rooms in Santa Barbara County are uniquely situated to be able to serve visitors outdoors during most of the year. Even just one or two weeks of cannabis odors during harvest periods are sufficient to drive away visitors, who we expect would not return. This is lost revenue for our business, the County, and renders the wine industry unviable. I operate in a highly competitive industry and am fighting for the same tourist dollars as wineries in other counties who have ensured tasting rooms will not be inundated with cannabis odors. The Board can simply require odor control for Santa Rita Valley Ag to address this issue – as more projects in this area come before your Board, you cannot continue to ignore the clear need for odor abatement to mitigate the cumulative odor impacts and avoid irreparable harm to our wine industry.

I urge the Board to immediately address these significant impacts as they relate to the Santa Barbara West Coast Farms and Santa Rita Valley Ag projects. These two projects alone total 87 acres of outdoor cultivation and the cumulative odor impacts to adjacent parcels will be significant. My business and my family's future in the wine industry are dependent on what happens now with large-scale grow proposals, and we hope for your help in preventing an end to our future.

Sincerely,
Brian Strange

Ramirez, Angelica

From: Judith M. Stauffer <rjshow@me.com>
Sent: Saturday, April 18, 2020 11:05 AM
To: sbcob
Subject: Santa Barbara West Coast Farms Project

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

PLEASE READ MY COMMENTS BELOW INTO THE PUBLIC RECORD.

Santa Barbara Supervisors:

I am writing to urge you to **uphold the SB County Planning Commission's denial of the revised Santa Barbara West Coast Farms project** for the following reasons:

- This project is located within the scope of the Santa Ynez Valley Community Plan and at both the western entrance to the SYV and the eastern entrance to the Santa Rita AVA.
- Besides negative visual impact on both, the proposed project is within the thermal inversion zone that holds odors and fire particles at ground level.
- This project is one of many cannabis applications submitted in this immediate vicinity that would create an *industrial cannabis corridor* west of Buellton that is incompatible with the SYV Community Plan.
- Clustering commercial cannabis operations at the gateway to the SYV was not covered by the PEIR and it is inconsistent with the CEQA premise that "It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man." (Public Resources Code 210000.

In closing, please give serious consideration to this project's impact on: a) agricultural activities on non-cannabis farms, including the application of standard materials such as sprays to control pests and mildew; b) quality of agricultural products such as wine; and c) quality of life from odors that will affect residents, wineries, farmworkers and visitors to our region.

Thank you for your consideration.

judi

judi stauffer
1610 cougar ridge road
buellton california 93427
805 688 5477
rjshow@me.com

Ramirez, Angelica

From: Claire Pruett <claire@pencevineyards.com>
Sent: Sunday, April 19, 2020 12:12 PM
To: sbcob
Subject: West Coast Farms Appeal

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please Read into the Public Record

Dear Chairman and Board of Supervisors,

I am writing to request that you deny the appeal by West Coast to allow this 50 acre highly visible project to move forward. I am the tasting room manager at Pence Vineyards and have been there for over 3 years. Most of our locations where we host our tastings are outside overlooking our beautiful vineyards. Studies show that our sense of smell is our most acute and a thousand time more sensitive than our sense of taste. What people experience when wine tasting is actually 75 percent smell and only 25 percent taste. I have witnessed first hand from the last illegal pot farm how potent the smell is and how customers reacted. They no longer wanted to taste outside because of the strong odor. Not only is the odor offensive but it will greatly compromise our tourism in the Santa Rita Hills. People will no longer choose to come to our valley but instead go to Paso Robles or other wine regions and spend their money.

Thank you for you time,

***Please know that while we are dog lovers here at Pence Vineyards, we have 3 resident Rhodesian Ridgebacks! To best respect them and their space, we DO NOT allow dogs on the property. Thank you and see you soon!

Claire Pruett
Tasting Room Sales Manager
M. 805.325.3555
W. 805.735.7000
claire@pencevineyards.com

P E N C E

VINEYARDS & WINERY

.....
STA. RITA HILLS

SANTA BARBARA COUNTY

1909 West Highway 246
Buellton, California 93427
www.pencevineyards.com
t 805.735.7000

Ramirez, Angelica

Read into the record

From: Claire Pruettt <claire@pencevineyards.com>
Sent: Sunday, April 19, 2020 12:12 PM
To: sbcob
Subject: West Coast Farms Appeal

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Please Read into the Public Record

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***Please know that while we are dog lovers here at Pence Vineyards, we have 3 resident Rhodesian Ridgebacks! To best respect them and their space, we DO NOT allow dogs on the property. Thank you and see you soon!

Claire Pruettt
Tasting Room Sales Manager
M. 805.325.3555
W. 805.735.7000
claire@pencevineyards.com

P E N C E

VINEYARDS & WINERY

.....
STA. RITA HILLS

SANTA BARBARA COUNTY

1909 West Highway 246
Buellton, California 93427
www.pencevineyards.com
t 805.735.7000

Ramirez, Angelica

From: Kim Lafond <kimjlafond@gmail.com>
Sent: Sunday, April 19, 2020 7:28 PM
To: sbcob
Subject: Santa Barbara West Coast Farms project

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 do not understand why this project is being brought before the board again. Enough is enough. There is already an over-saturation of cannabis grows in the Santa Rita Hills alone! It seems that the County and BOS are simply greedy and allowing these grows to move in and do whatever they want.

Even moving into areas of AG land that are farmed with food and wine only to then complain about the way the existing farmers farm. What kind of crazy is that!!! Then the existing farmers are supposed to find some other way of doing what they have been doing for generations?! Come on.....that is totally ridiculous. Meanwhile the existing farmers, who by the way are growing FOOD and wine for consumption are complying with the rules and permits and supplying many jobs for the community. Only to be thrown “under the bus” by the BOS. Protect the people who built this community. Do not allow more growers of cannabis to move in and expect the rules change for them and not apply to them.

Kim Lafond

Ramirez, Angelica

From: Daniel Smales <daniel@primelinkconsulting.com>
Sent: Sunday, April 19, 2020 10:14 PM
To: sbcob
Subject: West Coast Farms - 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.

The operators of West Coast Farms are a shining model for our county's promising cannabis industry. As property owners and applicants, they have shown that they care deeply about both the land and the law. This is beyond evident in their plans for the farm and its demonstrated efforts to build what can only be described as a beautiful project with best practice farming standards.

As land owners, West Coast Farms project plan follows every rule as it was written by your board. West Coast Farms is passionate about Santa Barbara County's proud tradition of agriculture and the beauty that it creates throughout our county. West Coast has exceeded the demands of regulators with best practices including the installation of an odor control system on an AG 2 project, no hoop structures to eliminate visual impacts, and well designed Ag support structures and landscaping that will enhance what is currently just a vacant piece of land that generates no tax revenue for the county.

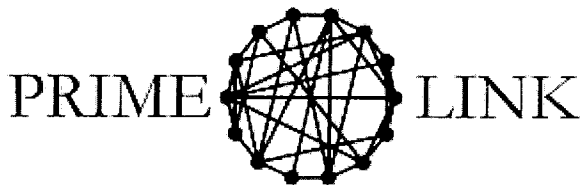
As a supporter of this industry's vision and its potential to maximize tax revenue dollars for the state, I ask you to join us in support of West Coast Farms Right to Farm.

I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you,

Daniel Smales

Prime Link Consulting, LLC
daniel@primelinkconsulting.com
206.607.7824



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Ramirez, Angelica

From: Kim Witherspoon <ms.kimwitherspoon26@gmail.com>
Sent: Monday, April 20, 2020 12:03 PM
To: sbcob
Subject: Support of West Coast Farms

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To the Honorable Santa Barbara County Board of Supervisors:

The operators of West Coast Farms are a shining model for our county's promising cannabis industry. As property owners and applicants, they have shown that they care deeply about both the land and the law. This is beyond evident in their plans for the farm and its demonstrated efforts to build what can only be described as a beautiful project with best practice farming standards.

As land owners, West Coast Farms project plan follows every rule as it was written by your board. West Coast Farms is passionate about Santa Barbara County's proud tradition of agriculture and the beauty that it creates throughout our county. West Coast has exceeded the demands of regulators with best practices including the installation of an odor control system on an AG 2 project, no hoop structures to eliminate visual impacts, and well designed Ag support structures and landscaping that will enhance what is currently just a vacant piece of land that generates no tax revenue for the county.

As a community member, I ask you to join us in support of West Coast Farms Right to Farm.

I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you,

Kim Witherspoon

Ramirez, Angelica

From: Peggy Brierton <pbrierton1@yahoo.com>
Sent: Monday, April 20, 2020 12:37 PM
To: sbcob
Subject: Santa Barbara West Coast Farms Comments
Attachments: BOS West Coast.pdf; ATT00001.txt

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please have read into comments.

Thank You,
Peggy Brierton

Chair Hart and Supervisors,

Your Planning Commission did what you asked. Their **thoughtful deliberation led to denial of this project**. Their findings concluded:

- This project is the western entrance SYValley (within the SYV Community Plan) and the eastern entrance to the Santa Rita AVA. It will have a negative impact to visual resources on both.
- This valley is formed by two mountain ranges and experiences thermal inversions that hold odors and fine particles at ground level.
- This is one of many cannabis applications in the immediate vicinity, creating an **Industrial Cannabis Corridor** to the west of Buellton that will be inconsistent with the Santa Ynez Community Plan and the CEQA premise that “It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.”
- Commissioner Parke stated in the Santa Rita Ag hearing, the PEIR did not cover clustering around the gateway to the SYV.
- This project will impact agricultural activities on non-cannabis farms, specifically application of standard materials (e.g. sprays to control pests and mildew) and standard practices (such as plowing that kicks up dust). This impacts the long term viability of non-cannabis farming which is protected in the Ag Element.

I urge you to affirm the Planning Commission’s denial of the Santa Barbara West Coast Farms Project.

Respectfully Submitted,
Peggy Brierton

Ramirez, Angelica

From: Verified Distro <jack@verdistro.com>
Sent: Monday, April 20, 2020 12:45 PM
To: sbcob
Subject: Letter Of Support - West Coast Farms
Attachments: Letter Of Support.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.



[Click Here to see our Video](#)

Jack Kessler

805 203 3090

www.verdistro.com

To the Honorable Santa Barbara County Board of Supervisors:

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As a community member, I ask you to join us in support of West Coast Farms Right to Farm.

I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you,
Jack Kessler

Verdistro

Ramirez, Angelica

From: Melanie Miller <Melanie.Miller@jsrinc.org>
Sent: Monday, April 20, 2020 12:47 PM
To: sbcob; Hartmann, Joan; Hart, Gregg; Adam, Peter
Subject: Public Opinion Comments For Santa Barbara West Coast Industrial Cannabis Hearing
Tuesday, April 21, 2020

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To Whom It May Concern,

My husband and I are very fortunate that we are members of Pence Ranch and Winery wine club.

We enjoy the wine tasting experience when we visit and of course the gala events that Dianne and Blair plan for their members and guests.

The last few times we visited prior to COVID -19 the cannabis odor was undeniable.

It is challenging to think of future wine tastings with the back drop of cannabis scent that surrounds the 246 corridor.

Why wasn't there a plan that would isolate the cannabis growers from the wineries.

It seems prudent to rethink the allocation based on fair and equitable determination with a minimum of impact on the winery community. I might also add the cannabis grower community. This must be an expensive legal undertaking because the planning phase was non-existent.

As a wine club member who now suffers from asthma I hate to think that i cannot attend a wine tasting in the future. Of course, all events will be planned according to COVID 19 guidelines.

Thank you very much.
Melanie A. Miller, RN, CVAHP

Ramirez, Angelica

From: Anna Carrillo <annacarp@cox.net>
Sent: Monday, April 20, 2020 12:58 PM
To: sbcob; Williams, Das; Lavagnino, Steve; Hart, Gregg; Hartmann, Joan; Adam, Peter
Subject: Comment on Santa Barbara Westcoast Farms to be read into the record

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Please uphold the Planning Commission denial of Santa Barbara Westcoast Farms and deny the appeal of Santa Barbara Westcoast Farms

1. Please support the Planning Commission decision denying this project because of the disturbance to visual and aesthetic resources enumerated in the Santa Ynez Valley Community Plan.
2. This 50.12 acre is the largest industrial outdoor cannabis in this Community Plan.
3. The Pence tasting room (500' feet distant) will be affected by the odor emanating from cannabis and create an unpleasant experience.
4. The cumulative impact is huge, 23 other cannabis proposed projects with odor issues that will constitute a nuisance issue for wineries, tourists and residents.
5. There are over 15 Tasting Rooms along Highway 246, Santa Rosa Rd. And Industrial Way.
6. The essential oils in the airborne Ecosorb will impact soil, grapes, tasting rooms, and nearby residents.
7. The pesticide drift and their effect on grapes and other agriculture make large scale cannabis incompatible.
8. The proposed 5000' vegetative screen will obstruct views of scenic areas, alter character of agricultural expanse in the Santa Ynez Valley.
9. If you do not uphold the Planning Commission's recommendation, then require a CUP and a 3 year limit on this land use permit.
10. Limit the amount of acreage on each site.

Anna Carrillo

Ramirez, Angelica

From: Susan Ashbrook <sjashbrook@gmail.com>
Sent: Monday, April 20, 2020 1:29 PM
To: sbcob
Subject: Revised letter
Attachments: April 21 2020 Letter - Deny West Coast Farms AND Santa Rita Ag.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.

The letter I submitted on Friday included the Santa Rita Valley AG property, which has been withdrawn from the Supervisor's agenda. I am resubmitting my letter to include only West Coast Farms:

On Apr 17, 2020, at 1:48 PM, Susan Ashbrook <sjashbrook@gmail.com> wrote:

Please Read Letter Into the Record

Deny Appeal of West Coast Farms

Supervisors,

We are writing to express concern for the high concentration of commercial cannabis West of Buellton, along Highway 246 and Sta Rita Hills.

Don't ignore the cumulative impacts on our North County. Supervisors should fight to keep it's scenic nature by limiting the number of acres of cannabis. The wine industry has brought tourism that fill hotels, restaurants and local businesses. The most advanced odor control system does not eliminate odor, a sad reality for popular wineries, who count on outdoor winetasting and beautiful views to show off our slice of paradise. Wine connoisseurs don't want to smell "green skunk" and look at plastic hoop houses.

Commercial cannabis creates conflict and lawsuits for spraying farming materials and impacts on the taste of award-winning grapes. Legacy businesses should take precedent over new-comer *West Coast Farms* which boasts 50 acres of cannabis.

Supervisors have had 3 years to collect taxes and need to stop promising tax dollars while destroying valuable real estate. Don't let tourists drive by our beautiful County to visit Paso Robles, an example of a community that entices businesses and visitors.

Respectfully,

Derek McLeish & Susan Ashbrook

Please Read Letter Into the Record

Deny Appeal of West Coast Farms

Supervisors,

We are writing to express concern for the high concentration of commercial cannabis West of Buellton, along Highway 246 and Sta Rita Hills.

Don't ignore the cumulative impacts on our North County. Supervisors should fight to keep it's scenic nature by limiting the number of acres of cannabis. The wine industry has brought tourism that fill hotels, restaurants and local businesses. The most advanced odor control system does not eliminate odor, a sad reality for popular wineries, who count on outdoor winetasting and beautiful views to show off our slice of paradise. Wine connoisseurs don't want to smell "green skunk" and look at plastic hoop houses.

Commercial cannabis creates conflict and lawsuits for spraying farming materials and impacts on the taste of award-winning grapes. Legacy businesses should take precedent over new-comer *West Coast Farms* which boasts 50 acres of cannabis.

Supervisors have had 3 years to collect taxes and need to stop promising tax dollars while destroying valuable real estate. Don't let tourists drive by our beautiful County to visit Paso Robles, an example of a community that entices businesses and visitors.

Respectfully,

Derek McLeish & Susan Ashbrook

Ramirez, Angelica

From: Danny Dominguez <bzrk1986@gmail.com>
Sent: Monday, April 20, 2020 1:56 PM
To: sbcob

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To the Honorable Santa Barbara County Board of Supervisors:

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As a community member, I ask you to join us in support of West Coast Farms Right to Farm.

I thank you for your consideration, and urge you to allow this new industry to flourish.

Thank you, Daniel Angel Dominguez Jr

Ramirez, Angelica

From: Kelly Rangel <cebadakelly@gmail.com>
Sent: Monday, April 20, 2020 2:20 PM
To: sbcob
Cc: cebadakelly@gmail.com
Subject: Hearing of Westcoast Farms Denial Appeal, April 21 2020 Item 3 (for distribution to BOS and to be read into the record)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

I adamantly support the decision of the Planning Commissioners to deny this industrial size cannabis project. The PC found it to be INCOMPATIBLE with the surrounding area, nearby residences, and traditional agriculture. Located at the western entrance of the SYV and in the SYV community plan, the PC found it Inconsistent with the goals, policies and development standards set forth in the comprehensive plan, especially the Agricultural Element. Impacts on the world famous SRH AVA wine industry threaten its very existence, along with row crops that supply our families with nutritional food.

The PC found the project to be inconsistent with Public Visual and Esthetic Resources. Very visible to the public along this scenic corridor, this industrial project requires chain link fencing and landscaping to shield its striking ugliness from the public. This offensively visual impact could not be mitigated without obstructing our visual resources. The stench along the 246 is infamous.

The PC carefully evaluated this project and the findings for denial deserve to be respected and upheld.

Kelly Rangel
Valley resident

Sent from my iPhone

Ramirez, Angelica

From: Rob Salomon <robb.salomon@gmail.com>
Sent: Monday, April 20, 2020 2:28 PM
To: sbcob
Cc: Adam, Peter; Williams, Das; Hart, Gregg; Hartmann, Joan; Lavagnino, Steve
Subject: Santa Barbara West Coast Farms, LLC Cannabis Cultivation Appeal

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To: Santa Barbara County Board of Supervisors
April 20, 2020

PLEASE ENTER THIS EMAIL INTO THE RECORD FOR THE HEARING

My wife & I live in Carpinteria & it is well known we have issues here. I am not writing to discuss the specific issues raised by this appeal. Suffice it to say that I support Blair Pence's positions & I'm sure you have many other farmers & vintners writing you in support of Blair as well.

I want to take this chance, however, to give you a strong endorsement of Blair Pence himself. Over the last year & a half, in the course of struggling to bring balance to the operation of the cannabis regulations in Santa Barbara County, I have gotten to know him well.

He is a successful businessman & vintner. He is ethical. He is passionate about the issues that concern him while keeping in play a sense of fairness. He is a fighter & he fights fair. He recognizes that cannabis will have a place in Santa Barbara County & hopes it thrives well enough to drive the tax revenue the Board anticipates. BUT he strongly opposes regulations or their interpretations that allow cannabis operations to damage legacy businesses, agriculture & the eclectic quality of life & aesthetics in Santa Barbara County that has made it unique in California & the USA.

Thank you for your consideration.

Rob Salomon