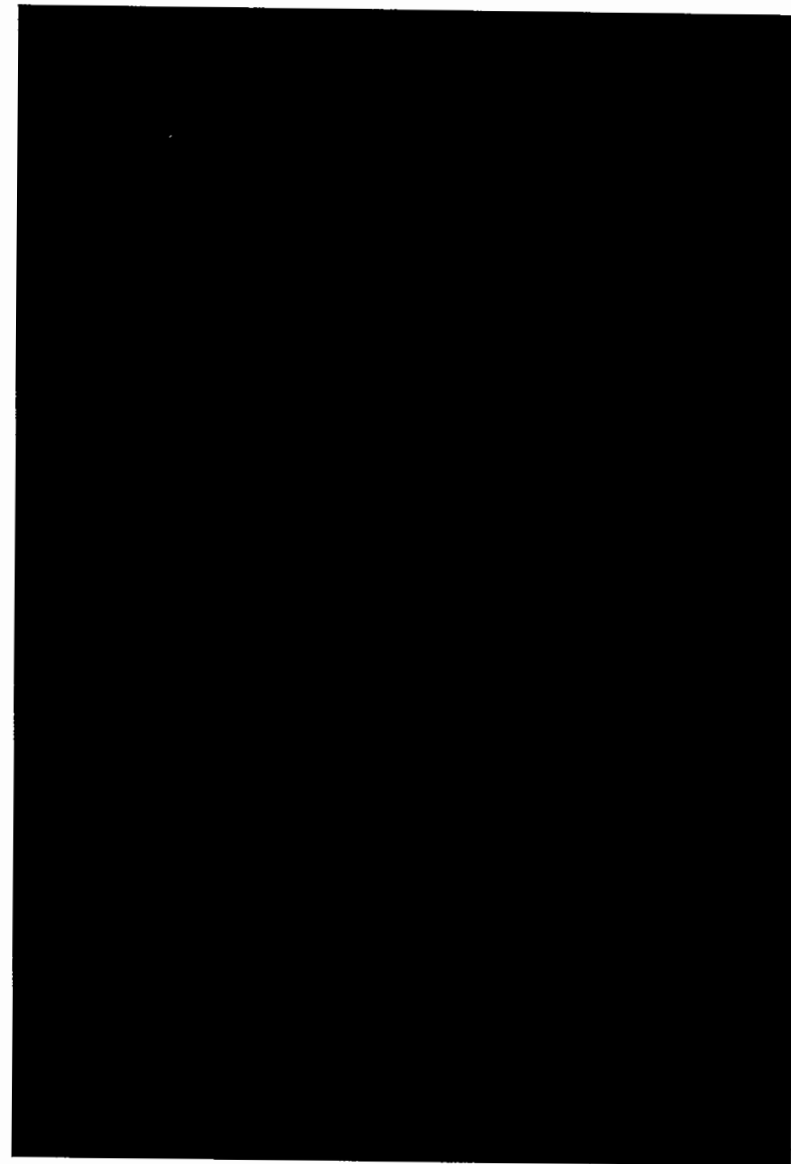


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LATE
DIST

Santa Rita Valley AG

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




Appeal Should be Denied

Appeal Challenges the County's Cannabis Program (CP) and PEIR – Not the Merits of the Santa Rita Valley AG 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
- That other Ag grower's violation of pesticide drift rules was not addressed in PEIR

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

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

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 that the Santa Rita Valley AG project is within the scope of the PEIR and no further CEQA analysis is required

- SRVAG project is basic outdoor cultivation project - No new effects could occur that were not examined in the PEIR
- SRVAG project 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 as explained by staff

SRVAG Project Should Be Approved

Basic Cannabis Cultivation Project Contemplated Under Cannabis Program - Meets all Standards

- 32 acres of outdoor cultivation – nothing more
 - All Plans conform to County Standards: Lighting, Landscaping, Screening, Security, Fencing – explained in detail by staff in Board Letter
 - SRVAG gone beyond what is required – voluntarily increased the set back from Highway 246 and significantly beefed up landscaping after first PC hearing
 - Removed sea trains from project
 - Project does not have any 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 as AG II

Not in a Santa Ynez Community Plan

No hoops – No greenhouses



SRVAG Project Should Be Approved

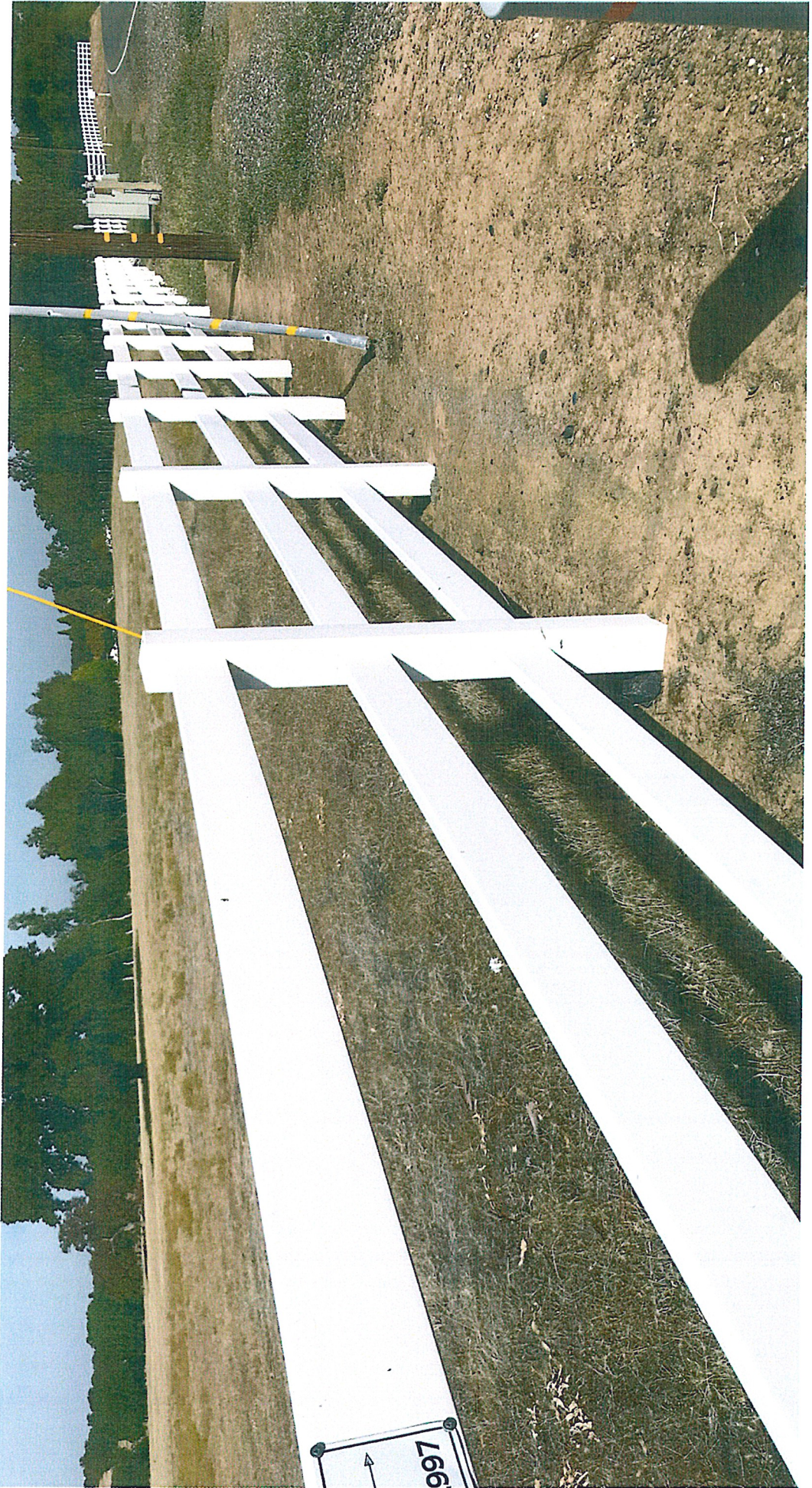
SRVAG Project meets all the requirements of the County's Cannabis program and should be granted its permit as recommended by staff in Attachment 2 to the Board letter



Elements of Landscaping Plan – Visual Aesthetics and Screening

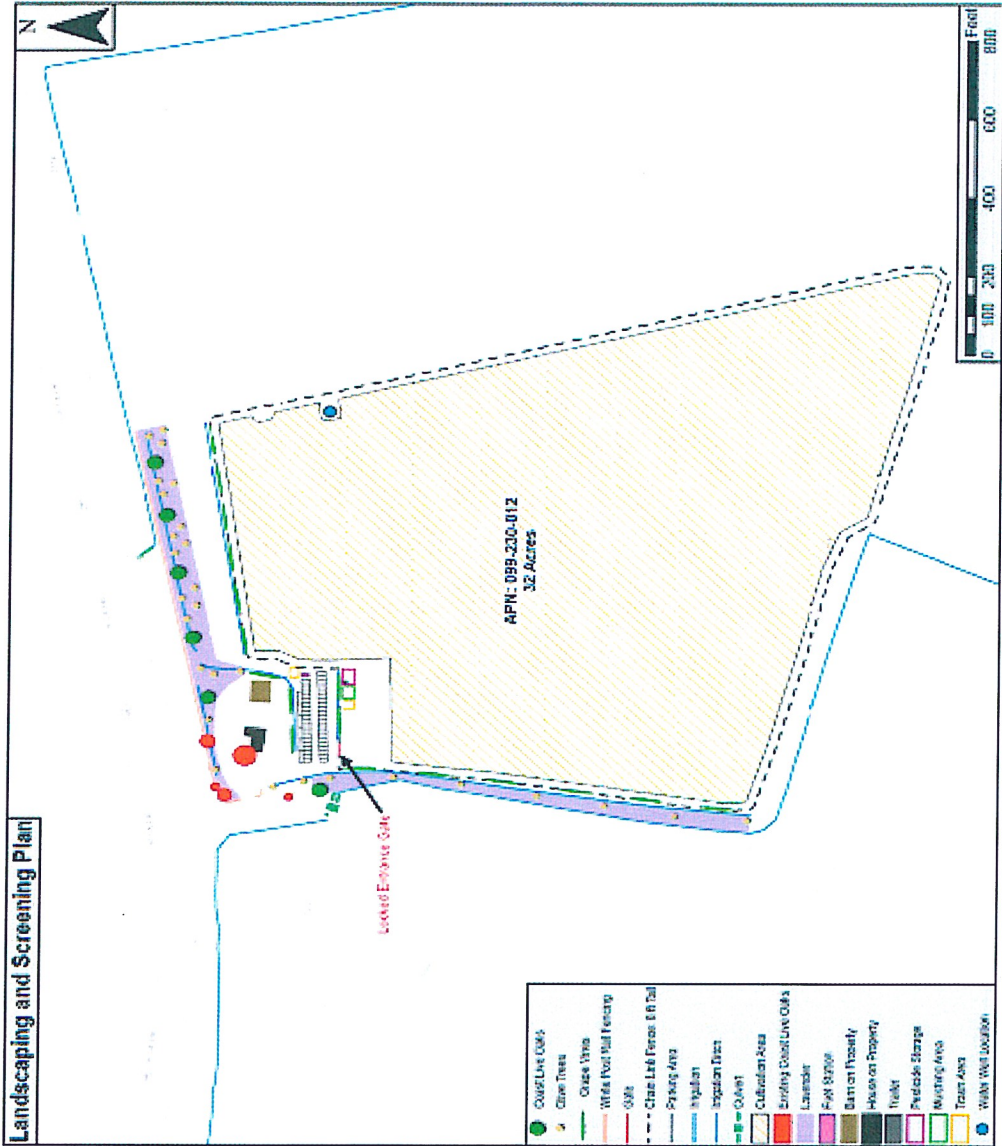
1. Remove existing barbed-wire fence
2. Add at least an additional six coastal oak trees to the existing three oaks along Highway 246 and the entrance to the Property
3. Add at least 19 olive trees and lavender along Highway 246 and eight Olive trees and Lavender along the western property line
4. Add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



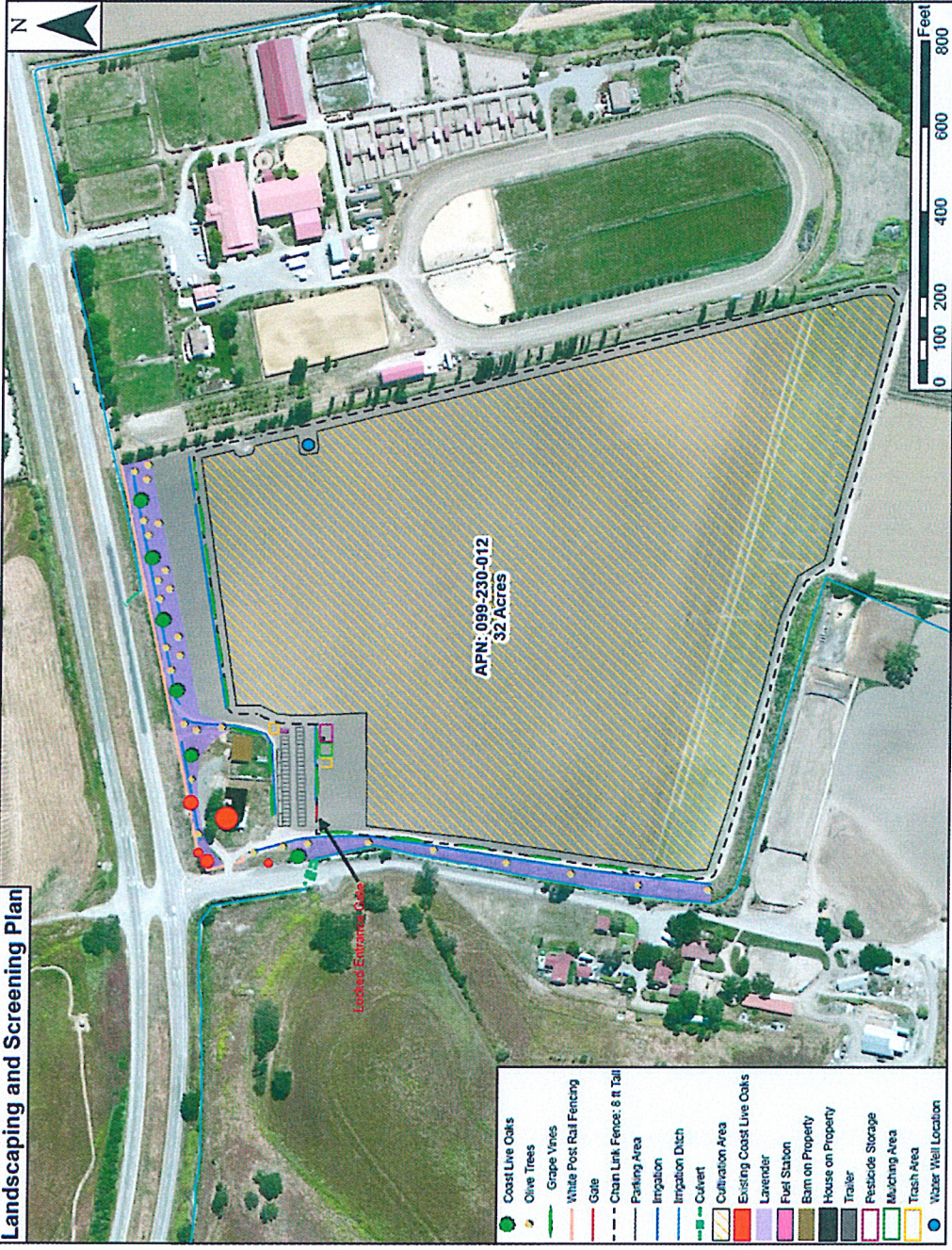


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Landscaping and Screening Plan



Landscaping and Screening Plan







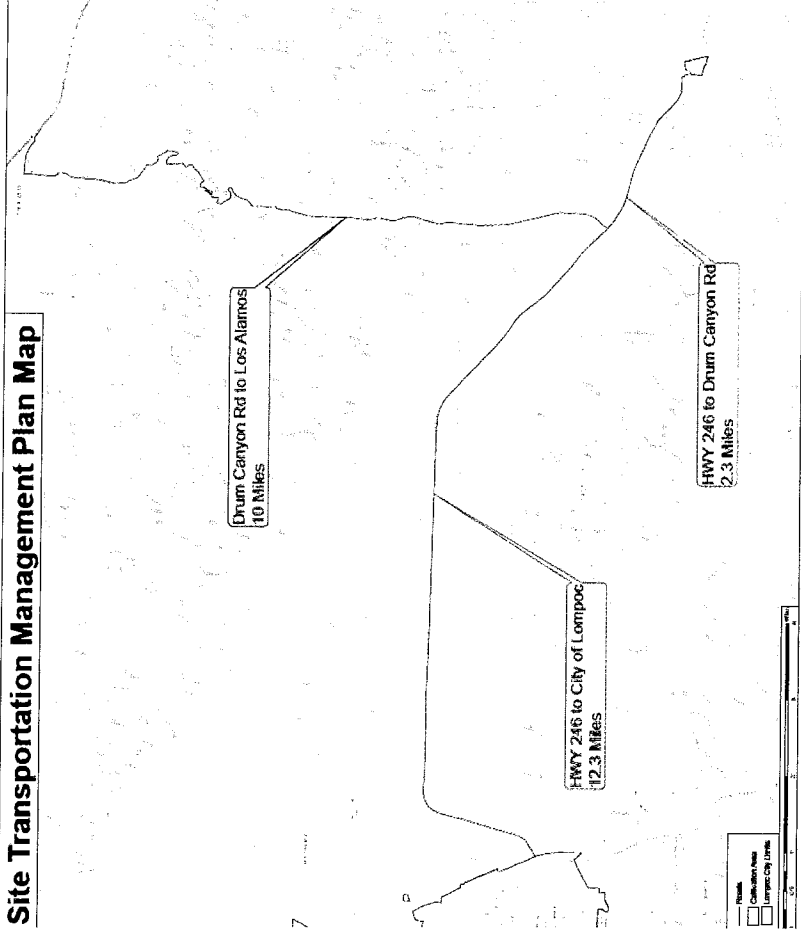


Benefits of New Screening and Landscaping Plan

- 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



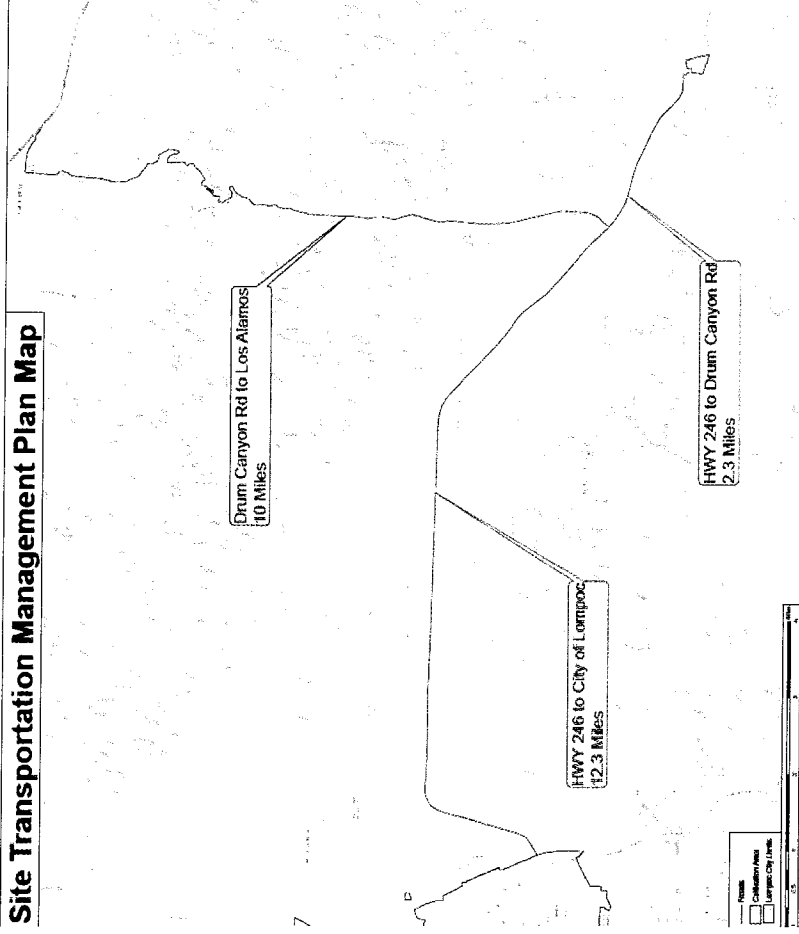
Site Transportation Management Plan Map



Transportation Plan Meets County Standards

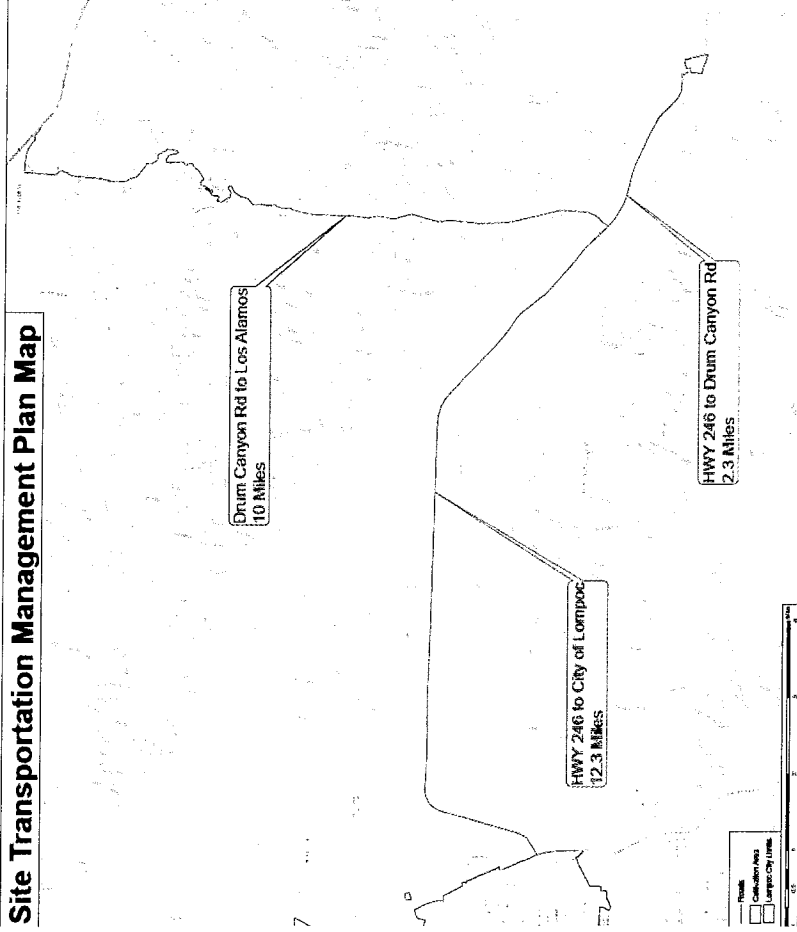
- SRVAG will grow either two crops of autoflower or a crop of autoflower and a crop of full-term plants each year. Harvest periods will generate the most transportation demand.
- Cannabis harvest is expected to occur only two to three times a year (most likely two).
- Harvest periods will last approximately 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



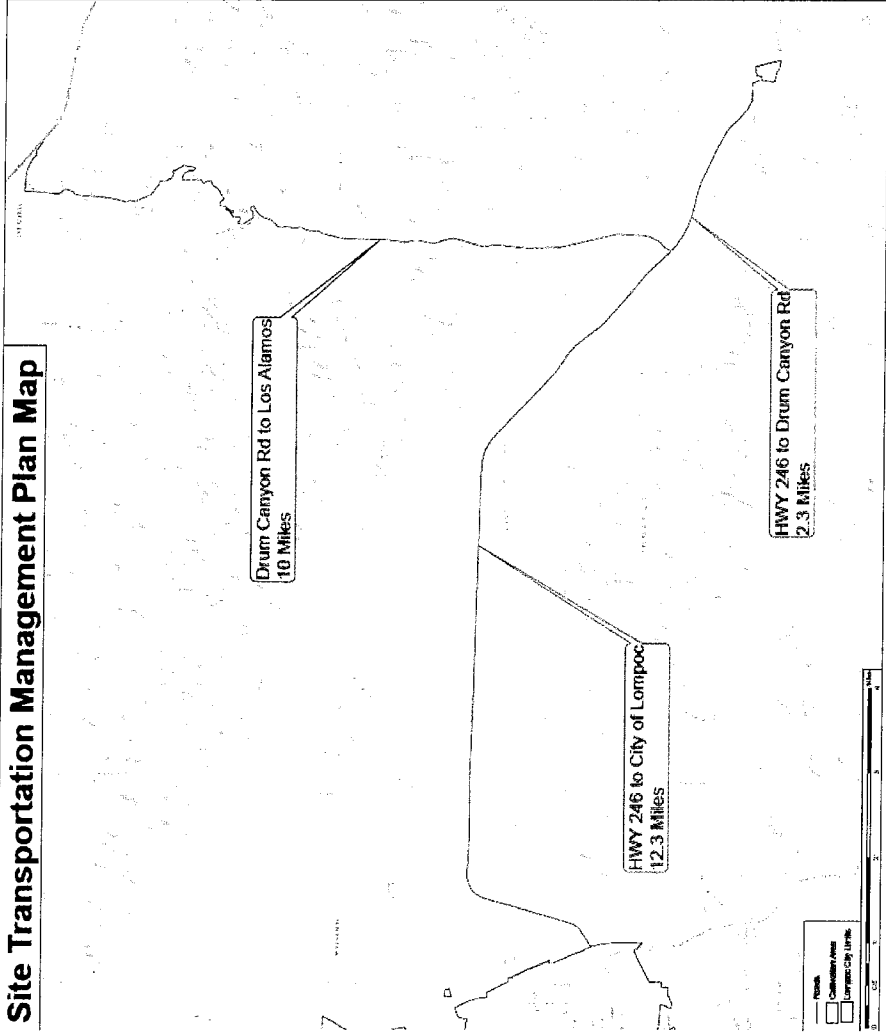
- Most seasonal workers will likely be from the County.
- Expected Normal/Harvest Hours of Operation: 6 AM - 6 PM
- Workdays: Monday through Saturday
- Two to three security personnel will monitor the property 24-hour/7 days per week for approximately 2 months prior to harvest and during harvest.

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

CANNABIS TRANSPORTATION: THE CALCULATIONS

Cannabis Crop and Transportation Calculations:

Yield Wet per Acre Full-Term (Estimate): 16,000 lbs.
De-stocked: 9,000 lbs.

Yield Wet per Acre **Auto Flower** (Estimate): 8,000 lbs.
No need to de-stock an auto flower

Other local cannabis growers estimate lower yields at 6,500 pounds per acre. If SRVAG has similar lower yields, the projections herein would be reduced accordingly

Truck Calculations: Commercial crop distributors' trucks are limited to less than 15,000 pounds, which includes the weight of crop, pallets, bins and tops. With cannabis, weight is not an issue because the cannabis mass will fill the truck before the weight capacity of the truck is exceeded.

A 53' truck fully enclosed pallet trailer can hold 56 bins each measuring 40"x48"x46" tall. Truck trailers are ~100" tall. A typical load consists of 30 pallets on one side and 26 the other side. The pallets are double stacked – 28 pallets/tier x 2 = 56.

WET LOADED: Each bin is 200 lbs. or **11,200** per load (56 bins x 200 lbs.). The truck load is equivalent to 1.25 acres of full-term de-stocked plants at 9,000 lbs./acre or 1.4 acres of autoflower at 8,000 lbs./acre.

- **Harvest 1 - Autoflower**
32 acres ÷ 1.4 acres/truck = 23 trucks
12.75 acres ÷ 1.4 acres/truck = 9 trucks
- **Harvest 2 - Full Term**
32 acres ÷ 1.25 acres/truck = 26 trucks
12.75 acres ÷ 1.25 acres/truck = 10 trucks
- **Total Trucks from SRVAG: 19–49 trucks per harvest year**
Max weight of 49 trucks x 11,200 lbs./truck = 550,000 lbs. or 275 tons of product and shipping materials.

Broccoli Calculations:

Assumes 3 crops per year on 38 acres
Yield 20,000 lbs. per acre

Cannot double stack pallets of broccoli - loaded in boxes for transportation to cooler in open air trailers (set of doubles); approximately 1.5 acres per truck with 24 pallets x 48 cartons/pallet = 1152 cartons ÷ 750 cartons/acre yield = 1.5 acre/truck. 38 acres ÷ 1.5 acre/truck = 25 trucks/crop x 3 crops = 75 trucks x 30,000 lbs./truck = 2.25 million lbs. or 1125 tons of product.
(38/1.5) x 3=75 trucks

Cabbage Calculations:

Assumes 3 crops per year on 38 acres
Yield 800 cartons/ acre, 24 pallets/ x 30 cartons/pallet = 720 cartons/load (set open air doubles) = 0.9 acres/load and 720 x 55lbs/ cartons = 40,000 lbs./load, 38 acres ÷ 0.9 acres/load = 42 loads/crop

42 loads x 3 crops = 126 trucks x 40,000/ truck = 5,000,000 lbs. total crop or 2520 tons

Cabbage for processing (shredding; coleslaw) would be 2.5 times as much or over 6,300 tons and close to 300 trucks.

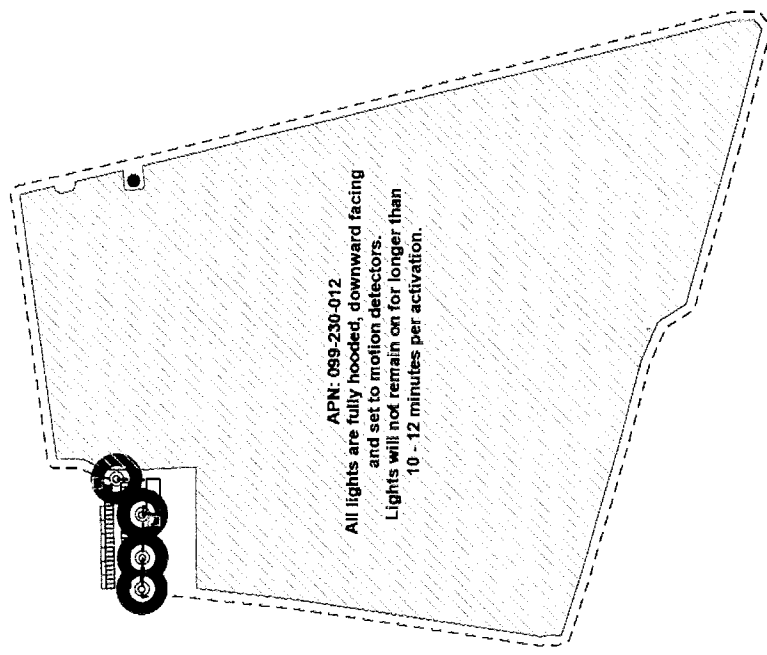
Lighting Plan Meets County Standards

Four lights total

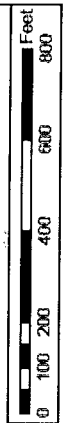
- Fully hooded
- Motion-sensor
- Mounted near entry gate only



Lighting Plan



APN: 099-230-012
 All lights are fully hooded, downward facing
 and set to motion detectors.
 Lights will not remain on for longer than
 10 - 12 minutes per activation.



- Weller Well Location
- Mounted Hooded Light
- - - Chain Link Fence: 8 ft Tall
- ▭ Parking Area
- ▭ Gate
- ▭ Cultivation Area
- ▭ Fuel Station
- ▭ Mulching Area
- ▭ Pesticide Storage
- ▭ Trash Area
- ▭ Trailer
- ▭ 15 ft Radius - Bright Light
- ▭ 30 ft Radius - Some Light
- ▭ 55 ft Radius - Dim Light

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



Pole Height 12'

Fence Height 8'

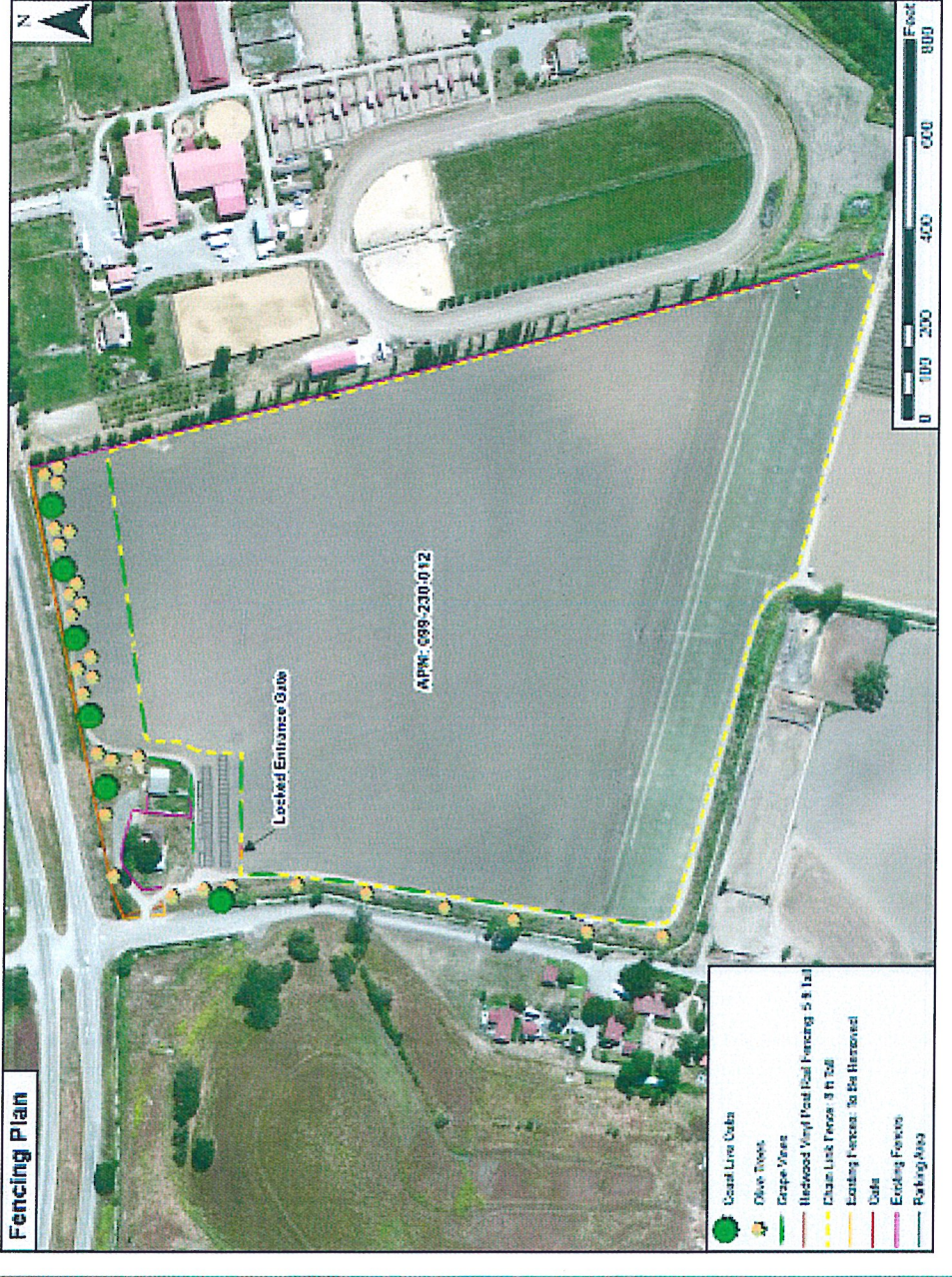


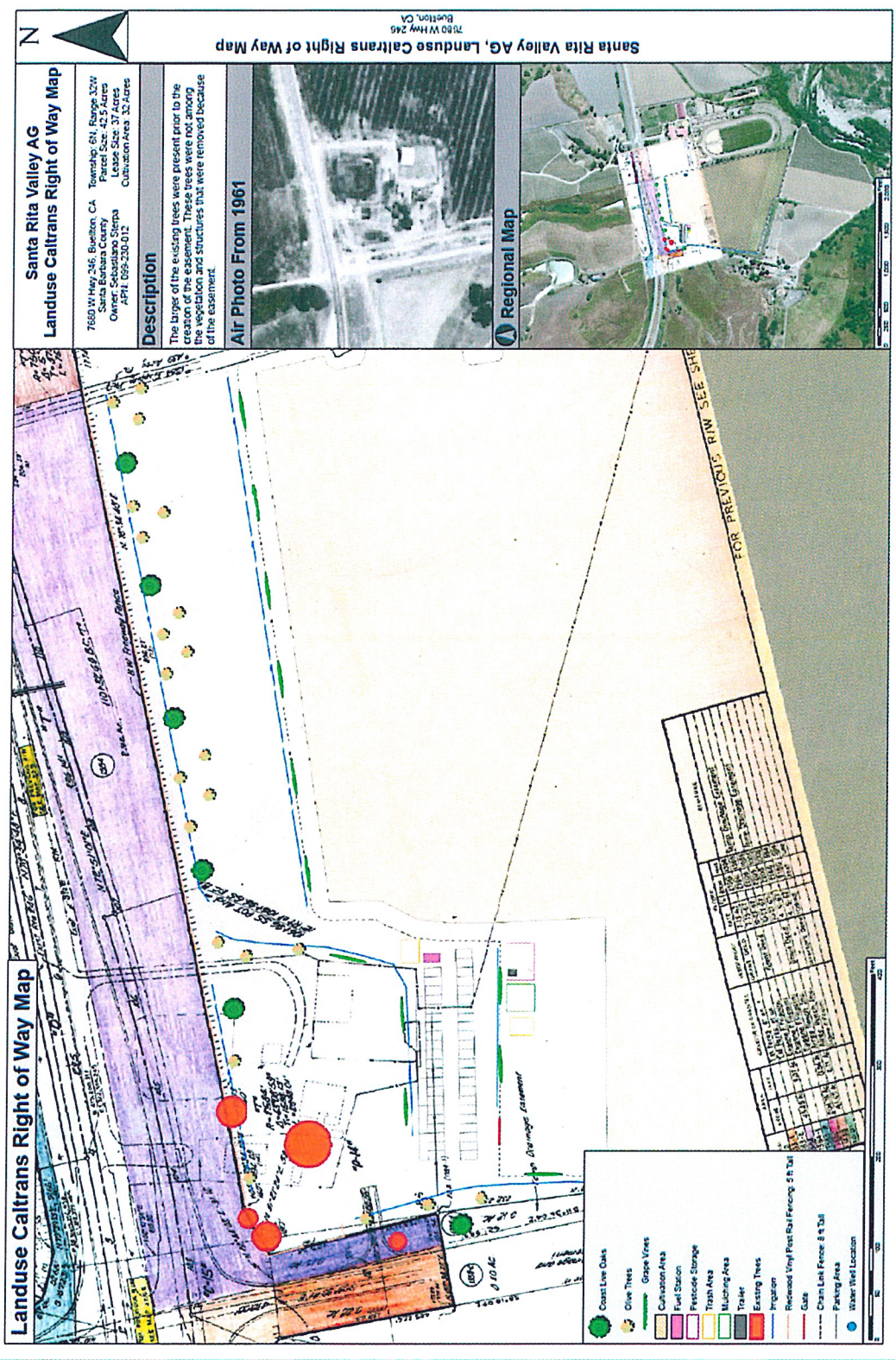
Light Coverage Area	Large area (+5000 sq. ft.)	Weight (lbs.)	2.45
Volts	120	Manufacturer Color/Finish	Gray
Number of Light Heads	1	Fixture Color Family	Gray
Type	Area light	Fixture Finish	Matte
Bulb(s) Included	✓	Wattage	31
Bulb Type	Integrated LED	Wattage Equivalent	100
Light Bulb Base Type	LED	UL Safety Listing	✓
Recommended Light Bulb Shape	LED	CSA Safety Listing	X
Color Temperature (Kelvins)	4000	ETL Safety Listing	X
Power Source	Hardwired	ENERGY STAR Certified	✓
Material	Aluminum	Lowe's Exclusive	X
Height (Inches)	5.25	Warranty	5-year limited
Width (Inches)	11		
Depth (Inches)	13.5		

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







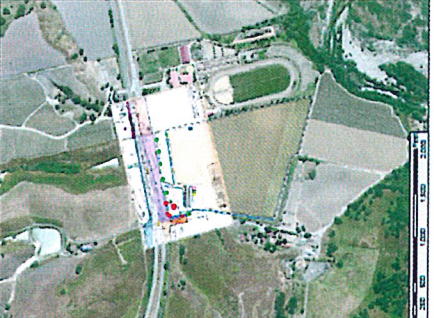
Santa Rita Valley AG
Landuse Caltrans Right of Way Map

7650 W Hwy 246, Buelton, CA
 Santa Barbara County
 Owner: Sebastiano Clerpa
 APN: 059-230-012
 Cultivation Area: 32 Acres

Description

The bridge 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



Santa Rita Valley AG, Landuse Caltrans Right of Way Map
 7650 W Hwy 246
 Buelton, CA



Santa Rita Valley Ag respectfully
requests your Board deny the
appeal and approve the permit.

