

Brianda Negrete

From: merrily peebles <merpeebles@gmail.com>
Sent: Thursday, October 27, 2022 4:24 PM
To: sbcob; Supervisor Das Williams; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve; Williams, Das
Subject: Roots dispensary on Santa Claus Lane, Nov 1 hearing by the BOS on the 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.

October 27, 2022

Dear County Board of Supervisors,

The residents of Carpinteria do not want the Cannabis Dispensary on Santa Claus Lane. Cannabis does not fit with the historic characteristics of Santa Claus Lane in any way. Way back in August of 2020 the Padaro Lane Assoc. sent a letter to Das with 175 signatures *against* placing the cannabis shop at that location. I was not on that list so make it 176. And today there are many more against this site. Santa Claus is a family and teen-age hang-out zone. I live in Carpinteria, my son was raised here. We went to Santa Claus Beach all the time. He attended surf camps on Santa Claus growing up and there are still surf schools on this beach. Do you really think it cool to put a cannabis store on a family beach? The other store owners clearly do not want this either. Venice Beach in Los Angeles has dispensaries, but **this is not Venice Beach**, is it? Santa Claus caters to kids and families.

Families like to meet at the Padaro Grill. People come to shop at clothing and design stores and have coffee at the Garden Market. Santa Claus is also an on ramp for the 101 going south. Parking is difficult. And parking will be more difficult with the planned redesign of the street. A real parking study would show that the constant coming and going of pot customers would endanger beach goers on the road and add to the already tenuous parking situation. Cannabis customers are not a quick in and out, there are always people waiting to be served therefore the parking allowed for this store is likely not sufficient either.

Please do not bend to the will of the strong cannabis lobby and shove it down the community's throat. We know this site was planned from the beginning although alternative sites on Coast Village Road and on Summerland were suggested but never entertained in any way. Why? There was a medical dispensary in Summerland in the past. There is no need to put a pot shop, of all things, in the middle of a family friendly recreational and eating area. This is the wrong message for children and teens. We need the parking for recreational activities on the beach. **Any place is better than on Santa Claus Lane.**

This proposed site has a greed factor that cannot be ignored. Please do what is right for the community and not for the pockets of a few. Das said that community benefit is 70% of the

criteria. There is no benefit to this site, only drawbacks for the community. No amount of “education” on how to store cannabis, etc, proposed by Roots, makes up for the fact that this proposed use is inconsistent with the intent of the Coastal Zone and incompatible with the comfort and welfare of the neighborhood. Michael Cooney, our Planning Commissioner is against this site. As the governing body for this county, it is your duty to find a better place. Please find somewhere away from children and teens outside of the Coastal Zone for this store.

Sincerely

Merrily Peebles, Carpinteria

Brianda Negrete

From: Tina Frontado <tinalouisefrontado@gmail.com>
Sent: Thursday, October 27, 2022 5:30 PM
To: Brianda Negrete; sbcob
Subject: Roots Carpinteria Support Letters (No 1st, 2022) Batch #7
Attachments: Gordon Crittenden - Nov 1st - Roots Carpinteria.pdf; Roy Lee - BOS - Nov 1, 2022.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.

Attached is batch #7*
Thankyou

* 2 letters per batch.

Warmly,
Tina Fanucchi-Frontado

PLEASE CONFIRM YOU'VE RECIEVED

Sent from Mail for Windows

Oct 28, 2022

Dear Supervisors,

The opponents of Roots claim overwhelming opposition to the store, but many tenants on the lane know the desperate need for more business vitality which can only come from more diversity of retail businesses. Plus, your board adopted cannabis retail as an allowed use in areas zoned C-1 in the Coastal Zone. To my knowledge the Coastal Commission certified that change. As for parking, opponents keep bringing this up. Roots has more than enough parking onsite, 22 spaces to be exact and I even heard potentially as many as 24 spaces. Only 12 are required!

The Roots project also does not conflict with coastal access, and the surf camps are NOT “youth centers,” and so there is no merit to this appeal based on threat to children. Alcohol is readily available to our youth on SCL, and the odds of our youth being served alcohol, compared to gaining access to the Roots dispensary, are much higher. As much as 50% of restaurants and bars fail to card under-age patrons. In CA a random study of 50 dispensaries were tested to see if they would require ID to enter, 100% required identification to enter the dispensary.

Vote yes for common sense, and vote yes to deny this appeal.

Sincerely,

kaiserpeak@yahoo.com

Gordon Crittenden

To: Santa Barbara County Board of Supervisors

Re: Roots Appeal, Nov 1st, 2022

I would like to express my support for the Roots Carpinteria project, proposed for Santa Claus Lane,

As a business owner, husband and parent, I believe in and support legalized cannabis. Carpinteria's cannabis industry has worked diligently to bring best-in-class technology to our valley and I'm deeply grateful and respectful to their commitment of being good neighbors and responsible growers.

As a parent, I believe it's imperative we teach our children responsibility, respect and how to navigate through the trials and tribulation of life. Legalized cannabis is just another item on that list. I am not threatened by a dispensary on Santa Claus Lane, nor will be children be harmed by its presence.

Thank you for the opportunity to express my support and please deny this appeal.

Roy Lee

Carpinteria Resident

Brianda Negrete

From: Tina Frontado <tinalouisefrontado@gmail.com>
Sent: Friday, October 28, 2022 8:50 AM
To: sbcob; Brianda Negrete
Subject: Roots Carpinteria Support Letters (No 1st, 2022) Batch #8
Attachments: Geri Carty.pdf; Shirley Strickler - BOS - Nov 1st, 2022.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.

Attached is batch #8*
Thankyou

* 2 letters per batch.

Warmly,
Tina Fanucchi-Frontado

PLEASE CONFIRM YOU'VE RECIEVED

Sent from [Mail](#) for Windows

Oct 27, 2022

To: Santa Barbara County Board of Supervisors

Re: Roots Carpinteria Appeal

Dear Supervisors,

Thank you for the opportunity to express my support for the location and owners of the proposed Roots dispensary on Santa Claus Lane,

I'm a 40-year resident of Carpinteria, nurse, mother, grandmother and volunteer for a great many local nonprofits.

Carpinteria is a unique, precious community with loud thoughts and opinions. We're known for our "lively" conversations and sometimes overly dramatic antics, which can lead one into believing that all of Carpinteria feels a certain way, which of course it does not. It's difficult for those with differing views to feel safe in sharing an opposite opinion, due to the fear of being outcast. Cannabis has been one of those opinions... The opposition can be so aggressive that supporters of this new, legal industry can feel stomped out and even bullied.

The proposed Roots dispensary is enduring those loud thoughts and opinions, however when intimate conversations are had it becomes eye-opening the majority of us are not in the anti-cannabis camp. I attended the Roots Open House a few weeks ago and was of course awed by the property, but most importantly by the large number of neighbors and community members who attended. Every person there was an involved community citizen, they ranged from: Lawyers, to doctors to educators to council members, to non-profit leaders, ... all wanting the facts and ALL leaving even more supportive of the project.

Roots Carpinteria will be a value-added addition to our community. The owners, location, building, parking, all make for a stellar and welcomed project.

I support Roots Carpinteria and respectfully ask that you deny this appeal.

Sincerely,

Geri Carty

gacarty79@yahoo.com

Oct 29, 2022

To: SBC Board of Supervisors:

Re: Deny Appeal

Thank you for allowing me to express my support for the proposed dispensary at 3823 Santa Claus Lane.

As a retired nurse of 30 years, I have witnessed the vast and unwavering medicinal benefits of cannabis and therefor support, wholeheartedly this new legal industry. Responsible, knowledgeable owners and staff will help to ensure safe, beneficial use of this amazing product.

Our adult community needs and deserves a local dispensary and this location offers a logical partner for our wonderful growers and those of us who benefit from their work. Its' beautiful surroundings, convenient location, upscale design and most importantly stellar owners, all make for a perfect location.

Thank you again for the opportunity to share my support.

Sincerely,
Shirley Strickler
rnshirley@aol.com

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Thursday, October 27, 2022 9:31 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

The Roots Carpinteria
Dispensary

Dear County Supervisors,

I support access to ethically and legally sourced cannabis, which is why I support The Roots Carpinteria retail dispensary at 3823 Santa Claus Lane in the Carpinteria Valley.

On Tuesday, November 1st, please vote to deny the appeal of the Roots Carpinteria coastal development permit.

It's vital and humane that our adult community in the Carpinteria Valley have a safe, trusted, and responsible location to purchase medicinal and recreational cannabis. As a resident of the local area, I believe it is unfair for consumers and patients to be required to drive to Santa Barbara, Goleta, Ojai, or Ventura to purchase legal cannabis.

3823 Santa Claus Lane is ideally situated at the southeast end of the Lane. The store will provide customers with 22 private, dedicated parking spaces in a beautifully renovated, well-lit, and secure building.

Moreover, The Roots Carpinteria will help our community crowd out illegal, unregulated, and untested cannabis from the illicit market while providing safe alternatives to life-threatening opioids such as OxyContin and Vicodin.

Roots Carpinteria's mission is to partner with established local and regional organizations and nonprofits. And they have pledged 2% of their gross receipts to be shared with local nonprofits.

Please support Roots Carpinteria for these reasons and for the following additional reasons:

- All Roots owners are locals from the Carpinteria Valley, Santa Barbara, and Ventura county
- Roots has a proven commitment to operational excellence

Form Summary

- No marketing or advertising will be aimed at persons under 21
- Strict emphasis on security to detect and prevent the diversion of cannabis
- Onsite consumption of cannabis will be forbidden and strictly enforced
- Roots Carpinteria's workforce will be locally sourced
- A state-of-the-art cannabis inventory control system so regulators can track and trace all products
- A state-of-the-art video surveillance system to capture clear and certain identification of visitors to prevent loitering and theft
- No cannabis or advertising will be visible from the exterior nor displayed outside of the dispensary
- All deliveries will occur at the rear of the building, away from public view
- All Roots Carpinteria's employees will receive a living wage and best-in-class healthcare benefits
- Air inside Roots Carpinteria facility will be filtered, exhausted, and replaced multiple times per hour with Infinity Australian Charcoal Carbon Filters

Thank you for supporting this exciting project and thank you for your leadership serving the people of Santa Barbara County.

Name Alex Orozco

Email Lacosanostra805@gmail.com

Are you a current resident of Santa Barbara County? Yes

Form Summary

Signature

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a horizontal line and a vertical stroke that extends upwards and then curves back down to the right.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Thursday, October 27, 2022 9:45 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

I support Roots
Carpinteria!

Dear County Supervisors,

On Tuesday, November 1st, please vote to deny the appeal of the Roots Carpinteria coastal development permit.

Roots Carpinteria cannabis retail store at 3823 Santa Claus Lane will be ideally situated at the southeast end of the Lane, and will help our community crowd out illegal, unregulated, and untested cannabis from the illicit market.

Please support Roots Carpinteria for these reasons and for the following additional reasons:

1. The Roots Carpinteria's mission is to partner with established local and regional organizations and nonprofits.
2. The Roots team comprises 100% of locals from Carpinteria and, Santa Barbara & Ventura County.
3. Roots has pledged 2% of annual gross receipts to be invested in the community and shared with local nonprofits.
4. Roots meets all the conditions and requirements under the County's land-use development code.
5. Roots is committed to operational excellence, and its other stores have exemplary compliance records.
6. Roots management is committed to sound corporate governance.
7. All Roots employees will receive a living wage and best-in-class health benefits.
8. Roots Carpinteria will have 22 dedicated onsite guest/employee parking spaces.
9. Roots Carpinteria will be compatible with the surrounding neighborhood and help restore Santa Claus Lane's economic vitality.
10. When open and operational, Roots Carpinteria will generate millions in federal, state, and local tax revenues and will provide substantial community investments to local nonprofits.
11. Roots Carpinteria will have a substantial positive economic benefit to the other retail businesses via direct and indirect economic multipliers.
12. Roots Carpinteria has committed to sourcing at least sixty (60) percent of its local

Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Sienna Caudillo

Email siennacaudillo@gmail.com

Are you a current resident of Santa Barbara County? Yes

Signature 

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Thursday, October 27, 2022 10:07 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

I support Roots
Carpinteria!

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Form Summary

workforce from Santa Barbara County.

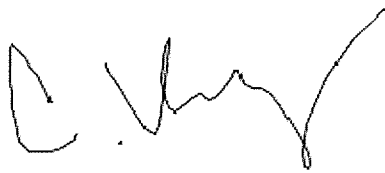
I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Cristina Vickery

Email Vickerycristina@gmail.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to read 'C. Vickery', with a long, sweeping flourish extending upwards and to the right.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Thursday, October 27, 2022 10:27 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

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Carpinteria!

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Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name David Garcia

Email davidg@damanagementgroup.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to read 'David Garcia', written in a cursive style.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Thursday, October 27, 2022 11:00 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

I support Roots
Carpinteria!

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Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Mark Mahia

Email mahia824@gmail.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to read 'Mark Mahia', with a long horizontal line extending to the right and a small vertical tick mark at the end.

Brianda Negrete

From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Friday, October 28, 2022 11:09 AM
To: sbcob
Cc: Williams, Das; Nelson, Bob; Hart, Gregg; Lavagnino, Steve; Hartmann, Joan; STEVEN KENT
Subject: Roots Appeal 3823 Santa Claus Lane Appellants Additional Legal Argument re CEQA and Exhibit 179
Attachments: Appellants' Supplemental Exhibits 10.28.2022.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.

To the Clerk and Supervisors:

Please post the attached additional argument and Exhibit

--

Jana Zimmer

(805)705-3784

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (805) 705-3784 and delete the message. Thank you.

Appellants' Supplemental Argument and Exhibits Re: CEQA noncompliance and parking

The following additional argument and exhibits respond further to the applicant's late submittal of a traffic "analysis" from ATE and further supports Appellants' proposed findings for denial of permit.

Applicants have forgotten entirely that even in the Chapter 50 process, they had the burden to prove the following:

"In addition to compliance with the zoning ordinance parking standards, that the site will have adequate parking to accommodate employees and visitors and will not disrupt the neighborhood in which the proposed business is located."

There is no evidence that staff actually considered this "standard" in the Chapter 50 process. Despite several requests under the Public Records Act, the County never turned over a single document reflecting this specific analysis. Nevertheless, staff's purported 'findings' in the Chapter 50 process "effectively" preempted analysis and impaired the discretion of the Planning Commission to make findings for approval of the CD-H.

There is no evidence that the **SITE** will have adequate parking. To the contrary, appellants have already established, notwithstanding applicants repeated **misrepresentations** of available parking, which we have identified more than once (i.e. the fact that the applicants do not own or control the UPRR property, which they must have in order to assert entitlement to 22 spaces on site), that parking will not comply with Code for employees, let alone delivery trucks and customers. [Contrast CEQA arguments in Greenthumbs, Exh 61]

*On 10-27-22 A Roots' lobbyist falsely claimed in post on the Roots Facebook page that: "Roots Carpinteria will have **22 onsite dedicated guest/employee parking spaces**", and encouraged their supporters to come testify to that fact. Roots knows this is not true. Roots' representatives were advised by the County in late 2021 that they could not utilize the area leased from UPRR to meet the parking demands of the project. Several other businesses occupy the 3823 building and must utilize the same parking lot. In the 11-5-21 SBAR Staff member Planner Nereyda Harmon stated: "Proposed **parking for the project has been modified to be only on the subject property as opposed to in the lease area owned by Union Pacific Railroad (UPRR)**". In their original architectural plans labeled A17 submitted during the Chapter 50 Process, Roots proposed 20 parking spaces; a statement in the original Parking Demand analysis dated 10-26-20 and submitted by the applicants as "B6" in their Chapter 50 submission, reads: "the store will have 22 dedicated spaces reserved for customers" while estimating that the "peak hour parking demand..is 10-15 spaces" Now, per the current plan, only **SIX** of the rear parking spaces are conditioned to be dedicated to Roots' employees and patrons."*

In addition, the applicants' extremely tardy submittal of the ATE document, which should have been submitted *before* staff determined to exempt the project from CEQA, at the beginning of the CDP process, is of no help: **it confirms a bona fide disagreement among experts which, under CEQA, must be addressed in an EIR.** This *very* late hit from the applicants merely confirms that at the outset, staff should have required a Supplemental or Subsequent EIR, according to well established CEQA principles summarized in *Keep Our Mountains Quiet v. County of Santa Clara (Candice Clark Wozniak, as Trustee, Real Party in Interest)* (6th Dist. 2015) 236 Cal.App.4th 714. [MND held inadequate]. Aggrieved parties prevailing in a CEQA case (or a Coastal Act case) will be entitled to attorneys' fees which we will seek

from the County, regardless of any joint defense agreement you may have. *Edna Valley Watch v County of San Luis Obispo* (2011) 197 Cal.App.4th 1312:

The following principles in *Keep our Mountains Quiet* remain good law:

1. “[i]f there is disagreement among expert opinion supported by facts the Lead Agency shall treat the effect as significant and shall prepare an EIR” (citing 14 Cal. Code Regs., § 15064(b), (g)).

Please see Appellants’ Exhibits: Summer 2021 beach counts from NDS; Analysis from Central Coast Transportation Engineers (2), and added Exhibit 179, submitted concurrently herewith, where Mr. Fernandez points out that applicants are relying on some of the same inaccurate information contained in their prior reports.

2. It reviewed and recited the applicable “fair argument” standard: “An EIR is required whenever “substantial evidence in the record supports a “fair argument” significant impacts or effects may occur.”” (Quoting *City of Arcadia v. State Water Resources Control Bd.* (2006) 135 Cal.App.4th 1392, 1421.) A MND is permitted only “if ‘the initial study identified potential significant effects on the environment but revisions in the project plans “would avoid or mitigate the effects to a point where clearly no significant effect on the environment would occur” and there is no substantial evidence that the project as revised may have a significant effect on the environment”” (Quoting *Architectural Heritage Assn. v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1101.)

In this case, not only did the County fail to even consider an MND, in fact the applicants refused to entertain specific changes to their project description/conditions which were narrowly and specifically tailored and which arguably might have addressed the obvious conflicts with beach access/parking and coastal visitor serving uses. [Exh 153, 155]

In applying these principles, the Court stated the following key holdings and conclusions:

- “Relevant personal observations of area residents on nontechnical subjects may qualify as substantial evidence.” (*Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928.) **“For example, an adjacent property owner may testify to traffic conditions based upon personal knowledge.”** (*Citizens Assn. for Sensible Development of Bishop Area v. County of Inyo* (1985) 172 Cal.App.3d 151, 173.)

See, **Declaration under penalty of perjury of Dr. Steve Kent**, and various residents of Sandyland, Padaro Lane, Casa Blanca, Polo Condos. Any testimony regarding current conditions from applicants’ lobbyists is *hearsay*, which is not sufficient to sustain a finding. Notably, although she was present Mrs. Radis, the manager of the the LLC, failed to testify at the Planning Commission hearing. There is evidence in the record (an e mail from her to Dr. Kent), in which she asserts, as Appellants have, that even after the Streetscape improvements, the traffic issue on Santa Claus Lane **will not be** resolved. She complains that she has lost a tenant, Porch, already. Shockingly, after they entered their deal with Roots to rent their space at 3823 for \$12,000 per month- 2-3 times the going rate, her concern with post Streetscape traffic conditions disappeared.

- Because substantial evidence includes “reasonable assumptions predicated upon facts” (Guidelines, § 15384, [(b)]) and “reasonable inferences” ... from the facts, factual testimony about existing environmental conditions can form the basis for substantial evidence.” (Citing § 15384; *Banker’s Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 274; *Taxpayers for Accountable School Bond Spending v. San Diego Unified School Dist.* (2013) 215 Cal.App.4th 1013, 1054.)

Neither Dennis Bozanich, the County’s former Cannabis Czar, nor Joe Armendariz have any factual testimony to offer in this case.

- In a footnote, the Court recognized that **“testimony about current conditions is not proof of what impacts a future project may have [,]”** but also noted that is not the relevant inquiry in this context under CEQA: ... **“[T]he question is not whether [citizen testimony] constitutes proof that [particular effects] will occur,”** but whether it (or reasonable inferences from it) **“constitutes substantial, credible evidence that supports a fair argument that ... [the project] may have a significant impact on the environment.”** (*Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 721) ...[F]actual testimony about existing environmental conditions can *form the basis for* substantial evidence supporting a *fair argument* that significant impacts or effects *may* occur.

Appellants have met this standard. The PEIR found impacts from retail to be Class I, significant and unavoidable. The PEIR findings represented that the CDP would be a fully discretionary permit, which would be denied based on site specific evidence. Instead of requiring environmental review, staff has ignored the site specific evidence, percipient witness testimony, and expert evidence to continue to recommend approval.

Furthermore, whether the ‘ordinance’ standards or CEQA thresholds are met is **not** determinative:

- While “[t]he County employed the [noise]standards set forth in its [noise] ordinance and General Plan as the thresholds for significant noise exposure, deeming any increase to be insignificant so long as the absolute noise did not exceed those standards[,]” the Court found the “weight of authority” under CEQA to be contrary to this position. It held that “an EIR is required if substantial evidence supports a fair argument that the Project may have significant unmitigated noise impacts, even if other evidence shows the Project will not generate noise in excess of the County’s noise ordinance and General Plan.” (Citing numerous cases.) The Court stated that a “lead agency should consider both the increase in noise level and the absolute noise level associated with a project.”

In this case, there is and was substantial evidence that the project may have a significant impact. The fact that, just before the Planning Commission meeting, staff “reached out” to the applicants to request a traffic management plan- which is wholly inadequate to address the impacts identified- further confirms that potential impacts do exist, and have not been mitigated. Now, *after* the Planning Commission decision, staff reaches out again, to ATE, for a report that concludes that there will be no impact. It was

inappropriate to rely on the PEIR, which did not address the obvious conflicts with Coastal Act, LCP and TORO Plan policy.

Finally, and most significantly from the transparency and due process perspective, after *denying* there is any traffic or parking issue for over a year and a half, Applicants, in collaboration with staff submit a “parking analysis” three working days before the hearing, knowing the impossibility of a full response from our experts. Nevertheless, in a very brief look, Appellants’ experts quickly identified that the Applicants have gone back to reliance on their original, **incorrect and incomplete assumptions** [See, Exhibit 179, e mail from J. Fernandez, 10/26/2022 (attached)

“The STDMP parking demand estimates are inconsistent with the prior estimates (attached, but note that this document uses a different project description and excludes demand from non-cannabis uses on the site) using industry standard sources. The table from their consultant’s study shows a range of 5.83 to 8.87 spaces per 1,000 s.f.- far higher than the zoning requirement of 2 spaces per 1,000 s.f.

The cannabis storefront selection process requires “a detailed plan that demonstrates, in addition to compliance with the zoning ordinance parking standards, that the site will have adequate parking to accommodate employees and visitors and will not disrupt the neighborhood in which the proposed business is located.”

The STDMP notes a maximum of five employees at any time, a substantial reduction from prior estimates. I don’t know why this changed.

So while they meet the zoning requirements there is evidence in the record that their parking supply is inadequate. Our parking demand estimate, using industry standard rates consistent with the attached study, is shown below.”

Appellants have argued from Day One that even if this application meets minimum zoning standards, that does not provide support for a finding that, **that the site will have adequate parking to accommodate employees and visitors and will not disrupt the neighborhood in which the proposed business is located.”** Because the County has persistently failed and refused to analyze the increase in intensity of use which should have been the starting point for analysis but which continues to be ignored, and which can be predicted based on specific factors applicable to this particular location, findings that there will be no significant traffic impacts cannot be made.


Exh 179:

From: Joe Fernandez <joe@transportationcc.com>
Date: Wed, Oct 26, 2022 at 12:18 PM
Subject: RE: Stdmp from PC
To: Jana Zimmer <zimmerccc@gmail.com>

The STDMP parking demand estimates are inconsistent with the prior estimates (attached, but note that this document uses a different project description and excludes demand from non-cannabis uses on the site) using industry standard sources. The

table from their consultant's study shows a range of 5.83 to 8.87 spaces per 1,000 s.f.- far higher than the zoning requirement of 2 spaces per 1,000 s.f.

Figure 4 Parking-Generation Rates for Consideration

Parking-Generation Rate		Proposed Store Retail GFA (SF)	Projected Peak Parking Occupancy (spaces)
ITE Weekday Peak	7.19	 1,666	12
ITE Weekend Peak	8.75		15
Port Huene Store peak	8.87		15
Lompoc Store peak	5.83		10

The rates suggest a likely range of peak-hour parking occupancy levels for the proposed store of 10-15 spaces.

The cannabis storefront selection process requires “a detailed plan that demonstrates, in addition to compliance with the zoning ordinance parking standards, that the site will have adequate parking to accommodate employees and visitors and will not disrupt the neighborhood in which the proposed business is located.”

The STDMP notes a maximum of five employees at any time, a substantial reduction from prior estimates. I don't know why this changed.

So while they meet the zoning requirements there is evidence in the record that their parking supply is inadequate. Our parking demand estimate, using industry standard rates consistent with the attached study, is shown below.

The proposed project's parking demand estimate is summarized in Table 1.

Table 1: Parking Demand Estimate

Parking Demand Estimate			
Land Use	Proposed Size (s.f.)	Parking Demand Rate (spaces/1,000 s.f.) ⁴	Parking Demand (spaces)
Retail (clothing store) ¹	1,069	1.95	2.1
Offices ²	2,227	2.56	5.7
Dispensary Retail ³	2,035	7.19	14.6
Total	5,331	-	22

1. ITE Land Use Category 820, Shopping Center.
 2. Includes architects office, dispensary office, and miscellaneous office. ITE Land Use Category 712, Small Office Building.
 3. ITE Land Use Category 882, Marijuana Dispensary.
 4. Average demand rates from the Institute of Transportation Engineers' *Parking Generation Manual*, 5th Edition.
 Source Nelson Nygaard, CCTC, 2022.

END OF EMAIL FROM JOE FERNANDEZ, CCTC

Brianda Negrete

From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Friday, October 28, 2022 11:45 AM
To: sbcob; STEVEN KENT; Hart, Gregg; Williams, Das; Lavagnino, Steve; Nelson, Bob; Hartmann, Joan
Subject: Fwd: Appellant Presentation- PDF and Slide versions
Attachments: PDF of BOS APPELLANT Presentation 11-1-22 .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.

To the Clerk:

Please post the attached Appellants' presentation slides for Roots Appeal 3823 Santa Claus Lane
Thank you.

--
Jana Zimmer

(805)705-3784

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (805) 705-3784 and delete the message. Thank you.

Appeal of Roots Cannabis Store
on Santa Claus Lane-
Appellants' slides

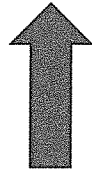
November 1, 2022

Santa Barbara County Board of Supervisors

Excerpt from PEIR Section 3.1

– “if findings cannot be made.... The application must be denied”

Policy 1-4: Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.

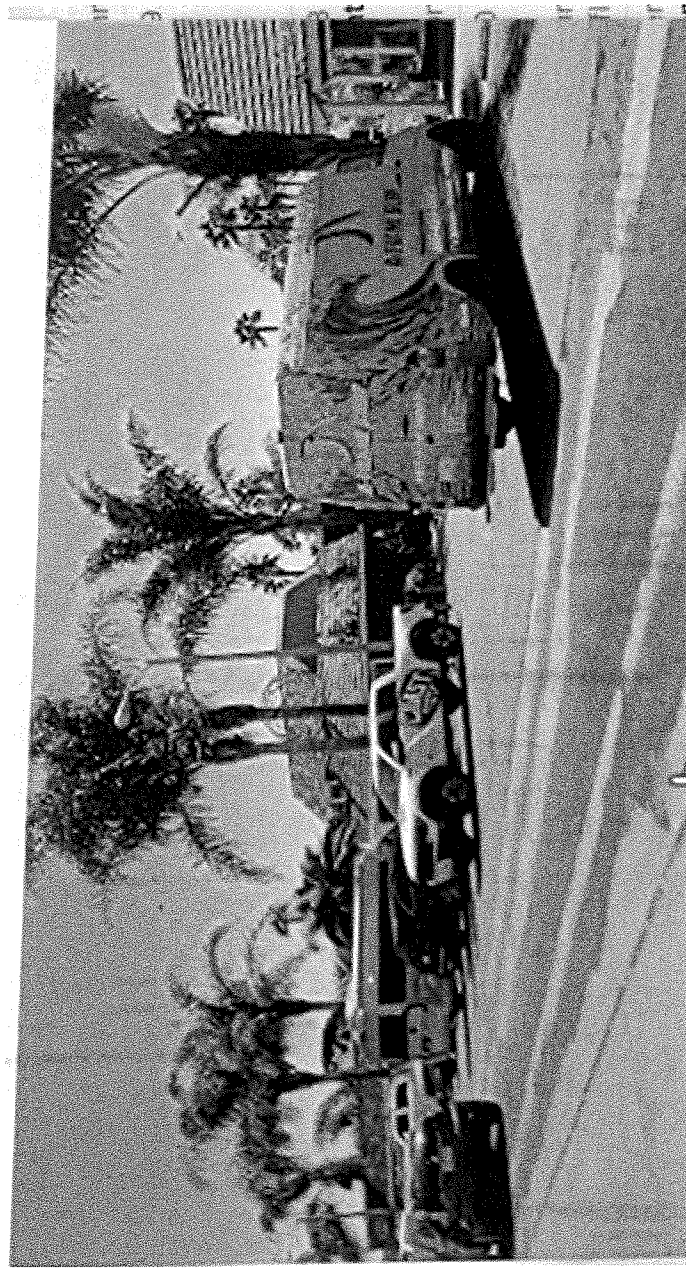


Consistent. All development of cannabis-related structures in the coastal zone would be subject to existing County policies and regulations protecting environmental and natural resources to control where and how development occurs. The Program allows for cultivation where public services would meet the needs of cannabis cultivation operations. County Planning and Development staff would also review all permit and license applications for cannabis cultivation, manufacturing, testing, distribution, and retail activities on a case-by-case basis. Through this project review process, the decision-making authority can make findings on whether the cannabis facilities meet applicable coastal policies. If in the event that the decision-making authority cannot make the requisite findings of approval to issue a coastal development permit, the application for a coastal development permit must be denied. Therefore, the Project would be consistent with this policy.

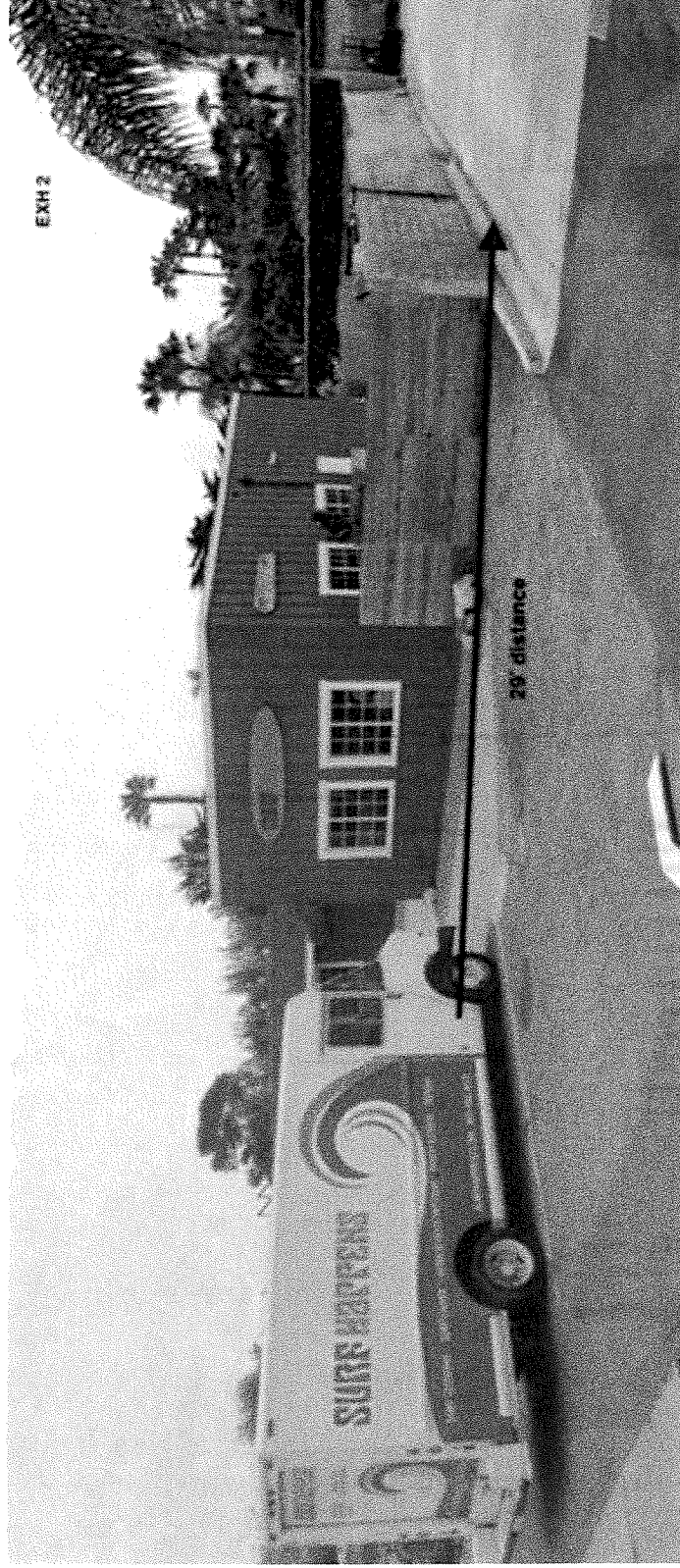
Santa Claus Lane Beach



Surf School on Santa Claus Ln.

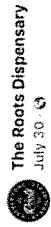


Surf School & Roots' driveway



Roots' "Community Education Plan" -

Chapter 50 application vs recent post



July 30 · 🌐

I smoke two joints before I smoke two joints. And then I smoke two more-
@sublime

Never leave your Roots

#fromtherootswegrow #805 #centralcoast #california #cannalifestyle
#santabarbara #carpinteria #beach #lifestyle #council #localbusiness #lited...

See more



County of Santa Barbara
Cannabis Storefront Retail: Selection Process

B2 – Community Education Plan

Please provide a detailed plan describing the type of cannabis education and outreach efforts that the proposed business will provide to the community. The ideal plan will refer to ongoing efforts for outreach and education.

Dedicating time and resources to educating our community about cannabis and our operations is imperative for our relationship with community members and their health and safety. Creating opportunities to provide information to those in proximity to our Carpinteria location will help to address the questions that enthusiasts or those who are curious about cannabis may have.



Providing accurate, science-backed information is also a way to assuage many common concerns about cannabis, which are often rooted in misunderstanding or are the result of misinformation. Carpinteria residents want answers to their questions about cannabis, and we want individuals to have the information they need to make informed choices and know how to use cannabis as part of a healthy lifestyle. Our approach to community outreach and education is simple: provide accessible, evidence-based information to please and inform the public.



Santa Barbara
County

California Cannabis Health Information Initiative

What Parents and Mentors Need to Know about Cannabis

Parents and mentors can have an impact on whether or not youth use cannabis (marijuana, weed, pot, etc.). Pre-teens, teens and youth in their early 20s often seek out new experiences and engage in risky behaviors, such as using cannabis. You can help prevent underage use by starting the conversation about cannabis with youth in your life, and make sure they are aware of potential consequences. Here are some important facts you should know about cannabis and some tips for talking to youth.

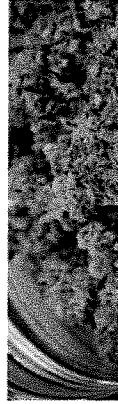


Santa Barbara
County

California Cannabis Health Information Initiative

Youth and Cannabis

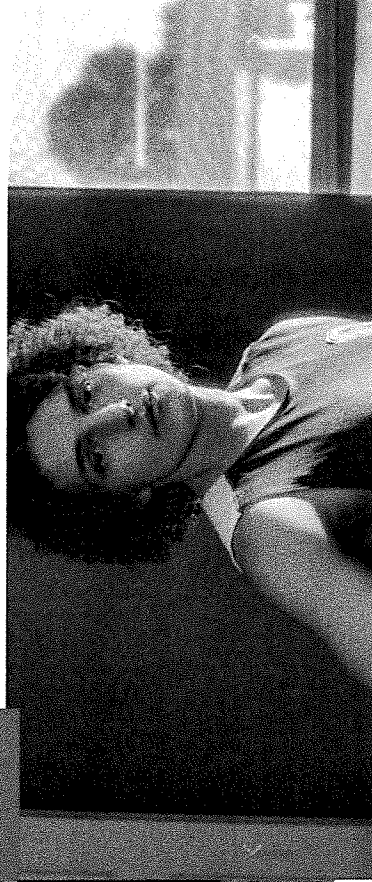
Cannabis (marijuana, weed, pot, etc.) may affect your educational and professional goals and how successful you are in life. Because your health and future are important to you, here are some things you should learn about how cannabis use influences your body and brain.



Cannabis Affects Your Brain

- Your brain is still developing. Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain.¹²

Santa Barbara County Public Health continuously posts and promotes concerns about the risks of cannabis use to teens, young adults and pregnant and breastfeeding women through "Let's Talk Cannabis Santa Barbara County" social media.




Santa Barbara
County

To stay on top of your game. Stay weed-free. Using marijuana affects timing, movement, and coordination, which can harm your performance.

County's GIS Cannabis map declares a C-1 parcel on Lillie Ave a sensitive receptor- it houses the "Montecito Academy"-a chartered "home school". Yet the only CDP for the site specifies "espresso bar/antique and garden sales" [Exh 165]

**NOTICE OF PENDING DECISION/
INTENT TO ISSUE A
COASTAL DEVELOPMENT PERMIT (CDP)**

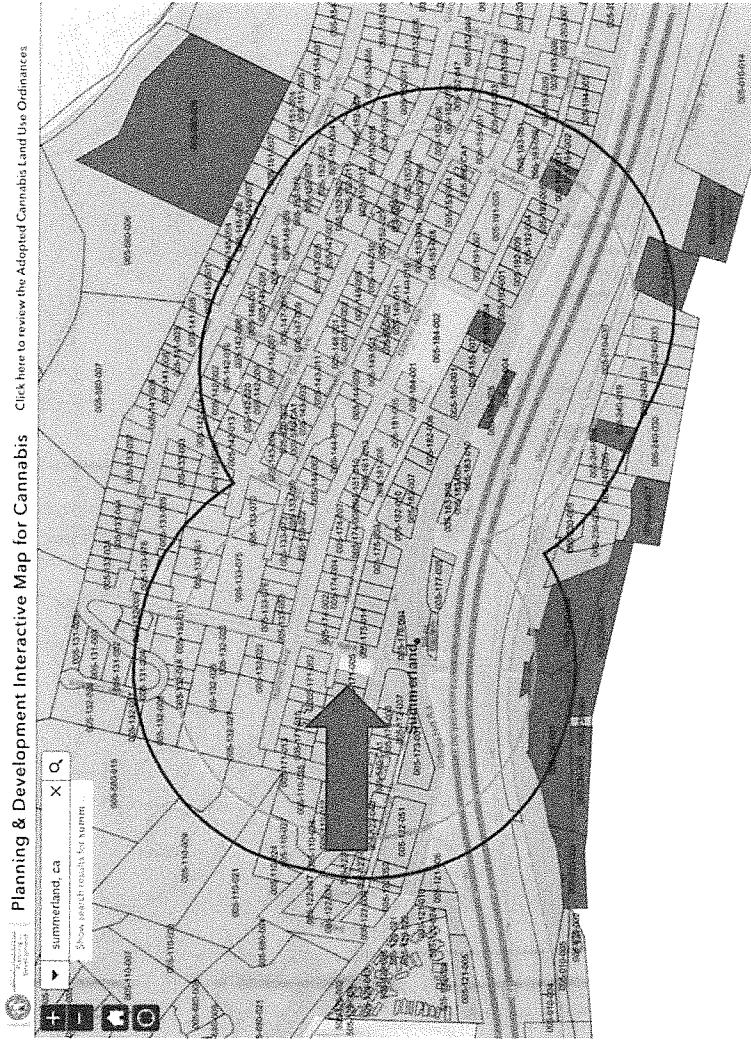


Case No.: 99-CDP-037 SM Planner: Shannon Werneko Initials: *SW*
 Project Name: Azar Espresso Bar/ Antique & Garden Sales
 Project Address: 2246 Lillie Avenue
 A.P.N.: 009-171-004
 Zone District: C1

Planning & Development (P&D) intends to grant final approval and issue this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

START OF PUBLIC COMMENT PERIOD/POSTING DATE: June 10, 1999

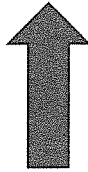
FINAL APPROVAL DATE/COUNTY APPEAL PERIOD STARTS: June 23, 1999

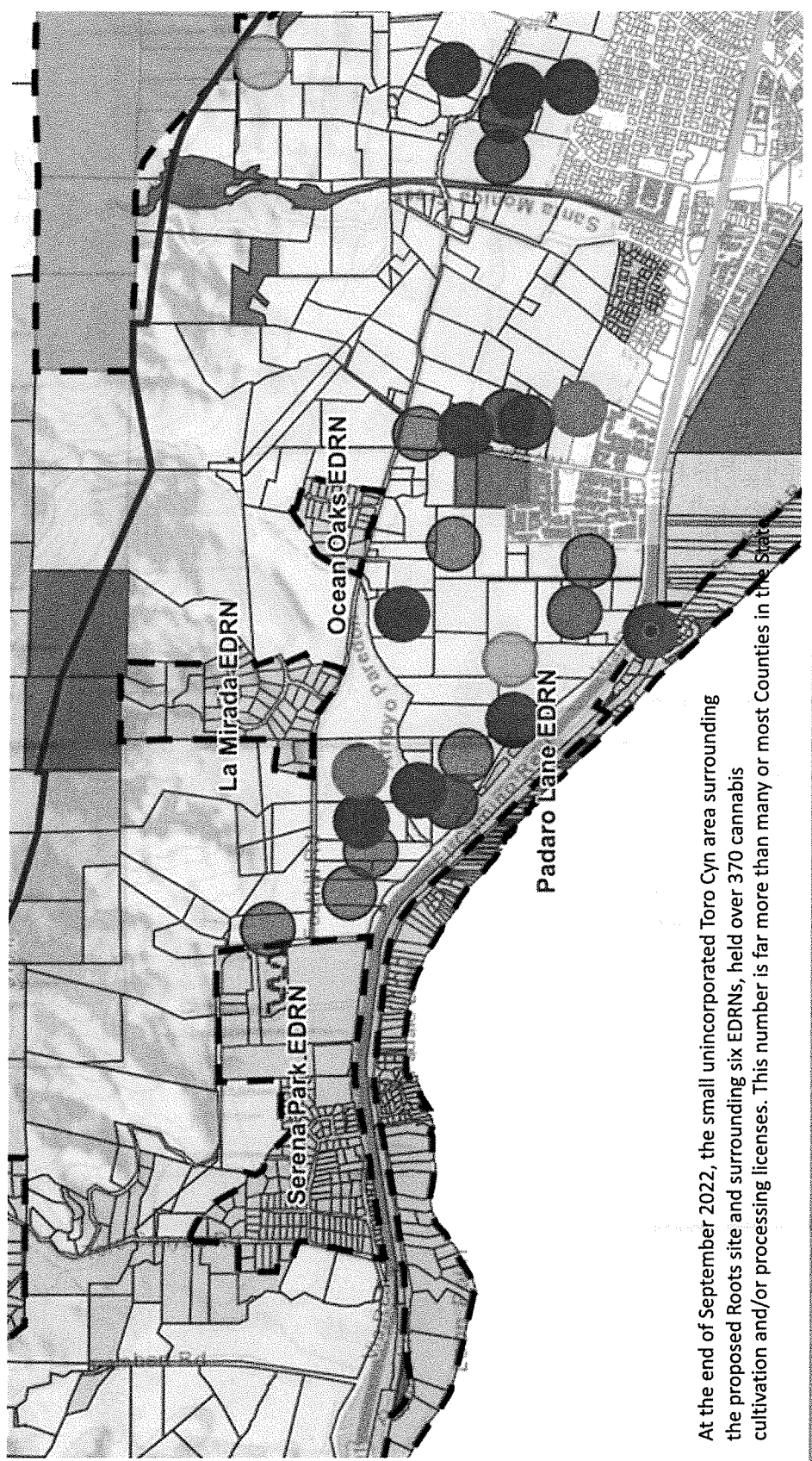


INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

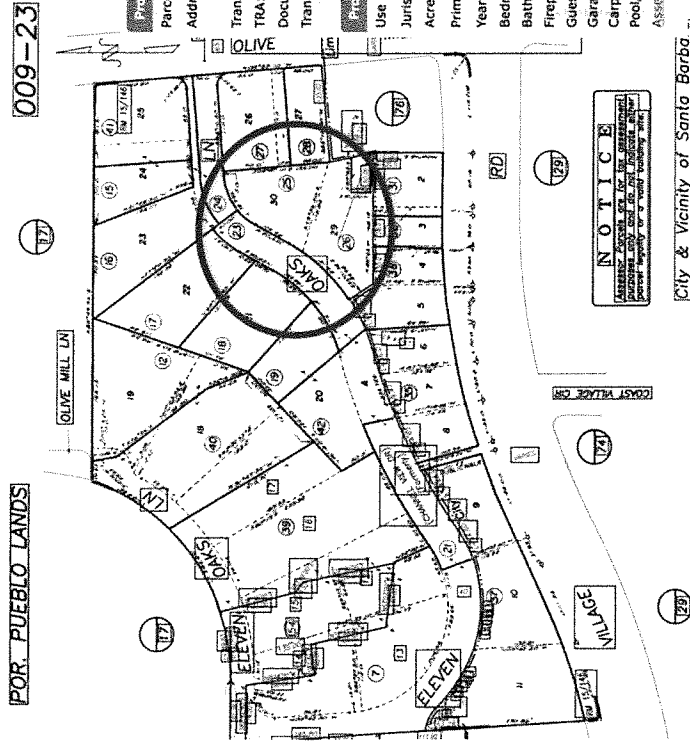
Code	Description	Unit of Measure	Trips Per Unit	Substation	Notes
864	Toy Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishings Superstore	1,000 SF GFA	1.67		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	9.85		
876	Department Store	1,000 SF GFA	4.12		1.12
878	Gifts and Craft Store	1,000 SF GFA	8.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.28		
882	Magazine Dispensary	1,000 SF GFA	21.83		
885	Furniture Store	1,000 SF GFA	0.52		
887	Medical Equipment Store	1,000 SF GFA	1.24		
889	Liquor Store	1,000 SF GFA	16.37		
RETAIL					
911	Wine or Beer	1,000 SF GFA	12.13		
912	Dine-In Bank	1,000 SF GFA	20.45		
918	Hot Shop	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Shop	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Fast Casual Restaurant	1,000 SF GFA	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (SB Drive) Restaurant	1,000 SF GFA	9.77		
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	26.34		9.80
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	26.34		29.74
935	Indoor Seating	1,000 SF GFA	3.67		
936	Coffee/Doughnut Shop without Drive-Through Window	1,000 SF GFA	42.65		
937	Coffee/Doughnut Shop with Drive-Through Window	1,000 SF GFA	36.31		
938	Coffee/Doughnut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	43.36		83.10
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Accessory Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.22		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	69.32		
947	Self-Service Car Wash	1,000 SF GFA	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	1,000 SF GFA	11.60		
950	Truck Stop	1,000 SF GFA	22.73		
950	Super Convenience Market/Club Station	1,000 SF GFA	69.28		
Total					





At the end of September 2022, the small unincorporated Toro Cyn area surrounding the proposed Roots site and surrounding six EDNRs, held over 370 cannabis cultivation and/or processing licenses. This number is far more than many or most Counties in the State.

C-zoned parcels in Montecito CP area APN-009-230-026, 009-230-005



Property Information		Value Notice	
Parcel Number:	009-230-026		
Address:	CA		
Transfer Date:	09/17/2004		
TRA:	078012		

Property Information		Value Notice	
Parcel Number:	009-230-025		
Address:	1282 COAST VILLAGE RD SANTA BARBARA, CA 93108		
Transfer Date:	08/13/2021		
TRA:	078012		

Property Characteristics	
Use Description:	Retail Stores, Single Story
Jurisdiction:	County - Unincorporated
Acreage:	0.47
Primary Res SF:	
Year Built:	
Bedrooms:	
Bathrooms:	
Fireplaces:	
Guest SF:	
Garage:	
Carport:	
Pool/Spa:	
ASSESSOR MAP	None

Updated STDMP

Employee incentives:

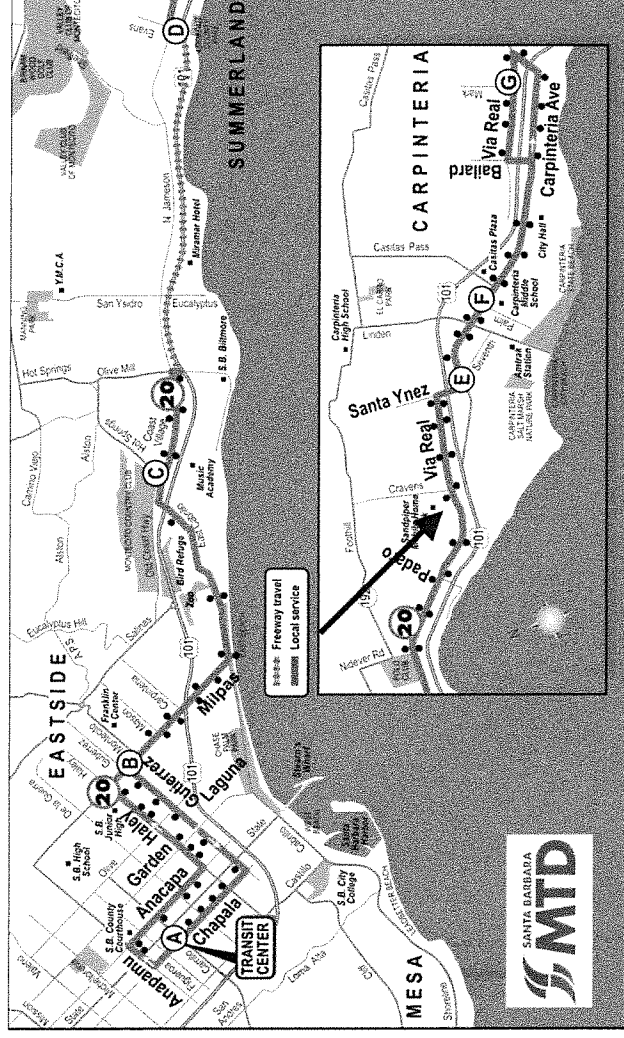
- Carpooling will result in an additional employee discount on products
- Employees will earn "Roots Bucks" for in store redemption
- Free monthly bus passes
- Electric bike purchase assistance plus battery charging station
- If needed, parking partnerships with other cannabis related business with shuttle service to Santa Claus Lane location

Customer incentives:

- Advertise non-auto-based transportation options, including providing a 10% discount to customers who can show proof of public transportation use to the store
- Non-peak hour product discounts provide an incentive to visit the store during non-peak hours (peak from 4:00PM to 7:00PM)
- Non-peak day product specials provide an incentive to avoid summer weekends and Fridays year-round
- Discounts offered to use express checkout during peak hours_{1,2}

The nearest bus stop for Line 20-the only line serving the Carp-Summerland area- is on the other side of 101, .6 of a mile from 3823 SCL.

- M-Sat The bus stops at the Padaro/Via Real stop every half hour until 6pm, then every hour.
- Sundays: The bus stops only every hour, last stop before 9pm
- Line 20 ends at the Transit Center.
- While bus travel is always a good alternative to vehicle travel, in this case, due to isolated location of the stop nearest the proposed project, and infrequency of stops, it is **not** the most practical, or, for vulnerable people, the safest.



Online Petition Form

Dear Friend of Roots Carpinteria,

Our hearing before the Board of Supervisors is Tuesday, November 1.

Please sign our petition and let the Supervisors know you enthusiastically support Ro Carpinteria.

Thank you!

SHOW YOUR SUPPORT

I support Roots Carpinteria!

Voluntary Compliance Review:

6. All Roots management is committed to sound corporate governance.
7. All Roots employees will receive a living wage and best-in-class health benefits.
8. Roots Carpinteria will have 22 dedicated onsite guest/employee parking spaces
9. Roots Carpinteria will be compatible with the surrounding neighborhood and help restore Santa Claus Lane's economic vitality.
10. When open and operational, Roots Carpinteria will generate millions in federal, state, and local tax revenues and will provide substantial community investments to local nonprofits.

Misrepresentations

This petition- still online as of 10-28-22 and likely included in many of the emails you receive- falsely claims:

"Roots Carpinteria will have 22 dedicated onsite guest/employee parking spaces"

The applicants KNOW that is a false statement.- Below is the parking supply they mention in the STDMP for today's hearing; and even fewer spots (6) are "dedicated" in staff's proposed Condition 31 below:

Parking Supply
 Twelve off-street parking spots are required for the project as has been reviewed by the South County Board of Architectural Review on February 18, 2022 and the Zoning Administrator on May 23, 2022. The off-street parking requirement is based on the County's commercial parking standards. No change to the square footage is proposed for this project.

Table 1: Parking Requirement Calculations

First Floor	Actual Square Footage	County Standard	Parking required
Boutique Retail	1069	500	2.14
Office	135	300	0.45

Cannabis Retail	3546	500	7.09
Second Floor			
Office	581	300	1.94
Total	5,331		11.62

31. **Designated Parking:** The owner/applicant shall designate 6 on-site parking spaces for The Roots onsite employees and customers during business hours.
Plans Requirement: The marked parking spaces shall be demonstrated on the site plan prior to issuance of the Coastal Development Permit.
Monitoring: The Owner/Applicant shall demonstrate that parking signs are posted prior to building permit issuance. Permit Compliance Staff shall spot check and respond to complaints.

SURF HAPPENS-youth



After School Surf Program

Ages 7-16 / All Skill Levels

Travel Groups

Intermediate-Advanced | \$90 per session

- Longest running program in Santa Barbara
- Team of advanced surf coaches with groups of 4-6
- Transportation to the best surf locations in safe vehicles
- Live video review
- Pick up (at school or home) between 2 pm-3:15 pm)
- Drop off (between 5:45 pm-6:30 pm)
- ISPE certified

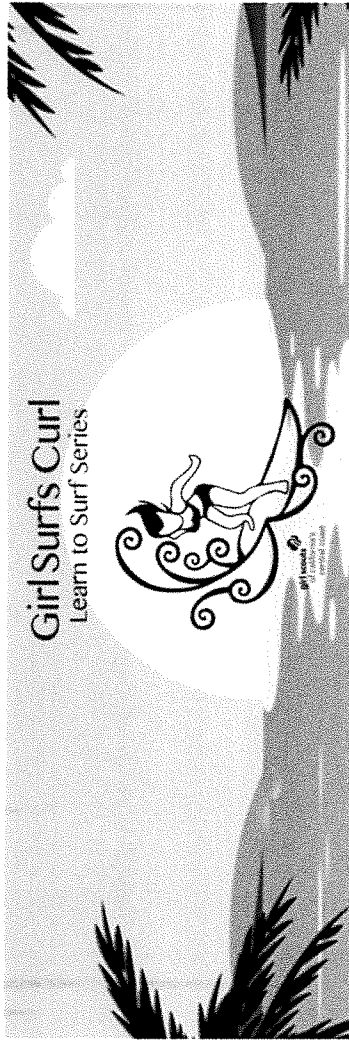
Surf Classes

Beginning-Intermediate | \$50 per session

- Longest running program in Santa Barbara
- Team of advanced surf coaches with a 1:4 ratio
- Meets daily in Santa Barbara, Carpinteria, and Goleta
- Safe and fun environment to learn the basics and progress
- Equipment provided

surf happens.com/girl-scouts-curly

5 4 3 2 1



Girl Surfs Curl – Girl Scouts

Learn to Surf Series Just for Girls!

6 sessions Annually Up & Down the Central Coast

Each surf day focuses on building the fundamentals of the sport, including safety etiquette, recognizing, and the basics of catching waves and standing up. Our lead coaches, Trainers, Beach Guardians, and bus techs, friends, & a part of each surf day along with an environmental talk and beach clean up. Participants each receive a Surf Happens Youth Surf Curl Badge and are provided with new wetsuits and boards to use during the lessons.

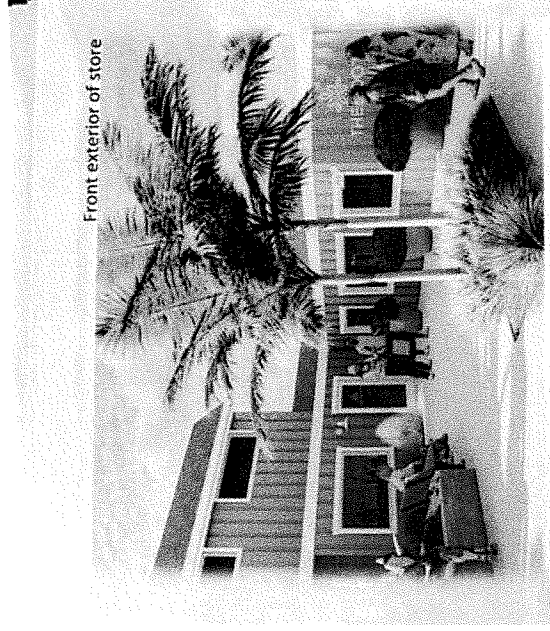
That feeling of overcoming fears, facing a challenge, and the thrill of riding on a wave is an amazing experience, confidence, and build memories that will last a lifetime. The Surf Happens Foundation is offering full and partial scholarships for the program as well. Each surf day takes place on a Saturday from 10 am - 1 pm.

Sponsored by Channel Islands Surfboards, participants will be treated to the best instruction and equipment available.

Open to all Girl Scout members and up



Roots' promotional piece posted in local paper and on Facebook taking Commissioner Cooney's comments out of context. Commissioner Cooney voted to DENY the project



Front exterior of store

"...it [the project] sounds like it's going to be the best if not the best in Santa Barbara County..."

Michael Cooney - 1st Dist. Planning Commission

The Roots
www.therootscarpinteria.com

Brianda Negrete

From: Lillian Clary <mzlil2988@gmail.com>
Sent: Friday, October 28, 2022 1:49 PM
To: sbcob
Cc: Lillian Clary; Dave Clary
Subject: Santa Claus Lane/Roots

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 post in public comment for this agenda item, November 1 and share with supervisors. Thank you.

NO to the proposed Roots Dispensary.

Traffic safety is the primary issue here. The building where this dispensary would be located is at the very end of Santa Claus Lane where we foresee serious traffic problems facing drivers.

First, drivers will be speeding up to make the transition onto 101. They will have to hit freeway speed rapidly since the on-ramp is short.

Second, the same ramp way incorporates a teardrop shaped turnaround to allow drivers to return to Santa Claus Lane with a percentage of drivers slowing to make the sharp turn.

Third, you know perfectly well that buyers at the dispensary will be unwrapping goods and fumbling with packaging while driving.

Recipe for disaster.

Dave and Lil Clary
Tepusquet Canyon

Message delivered to you via mule

Brianda Negrete

From: DEVON GEIGER <degs214@aol.com>
Sent: Friday, October 28, 2022 10:43 AM
To: sbcob; Williams, Das
Subject: Proposed cannabis retail store on Santa Claus Lane

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.

To whom it concerns:

My extended family has had a home on Padaro Lane for forty years, and I can say unequivocally that Santa Claus Lane is the very worst possible location for such a controversial enterprise.

First of all, the beach there is a family beach. It's location is populated by children and teens. People getting in and out of cars have strollers, baby carriers, toddlers, and young children in tow. Teens come there to surf, swim, and hang out on the beach.

Secondly, the car traffic there is already a huge challenge. One can only enter the lane from one direction, and if there's no parking (which is often the case), turning around is a messy situation involving three-point turns in front of storefronts. It is a dangerous traffic nightmare.

And, ... Santa Clause Lane is not in a downtown area, it is a small lane in a quiet neighborhood. It is not policed, and the surrounding homes are not regularly policed. Nor is it near any city police station. The people interested in purchasing Cannabis may linger in the area, getting high and into all kinds of trouble.

This is a very very bad idea for that busy, crazy street, and for the surrounding neighborhoods!

Thank you for hopefully waiting for a different, safer, alternative.

Devon Nielsen

Sent from my iPhone

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Friday, October 28, 2022 2:49 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

I support Roots
Carpinteria!

Dear County Supervisors,

On Tuesday, November 1st, please vote to deny the appeal of the Roots Carpinteria coastal development permit.

Roots Carpinteria cannabis retail store at 3823 Santa Claus Lane will be ideally situated at the southeast end of the Lane, and will help our community crowd out illegal, unregulated, and untested cannabis from the illicit market.

Please support Roots Carpinteria for these reasons and for the following additional reasons:

1. The Roots Carpinteria's mission is to partner with established local and regional organizations and nonprofits.
2. The Roots team comprises 100% of locals from Carpinteria and, Santa Barbara & Ventura County.
3. Roots has pledged 2% of annual gross receipts to be invested in the community and shared with local nonprofits.
4. Roots meets all the conditions and requirements under the County's land-use development code.
5. Roots is committed to operational excellence, and its other stores have exemplary compliance records.
6. Roots management is committed to sound corporate governance.
7. All Roots employees will receive a living wage and best-in-class health benefits.
8. Roots Carpinteria will have 22 dedicated onsite guest/employee parking spaces.
9. Roots Carpinteria will be compatible with the surrounding neighborhood and help restore Santa Claus Lane's economic vitality.
10. When open and operational, Roots Carpinteria will generate millions in federal, state, and local tax revenues and will provide substantial community investments to local nonprofits.
11. Roots Carpinteria will have a substantial positive economic benefit to the other retail businesses via direct and indirect economic multipliers.
12. Roots Carpinteria has committed to sourcing at least sixty (60) percent of its local

Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name

Rose Button

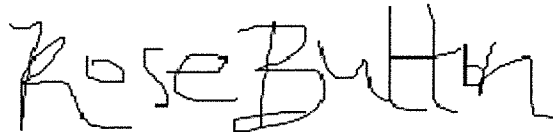
Email

rosebutton0@gmail.com

Are you a current
resident of Santa
Barbara County?

Yes

Signature

A handwritten signature in black ink that reads "Rose Button". The letters are connected and written in a cursive style.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Friday, October 28, 2022 2:52 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the 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.

The Roots Carpinteria Dispensary thanks you for your support!

Form Summary

I support Roots
Carpinteria!

Dear County Supervisors,

On Tuesday, November 1st, please vote to deny the appeal of the Roots Carpinteria coastal development permit.

Roots Carpinteria cannabis retail store at 3823 Santa Claus Lane will be ideally situated at the southeast end of the Lane, and will help our community crowd out illegal, unregulated, and untested cannabis from the illicit market.

Please support Roots Carpinteria for these reasons and for the following additional reasons:

1. The Roots Carpinteria's mission is to partner with established local and regional organizations and nonprofits.
2. The Roots team comprises 100% of locals from Carpinteria and, Santa Barbara & Ventura County.
3. Roots has pledged 2% of annual gross receipts to be invested in the community and shared with local nonprofits.
4. Roots meets all the conditions and requirements under the County's land-use development code.
5. Roots is committed to operational excellence, and its other stores have exemplary compliance records.
6. Roots management is committed to sound corporate governance.
7. All Roots employees will receive a living wage and best-in-class health benefits.
8. Roots Carpinteria will have 22 dedicated onsite guest/employee parking spaces.
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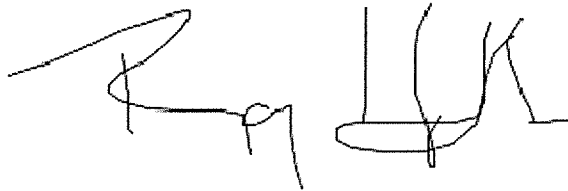
I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Roy Hale

Email rescuetac@hotmail.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to read "Roy Hale". The signature is written in a cursive style with a large initial "R" and "H".

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Friday, October 28, 2022 2:54 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the Appeal

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Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Kelly Wildowsky

Email wildgardin@msn.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to read "Kelly Wildowsky". The signature is written in a cursive, somewhat stylized font.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Friday, October 28, 2022 2:57 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the Appeal

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Form Summary

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Form Summary

workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Jesse Delacruz

Email jessedelacruz678@yahoo.com

**Are you a current
resident of Santa
Barbara County?** Yes

Signature

A handwritten signature in black ink, appearing to read "Jesse Delacruz". The signature is written in a cursive style with a long horizontal stroke at the end.

Brianda Negrete

From: beth@420hpc.com <noreply@123formbuilder.com>
Sent: Friday, October 28, 2022 2:58 PM
To: sbcob
Subject: Support Roots Carpinteria, and Deny the Appeal

Follow Up Flag: Follow up
Flag Status: Completed

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.

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Form Summary

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Form Summary

11. Roots Carpinteria will have a substantial positive economic benefit to the other retail businesses via direct and indirect economic multipliers.

12. Roots Carpinteria has committed to sourcing at least sixty (60) percent of its local workforce from Santa Barbara County.

I proudly add my name to this petition, and I ask you to also support this exciting project.

Name Carly Owens

Email ccowens623@gmail.com

Are you a current resident of Santa Barbara County? Yes

Signature

A handwritten signature in black ink, appearing to be 'C. Owens', written over a faint grid background.