

de la Guerra, Sheila

# Public Comment - Group 3

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**From:** GinaLisa Tamayo <GinaLisa.Tamayo@jfwmail.com>  
**Sent:** Monday, May 23, 2022 4:46 PM  
**To:** sbcob  
**Subject:** public comment re: item 22-00465  
**Attachments:** SB Co BOS Public Comment\_May 24, 2022\_Final.pdf



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Hello –

Please see attached public comment.

Thank you



Santa Barbara County Board of Supervisors

105 E. Anapamu St, Fourth Floor

Santa Barbara, CA 93101

May 24, 2022

RE: Public Comment: Item 22-00465

To Board of Supervisors:

Thank you for the opportunity to comment on the consideration of the adoption of amendments to the County Land Use and Development Code (LUDC) to change the use permit requirements for commercial cannabis cultivation in Ag and Industrial zones from a Land Use Permit (LUP) to a Conditional Use Permit (CUP).

I am a second-generation vineyard and winery owner. My family has had the privilege of owning and farming wine grapes in Santa Barbara County since 1986. I have submitted public comments in the past, in support of cultivation policies that would minimize neighbor-to-neighbor conflict, specific to cannabis growing and traditional agriculture farming. Thank you to the Board for continuing to provide staff direction on this important issue. We also appreciate the Planning Commission's due diligence in reviewing each cannabis permit application thoroughly to achieve the best possible outcome.

As we are all aware, there are several challenges to the amicable co-existence, within close proximity, of traditional crops farmers and cannabis growers. Many of the challenges may be resolved over time as the science and data are developed that inform about the odor and terpene concerns of traditional agriculture and the potential spray drift impacts to cannabis growers. Until we know more, we fully support the Board's consideration of this item.

We believe the requirement for commercial cannabis cultivation applicants to obtain and maintain a valid cannabis conditional use permit (CUP) will allow the County to consider uses that are considered appropriate but are not a matter of right. A conditional use permit will also provide flexibility while providing additional management opportunities by the County to manage and minimize neighbor-to-neighbor conflict. Therefore, we urge the Board to support this policy and respectfully offer the following additional recommendations:

- The adoption of an adaptive management component for inclusion in all new cannabis grow permits. Adaptive Management is commonly used by federal, state and local agencies to improve the management of resources and minimize the impacts of permitted activities while providing the following benefits:
  - *Alignment of permits with the County's Agricultural Policy Element Goals*
  - *Addressing impacts to water availability within specific groundwater basins - this is critical as groundwater basins are subject to the Sustainable Groundwater Management Act (SGMA) which requires planning to sustainably manage groundwater levels and quality for the next 50 years*
  - *Addressing impacts to air quality – this is also critical as data indicates VOC emission from cannabis grows can lead to the formation of ozone, VOCs and particulate matters*



- The adoption of a 500'+ setback from the property line for outdoor grows. The current setback is inadequate given the concerns around spray and terpene drift. We are pleased to see neighbors working together to negotiate setbacks of 500 or more feet that work for both parties. However, not every neighbor is as willing.
- The requirement of odor abatement plans. This would assist in the elimination of nuisance odor emissions from being detected offsite.

We believe if the board adopts such a policy, it will address environmental concerns and the impacts to traditional agriculture, while continuing to support cannabis farmers.

Again, we thank you for the opportunity to provide comments on this important issue. And we appreciate the efforts you are making to find common ground to protect the long-term viability of agriculture in Santa Barbara County.

Sincerely,

Katie Jackson

SVP, Corporate and Social Responsibility

Jackson Family Wines

**de la Guerra, Sheila**

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**From:** Kirkman Gardiner <kirkmangardiner@cox.net>  
**Sent:** Monday, May 23, 2022 5:20 PM  
**To:** sbcob  
**Subject:** Cannabis Ordinance Input for Board of Supervisors

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## **Public Comment - Board of Supervisors Meeting - May 24th - Agenda Item #4**

Dear Board of Supervisors,

As residents of the Rancho Embarcadero Municipal Improvement District for 30+ years, we strongly urge you to adopt the recommendations of the Planning Commission with regard to the requirement for Conditional Use Permits, and Odor Plans for all cannabis cultivation projects (including those currently in appeal, as well).

It is very important to get this “right” before guidelines are created that may be too loose, or not recognize or properly mitigate for potential issues adequately until it is “too late” and decisions have already been set in place that can’t be reversed.

Our daughter lives in a community in another state that did not carefully consider the ordinances and guidelines relating to cannabis, and now there is no way to go back and do it correctly. The community has been greatly affected by a lack of proper planning and putting controls into place that properly mitigate for many of the problems created due to odor, traffic, safety, and more. It has adversely affected the entire community, and not just “near” farms.

As we understand it, Conditional Use Permits ensure compatibility of a project with a surrounding area, and encourage applicants to plan carefully to ensure their project does not conflict with uses in the surrounding areas. This is so important!

Further, the odors released from cannabis cultivation can potentially inhibit the success of other AG-II agriculture. Odor control and mitigation is a real concern for all.

With regard to odors, please remember the occurrence in 2016 when a large escape of gas from a well-drilling operation sickened many who lived downwind of Ellwood Canyon. Smells, odors, and potentially dangerous H2S emissions travel much further than one would think. Please give this proper consideration, especially as many of these problems will not be apparent until after operation and approvals of various growing farms have begun.

***The time is now to ensure that cannabis farms are done correctly, moderately, and with concern for the health and safety of those living near the proposed developments.***

Sadly, we realize cannabis is now the “cash crop” not only for growers but also for the County, but please take care to not become mesmerized solely by potential revenues for the County and lose sight of what is truly most important (and it isn’t just cannabis revenues for all!).

We urge you to adopt all recommendations of the Planning Commission with regard to Cannabis farms, particularly with the requirement for Conditional Use Permits, and Odor plans for all projects current, and those in appeal process.

Sincerely,

Kirkman and Nanci Gardiner  
8460 Vereda del Padre  
Goleta, CA 93117

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