

Appeal of the Moriarty Holdings Cannabis Cultivation Project

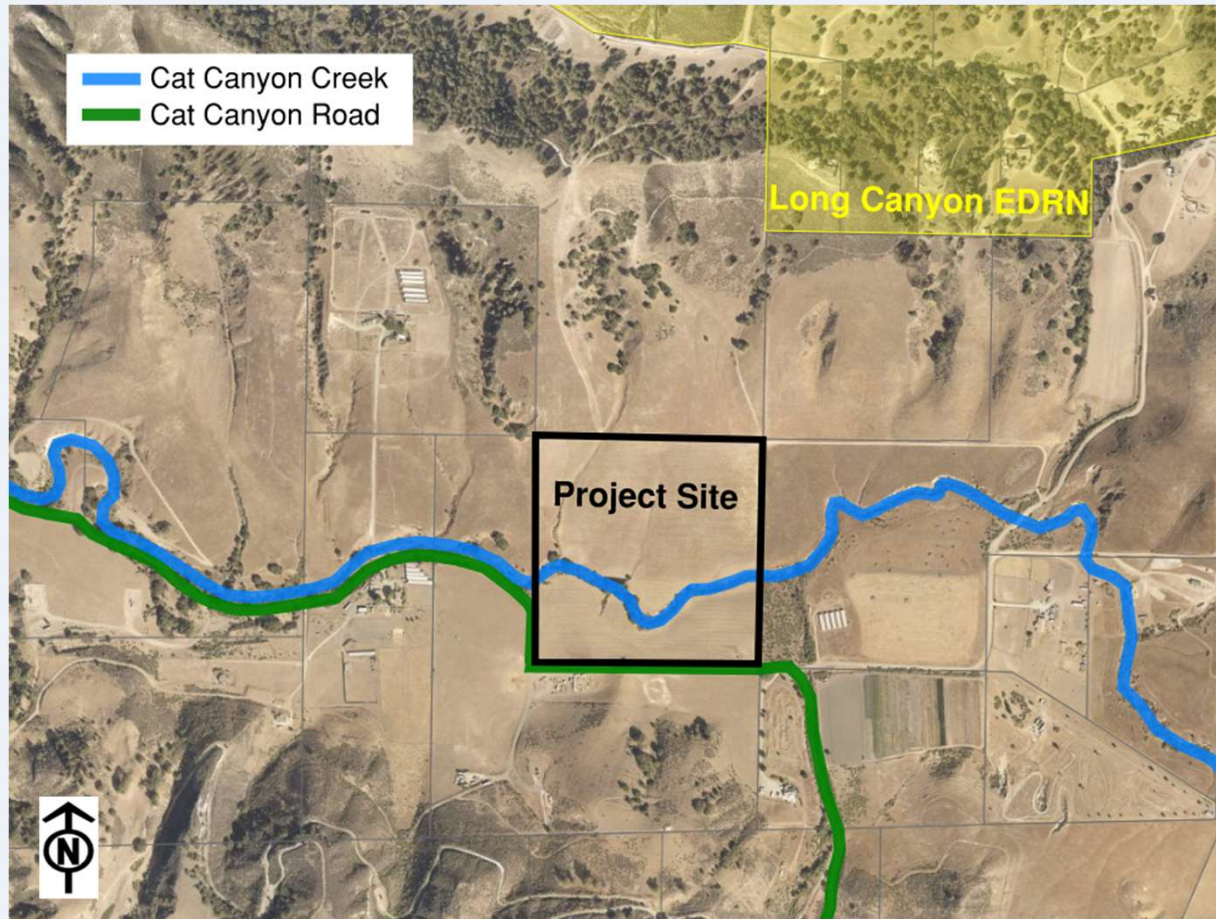
Case Nos. 23APL-00005, 23CUP-00014, and
19LUP-00000-00273

Santa Barbara County Board of Supervisors
June 4, 2024



County of Santa Barbara
Planning and Development
Alia Vosburg

Vicinity Map



Background

- March 10, 2022 – Project approved as LUP by P&D Director
- March 21, 2022 – Director’s approval appealed to Planning Commission
- January 25, 2023 – Planning Commission granted *de novo* approval
- January 31, 2023 – Cannabis Ordinance Amendment took effect and Project LUP converted to CUP
- January 31, 2023 – Planning Commission’s approval appealed to Board of Supervisors (Applicant advised P&D of proposed changes to Project; Board Hearing was delayed pending receipt of revised plans)

Project Description

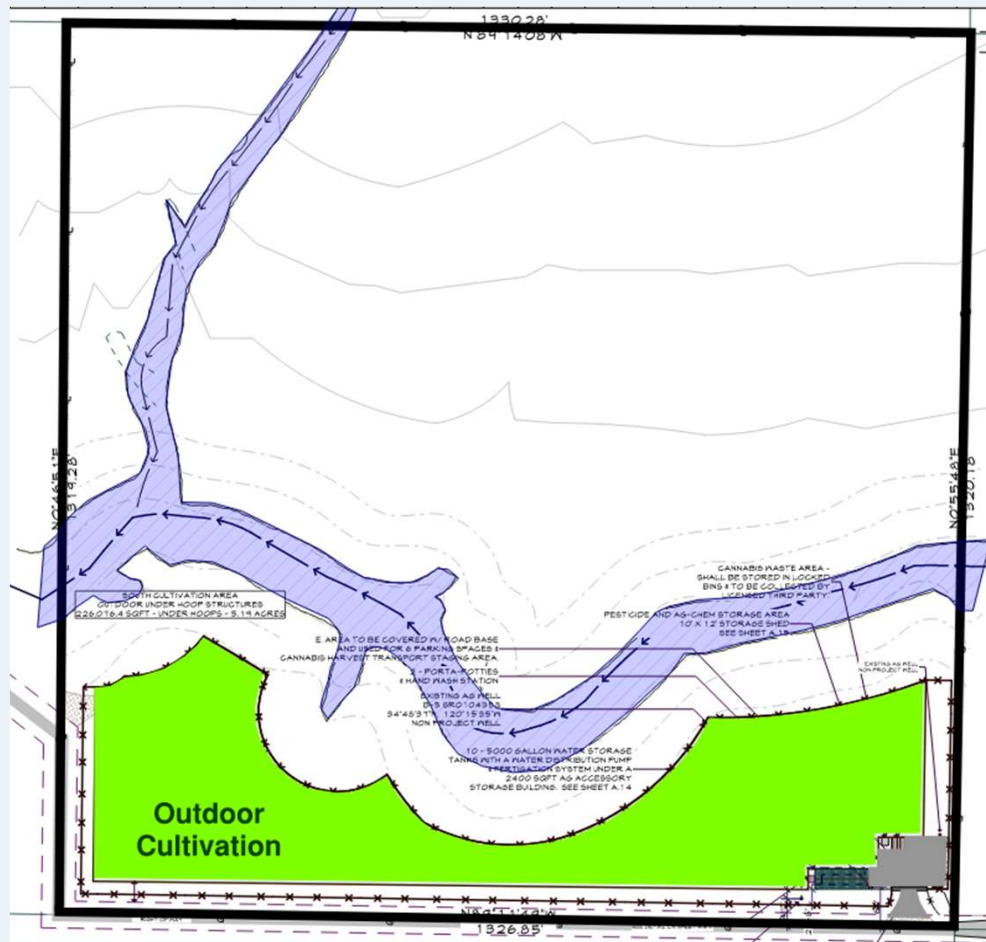
Previous Project:

- 17.4 acres outdoor cultivation under hoop structures
- Two new processing buildings, 9,500-sq. ft. each
- Improved driveway off Long Canyon Rd including new box culvert crossing

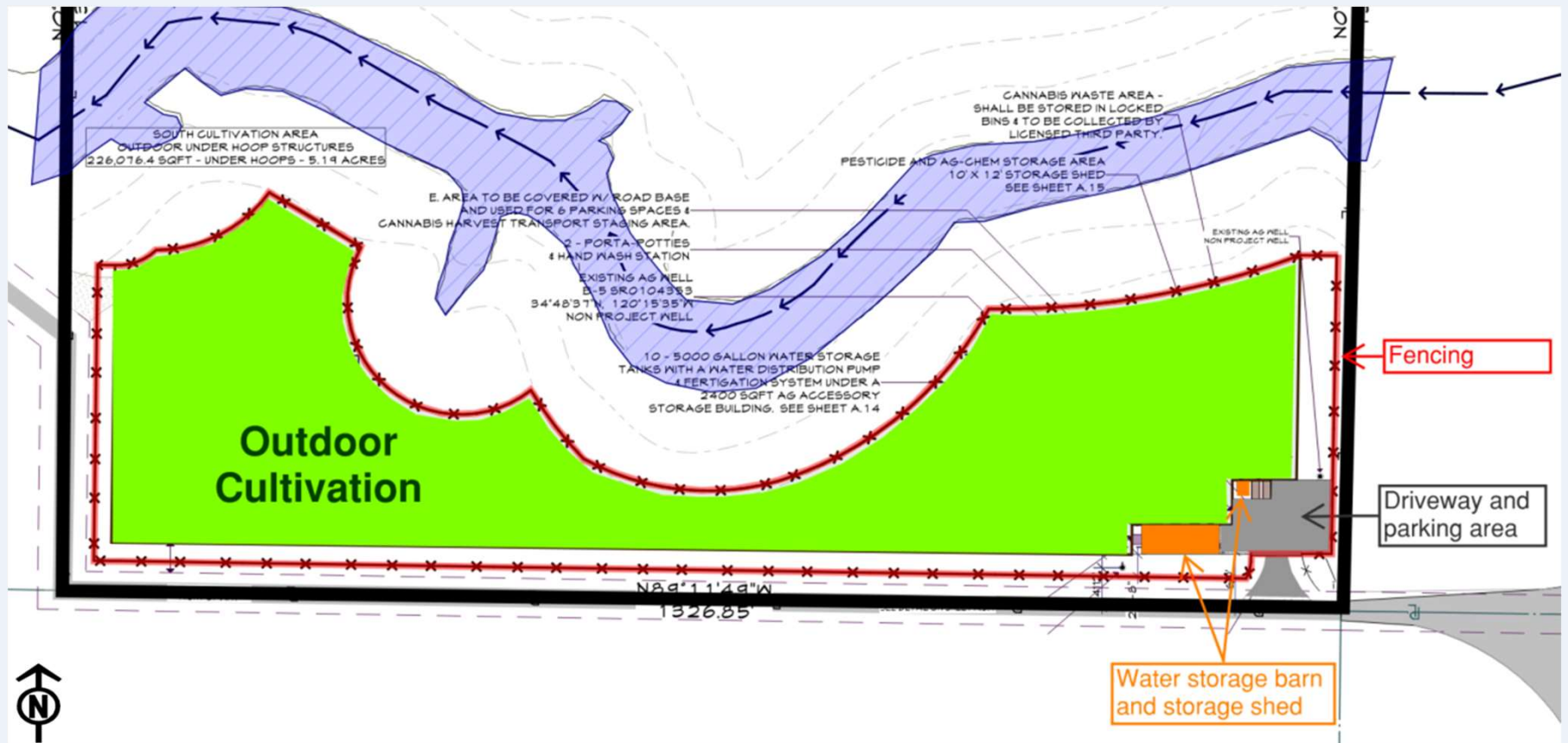
Proposed Project:

- 5.19 acres outdoor cannabis cultivation under hoop structures
- 2,400-sq. ft. water storage barn and 120-sq. ft. storage shed
- New driveway off Cat Canyon Rd.
- Installation of permeable parking, lighting, fencing, and landscaping

Site Plan



Site Plan Detail



Appeal Issue and Response

Appeal Issue:

Impacts to neighboring groundwater wells

Response:

- Projected water demand 1.70 AFY
- No finding of severe water shortage in basin and projected water use below County threshold of significance
- Applicant provided substantial evidence to demonstrate projected water use can be adequately met and will not significantly impact neighboring wells

Appellant Letter

May 21, 2024 – Letter received from counsel for the Appellant:

“If your Board approves the revised Project as has been described to us and through documents the applicant has submitted to us and the County, Mr. Sullivan will take no further actions to appeal the County’s issuance of 23CUP-00000-00014.”

Summary

- Project is consistent with applicable policies and standards set forth in the LUDC and Comprehensive Plan
- Environmental impacts are within scope of project covered by the PEIR and no subsequent EIR or Negative Declaration is required

Recommended Actions

- a) Deny the appeal, Case No. 23APL-00005;
- b) Make the required findings for approval of the Project, Case No. 23CUP-00014, including CEQA findings;
- c) Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent Environmental Impact Report or Negative Declaration is required pursuant to CEQA Guidelines §15162 and 15168(c); and
- d) Grant approval of the Project, Case No. 23CUP-00014, subject to the conditions of approval.