

de la Guerra, Sheila

Public Comment - Group 3

#3

From: Jan Davidson <winemath@gmail.com>
Sent: Monday, April 20, 2020 3:46 PM
To: sbcob
Subject: for Planning commissioners RE RE: Santa Barbara West Coast Farms project
Attachments: WEST COAST FARMS.doc



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Please have the attached letter read at the BOS meeting tomorrow.

Thank you

--

Cheers!



A handwritten signature in black ink, appearing to be "JD" or similar initials.

Jan Davidson
805-736-3354
Jan@LaughLinesCo.com
Laugh Lines
85 West Highway 246
Buellton, CA 93427

SANTA BARBARA COUNTY BOARD OF SUPERVISORS

RE: Santa Barbara West Coast Farms project

Please **affirm the Planning Commission's denial** of the revised Santa Barbara West Coast Farms Project.

- I have personally smelled the Odors from the grow behind the Pence Property while driving along HWY 246 with my windows rolled up! How much worse will it be with Cannabis lining the highway itself? Will we be wearing masks forever? I moved my family here in 1992 for the clean air, pure water and unspoiled rural character of our Valley, not for it to turn into Industrial Cannabis County! We have a right to expect clean air in this valley!
- Residents, Vintners and Farmers vehemently **OPPOSE** the threat of an **Industrial Cannabis Corridor** lining Hwy 246 west of Buellton, and this **DENIED** project is only one of many cannabis applications in the immediate vicinity. These applications will create an environment inconsistent with both the essence of the Santa Ynez Community Plan and the CEQA premise that “It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.”
- This project will impact agricultural activities on non-cannabis farms, specifically application of standard materials (e.g. sprays to control pests and mildew) and standard practices (such as plowing that kicks up dust). *Fear of law suits* from cannabis growers has stopped professional applicators **who prevent drift** from working near cannabis operations. This impacts the long term viability of non-cannabis farming which is protected in the Ag Element
- This project will impact quality of agricultural products – specifically wine – or the perceived quality of wine - both threatening the industry in SB County.

Please support the Planning Commission’s **DENIAL** of this Project.

Thank you,

Jan Davidson
Santos Road in Sta. Rita Hills
30 Year Resident

de la Guerra, Sheila

From: Sharyne Merritt <professormerritt@gmail.com>
Sent: Monday, April 20, 2020 3:56 PM
To: sbcob
Subject: please read aloud at hearing

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.

Dear Chair Hart and Honorable Members of the Board of Supervisors

After presentations, public comment, and considerable discussion, your Planning Commission voted to deny the application of West Coast Farms. I urge you to follow their thoughtful decision.

if the applicant has changed the project so much that you think the Planning Commission's decision is no longer applicable, it is a new application and I urge you to treat it as such with it going through all lower level approval and appeal processes.

thank you
s merritt, farmer

de la Guerra, Sheila

From: Dianne Pence <diannedpence@gmail.com>
Sent: Monday, April 20, 2020 4:29 PM
To: sbcob
Cc: Hartmann, Joan; Hart, Gregg; Adam, Peter; Lavagnino, Steve; Williams, Das
Subject: BOS 4/21/20 Hearing - 248 word statement to be read into the Public Record for Agenda Item #3 – Santa Barbara West Coast Farms:
Attachments: 246 Cannabis Corridor.pdf; ATT00001.htm

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.

April 20, 2020

Dear Honorable Chair and Supervisors,

We thank you for the work you and staff are doing and we hope that you are all healthy and safe during these challenging times.

We ask that you **please read the following 248-word statement into the Public Record for Agenda Item #3 – Santa Barbara West Coast Farms:**

We ask that the Board **uphold the 5-0 denial by the Planning Commission for the West Coast application. This 50 acre industrial scale operation will adversely impact the entire Buellton community and legacy agriculture, wine and tourism. As shown in the attached map, 6 industrial cannabis projects run adjacent to each other along the scenic Highway 246 corridor - our designated Gateway to the Santa Ynez Valley and the STA Rita Hills wine appellation.**

Combined with 21 **pending projects in the area, this clustering of cannabis operations will total over 200 acres.** The pungent smell of marijuana, coupled with the unsightly hoops in which it is grown, creates a virtual stop sign for visitors who support our hotels, restaurants, and tasting rooms. The Santa Barbara Wine Country's "brand" is built on its scenic landscapes and outdoor tasting experiences. Visitors that come for the outdoor experience only to find cannabis odors, will not come back. The significant odors produce and impacting **over 20 tasting rooms and wineries in the immediate area** and present a **direct threat to the wine and tourism industries - the primary economic engines of the Santa Ynez Valley.**

The over-proliferation of commercial cannabis operations, excessive acreage and density of grows along the 246 and Santa Rosa Road scenic corridors will put our wine industry out of business.

Please uphold the PC denial for West Coast and evaluate every successive application through a CUP and the project's impact on the surrounding community and environs.

Thank you.

FORMERLY KNOWN AS THE SANTA YNEZ VALLEY -
STA RITA HILLS AVA SCENIC CORRIDOR -
NOW 250+ ACRES CANNABIS CORRIDOR

ORGANIC GREEN
1807 WST HWY 246
(40 ACRES +
20 ACRES ILLEGAL)

BUSY BEE
(32 ACRES)

KEN BROWN TASTING ROOM

BRICK BARN WINERY
TASTING ROOM

ALMA ROSA WINERY
TASTING ROOM

IMAGINE WINERY
TASTING ROOM

LA FOND WINERY
TASTING ROOM

CENTRAL COAST AG
(50+ ACRES)

SANFORD WINERY
TASTING ROOM

WEST COAST FARMS
1800 WST HWY 246
(50 ACRES)

PETAL LUXE
2000 WST HWY 246
(10 ACRES)

PEAKE WINERY
TASTING ROOM

PENCE WINERY
TASTING ROOM

FIDDLEHEAD WINERY
TASTING ROOM

DIERBERG AND
STRANGE FAMILY
WINERY TASTING
ROOMS

SANTA RITA VALLEY
(37 ACRES)

CASTLE ROCK
(23 ACRES)

de la Guerra, Sheila

From: Kurt Ammann <kurt@melvillewinery.com>
Sent: Monday, April 20, 2020 4:32 PM
To: sbcob
Subject: West Coast Farms Appeal

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.

Dear Board of Supervisors:

I respectfully ask that my email be read the Public Record. My name is Kurt Ammann and I am the General Manager of Melville Winery. We are a family owned and operated Estate Vineyard and Winery located approximately 6 miles west of the proposed project. We are very concerned about the cumulative impact of smells and Terpene released from 50 acres of Cannabis and the damage it can do to vineyards, tasting rooms, other agriculture, and visitors experiences in the very windy area. We are also very concerned about the visual blight that 50 acres of hoop houses will cause especially since it is located at the front door of the Sta. Rita Hills AVA. The proposed development is in the Santa Ynez Valley Community Plan, which makes it only 1 of 4 special Gateways in the SYV. It completely ignores this plan's mission which is to protect the scenic corridors and pastoral beauty of the region. The proposed odor control system (Byers) is not proven to remove all Cannabis odors, smells and certainly not Terpenes. Residents in Carpentaria say it emits Vapors that have a scent which would only add more smells and chemical compounds to the air, which will ultimately fall on our vineyards.

Thank you for hearing our concerns-

Kurt Ammann
Melville Winery
General Manager
Tel: (805) 735-7302
Mobile: (707) 337-1837
www.melvillewinery.com
Established in 1997 100% Estate

de la Guerra, Sheila

From: Stephen Janes <stephen@pencevineyards.com>
Sent: Monday, April 20, 2020 4:44 PM
To: sbcob
Cc: sbcob
Subject: Westcoast Farms - Please Read at April 21 Hearing
Attachments: Letter Cannabis 04.20.20.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.

Dear Clerk for the Board:

Please accept this letter to be read into the public record in regards to the Westcoast Farms Hearing tomorrow. Thank you.

In Vino Veritas,

Stephen Janes
M. 805.455.0003
stephen@pencevineyards.com

P E N C E

VINEYARDS & WINERY

.....
STA. RITA HILLS

SANTA BARBARA COUNTY

1909 West Highway 246
Buellton, California 93427
www.pencevineyards.com
t 805.735.7000

April 20, 2020

Dear Board of County Supervisors:

I am asking you to endorse your Planning Commission's decision to not approve the Westcoast Farms development for the following reasons:

- Westcoast Farms is at the entrance to one of the four gateways to the Santa Ynez Valley Community Plan (SYCP). Having 50 acres of Cannabis seen as a sea of plastic hoop houses completely ignores the guidelines and spirit behind development in Santa Barbara County. This large scale and industrialized Cannabis will ruin the bucolic and rural nature of the region.
- The odor and terpene drift from 50 acres of Cannabis will be unprecedented in size and scale affecting residents, other agriculture, vineyards and tasting rooms. Pence Vineyards is directly across the street and therefore will be exposed to these odors and terpenes for 3-4 months due to their harvest schedules. This will be further compounded by the east/west and north winds that blow every day tainting their fruit as unusable and deterring customers from coming to experience their wines.

Cannabis and Wine are not fundamentally compatible with each other. Cannabis is a "Weed" and should be allowed to grow where it will not affect vineyards, residents and other agriculture. I urge to bring reason, common sense and logic to this debate so that you do not destroy one industry for the short term gain of another.

In Vino Veritas,



Stephen Janes

President, Santa Barbara Vintners Board of Directors

de la Guerra, Sheila

From: Jay Caplan <jay@privatereserve.org>
Sent: Monday, April 20, 2020 5:01 PM
To: sbcob
Subject: West Coast Agriculture - Board of Supervisors Meeting tomorrow

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.

My name is Jay Caplan. I am the CFO for ProFarms based in Lompoc CA. Over the past year we have gotten to know Kaevon Bagby and his team. Kaevon has created a world class project and team. Its unfortunate he has had to go through multiple hearings at the planning commission and the various appeals. Its our opinion that Mr. Bagby has complied with all of the local and state requirements for a Cannabis Cultivation Facility. He would be an outstanding member of the local cannabis community. Its our opinion that his project should be approved by the Board tomorrow.

I sincerely hope that his project gets approved tomorrow at the hearing.

Regards,

-Jay Caplan

Jay Caplan
Chief Financial Officer
Private Reserve Organics
Email: Jay@privatereserve.org
Phone: 650-281-5012

de la Guerra, Sheila

From: Andrew Murray <Andrew@andrewmurrayvineyards.com>
Sent: Monday, April 20, 2020 9:13 PM
To: sbcob
Subject: West Coast Farms Appeal

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 Read into the Public Record

I am a second generation Winegrower and Winemaker here in the Santa Barbara County. We were drawn here back in 1990 due to the rising acclaim of the region for the quality cultivation of winegrapes. Our mild daytime temperatures, ancient sea-bed soils, cold evenings, and cold breezes blowing off the cold pacific make for a near perfect place to grow world class grapes. The problem with Cannabis grows in Santa Barbara County is that they have grown relatively unchecked, and certainly out of step with how wineries and vineyards were allowed to establish themselves over the last 3 decades. Most Cannabis growers have intentionally flocked to the area, not for the climate, but rather for the loose laws and enforcement provided by our officials. I reference this Politico article that mocks Santa Barbara County for its unrestricted growth <https://www.politico.com/news/2020/02/18/wine-vs-weed-in-napa-valley-115322>. We are routinely held up as the Poster Child for how NOT to manage Cannabis growth in California. I am concerned about the cumulative impact of Smells and Terpene that will be released from 50 acres of Cannabis and the damage it can do to vineyards, tasting rooms and other agriculture in a wind prone wine region (our grape growing areas are literally defined by winds). I am further against the Visual Blight of 50 acres of Plastic and Hoop Houses in the Gateway to the Sta Rita Hills. In some corridors in Santa Barbara County, one needs to ask permission for the color of their barns...yet these Cannabis grows can create such an ugly, unnatural and smelly sight corridor.

Andrew Murray

Owner / Winemaker
(805) 686-8999 X104 // AndrewMurrayVineyards.com

 A N D R E W
M U R R A Y
V I N E Y A R D S

Only Rhône for 25 years!

de la Guerra, Sheila

From: Steve Junak <ranchocebada@gmail.com>
Sent: Monday, April 20, 2020 9:56 PM
To: sbcob
Subject: Public Comment to be read into record BOS hearing 21 April (Agenda item #3)
Attachments: Public comments for BOS 21 April 2020.docx

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.

Dear Clerk of the Board,

Please read the attached comments into the record during the Board of Supervisor's meeting on April 21, 2020. They concern Agenda Item #3 (SB West Coast Farms Cannabis Cultivation Appeal).

Thank you!

Steve Junak
ranchocebada@gmail.com

20 April 2020

RE: West Coast Farms (Cannabis) appeal (Agenda Item #3)

Good Morning Chair Hart and Supervisors,

Please uphold the unanimous Planning Commission decision to deny the West Coast Farms project.

In my opinion, there are several ongoing problems with the Cannabis Ordinance, including the immense size of proposed projects such as this one, the uncertainty associated with current odor abatement techniques, the granting of permanent land use entitlements before unintended consequences to neighborhoods become apparent, and the potential cumulative impacts caused by the clustering of Cannabis projects in sensitive areas like the Lompoc and Santa Ynez valleys.

West Coast Farms is way too large and is too close to the City of Buellton. Persistent westward winds will blow any odors associated with this project towards Solvang and Buellton, where residents have already been complaining about Cannabis odor.

The proposed project is too close to existing vineyards and wine tasting rooms. Please protect the established farming operations from Cannabis grows. They are not compatible with each other.

The wine industry is well established in Santa Barbara County and needs your respect and support. Wineries contribute to our local economy in many ways, providing good jobs, sales and property tax dollars, and they also attract tourists to our area.

Please do not jeopardize the future success of our local wine industry by allowing incompatible activities to move in, in this case right next door. Established businesses should be given priority when changes to our important agricultural and scenic areas are being considered.

This is the wrong place for a commercial Cannabis operation of this size.

Thank you for your consideration!

Sincerely,

Steve Junak

de la Guerra, Sheila

From: Nicholas L Miller <nmliller@thornhillcompanies.com>
Sent: Monday, April 20, 2020 10:33 PM
To: sbcob
Subject: Westcoast Farms Appeal

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 read this at the hearing
From Nicholas Miller
Bien Nacido Vineyards

I'm a fifth generation farmer here on the Central Coast.
Our family has been farming here since shortly after California became a State.
In our family's history, we have always identified strongly with the community of agriculture and looked for ways to connect and collaborate with other farmers.
In the community we've always found

Specifically the issues to highlight are:

1. Odor impacts - This project would not fit in, but would be in opposition to the operations of its neighbors
2. Visual impacts - The applicant proposes a hedge wall of trees that neither fit in, nor seem to adequately provide the visual block needed
3. West Coast is located within the Santa Ynez Valley Community Plan Area and is the largest proposed in the area (50 acres). The Community Plan sets forth specific compatibility requirements that have been ignored.

I am not opposed to cannabis growers in Santa Barbara County, but like the rest of the agricultural community it should be done in concert with the rest of Santa Barbara County's agricultural, not in opposition to it.

Thank you,



Nicholas Miller
Bien Nacido Vineyards
VP of Marketing & Sales
(805) 318-6411 Office
(805) 455-8963 Cell
nmliller@millerfamilywinecompany.com

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de la Guerra, Sheila

From: Leigh Johnson <rlj.leigh@gmail.com>
Sent: Tuesday, April 21, 2020 3:22 AM
To: sbcob
Cc: Hart, Gregg; Hartmann, Joan; Adam, Peter
Subject: West coast Farms hearing statement to be read please

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 read into record for the hearing Santa Barbara West Coast Farms
250 word statement
Thank you

I urge you to affirm the Planning Commission's denial of the revised Santa Barbara West Coast Farms Project. It was a 5-0 vote and shouldn't be taken lightly. The commissioners have demonstrated a convincing proficiency in deciding this judgement.

The denial on this 50 acre project at the Gateway to both the Santa Ynez Valley and STA. Rita Hills is key in protecting the award winning wine industry. Travelers coming through the Sta Rita vineyards should want to taste the wines of our famed appellation. If aesthetic blight, skunk odor and security concerns make them bypass the area; then a chance to offer a taste of a wine and garner a lifelong connoisseur is lost forever.

Cannabis farms are, quite simply, bad neighbors. We can tell you that first hand in Cebada Canyon. They act nice when applying for a permit... their agent will rave on about how they are upstanding and would never jeopardize their license and project. Typically the truth comes out after a permit is issued or even during the permit process. When permits in hand... the power of the cannabis associations will see to it that the county will never set foot on the industrial cannabis sites ever again. The National Pork council calls it slander when the FDA try's to inspect a salmonella outbreak at a hog farm. I can imagine similar tactics by cannabis alliances no matter what chapter 50 says about compliance and enforcement.

Thank you for your consideration,
Leigh Johnson
Cebada Canyon

de la Guerra, Sheila

From: karen@vintegratedsolutions.com
Sent: Tuesday, April 21, 2020 7:17 AM
To: sbcob
Subject: West Coast Farms Appeal - Please Read at the Hearing

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.

Good morning Supervisors and Chair Hart,

First of all, my sincere hope that you and your extended family and village are all healthy. And thank you all for your efforts to keep the County that way during this pandemic.

We are all suffering financially, and particularly the wine and restaurant sector. However, reading in the papers that the BOS believes that the cannabis industry is the panacea is more than disturbing. Do you know that we are all scrambling to connect with our direct customers to try to keep our businesses viable until we can re-open? That we are taking razor thin margins to do so, with slashed shipping programs (costs, by the way have not been reduced by the carriers), virtual tastings, special promotions – all of which continue to generate sales tax to the County? Even in these times, we are contributing to the County revenue stream.

But we look to the long term, when we can once again welcome guests to our farms, our vineyards, our tasting rooms, our restaurant colleagues. Which means that we need to keep our beautiful region – beautiful and appealing to those guests. I am not against the cultivation of cannabis, but in a managed and sensible manner. Where the odors will not affect any of us – residents or guests. Where the visual blight of, in this case, 50 acres (!!) of plastic hoop houses obscures the beautiful vistas of the Santa Rita Hills and rolling vineyards. Which may violate the Santa Ynez Valley Community Plan’s vision. And even more importantly, will terpenes from cannabis affect our valuable winegrape crop? Or even the perception of buyers that it will, which has resulted in lost grape contracts.

Please consider the above and think long-term of our recovery.

Sincerely,
Karen Steinwachs

de la Guerra, Sheila

From: Frank Ostini <hp2frank@hotmail.com>
Sent: Tuesday, April 21, 2020 7:19 AM
To: sbcob
Subject: West Coast Farms Appeal - Please read tt he hearing

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.

West Coast Farms Appeal - Please read at the hearing:

Honorable Supervisors,

As an operator of a 68 year old family business, the Hitching Post Restaurant, that has been built around the legacy agriculture and tourism brought to our region by the growing of grapes, I must voice my objection to this West Coast Farms Project. It is imperative that we maintain a rural agriculture farming environment at the entrance to and within the visual perspective of the tourism corridors of the grape growing valleys of Santa Barbara County.

One problem here is this project's immediate proximity to Highway 246 and the large scale of this operation requiring hoop houses that detract from the rural agricultural environment that your body has in the past always defended. As our customers drive into wine country, their precious perception that they are visiting a legacy agricultural region needs to be cherished and maintained.

Being in the restaurant business where we have featured Santa Barbara Wines since 1978, and being a winemaker of Santa Barbara Pinot Noir since 1984, I can attest to the enormous amount of work involved in building our reputation as a world class grape growing region, and to the fragile nature of our hold on tourism and customer regional preferences that this work has brought us.

In our business, perception is everything. Please help us preserve our rural legacy agricultural environment with smart decisions concerning location and scale of hoop house operations.

Thank you,

Frank Ostini
Chef Winemaker
Hitching Post II Restaurant & HP2 YOU
Hitching Post Wines
Buellton, CA
www.HPwines.com

de la Guerra, Sheila

From: John Dragonette <johnd@dragonettecellars.com>
Sent: Tuesday, April 21, 2020 7:49 AM
To: sbcob
Subject: West Coast Farms - Hearing April 21.

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 read into the record at the hearing:

I have written before to explain my concern as a citizen and a winery owner of the seriously deleterious effect that unchecked cannabis growth will have upon our neighborhood, the already established (and very valuable and productive) wine industry and tourism more generally. Fifty acres of hoop houses in the middle of the Santa Rita Hills wine growing region is a visual blight of immense proportions. Moreover, the odor and the potential for terpene drift to adjacent vineyards are serious concerns for agriculture and tourism. We have all smelled Carpinteria from the freeway, and they apparently have odor mitigation measures.

The Santa Ynez Valley is a world-class wine growing region that brings notoriety to Santa Barbara, large scale tourism and obviously significant revenue. It would be the height of foolishness to sacrifice this young but already world-renowned wine industry to the forces of industrial cannabis production. This product further threatens litigation already existing agriculture – even certified organic agriculture.

It is painfully obvious that cannabis production is not traditional agriculture, and it is NOT compatible with legacy agriculture or the Santa Ynez Community Plan, which seeks to maintain and celebrate the natural beauty of the region. Giant swaths of hoop houses violate those principles, regardless of what is being grown in them. This product also produces noxious odors and the need for armed guards. It violates the community plan. This project should be rejected.

Thank you.

John A. Dragonette
Dragonette Cellars
PO Box 1932
Santa Ynez, CA 93460
Phone 805-558-8507