

SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

On Tuesday October 4, 2022, the Board of Supervisors will hold a public hearing to consider Case No. 22APL-00000-00018, an appeal of the Planning Commission's July 13, 2022, approval of the 5980 Casitas Pass Mixed-Light Cannabis Cultivation Project (Case No. 19CDP-00000-00016).

The Proposed Project is a request for a Coastal Development Permit to allow 8.98 acres of cannabis cultivation consisting of 7.72 acres of mature plant cultivation and 0.12 acres of nursery cultivation within an existing, permitted greenhouse and approximately 1.14 acres (49,700 square feet) of cultivation (processing and storage) within an existing, permitted two-story processing building. Processing activities on-site will include drying, trimming, packaging, and storage. Up to 15% of cannabis processed will be grown off-site. There will be no more than one import and export per day of cannabis grown off-site. The processing building includes office space and restrooms for employees.

The Proposed Project also includes removal of the following structures:

- 200-square-foot shed;
- 475-square-foot shade structure;
- 375-square-foot pole barn; and
- 980-square-foot pump house.

A permitted single-family dwelling exists and will remain on-site and will not be utilized as part of the cannabis operations. The single-family dwelling is accessed via an easement over the neighboring property to the west. No tree removal, vegetation removal, or grading is proposed. Odor abatement will consist of Benzaco Scientific vapor-phase systems surrounding all cultivation areas (including processing areas). Additionally, carbon filters will be installed within processing areas. The operation will be fenced off by a six-foot high chain-link fence, part of which is existing. Additional avocado trees will be planted to provide screening of the greenhouse and processing building from public viewing areas. Lighting will consist of motion-sensing, fully shielded, and downward directed lights mounted at eight feet on existing structures and twelve-foot tall poles. Access to the cannabis operation will be provided by an existing 25-foot wide driveway off of Casitas Pass Road. Water will be provided by the Carpinteria Valley Water District. In the event that the well located on the adjacent property (APN 001-030-023) is authorized to provide water to the project site, additional water for irrigation will be provided by the well. Wastewater treatment will be provided by an existing private septic system. The cultivation will use a closed-loop irrigation system to conserve water.

The operation will utilize a maximum of 70 employees. Hours of operation will be from 6:00 am – 7:00 pm daily. Forty-four parking spaces will be provided on-site. Bicycle parking and a shuttle service will be provided to reduce traffic impacts. The Facilities Manager will monitor the trip generation and alternative transportation use, including carpooling and shuttles, and will store and make available alternative transportation records every year. The Applicant agreed to observe a set of Community Odor Guidelines that were developed through collaboration between the Cannabis Association of Responsible Producers (CARP Growers) and the Coalition for

possible Cannabis (Coalition). These Guidelines are not part of the Project Description and not enforceable by the County, but reflect a collaborative effort to ensure that cannabis cultivation can be a sustainable element of Carpinteria's unique community and are a foundation of the Coalition's decision to support this project. The property is a 15.32-acre parcel zoned AG-I within the Carpinteria Agricultural Overlay, shown as APN 001-030-022 and addressed as 5980 Casitas Pass Road, Carpinteria, First Supervisorial District.

For current methods of public participation for the meeting of October 4, 2022, please see page two (2) of the posted Agenda. The posted agenda will be available on Thursday prior to the above referenced meeting for a more specific time for this item. However, the order of the agenda may be rearranged or the item may be continued.

For additional information, please contact Ben Singer, Planner, at: Email: bsinger@countyofsb.org | Tel: 805-934-6587.

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Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Clerk of the Board of Supervisors by 4:00 p.m. on Friday before the Board meeting at (805) 568-2240.

001-020-015
LANDMARK RANCH PROPERTIES, LLC
5800 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-014
USA
6115 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-021
CARLETON, LUCY
5948 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-022
VANWINGERDEN FAMILY TRUST
6030 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-023
VAN WINGERDEN FAMILY TRUST
6032 CASITAS PASS RD
CARPINTERIA CA 93013 3010

001-030-027
PUTNAM, MIMI LEA REVOCABLE TRUST 12/19/95
6200 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-028
CARLETON, LUCY
5948 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-029
KONO STEPHEN C/DENISE M
4163 VENICE LN
CARPINTERIA CA 93013

001-030-030
BB&S RANCH, LLC
3911 NE BELVOIR PL
SEATTLE WA 98105 5454

001-030-031
BAILARD THOMAS E ET AL
127 SELBY LN
ATHERTON CA 94027

001-030-022
OCCUPANT
5980 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-023
OCCUPANT
6030 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-029
OCCUPANT
5900 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-030
OCCUPANT
6075 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-031
OCCUPANT
6075 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-033
DALL'ARMI, DANIELLE
5952 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-034
CIRCLE G, LLC
PO BOX 15185
BEVERLY HILLS CA 90209

001-030-035
DALL'ARMI, DANIELLE
5952 CASITAS PASS RD
CARPINTERIA CA 93013

001-030-036
CIRCLE G, LLC
PO BOX 15185
BEVERLY HILLS CA 90209

001-060-044
RINCON POINT FARMS, LLC
5360 FOOTHILL RD
CARPINTERIA CA 93013

001-060-053
NISHIMURA LIVING TRUST 11/30/90
5885 CASITAS PASS RD
CARPINTERIA CA 93013

001-060-057
KENDRICK CRAIG P REVOCABLE TRUST 3/4/20
5815 CASITAS PASS RD
CARPINTERIA CA 93013 3090

001-080-044
PHELPS RANCH PROPERTIES LP
255 MAPLE CT 220
VENTURA CA 93003

155-200-078
5840 CASITAS PASS LLC CA
1206 COAST VILLAGE CIR A
SANTA BARBARA CA 93108 2710

155-200-079
KUTTLER FAMILY TRUST 4/15/14
PO BOX 517
CARPINTERIA CA 93014 0517

001-030-035
OCCUPANT
5950 CASITAS PASS RD
CARPINTERIA, CA 93013

001-030-036
OCCUPANT
6046 CASITAS PASS RD
CARPINTERIA, CA 93013

001-060-044
OCCUPANT
5775 CASITAS PASS RD
CARPINTERIA, CA 93013

001-060-057
OCCUPANT
5809 CASITAS PASS RD
CARPINTERIA, CA 93013

001-080-044
OCCUPANT
6199 CASITAS PASS RD
CARPINTERIA, CA 93013 3092

155-200-078
OCCUPANT
5840 CASITAS PASS RD
CARPINTERIA, CA 93013

155-200-079
OCCUPANT
5820 CASITAS PASS RD
CARPINTERIA, CA 93013

0-084
LE G, LLC
BOX 15185
EVERLY HILLS CA 90209

155-200-084
OCCUPANT
6052 CASITAS PASS RD
CARPINTERIA, CA 93013

City of Carpinteria
Attn: Nick Bobroff
Principal Planner
5775 Carpinteria Avenue
Carpinteria, CA 93013

Leigh Johnson
2740 Cebada Canyon Road
Lompoc, CA 93436

FREDERICK N. BAILARD
1254 EL HITO CIRCLE, PACIFIC
PALISADES, CALIFORNIA 90272

Polly Frost
5235 Austin Road
Santa Barbara, CA 93111

Maureen Claffey
3905 Foothill Road
Carpinteria, CA 93013

James Bailard
1150 Bailard Avenue
Carpinteria, CA 93013

Marc Chytilo
Law Office of Marc Chytilo
PO Box 92233
Santa Barbara, CA 93190

Concerned Carpinterians
P.O. Box 464
Carpinteria, CA 93013

Jonathan Swope
440 Commerce Court Suite C
Lompoc, CA 93436

Katherine Anderson
Law Office of Marc Chytilo
PO Box 92233
Santa Barbara, CA 93190

de la Guerra, Sheila

From: Villalobos, David
Sent: Tuesday, September 20, 2022 2:41 PM
To: Villalobos, David
Subject: 10/4/22 BOS Hearing Notice - Valley Crest LLC Appeal of PC Approval of 5980 Casitas Pass Mixed-Light Cannabis Cultivation
Attachments: 10-04-22 notice.pdf

Good Afternoon,

I have attached the hearing notice for the “Valley Crest, LLC Appeal of the Planning Commission Approval of the 5980 Casitas Pass Mixed-Light Cannabis Cultivation Project,” which the Board of Supervisors is scheduled to review at their October 4 hearing.

Material will be posted online the Thursday before the hearing here:

<https://santabarbara.legistar.com/Calendar.aspx#current>

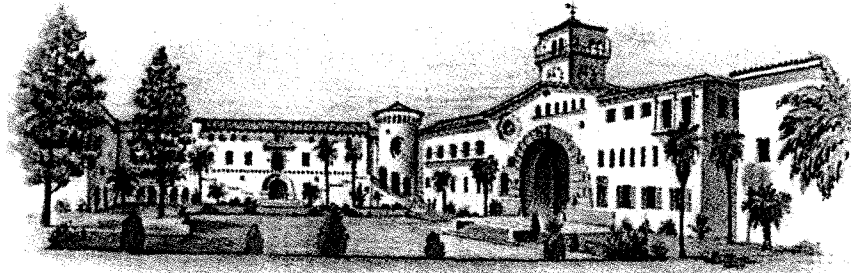
For additional information, please contact Ben Singer, Planner, at: Email: bsinger@countyofsb.org | Tel: 805-934-6587.



David Villalobos, MPA
Hearing Support Supervisor

Planning & Development
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101
805-568-2058

<https://www.countyofsb.org/plndev/home.sbc>



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CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Wm

001-060-044
OCCUPANT
5775 CASITAS PASS RD
CARPINTERIA, CA 93013

SANTA BARBARA CA 93101
20 SEP 2022 PM 2 L
FIRST-CLASS MAIL
09/20/2022
US POSTAGE \$000.57⁰



ZIP 93110
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NIXIE 911 DE 1 0009/23/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA
93013-000375

BC: 93101605407 *2452-05677-20-39

