

Katherine Douglas

Public Comment - Seaman (Appellant)

LATE  
DIST

**From:** Ed Seaman <eseaman3@gmail.com>  
**Sent:** Friday, October 11, 2024 11:39 AM  
**To:** sbcob # 6  
**Subject:** Sierra Botanicals Appeal Tuesday, October 15...  
**Attachments:** 101024\_About Restoration Oaks Ranch.pdf; On Fri, Oct 4, 2024 Padilla, Genelle@DOT  
\_Ed Seaman RE TAT.pdf; Youth On The Ranch.pdf; 101524\_Sierra Botanicals Presentation  
10 Min.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 see attached.

I will need help moving the presentation from slide to slide.

Please confirm you have received this email with 4 attachments.

Thanks much,

- Ed Seaman  
805-868-0329

[Restoration Oaks Ranch](#)  
[Santa Barbara Blueberries](#)  
[Wild Farmlands Foundation](#)

# Restoration Oaks Ranch

Restoration Oaks Ranch is 955 acres of wild oak woodlands, savannahs and cattle-grazing grasslands located 4 miles south of Buellton and 35 miles north of Santa Barbara. The Ranch is home to Santa Barbara Blueberries, a nationally recognized UPick berry farm and the Wild Farmlands Foundation, a non-profit dedicated to agroecology education focused on youth, innovations in food systems and sustainable land management. The blueberry farm receives about 100,000 visitors per year, and Wild Farmlands receives another 600 - 1,000 visitors annually.

AGROECOLOGY MISSION: "To be an innovator, educator and exporter of proven agroecology practices on the Central Coast. To educate policymakers, food growers, landowners and the public (especially youth) about how we can improve soil health, manage carbon, mitigate runoff pollution, gain food security, take pressure off of landfills, minimize food packaging waste and regenerate ecosystems through localized agroecology practices."

AGROECOLOGY VISION: "To see small, independently owned farms & ranches and their ecosystems thrive and increase in numbers worldwide. To see more young people become lifestyle farmers and ranchers, and earn a good living doing it."

## Partial List of Organizations Received at Restoration Oaks Ranch (Youth-Focused Groups in **Bold**)

<b>Cliff Drive Care Center</b>	<b>Heartland Charter School</b>
<b>Franklyn School</b>	City of Ventura Travel Program
<b>Santa Barbara Christian Homesteaders</b>	Santa Barbara City College
<b>Inspire Homesteading Group</b>	<b>Santa Barbara YMCA</b>
<b>Lompoc Mom's Club International</b>	<b>Child Development Center SB (Camp QT)</b>
Lompoc Valley Baptist Church	<b>Chumash Camp Kalawashaq</b>
<b>Lompoc YMCA</b>	<b>Young Life</b>
<b>Santa Ynez YMCA</b>	<b>Girl Scouts</b>
<b>Santa Barbara Parks &amp; Rec</b>	<b>Boys &amp; Girls Club</b>
<b>Santa Ynez Valley Christian School</b>	The Land Trust for Santa Barbara County
Calvary Chapel Santa Barbara	<b>Waldorf School</b>
United States Navy	<b>Wilderness Youth Program</b>
Santa Barbara Community Church	The Way Collective
<b>Naturetrack / Freedom Trax</b>	SB County Regional Climate Collaborative

# Restoration Oaks Ranch

## Partial List of Collaborators, Funders and Partners (Youth-Focused Groups in **Bold**)

The Land Trust for Santa Barbara County <b>Students for Eco-Education &amp; Agriculture</b> <b>Westmont College</b> The Audubon Society Join-Up International The Xerces Society U.S. Fish & Wildlife National Resources Conservation Services Community Environmental Council California Department of Food & Agriculture City of Carpinteria Sustainability Division Jump on the School Bus <b>Explore Ecology</b> <b>Dartmouth College</b> L.A. Compost CA Dept. of Food & Agriculture (CDFA) Santa Barbara Juice Ranch	Schwemm Foundation Santa Ynez Chumash Environmental Office Gaviota Coast Conservancy James S. Bower Foundation Santa Barbara County Food Action Network William Corbett Foundation White Buffalo Land Trust Ventura Resource Conservation District LegacyWorks Group Cachuma Resource Conservation District Global School of Sports Ministry Bethel Mission The Santa Barbara Public Library <b>Whitman College</b> Grants Farm Manor SB County Regional Climate Collaborative <b>Naturetrack / Freedom Trax</b>
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## Agroecology Education, Events, Farm & Ranch Activities

UPick blueberries, blackberries, raspberries Tarantula Trails Nature Hikes Toad Trails Nature Hikes Microbes to Meals Berry Farm Tours Worm Farm & Soil Blending Pasture Tours Volunteer Native Oaks Transplanting Days	Under the Oak Tree Annual Music Fundraiser Gaviota SOIL Worm Farm Field Days "Basins of Relations" Watershed Field Day Discover Outside (SB Land Trust Treks) Volunteer Youth Work Days on the Farm Santa Barbara County Farm Day
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## Long-Term Agroecology Education Preserve Projects

The Oak Tree Plantings Project The Pollinator Restoration Project The Watershed Habitat Restoration Project The 2017 Carbon Farming Plan	The Gaviota SOIL/ Wild Dirt Project The Healthy Soils Project The Blue Elderberry Project The Closed Loop Agriculture Project
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===== 10/10/24 =====

On Fri, Oct 4, 2024 at 11:41 AM Padilla, Genelle@DOT <[Genelle.Padilla@dot.ca.gov](mailto:Genelle.Padilla@dot.ca.gov)> wrote:

Hi Ed,

I contacted our permit and planning departments and this is their response:

-Land use decisions are approved by local municipalities - In this case the county. Caltrans is only a commenting agency, so land use approval decisions should be directed to the county. The only authority we would have in this case is the encroachment permit. Caltrans can reject a permit if there is intensification of an access point without Caltrans' approval.

-Caltrans had some meetings with the County on these projects and provided comments. Our comments were that the applicant must obtain a Caltrans encroachment permit prior to issuance of building or land use permits as well as bringing the current access up to Caltrans' safety and operational standards.

-The permit department was unable to find a permit for any driveways at SB-101 postmile 52.74. They add that - once an encroachment permit is submitted for the driveway, Caltrans will review it to make sure the proposed driveway meets current Caltrans standards.

Genelle Padilla  
Public Information Officer  
Caltrans District 5  
(805) 556-5820  
[Genelle.padilla@dot.ca.gov](mailto:Genelle.padilla@dot.ca.gov)  
Highway Information:  
<https://quickmap.dot.ca.gov>

# Youth On A Field Trip

Santa Barbara Parks & Rec Summer Camps 2024





# Youth on the Farm

First Two Weeks of Blueberry Harvest Starting May 25

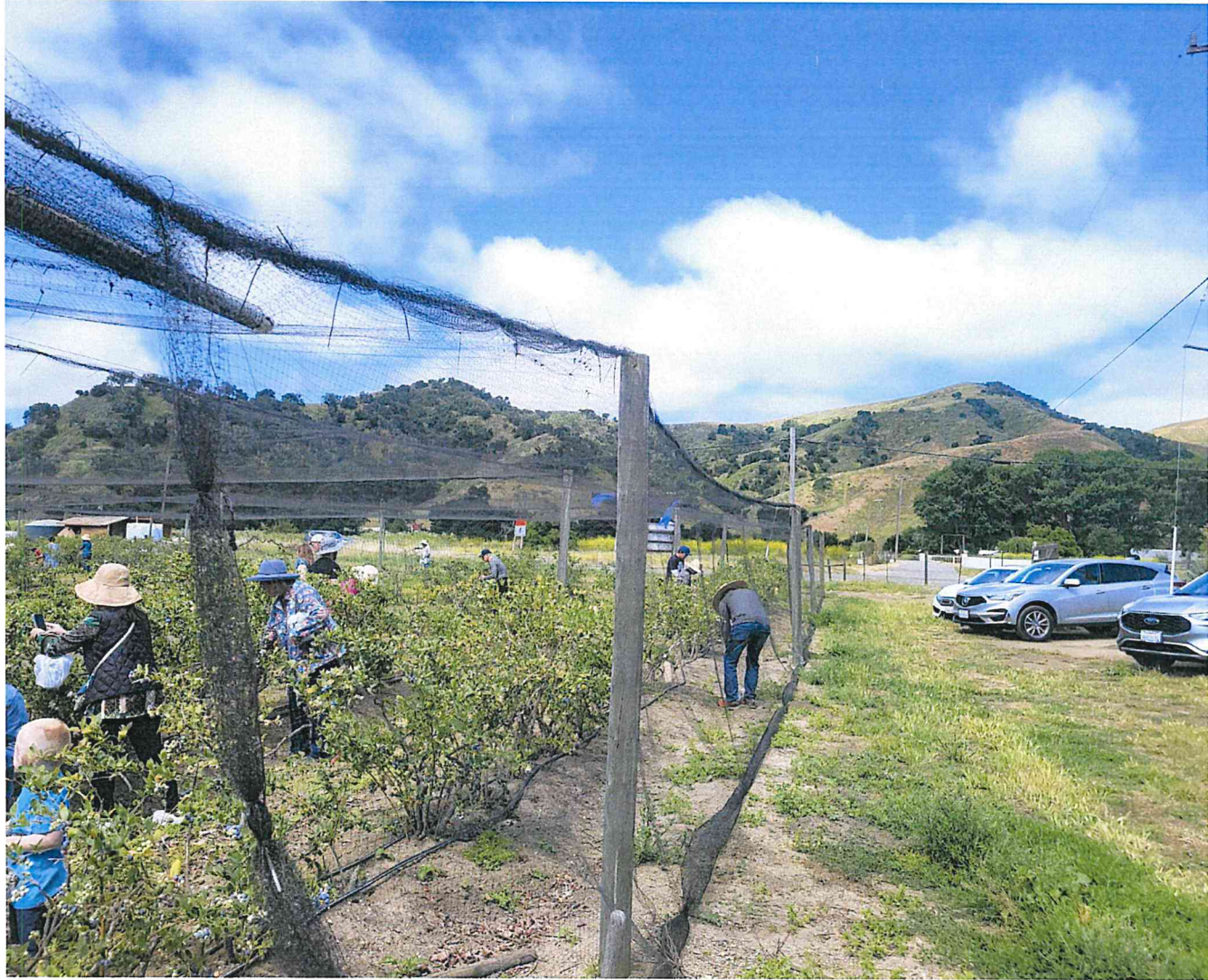


























END

# A FRAMEWORK FOR THOUGHT

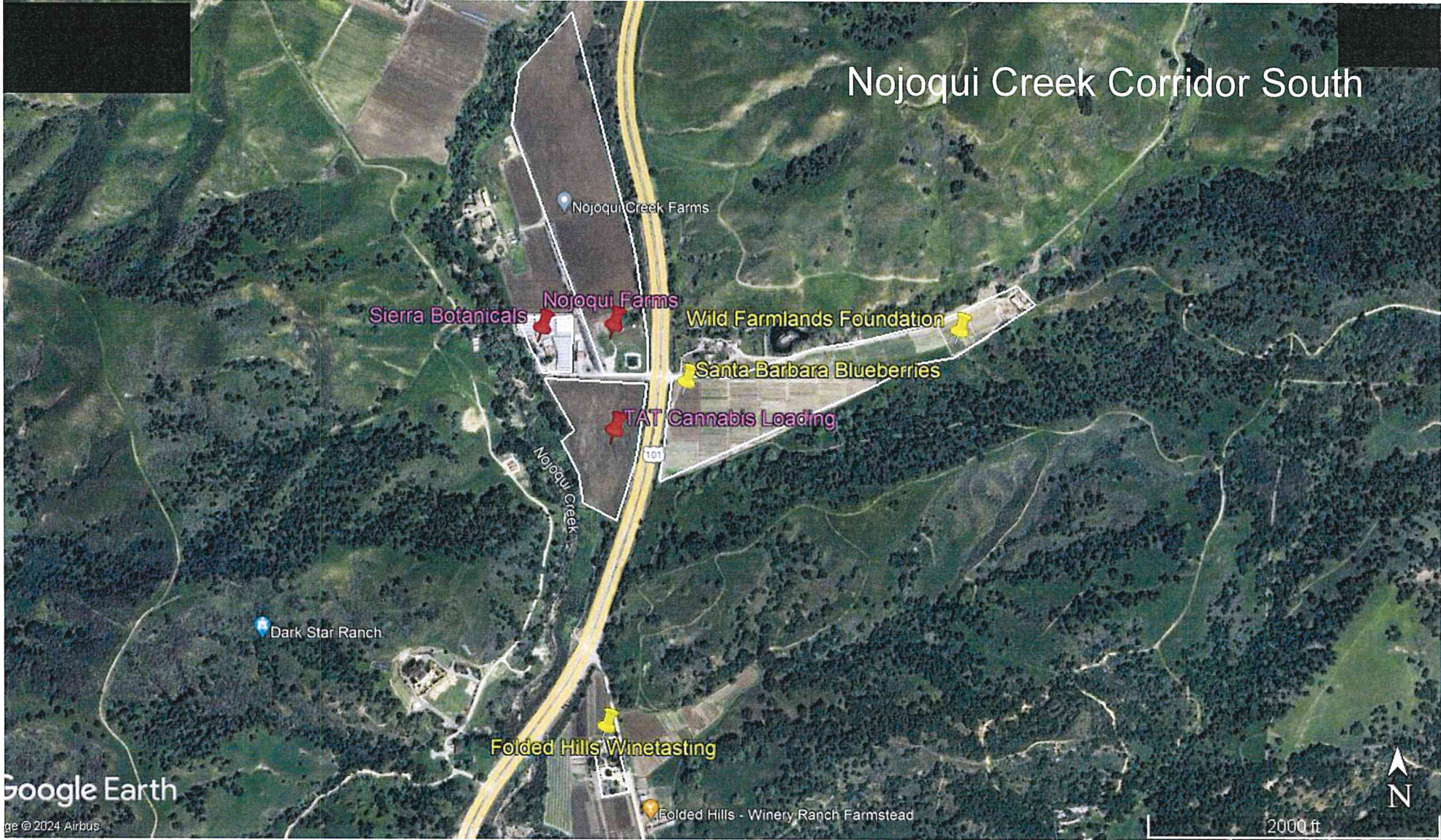
## SUPERVISOR LAURA CAPPS

"... The original intent of the cannabis program was to bring money into the county **for the public good**, for libraries and parks and **combating climate change**. I don't want to lose sight of that goal." (Excerpted from the Santa Barbara Independent, "Santa Barbara County's Cannabis Tax Reform Fizzles Out", June 18th, 2024, Melinda Burns)

## RESTORATION OAKS RANCH MISSION STATEMENT

To be an innovator, educator and exporter of proven agroecology practices on the Central Coast. To **educate** policymakers, food growers, landowners and the public **(especially youth)** about how we can **improve soil health**, **manage carbon**, mitigate runoff pollution, **gain food security**, take **pressure off of landfills**, minimize food packaging waste and **regenerate ecosystems** through **localized agroecology practices**.

# Nojoqui Creek Corridor South



Google Earth

© 2024 Airbus

2000 ft

# Irrigated Crops



# U Pick Crops





# WHAT IS THE INTENT OF SENSITIVE RECEPTOR?

## Agriculture-II Zone

### Commercial Cannabis Regulations

View County of Santa Barbara commercial cannabis [Permit Types](#).

If you are unsure of your zoning, you can look it up on our [online interactive map](#).

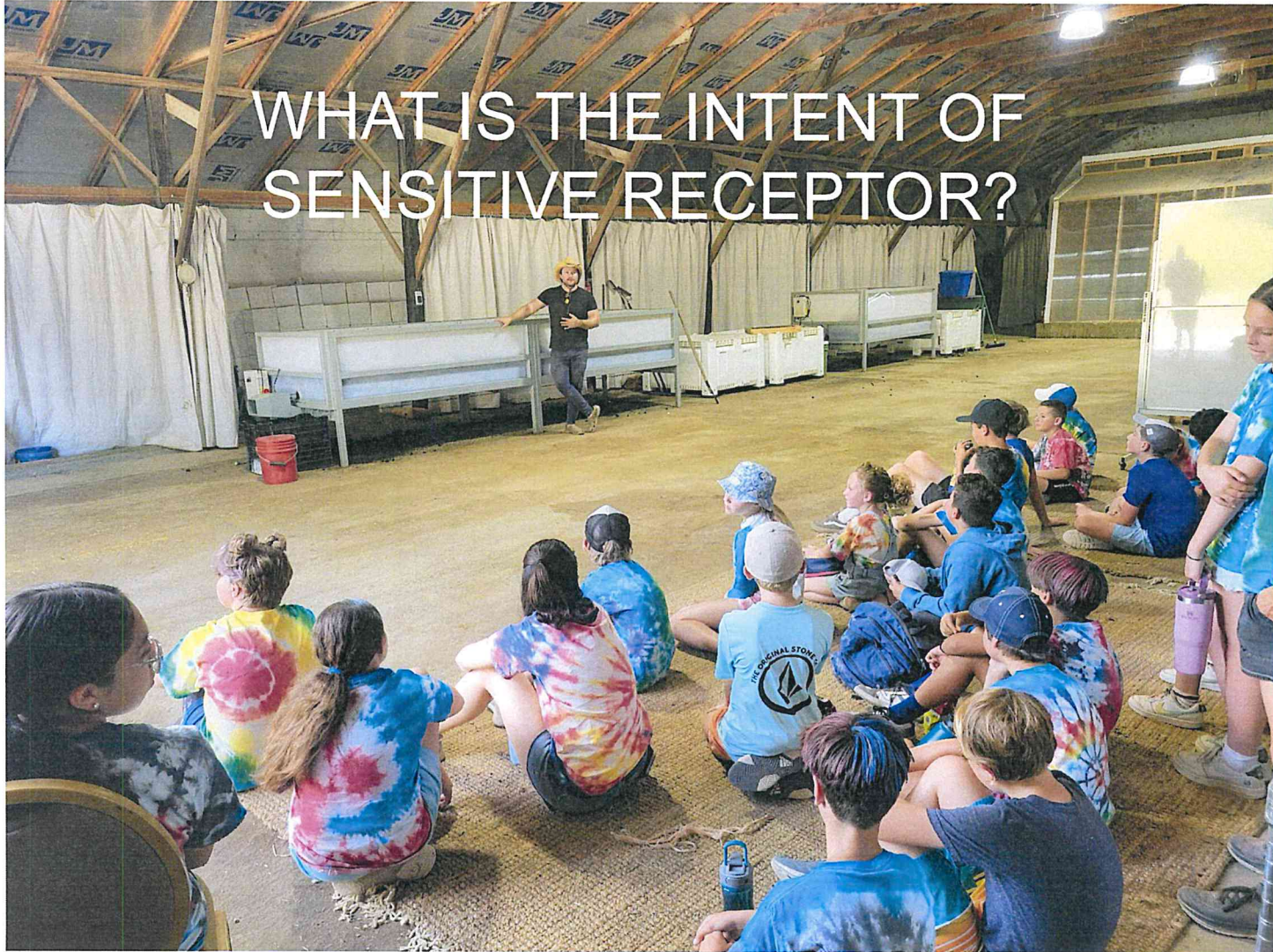
### Important Definitions

- **Sensitive Receptor:** A Daycare, school, or youth center

### Areas Within Zone Where Use Is Prohibited

- Within 750-feet from a sensitive receptor
- Within Coastal Zone per Business and Professional Code (Not in ordinance)

# WHAT IS THE INTENT OF SENSITIVE RECEPTOR?



# WHAT IS THE INTENT OF SENSITIVE RECEPTOR?

Partial List of Organizations Received at Restoration Oaks Ranch  
(Youth-Focused Groups in **Bold**)

<b>Cliff Drive Care Center</b> <b>Franklyn School</b> <b>Santa Barbara Christian Homesteaders</b> <b>Inspire Homesteading Group</b> <b>Lompoc Mom's Club International</b> Lompoc Valley Baptist Church <b>Lompoc YMCA</b> <b>Santa Ynez YMCA</b> <b>Santa Barbara Parks &amp; Rec</b> <b>Santa Ynez Valley Christian School</b> Calvary Chapel Santa Barbara United States Navy Santa Barbara Community Church <b>Naturetrack / Freedom Trax</b>	<b>Heartland Charter School</b> City of Ventura Travel Program Santa Barbara City College <b>Santa Barbara YMCA</b> <b>Child Development Center SB (Camp QT)</b> <b>Chumash Camp Kalawashaq</b> <b>Young Life</b> <b>Girl Scouts</b> <b>Boys &amp; Girls Club</b> The Land Trust for Santa Barbara County <b>Waldorf School</b> <b>Wilderness Youth Program</b> The Way Collective SB County Regional Climate Collaborative
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www.oksbc.org/

It's **OK** Santa Barbara County

[HOME](#) [OK CAMPUS](#) [GET HELP](#) [CONTACT](#)

Answered

What would you do if you had a friend struggling with substance misuse issues?

How would you explain to your peers the risks of using substances like illegal prescription drugs, alcohol, cannabis, fentanyl, or other drugs?

Why should we break the stigma of opening up about mental health?

Answers aren't always easy to come by on your own.

[www.oksbc.org/](http://www.oksbc.org/)

## Risk factors for youth high-risk substance use

Over 20 million Americans (aged 12 and older) have a substance misuse problem. Trigger factors can include:

- Family history of substance use
- Favorable family attitudes toward the behavior
- Poor parenting
- Parental substance use
- Family rejection of sexual orientation or gender identity



### **Get outside:**

Spending time in nature can relieve stress and improve your overall well-being. Nature doesn't mean far away; walking on the beach or strolling through Franceschi Park totally counts as spending time in nature.

# TRANSPORTATION DEMAND ISSUES

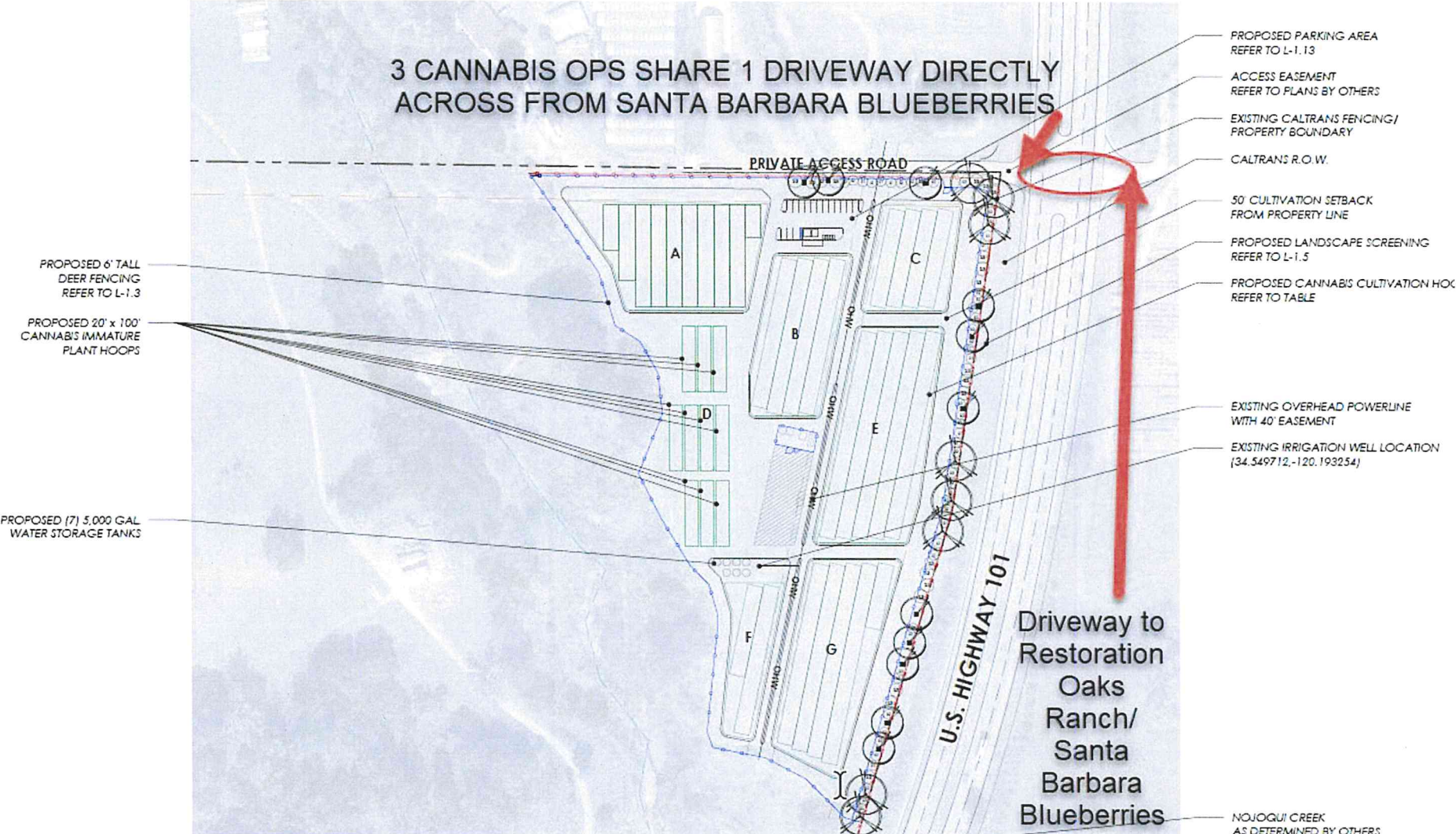
## THREE CANNABIS OPERATIONS SHARE A SINGLE 20 FOOT DRIVEWAY

- TAT Ventures proposes: - 5 full time staff, - 12 seasonal workers, - 16 parking spaces
- Sierra Botanicals: - 10 full time staff (Mar-Dec), - 15 parking spaces (4 new),
- Nojoqui Farm: - 5 full time staff, - 19 seasonal workers, - 24 parking spaces

### **Grand Total for usage of the single 20 foot driveway across from Restoration Oaks Ranch:**

- (Up to) 20 full time staff
- (Up to) 31 seasonal workers
- (Up to) 55 parking spaces

# 3 CANNABIS OPS SHARE 1 DRIVEWAY DIRECTLY ACROSS FROM SANTA BARBARA BLUEBERRIES



PROPOSED 6' TALL DEER FENCING REFER TO L-1.3

PROPOSED 20' x 100' CANNABIS IMMATURE PLANT HOOPS

PROPOSED (7) 5,000 GAL WATER STORAGE TANKS

PRIVATE ACCESS ROAD

A

B

C

D

E

F

G

U.S. HIGHWAY 101

Driveway to Restoration Oaks Ranch/ Santa Barbara Blueberries

PROPOSED PARKING AREA REFER TO L-1.13

ACCESS EASEMENT REFER TO PLANS BY OTHERS

EXISTING CALTRANS FENCING/ PROPERTY BOUNDARY

CALTRANS R.O.W.

50' CULTIVATION SETBACK FROM PROPERTY LINE

PROPOSED LANDSCAPE SCREENING REFER TO L-1.5

PROPOSED CANNABIS CULTIVATION HOC REFER TO TABLE

EXISTING OVERHEAD POWERLINE WITH 40' EASEMENT

EXISTING IRRIGATION WELL LOCATION (34.549712, -120.193254)

NOJOQUI CREEK AS DETERMINED BY OTHERS

# TRANSPORTATION DEMAND ISSUES

## INGRESS AND EGRESS IS A SHARED 20 FOOT DRIVEWAY

Via email, Caltrans commented on the shared driveway of these three county projects.

**“ ... Caltrans can reject a permit if there is intensification of an access point without Caltrans’ approval...”**

**-Caltrans had some meetings with the County on these projects and provided comments.** Our comments were that the applicant **must obtain a Caltrans encroachment permit prior to issuance of building or land use permits** as well as bringing the current access up to Caltrans’ safety and operational standards.



# THE FRAGILE WATERSHED

**Since 1953, Every 20 Year Span Has At Least One 5 Year Drought**

- Cannabis plants typically require 6 Gallons/Day and up to 2,000 can be planted in an acre
- If 20 acres of cannabis were planted and cultivated for 3 harvests (9 months), they would use 202 acre-feet per year every year, far more than known historical use.
- The Nojoqui Creek Watershed cannot support this, the ecosystem and the neighborhood will suffer during droughts

# Sierra Botanicals Processing

We Ask You To Deny the Permit For These Reasons:

- 1) The project odor is directly detrimental to the public good and climate management programs and projects of Restoration Oaks Ranch, and the project makes no effort whatsoever to manage odor in it's outdoor hoop houses.
- 2) The shared driveway has not been approved by Caltrans, and it is a safety concern. Neither TAT Ventures nor the Sierra Botanicals projects should be approved before Caltrans conducts their due diligence and issues a encroachment permit.
- 3) The Nojoqui Creek Watershed cannot support many acres of cannabis plants. The cannabis grows will hurt the ecosystem, themselves and the neighborhood during periods of drought.