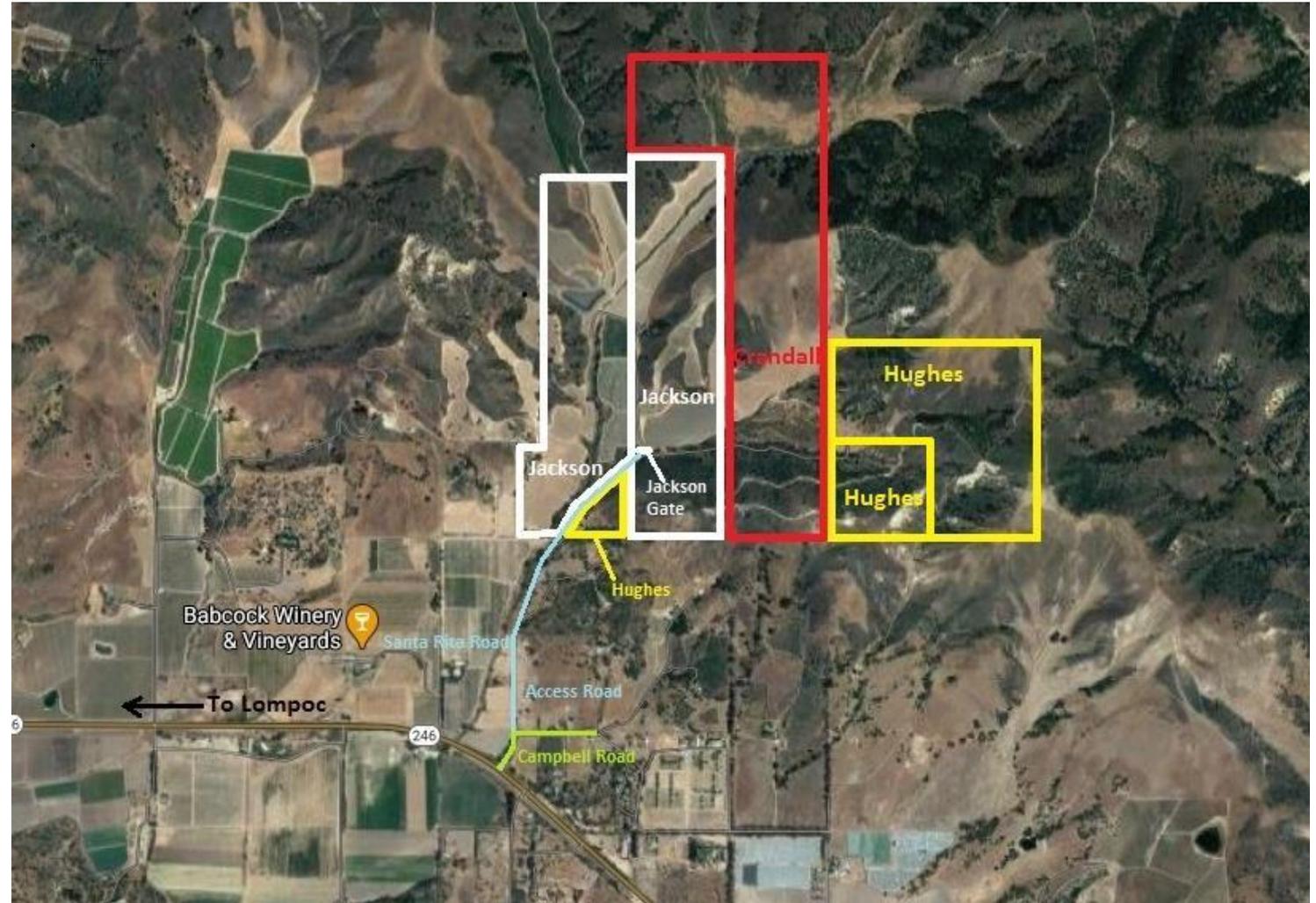
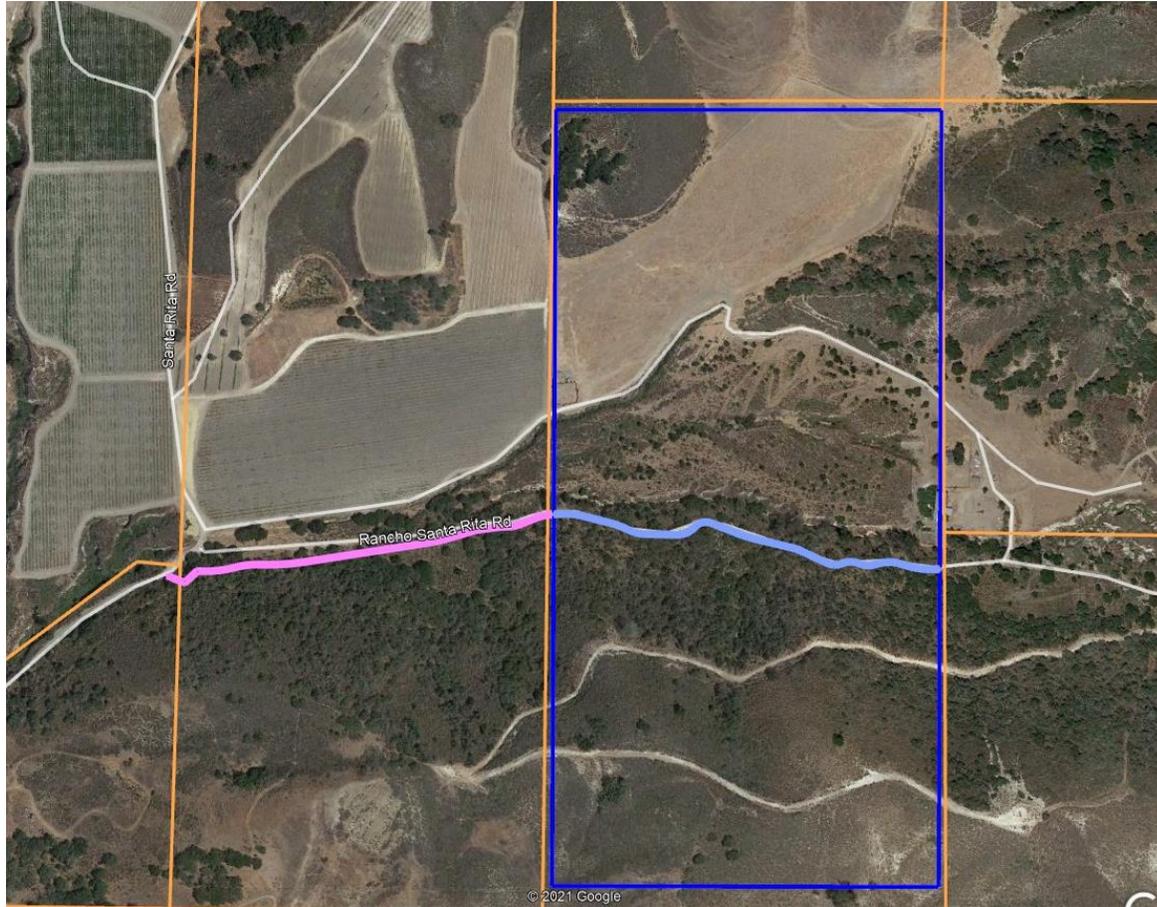


COUNTY OF SANTA BARBARA  
BOARD OF SUPERVISORS  
SEPTEMBER 21, 2021  
ITEM 4

*Appeal No. 21APL-000000-00031*

# Overview of Properties at Issue





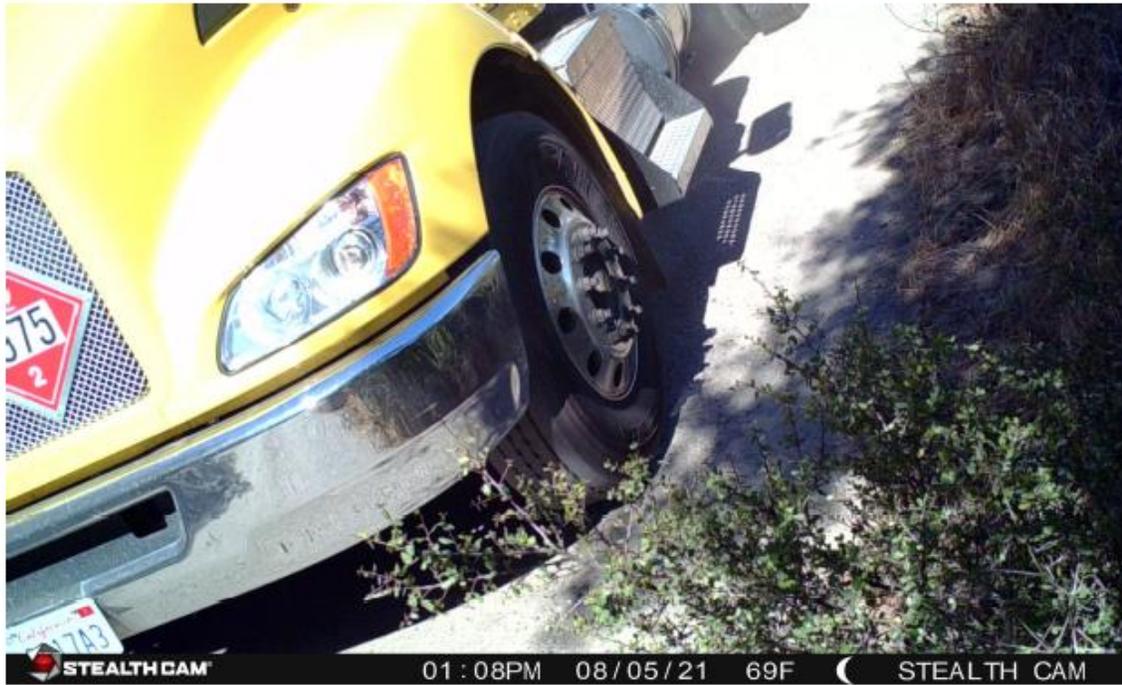
# THE EASEMENT ROAD



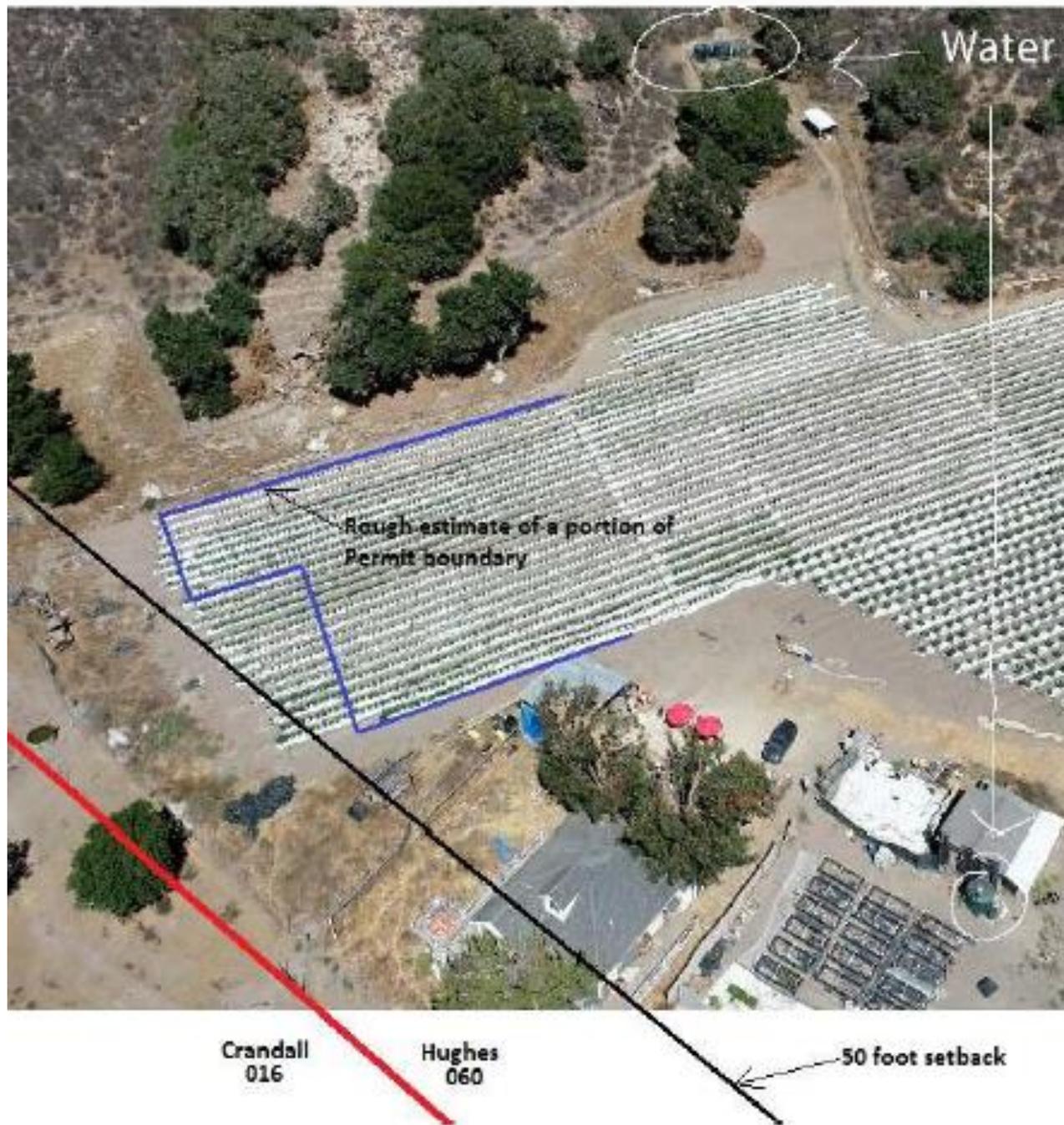
THE ROADS ARE  
NOT SUFFICIENT TO  
SUPPORT THE  
PROPOSED  
CANNABIS  
TRANSPORTATION



## ROAD DAMAGE



# COMMERCIAL VEHICLE USE



# THE GROW AREA ENCROACHES INTO SETBACKS



Rough estimate of a portion of  
Permit boundary



ENTIRE LEACH  
FIELD WITHIN  
THE SETBACK

Leach field per Site Plan

OPERATIONS OCCURING OUTSIDE  
PERMITTED HOURS

OPERATIONS  
OUTSIDE  
PERMITTED  
HOURS

11:41PM

08/16/21

62F

STEALTH CAM



WATER  
COMPANY  
CONFIRMED  
WATER NOT  
SUFFICIENT  
FOR  
PROJECT

August 11, 2020

Kim Hughes  
5423 Santa Rita Rd  
Lompoc, CA 93436

Re: Water Service

We have received recent communication from your tenant, Jason Hillenbrand, regarding a proposed project for an “*outdoor cannabis cultivation operation*” with a service address at your property, 5423 Rancho Santa Rita Road in Lompoc. One presumes he represents you in this matter and that our reply is properly directed to you as owner at that address.

In answer to his request, let me affirm that you do own 15 shares in the water company and are entitled to service at that address – as defined within our governing documents. The “*Proposed Project located at 5436 Santa Rita Road*” is not familiar to us and is not listed in our documents. Perhaps you can clarify this point. It would be helpful.

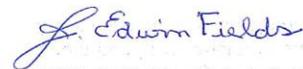
Moreover, some language within Jason’s request was not entirely acceptable to us. It is beyond our experience, for example, to determine if we have “*sufficient water supply available to serve the Proposed Project.*” Nor can we affirm in our limited role if “*the project parcel has adequate ‘water credit’ for the forecasted demand associated with the Proposed Project.*” We observe that your project description does not offer a forecasted demand. Again, it would be helpful.

Let me add that water delivery to your property is a variable quantity, an allotment determined annually and listed on your water bill. A decade of drought and other constraints compel us to maintain flexibility in the allotment we assign to each share of ownership. Beyond that, you share a common infrastructure with two dozen homes, and in the face of unforeseen problems, our focus must always remain on household and domestic use over agricultural interests.

So again, let me affirm that you are entitled to water service at your property consistent with our governing documents. We might hope your allotment at 15 shares is sufficient to the project you describe, but we cannot in good faith attest that it is. We simply don’t have the agricultural experience or savvy to make that call. Perhaps a more detailed survey would be useful to us all.

That said, you might consider that shareholders with agricultural interests can always drill their own ag well to additionally serve their property. And, of course, one can purchase additional shares to increase their allotment if they’re already close to meeting their goals. Just a thought.

Anyway, do keep us in the loop; we genuinely wish you all the best.

  
J. Edwin Fields ([jedwinfields@gmail.com](mailto:jedwinfields@gmail.com))  
President, Vista Hills Mutual Water Co.  
5423 Campbell Road, Lompoc, CA 93435

cc: Santa Barbara County Planning Department

RECEIVED  
AUG 14 2020  
S B COUNTY  
PLANNING & DEVELOPMENT

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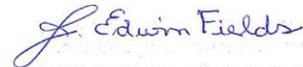
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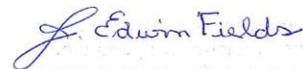
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# CA Drinking Water Watch

## Water System Details

Water System No. :	CA4200848	Federal Type :	C
Water System Name :	VISTA HILLS MUTUAL WATER COMPANY	State Type :	C
Principal County Served :	SANTA BARBARA	Primary Source :	GW
Status :	A	Activity Date :	07-26-2016
Distribution System Classification :	D1	Max Treatment Plant Classification :	There are no treatment plants

### Water System Contacts

Type	Address	Phone	Email - Web Address
Physical Location Contact	CA4200848-VISTA HILLS MWC <a href="http://LOMPOC.CA.93436">LOMPOC.CA.93436</a>	There is no phone	There is no email address There is no web address
Administrative Contact	<a href="http://5588.CAMPBELL.ROAD">5588 CAMPBELL ROAD</a> <a href="http://LOMPOC.CA.93436">LOMPOC.CA.93436</a>	310-922-8820	<a href="mailto:JEDWINFIELDS@GMAIL.COM">JEDWINFIELDS@GMAIL.COM</a>

### Division of Drinking Water District / County Health Dept. Info

Name	Phone	Email	Address
LPA72 - SANTA BARBARA COUNTY	805-681-4900	<a href="mailto:phd@hsweb@sbcphd.org">phd@hsweb@sbcphd.org</a>	225 Camino del Remedio SANTA MARIA CA 93110

### Annual Operating Periods & Population Served

Start Month	Start Day	End Month	End Day	Population Type	Population Served
1	1	12	31	R	75

### Service Connections

Type	Count	Meter Type	Meter Size Measure
AG	1	ME	0
AG	0	UM	0
CM	0	ME	0
CM	0	UM	0
IN	0	ME	0
IN	0	UM	0
RS	20	ME	0
RS	0	UM	0

### Sources of Water

Name	Type Code	Status
WELL #4	WL	A
WELL #5	WL	A
WELL #1	WL	I
WELL #2	WL	I
WELL #3	WL	I

### Service Areas

Code	Name
R	RESIDENTIAL AREA

### Water Purchases

Seller Water System No.	Water System Name	Seller Facility Type	Seller State Asgn ID No.	Buyer Facility Type	Buyer State Asgn ID No.
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# THE PROJECT REQUIRES AN INITIAL STUDY

- CEQA Guideline 15168(c)(1) “[i]f a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared.”
- The PEIR does not address conflicts between the proposed cannabis cultivation and the adjacent and nearby conventional and existing agricultural operations, including animal grazing, as well as impacts to residential water used.
- Unaddressed impacts also include possible migration of pest control products use by the cannabis operations and erosion caused by unauthorized use of paths cut into the Crandall Property.
- Greater impacts due to piecemeal approach to Project. Applicant intends to apply for another 5-acres of cultivation on the Site.

# INSUFFICIENT INFORMATION TO SUPPORT REDUCED SETBACK

- County Land Use & Development Code 35.42.140.C.3(4)
  - “hoop structures and shade structures shall be setback 100 feet from the top-of-bank or edge of riparian vegetation of streams and creeks, whichever is more protective of the resource.
  - Revised Project provides for hoop structures for nursery and mature cultivation.
  - Project description provides that “[n]o cultivation will occur within the 50-foot setback from top of bank of ephemeral drainage,” indicating that cultivation will occur within 100-feet. There should be no cultivation within the 100-foot setback. There is no support to increase the amount of cultivation by decreasing protection to existing resources.
  - Note that this Project is not the complete project, as Applicant has indicated it intends to include another 5 acres of cannabis cultivation soon.

THANK YOU