




COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Board of Supervisors

FROM: Lisa Plowman, Director, Planning & Development Department
(805) 568-2086 

DATE: April 17, 2020

RE: Applicant Appeal of Santa Barbara West Coast Farms LLC Cannabis
Cultivation Project, Case No. 19APL-00000-00036, Third Supervisorial District

The purpose of this memo is to provide the Board of Supervisors with additional information regarding the Central Board of Architectural Review's (CBAR's) design review of the Santa Barbara West Coast Farms, LLC Cannabis Cultivation Project, provide supplemental information regarding the proposed odor mitigation system [Attachments 15 and 16 of the Board Letter dated April 21, 2020 (Board Letter)] and clarify the acreages noted in the conclusion of the Board Letter.

CBAR Design Review

The CBAR conducted design review of the proposed project on November 8, 2019 and December 13, 2019. Mention of the December 13, 2019 CBAR hearing was inadvertently omitted from the Board Letter discussion. As detailed in the Board Letter under **Appeal Issue 1, Visual and Aesthetics**, the Applicant presented the proposed project before the CBAR on November 8, 2019; the CBAR provided comments on the aesthetics of the proposed structures and advised the Applicant to simplify the proposed landscaping pallet and include the use of native species.

The Applicant subsequently returned to the CBAR on December 13, 2019 for further conceptual design review. The CBAR commented that the Applicant responded well to the CBAR's previous comments regarding adjustments to the proposed structures and landscaping pallet. The CBAR requested that the Applicant return in January for a site visit with story poles and Preliminary/Final Approval. Since the December 13, 2019 CBAR meeting, the project has not returned to the CBAR. Should the Board uphold the appeal and grant *de novo* approval of the revised project, the project would then return to the CBAR for Preliminary/Final approval pursuant to Condition 8 of Attachment 4 to the Board Letter. The CBAR minutes from the December 13, 2019 meeting are included as Attachment 1 to this memorandum.

Odor Mitigation System

The Applicant is proposing a different location for the proposed Byers Waterless Vapor-Phase System (proposed vapor phase system), as compared to the proposed location of the proposed vapor phase system that the Planning Commission considered as part of the Planning Commission’s action on December 4, 2019. The Applicant submitted supplemental information (Attachment 2 to this memorandum) that describes the design basis for the proposed vapor system as depicted on the proposed site plans included as Attachment 13 to the Board Letter. The information is included as Attachment 2 to this memorandum. This does not change staff’s analysis set forth in the Board Letter and Attachments 3 and 5 to the Board Letter.

Acreage Clarification

On page 10 of the Board Letter, staff misstated the size of the revised, proposed nursery and processing area; the Board Letter should state (edits shown in strikeout and underline): “...whereby the applicant requests 50.12-acres of cannabis cultivation of which ~~6.36 acres~~ 4 acres would be used for nursery and processing areas.”

There are no changes to the actions set forth in the Board Letter.

Attachments:

1. CBAR Minutes December 13, 2019
2. Odor Abatement System Design Memo

Attachment 1: Central Board of Architectural Review (CBAR)
December 13, 2019 Minutes

COUNTY OF SANTA BARBARA



**CENTRAL
BOARD OF ARCHITECTURAL REVIEW
UNAPPROVED MINUTES
Meeting Date: December 13, 2019**

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough **Chair**
C. Puck Erickson-Lohnas **Vice-Chair**
Robin Brady
Lowell Lash, Alternate
Brett Marchi

Cass Ensberg
Allan Corlin, Alternate
Ciara Ristig, Planner
Lia Marie Graham, CBAR Secretary

The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Vice Chair, Erickson-Lohnas at 9:20 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

BOARD MEMBERS PRESENT:

Puck Erickson-Lohnas
Cass Ensberg
Allan Corlin
Robin Brady
Brett Marchi
Bethany Clough

STAFF MEMBERS PRESENT:

Lia Marie Graham
Ciara Ristig

BOARD MEMBERS ABSENT:

Lowell Lash

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: 1

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT:

III. MINUTES: Erickson-Lohnas moved, seconded by Marchi and carried by a vote of 4 to 0 (Brady recused) to approval the October 11, 2019 minutes.

Clough moved, seconded by Erickson-Lohnas and carried by a vote of 5 to 0 to approve the November 8, 2019 minutes.

IV. CBAR MEMBERS INFORMATIONAL BRIEFINGS: Upcoming Joint Chairs Meeting

V. STAFF UPDATE: None

VI. **CONSENT AGENDA: None.**

VII. **STANDARD AGENDA:**

The Representatives of the following items should be in attendance at this CBAR Meeting by 9:15 A. M.

1. **19BAR-00000-00144 Tschida New SFD, Detached Garage, Pool/Spa and Garage Santa Ynez**
19LUP-00000-00305 (Tina Mitchell (805) 934-6289, Planner) **Jurisdiction: Ridgeline**
Request of Ensberg Jacobs Design Inc., architect for Michael and Katrina Tschida to consider Case No. 19BAR-00000-00144 for **Preliminary and Final Approval of a new 3,870 square foot main residence and terraces and a 496 square foot detached garage.** The proposed project will require approximately 3,500 cubic yards of cut and 3,500 cubic yards of fill. The property is a 19.18 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-280-044 located at **3160 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 08-22-19 & 10-11-19)

CBAR Comments:

- Study height of structures and sections and mark plans to ensure meets requirements
- Add tree protection notes to plans
- Planner to add note 'see markups' regarding heights

ACTION: Brady moved, seconded by Corlin and carried by a vote of 5 to 0 to grant Preliminary and Final Approval as amended of 19BAR-00000-00144.

2. **19BAR-00000-00148 Rancho Reata LLC Los Olivos**
19LUP-00000-00445 (Erick Gomez, Planner) **Jurisdiction: Rural**
Request of Haley Kolosieke, agent for Rancho Reata, LLC to consider Case No. 19BAR-00000-00148 for **Preliminary and Final Approval of a New 701.82 square foot guesthouse and 664.34 square foot pool cabana a 334.72 square foot open trellis, and a 282.75 square foot open arbor. Additionally, the applicant requests permitting of as-built structures including two 259 square foot horse shade open sided structures, one 564 square foot horse shade open sided structure, and one 576 horse shade open sided structure.** The following structures exist on the parcel currently: 4,408 square foot main residence, 343 square foot car port, 1,681 square foot gym, and 201 square foot spa. The proposed project will require approximately 82 cubic yards of cut and 29 cubic yards of fill. The property is an 85.69 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-110-066 located at **7003 Foxen Canyon Road** in the Los Olivos area, Third Supervisorial District. (Continued from 8-22-19 & 11-8-19).

Public Comment: Nancy Emerson

CBAR Comments:

- Show shielding of bulb, light angle
- Note section notes on civil plans

ACTION: Marchi moved, seconded by Brady and carried by a vote of 5 to 0 to grant Preliminary and Final Approval as amended of 19BAR-00000-00148.

The Representatives of the following items should be in attendance at this CBAR Meeting by 9:25 A. M.

3. **19BAR-00000-00183 Mechanics Bank Signs Santa Ynez**

19SCC-00000-00011 (Erick Gomez, Planner) **Jurisdiction: Urban**
Request of Steller Installations, agent for Moniot Family Trust to consider Case Number 19BAR-00000-00183 for Preliminary and Final Approval of new signs to reflect a change in business name from Rabobank to Mechanics Bank. The project includes three wall signs (29.6 square feet, 8 square feet, and 4 square feet), one monument sign (35 square feet), and minor changes of copy on existing parking and accessory signs. The following structures exist on the parcel currently: a bank and four signs. The property is a .23 acre parcel zoned C-2 and shown as Assessor's Parcel Number 143-220-016 located at 3600 Sagunto Street in the Santa Ynez area, Third Supervisorial District. (Continued from 11-8-19)

CBAR Comments:

Monument sign (unlit):

- Sign needs to be on two posts like existing or keep the same cabinet and landscaping and replace the signage
- Needs to conform with surroundings, local area

Main Wall sign:

- Include kelvin number on plans

ATM Lighting

- Lighting needs to be Dark Sky Compliant or removed

***ACTION:** Erickson-Lohnas moved, seconded by Lash and carried by a vote of 5 to 0 to grant Preliminary Approval of 19BAR-00000-00183 if the monument sign is placed on poles. Project may return Final on Consent.*

4. 19BAR-00000-00216 Wood Accessory Structure and Conversion Solvang
19LUP-00000-00495 (Erick Gomez, Planner) **Jurisdiction: Urban**

Request of Annette Fair, agent for Yvonne Wood to consider Case No. 19BAR-00000-00216 for **Conceptual Review of the construction of detached 3 car garage with workshop area of 941 square feet, 1/2 restroom, and 686 square foot carport.** The project will also include the conversion of the existing 1579 square foot garage to a recreation room. The following structures currently exist on the parcel 2,593 square foot residence, 2,623 square foot barn, and 523 square foot stall. The proposed grading for the project is to be determined. The property is a 5 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-710-007 located at **754 Mesa Vista Lane**, in the Solvang area, Third Supervisorial District.

Public Comment: Nancy Emerson

CBAR Comments:

- Reexamine roof structure of garage, balance sides of structure with fenestration or eaves
- Remove cantilever roof on west elevation
- Roof materials acceptable- match house or metal color shown (taupe)
- Add notes to plans to denote materials
- Add lighting, comply with dark sky requirements, show 15 degree cutoff on plans

Return for Preliminary and Final Review with Planner Memo

5. 19BAR-00000-00202 Folded Hills Signs Goleta
19SCC-00000-00008 (Tina Mitchell (805)934-6289, Planner) **Jurisdiction: Rural**

Request of Brett Jones, agent for Folded Hills Winery to consider Case No. 19BAR-00000-00202 for **Conceptual Review and Preliminary and Final Approval of two 24 square foot identification signs, one 16 square foot combination farm sign, and one 15 square foot sale of farm products sign.** The following structures currently exist on the parcel: a winery and ranch buildings totaling around 9,500 square feet. The property is a 230 acre parcel zoned AG-II-100 and is shown as Assessor's Parcel Number 081-020-024 and 081-020-029 located at **2323 Old Coast Highway** in the Goleta area, Third Supervisorial District.

Public Comment: Nancy Emerson

CBAR Comments:

- Signs need to be placed where shown on plans.

***ACTION:** Clough moved, seconded by Erickson-Lohnas and carried by a vote of 5 to 0 to grant Conceptual, Preliminary and Final Approval of 19BAR-00000-00202.*

6. 16BAR-00000-00069 Inn at Mattei's Tavern Los Olivos
09DVP-00000-00019 (Nicole Lieu, Planner) **Jurisdiction: Urban**
Request of DMHA Architecture, architect for Railway Jonata, to consider Case No. 16BAR-00000-00069 for **Final Approval of revisions to a hotel development and historic renovation project, this would result in a reduction of 589 square feet, relocation of a proposed new entry loop, and additional miscellaneous changes.** The project will require 3,514 cubic yards of cut and approximately 3,773 cubic yards of fill. The property is a 6.61 acre parcel zoned C-2 and shown as Assessor's Parcel Number 135-073-006, -007, 135-064-021, -022, -023 and -024 located at 2626 Railway, **2329 Jonata** in the Los Olivos area, Third Supervisorial District (Continued from 8-22-19, 9-13-19 & 10-11-19).

CBAR Comments:

- If sound walls required for a/c units, CBAR comfortable with P&D staff making conformity determination, ideally board and batten or something simple
- Create material boards for permit compliance
- Add lighting cut off sheet to plan sets

***ACTION:** Clough moved, seconded by Erickson-Lohnas and carried by a vote of 5 to 0 to grant Final Approval of 16BAR-00000-00069.*

7. 18BAR-00000-00113 Strauss Wind Energy Project (SWEP) Lompoc
16CUP-00000-00031, **Jurisdiction: Commercial Energy**
18VAR-00000-00002 (Kathy Pfeifer (805) 568-2507, Planner)

Request of Daniel Duke, agent for Strauss Wind, LLC to consider Case No. 18BAR-00000-00113 for **Preliminary and Final Approval of a wind generating facility**, including 29 wind turbines up to 492' tall, a maintenance/operation building, an onsite electrical substation, onsite electrical switchyard, onsite electrical collection powerlines, a 7.3-mile transmission line from the onsite substation to the onsite switchyard, reconductor (replacing wires and poles) for 0.8 miles along PG&E's existing Manville 115-kV power line from the proposed switchyard to PG&E's Cabrillo substation, and equipment upgrades to PG&E substation in the City of Lompoc. The following structures currently exist on the parcel: barns and residences, there are no existing structures in the proposed wind turbine locations. The proposed project will require approximately 948,179 cubic yards of cut and 950,811 cubic yards of fill. The project includes a variance to allow the base of 10 wind turbine towers to be setback not less than 230 feet from property lines adjoining Vandenberg Air Force Base and the base of five wind turbine towers a reduction of setback requirements from internal contiguous participating property lines to 194 feet on property zoned AG-II-100, in compliance with Sections 35.82.200 and 35.57.050 of the County Land Use and Development Code. The project site encompasses 5,887 acres, shown as the following Assessor's Parcel

Numbers (APNs); Wind Site: 083-100-008, 083-250-011, 083-250-016, 083-250-019, 083-090-001, 083-090-002, 083-090-003, 083-080-004, 083-100-007, 083-100-004, and 083-090-004; and transmission line route: 093-140-016, 083-060-013, 083-030-031, 083-030-005, 083-030-006, 083-110-012, 083-110-007, 083-110-008, 083-060-017, 083-110-002, and 099-141-034. The site is located southwest of the City of Lompoc near the intersection of San Miguelito Road and Sudden Road in the city of Lompoc in the unincorporated territory of Santa Barbara County in the Third and Fourth Supervisorial Districts. (Continued from 9-14-18, 11-9-18 & 12-14-18, 9-13-19 & 10-11-19 (not heard)).

Public Comment: Richard Adam representing George Bedford

CBAR Comments:

- a. Provide lighting cut sheet details; eliminate glass on fixture
- b. Where possible, recess the light fixtures themselves under the eaves and reduce the overall number of fixtures proposed. If a light is not needed by code, eliminate it.

Action: Clough moved, seconded by Erickson-Lohnas and carried by a vote of 5 to 0 to grant preliminary approval to 18BAR-00000-00113 Strauss Wind Energy project, making the 9 findings in Section 35.82.07.F of the LUDC for the project as a whole while acknowledging as stated in the Comprehensive Plan Land Use Visual Element Policy 2 "that in areas designated as rural in land use maps the height, scale and design of structures shall be compatible with the character of the surrounding environmental except where technical requirements dictate otherwise" and therefore we are applying this to the turbines with regard to the findings based on information provided by the applicant and the planner that have verified that technical requirements do dictate otherwise with regard to the turbines. Further preliminary approval is also conditional on the comments that have not been addressed, regarding lighting details, reducing lighting fixture numbers, recess lighting, and landscape plan.

8. **19BAR-00000-00195 Santa Barbara Westcoast Farms – Cannabis Buellton**
19LUP-00000-00064 (Melanie Jackson, Planner) **Jurisdiction: Rural**
Request of Martin DeMartini, agent for Santa Barbara Westcoast Farms to consider Case No. 19BAR-00000-00195 for **Further Conceptual Review of a 3,200 square foot single story processing facility and a 3,200 square foot single story storage building**. The parcel is currently vacant. The property is a 72 acre parcel zoned AG and shown as Assessor's Parcel Number 099-240-067 located at 1800 West Highway 246 in the Buellton area, Third Supervisorial District. (Continued from 11-8-19)

CBAR Comments:

- Schedule a site visit with story poles for next CBAR meeting
- Project responded well to previous comments
- Confirm lighting is dark sky compliant

Return for Prelim/Final approval with a site visit

There being no further business to come before the Central Board of Architectural Review, Board Member Lash moved, seconded by Clough and carried by a vote of 5 to 0 to adjourn the meeting until 9:15 A.M. on Friday January 17, 2019 in the Solvang Municipal Court, Solvang, CA 93463.

Meeting adjourned at 3:56 P.M.

Attachment 2: Odor Abatement System Design Memo

April 15, 2020

Santa Barbara West Coast Farms, LLC
1800 West Highway 246
Buellton, CA 93427

Subject: Odor Abatement Plan (Sheet 1.10), Santa Barbara West Coast Farms

This supplement to the Santa Barbara West Coast Farms Odor Abatement Plan (OAP) is provided to describe the design basis for locating the proposed odor abatement vapor system, as shown on Sheet 1.10 of the final drawing package.

The proposed vapor system uses an odor neutralizing agent, Ecosorb CNB 100, which mixes in the air with the odor-causing compounds. The agent is dispersed through a waterless vapor-phase system that uses absorption technology to achieve odor reductions. The principle of absorption relies on contact between the agent and the odor compound, with higher contact yielding increased absorption efficiency and greater odor reduction. As such, adsorption efficiency is maximized when the neutralizing agent is introduced in close proximity to the odor source.

The waterless vapor delivery system will extend approximately $\frac{3}{4}$ mile along the perimeter to the north and east of the grow area. This location is intended to maximize absorption efficiency and odor reduction. Specific consideration was made in locating the delivery line along the outline of the grow area, which brought portions of the vapor line along the interior of the property to be closer to potential odor sources. In addition, locating the vapor delivery lines closer to the grow areas will take advantage of the prevailing wind flows by placing the vapor dispersal directly downwind of the grow area.

Should you have any questions or concerns, please contact me at (949) 248-8490.

Sincerely,



Greg Wolffe, CPP
Principal Scientist
Yorke Engineering, LLC
GWolffe@YorkeEngr.com

cc: Pete Moore, Yorke Engineering, LLC

Enclosures:

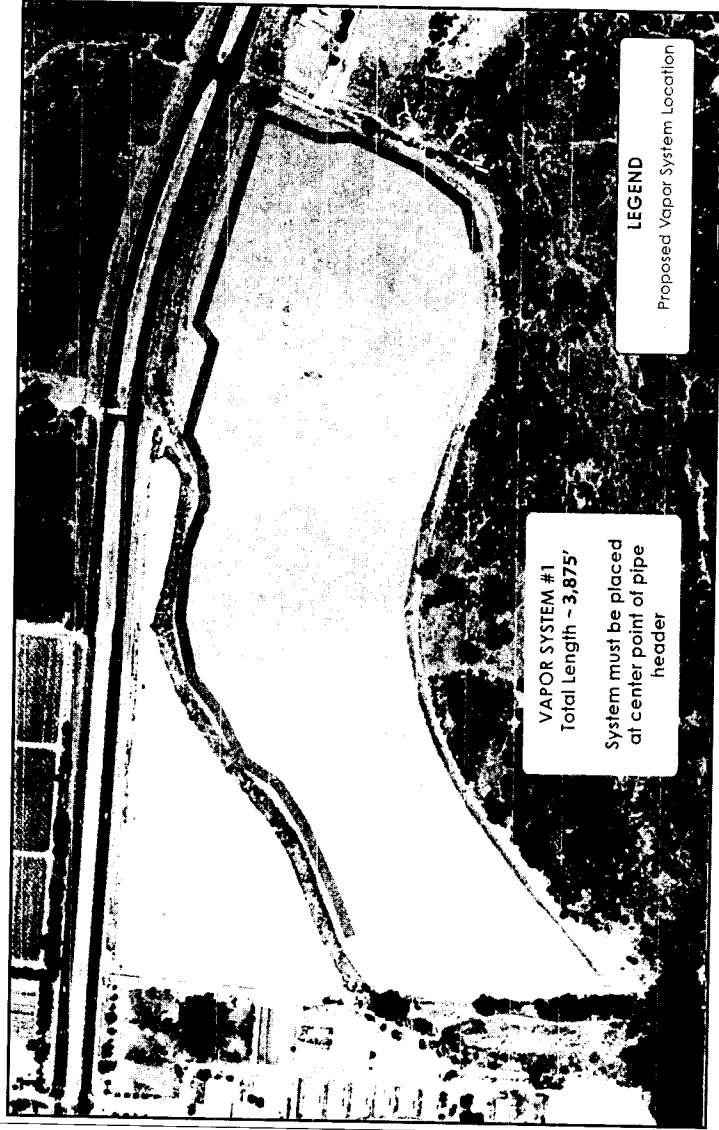
1. Attachment 1 – Odor Abatement System (Sheet 1.10, 4/9/2020)

ATTACHMENT 1 – ODOR ABATEMENT SYSTEM (SHEET 1.10, 4/9/2020)



Byers Scientific & Manufacturing
Industrial Odor Management

PROPOSED 6" PVC D2729 LAYOUT
1800 W HIGHWAY 246
BUELLTON, CA 93427



2332 W. Industrial Park Drive · Bloomington, IN 47404 USA

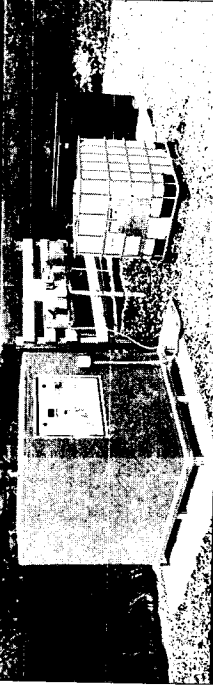
www.byers-scientific.com



Byers Scientific & Manufacturing
Industrial Odor Management

2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 767-9218

WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL



KEY FEATURES:

- Patent-pending Uniform Vapor-Distribution Technology ensures that a consistent and controllable level of product is dispersed via the perimeter piping
- Remote monitoring 24/7 by Byers Scientific staff on status of all machine operating parameters
- Rugged weather resistant enclosure capable of withstanding prolonged exposure to wind, rain and other elements
- UL Listed control panel is designed for site specific electrical requirements (e.g., 480 VAC, 3 Phase)
- Air filter replacement can be done safely from outside, no need to open/unlock door
- Product reservoir tank provides up to three weeks of uninterrupted operation before needing refill!
- Key personnel receive email/SMS text notifications alerting of machine needs such as low tank level or air filter replacement
- Operational data are logged to provide evidence of compliance to local/state/federal agencies
- Optional weather station fully integrated with SCADA system available
- Utilizes Ecosorb® 607, a proprietary blend from OMI Industries that is specifically formulated for use in BS&M equipment
- Each system is custom designed and engineered for a client's site-specific characteristics
- Interior access via lockable 120-degree angle, gas assisted door for general machine maintenance such as product tank filling

www.byers-scientific.com • info@byers-scientific.com

□ ODOR ABATEMENT SYSTEM

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.10



PLEINAIRE
DESIGN GROUP
1800 WEST HIGHWAY 246, BUELLTON, CALIFORNIA 93427
2020.04.09

