

Santa Rita Valley AG

BOARD OF SUPERVISORS HEARING – APRIL 21, 2020
APPEAL OF LAND USE PERMIT - 18LUP-00351



SRVAG's Project Meets all Standards - Should Be Approved

Basic Cannabis Cultivation Project Contemplated Under Cannabis Program

- 32 acres of outdoor cultivation – nothing more
- All Plans conform to County Standards: Lighting, Landscaping, Screening, Security, Fencing, Transportation – explained in detail by staff in Board Letter
- SRVAG gone beyond what is required – voluntarily increased set back from Highway 246 and significantly beefed up landscaping after first PC hearing
- Removed sea trains from project
- Bare-bones cannabis project avoiding controversial elements

What this project does NOT involve:

No drying or processing on site

No grading

No tree removal

No accessory structures

No odor plan required – property zoned AG II

Not in the Santa Ynez Community Plan

No hoops – No greenhouses

SRVAG Project will be an Asset to Santa Barbara County

- SRVAG has listened to the community
- Voluntarily implemented significant project improvements to demonstrate its commitment to being a good neighbor, and
- The project meets all the County's standards and requirements

Appeal Should be Denied: Not Directed at Merits of SRVAG project

Appeal Challenges the County's Cannabis Program (CP) and PEIR - Not the Project:

- Asserts CP needs stricter restrictions on cannabis grows
- Complains about County's permit process - lack of County transparency
- PEIR fails to address conflicts between cannabis and other ag

Pence presents no evidence to establish that the Santa Rita Valley Ag project does not meet the standards of the Cannabis Program

Appeal Should be Denied: Challenges are Time Barred

Pence's Attack on the PEIR and Cannabis Program are Time Barred and Irrelevant to SRVAG'S Permit

- Cannabis Program ordinance adopted and the PEIR certified in 2018 – all challenges are time Barred:
 - None of the findings, mitigation measures or adequacy of the PEIR is subject to further challenge
 - The standards of the Cannabis Program are finally determined and are “The Law of Land” of Santa Barbara County
- Pence had plenty of opportunity to raise his comments/criticisms of County Cannabis Program and PEIR during adoption and certification process - including comment periods under CEQA and public hearings on the ordinance
- Pence cannot use the SRVAG permit appeal as a venue to raise his time-barred challenges against the County

Appeal Should be Denied: Meritless

Pence's Attack on the PEIR and Cannabis Program is also Factually and Legally Meritless

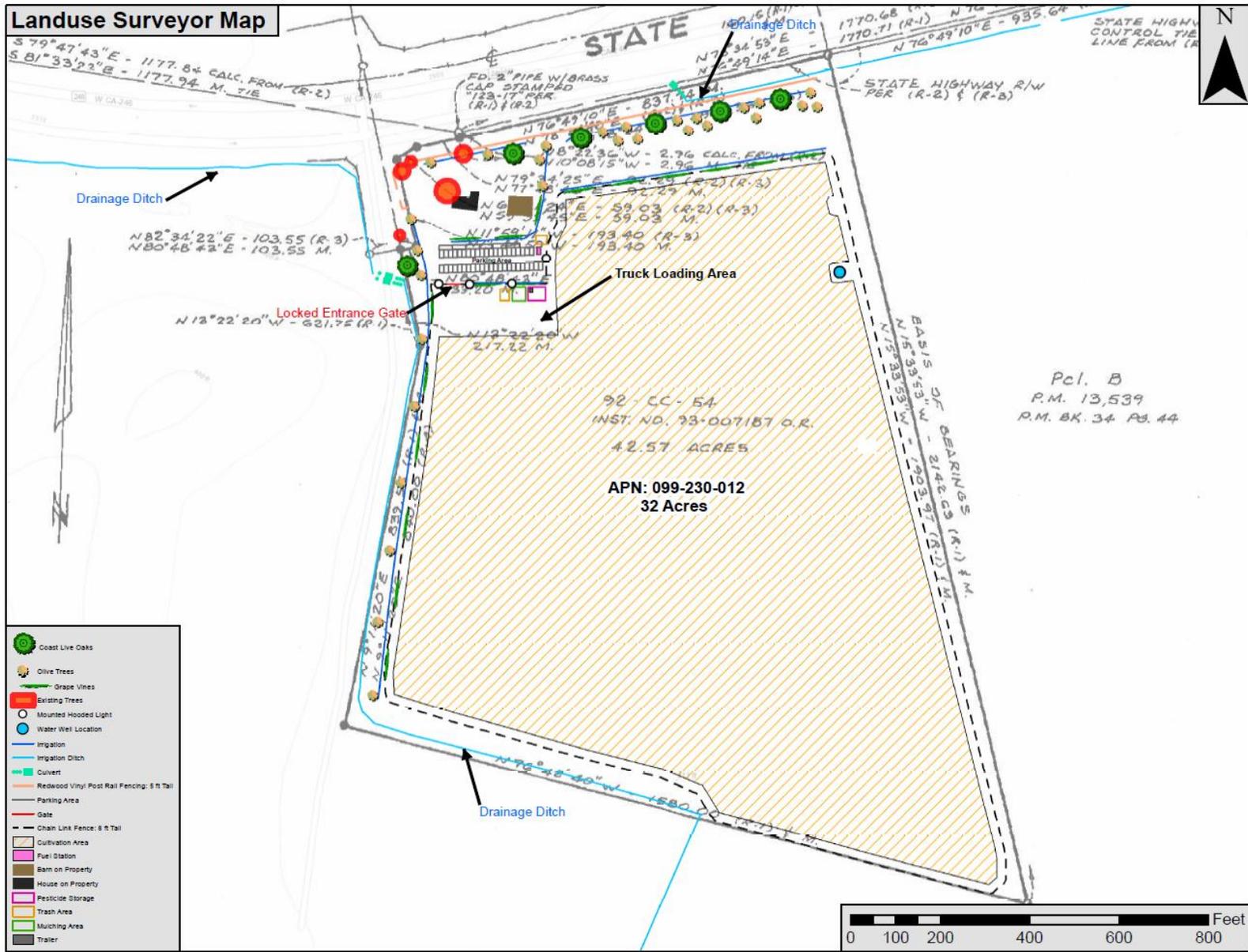
- Staff did an excellent job refuting each of Pence's attack on the PEIR

Staff also thoroughly established SRVAG project is within the scope of the PEIR and no further CEQA analysis is required:

- Basic outdoor cultivation project - No new effects could occur that were not examined in the PEIR
- Does not present new significant environmental effects nor does it increase the severity of previously identified significant effects – the SRVAG project does not necessitate substantial changes requiring major revisions to the PEIR
- Nor is there any “new” information that was not known or could have been known, at the time the PEIR was certified

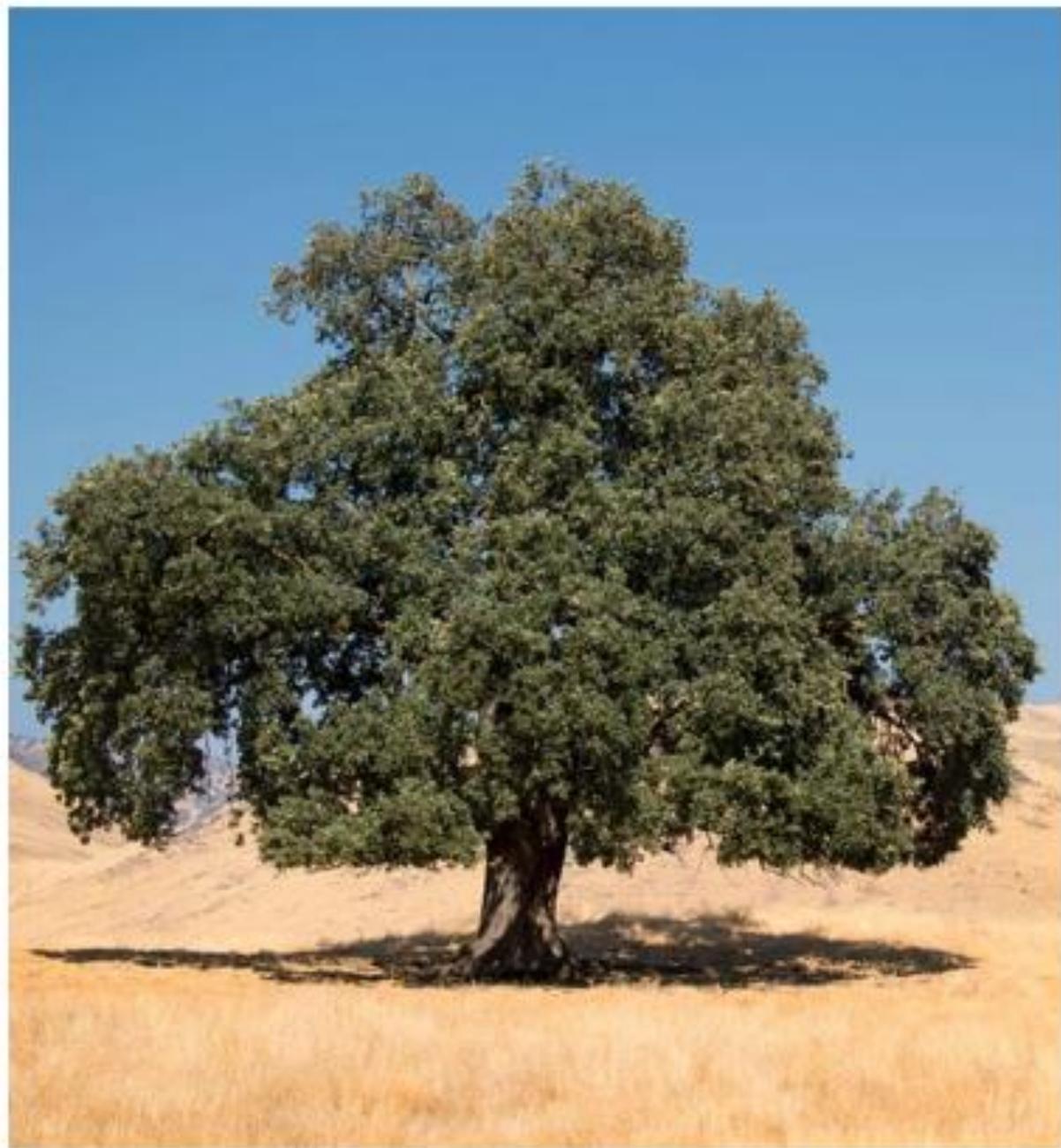
Santa Rita Valley Ag respectfully requests your Board deny the appeal and approve the permit as recommended by staff in Attachment 2 to the Board letter.

Landuse Surveyor Map



Elements of Landscaping Plan – Visual Aesthetics and Screening

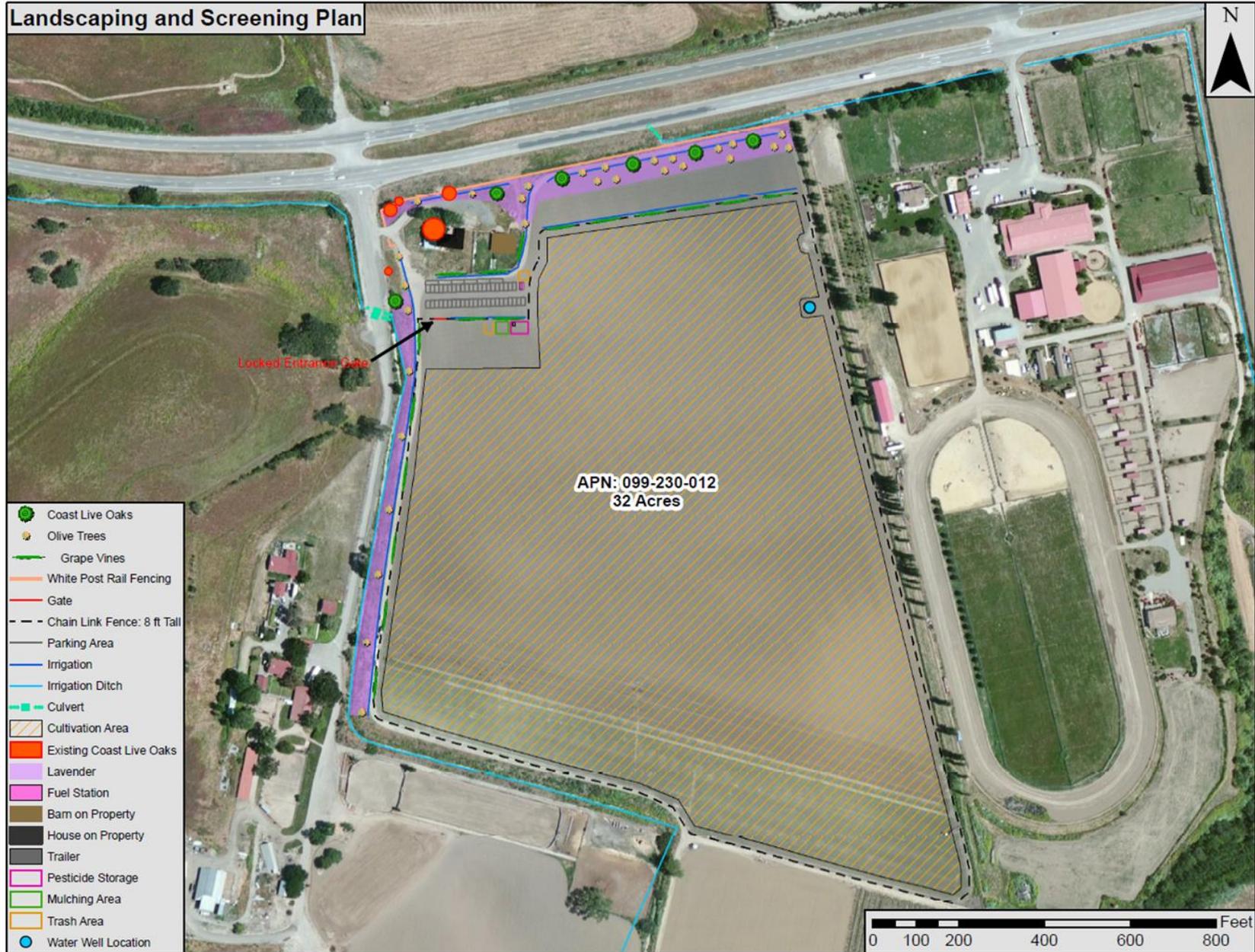
1. Remove existing barbed-wire fence
2. Add at least an additional six coastal oak trees to the existing three oaks along Highway 246 and the entrance to the Property
3. Add at least 19 olive trees and lavender along Highway 246 and eight Olive trees and Lavender along the western property line
4. Add grape vines along chain link security fence along Highway 246 and western property line to mask the fencing
5. Adding redwood colored horse rail fence along front and sides of driveway





997

Landscaping and Screening Plan





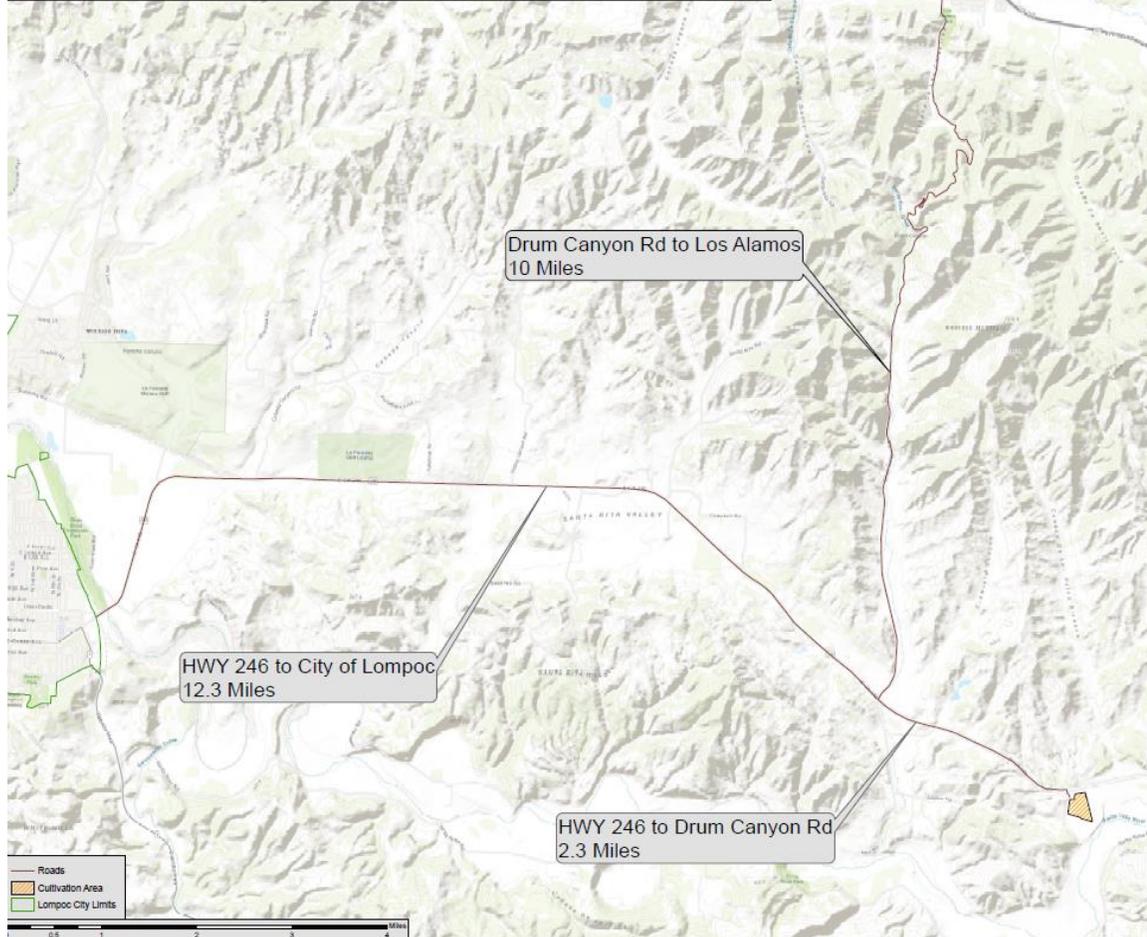




Benefits of New Screening and Landscaping Plan

- Improves the rural and scenic character of the property
- Creates a bucolic visual aesthetic along Highway 246
- Establishes more significant visual barriers to the cannabis cultivation
- Potentially reduces odor drifts off the property

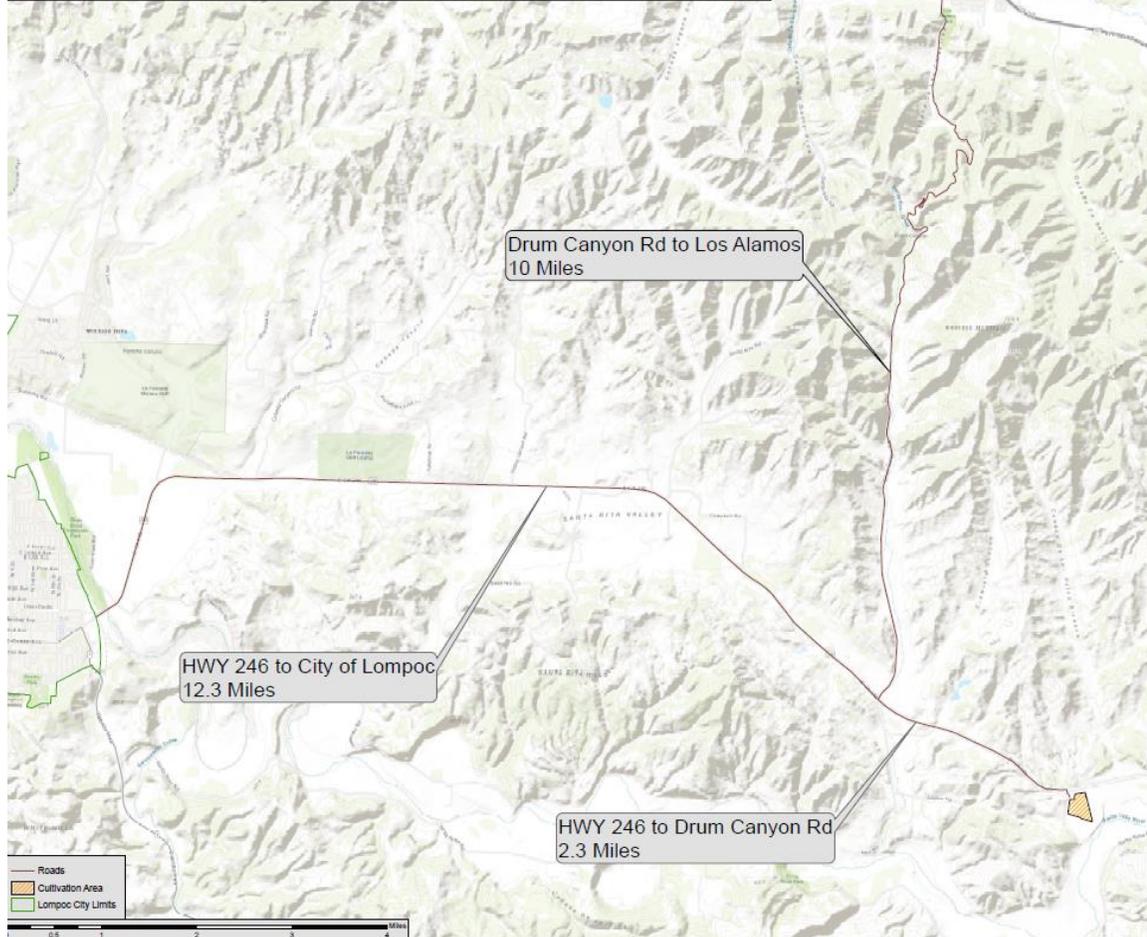
Site Transportation Management Plan Map



Transportation Plan Meets County Standards

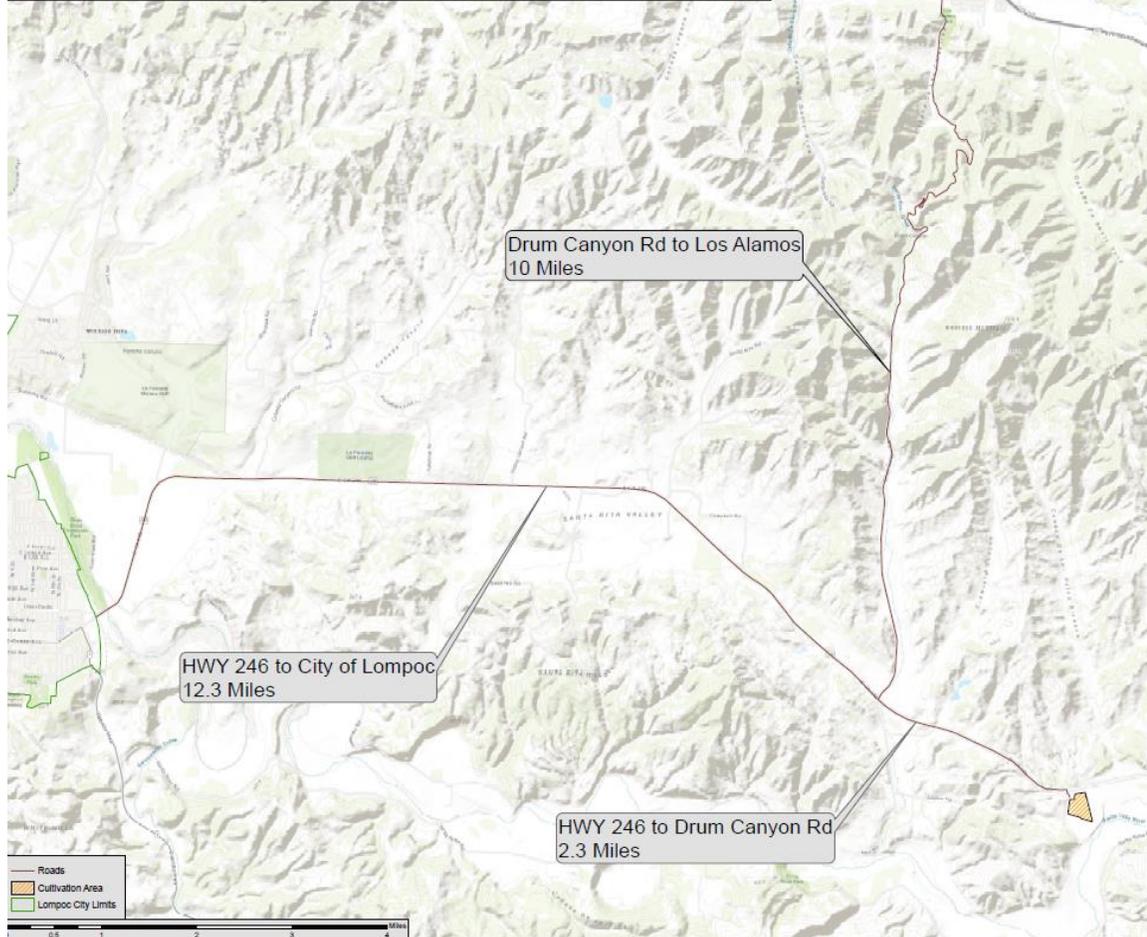
- SRVAG will grow either two crops of autoflower or a crop of autoflower and a crop of full-term plants each year. Harvest periods will generate the most transportation demand.
- Cannabis harvest is expected to occur only two to three times a year (most likely two).
- Harvest periods will last approximately three weeks.
- Harvest periods will employ 40-50 people. Non-harvest periods 4-5 people. Most workers will travel to the site by van pool.

Site Transportation Management Plan Map



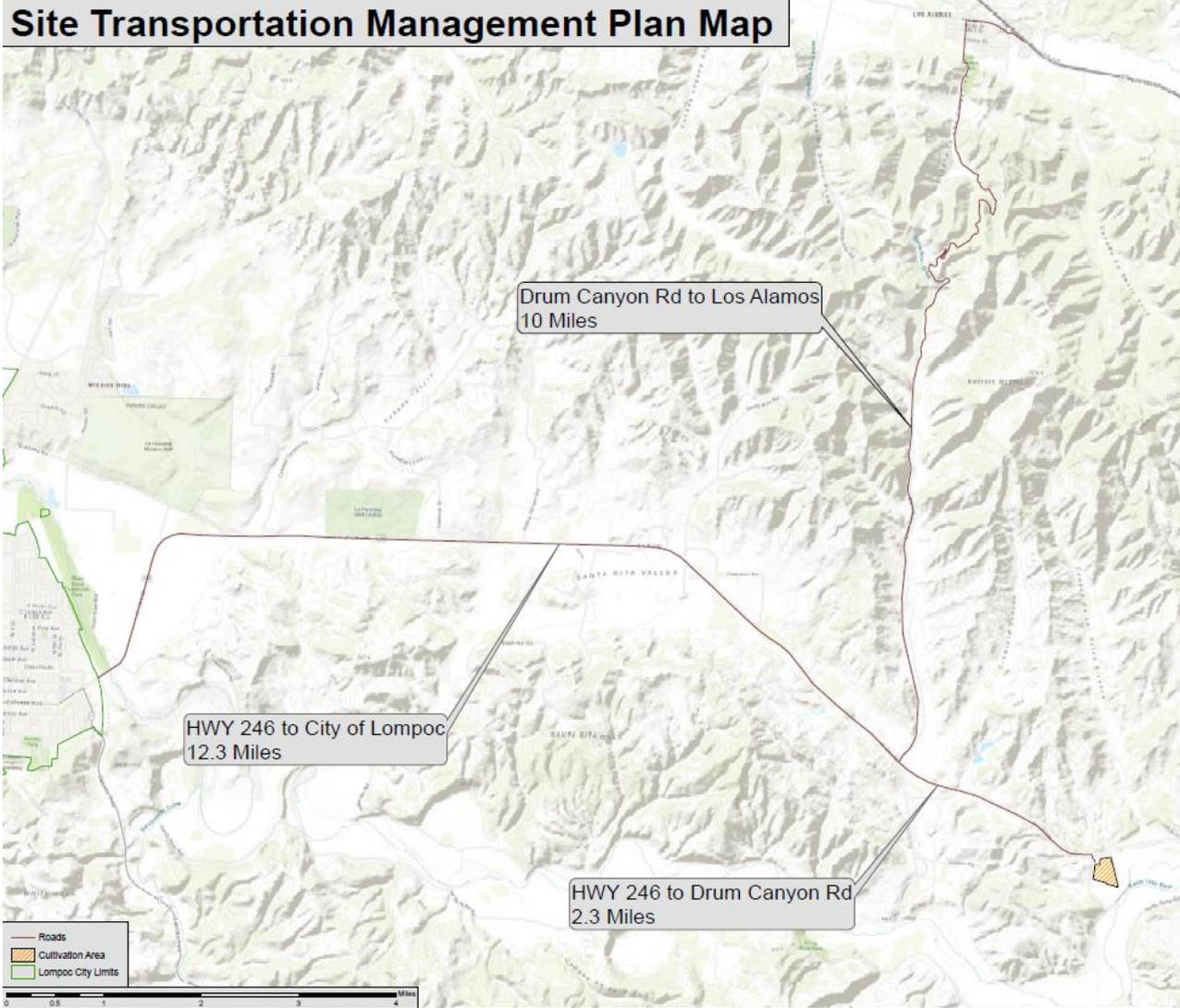
- Most seasonal workers will likely be from the County.
- Expected Normal/Harvest Hours of Operation: 6 AM - 6 PM
- Workdays: Monday through Saturday
- Two to three security personnel will monitor the property 24-hour/7 days per week for approximately 2 months prior to harvest and during harvest.

Site Transportation Management Plan Map



- There will be no drying on site. All cannabis will ship wet to another licensed facility.
- SRVAG anticipates a maximum of 49 harvest trucks per cannabis harvest year via 53-foot enclosed trailers.
- Destination for crops will be determined by crop and market demand.
- Transportation routes include Highway 246, Drum Canyon Road, Highway 101.

Site Transportation Management Plan Map



Cannabis will have less transportation impact than other crops

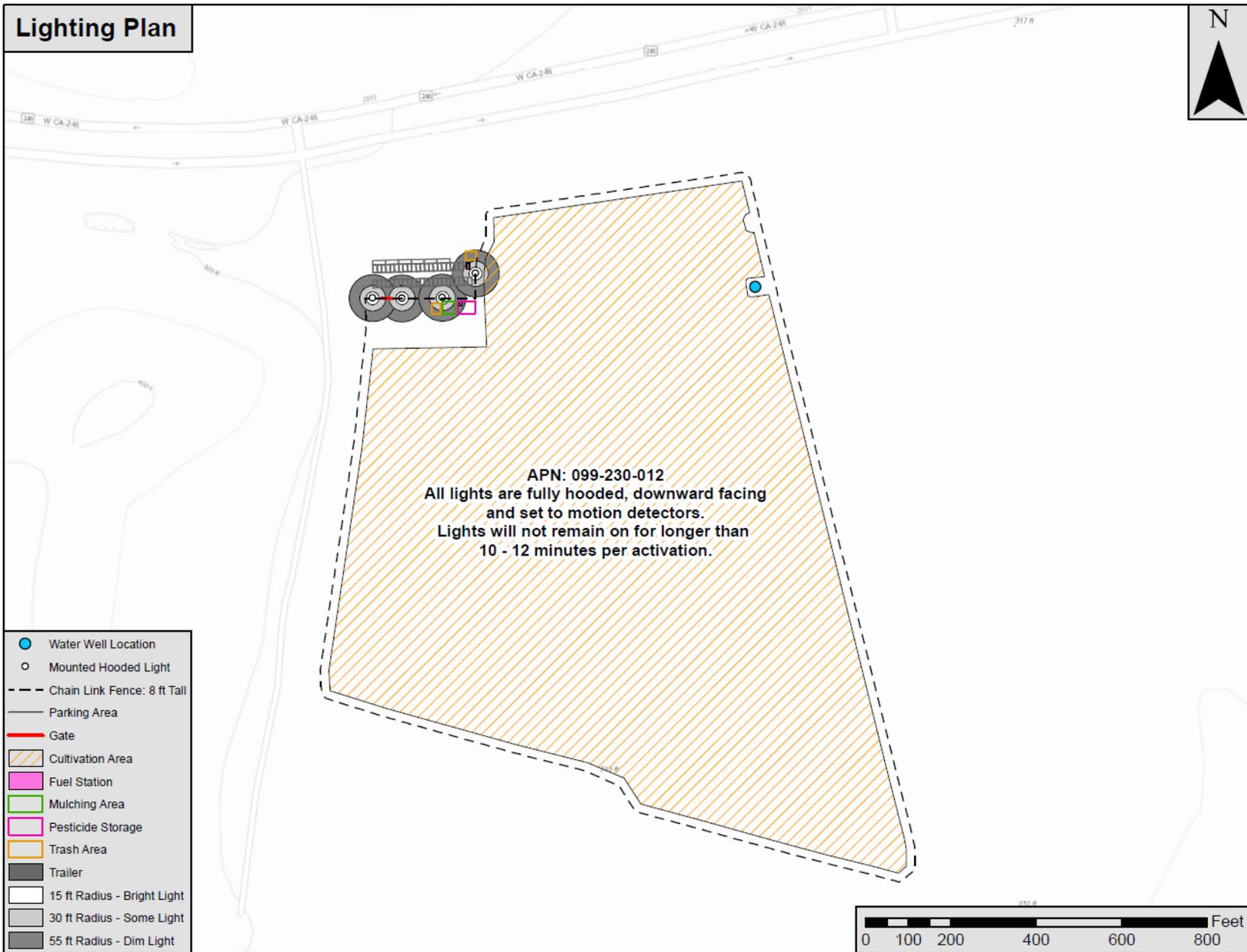
- Other agricultural crops on same property would require significantly more truck trips per harvest than the less than 50 truck loads per year for Cannabis:
 - ✓ 75 trucks per year for Broccoli
 - ✓ 300 trucks for Cabbage
 - ✓ 81 trucks for Hemp

Lighting Plan Meets County Standards

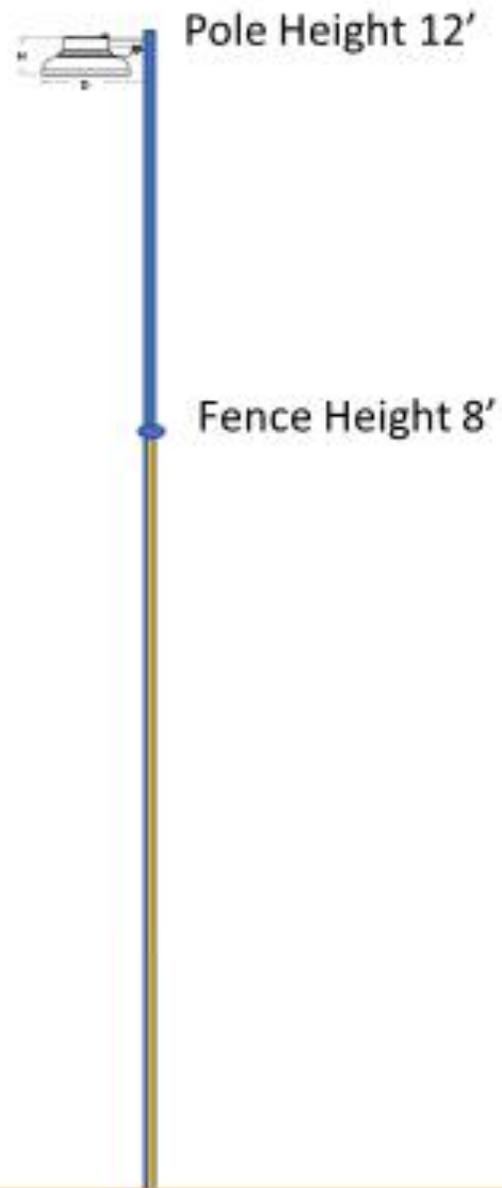
Four lights total

- Fully hooded
- Motion-sensor
- Mounted near entry gate only

Lighting Plan



All lights are fully hooded, downward facing and set to motion detectors.



Light Coverage Area	Large area (+5000 sq. ft.)
Volts	120
Number of Light Heads	1
Type	Area light
Bulb(s) Included	✓
Bulb Type	Integrated LED
Light Bulb Base Type	LED
Recommended Light Bulb Shape	LED
Color Temperature (Kelvins)	4000
Power Source	Hardwired
Material	Aluminum
Height (Inches)	5.25
Width (Inches)	11
Depth (Inches)	13.5

Weight (lbs.)	2.45
Manufacturer Color/Finish	Gray
Fixture Color Family	Gray
Fixture Finish	Matte
Wattage	31
Wattage Equivalent	100
UL Safety Listing	✓
CSA Safety Listing	×
ETL Safety Listing	×
ENERGY STAR Certified	✓
Lowe's Exclusive	×
Warranty	5-year limited

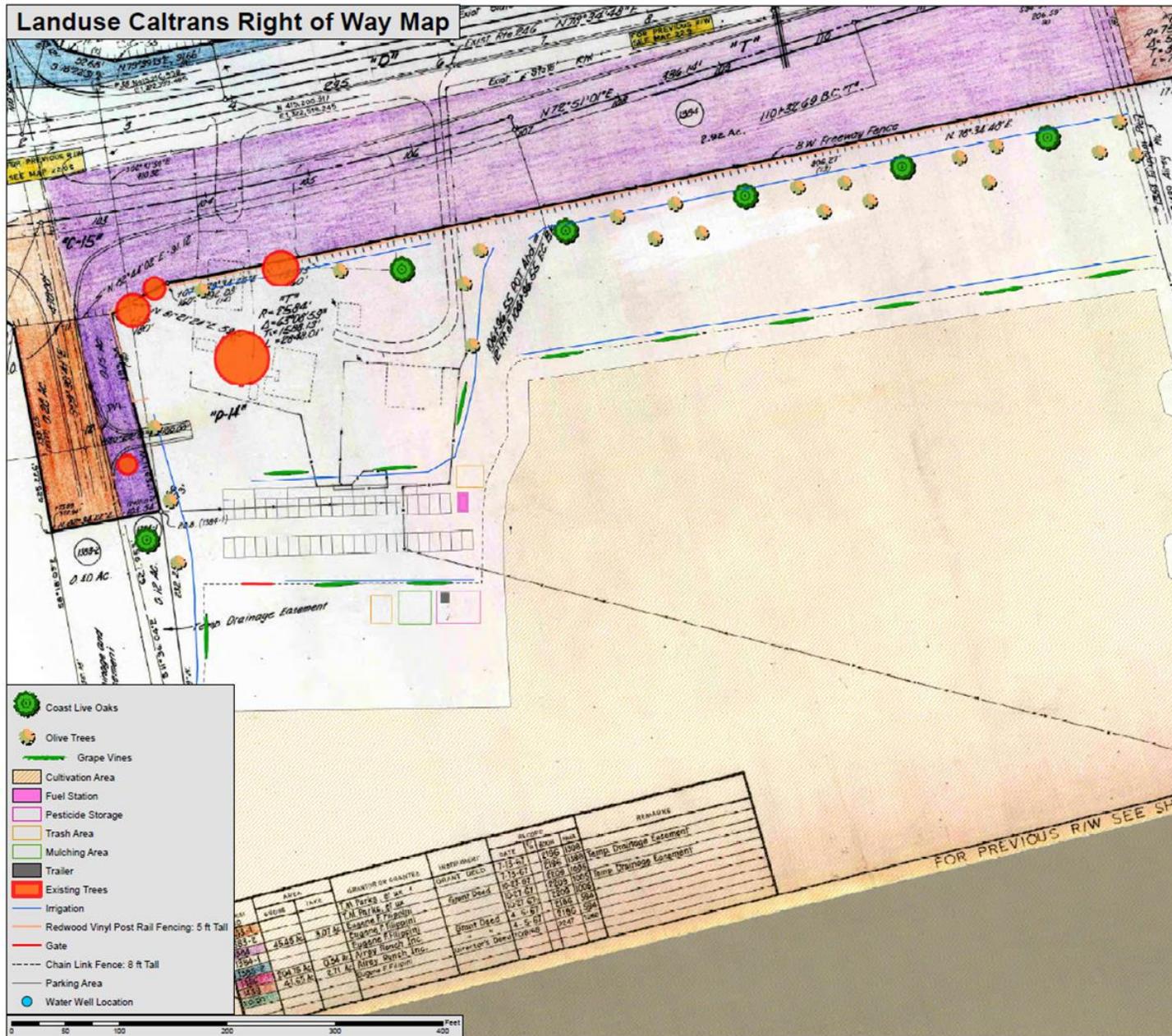
Fencing Plan Meets Code Requirements

- 8-foot chain link fence surrounding the project area
- 20-foot locked gate
- Horse rail fencing along Highway 246 frontage entrance

Fencing Plan



Landuse Caltrans Right of Way Map



- Coast Live Oaks
- Olive Trees
- Grape Vines
- Cultivation Area
- Fuel Station
- Pesticide Storage
- Trash Area
- Mulching Area
- Trailer
- Existing Trees
- Irrigation
- Redwood Vinyl Post Rail Fencing: 5 ft Tall
- Gate
- Chain Link Fence: 8 ft Tall
- Parking Area
- Water Well Location

ACRES	DATE	REMARKS
0.10	7-13-21	Temp. Drainage Easement
0.10	7-15-21	Temp. Drainage Easement
0.10	10-27-21	Temp. Drainage Easement
0.10	10-27-21	Temp. Drainage Easement
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Santa Rita Valley AG Landuse Caltrans Right of Way Map

7680 W Hwy 246, Buellton, CA
 Santa Barbara County
 Owner: Sebastiano Sterpa
 APN: 099-230-012

Township: 6N, Range 32W
 Parcel Size: 42.5 Acres
 Lease Size: 37 Acres
 Cultivation Area: 32 Acres

Description

The larger of the existing trees were present prior to the creation of the easement. These trees were not among the vegetation and structures that were removed because of the easement.

Air Photo From 1961



Regional Map



Santa Rita Valley AG, Landuse Caltrans Right of Way Map
 7680 W Hwy 246
 Buellton, CA

