



BUSY BEE'S ORGANICS

BOARD OF SUPERVISORS
18LUP-00000-00496
COUNTY OF SANTA BARBARA
MARCH 17, 2020





PROJECT MEASURES ENSURE COMPATIBILITY

BUSY BEE'S ORGANICS

- ◆ Minimum 100-foot buffers on east and west property boundaries
- ◆ Dense, layered landscape screening on boundaries
- ◆ Model MOU with neighbor farm
- ◆ Regular testing proving no overspray contamination
- ◆ Odor testing confirming no off-site odor impacts
- ◆ Model odor abatement program
- ◆ Not located within or near cannabis farm cluster
- ◆ Located 1-mile from City of Buellton
- ◆ Existing, Operational Farm



PROJECT MERITS

BUSY BEE'S ORGANICS

- ◆ Family farmers live and work onsite.
- ◆ 100% local. Third-generation Santa Barbara agricultural family.
- ◆ Independent. Family owned and operated with no outside investors or influence.
- ◆ Female/Latino owned and operated.
- ◆ 5 years of continuous operations with no verified odor issue.
- ◆ Not adjacent to other cannabis grows or the City of Buellton.
- ◆ Only 1/3 of the property.
- ◆ Zero Overspray contamination from neighboring farms.
- ◆ Planted over 4,000 trees around the perimeter and throughout the property.
- ◆ Community Support - Over 70 letters of support and counting.
- ◆ Installed the most efficient watering system available in California.
- ◆ Farm employs 3 local farm workers and professionals.
- ◆ Fully Track and Trace compliant.
- ◆ Extensive outreach to community.



1 MILE FROM THE CITY OF BUELLTON



City of Buellton

February 25, 2020

Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

RE: Appeal of Busy Bees Organics application for Land Use Permit

Chair Hart and Members of the Board of Supervisors:

This letter is written to express the position of the City of Buellton with regard to the application by Busy Bees Organics for a Land Use Permit, which is currently being appealed to the Board of Supervisors.

As I stated during public comments at the Planning Commission hearing on the initial appeal of this permit, the City of Buellton does not object to the issuance of this permit, as it is currently conditioned for odor control. The applicants have demonstrated a deliberate consideration for neighboring uses through the voluntary application of an odor control program, with a tiered approach to mitigating odors to ensure that complaints can be addressed incrementally. The Planning Commission has subsequently determined that this odor control program should be memorialized in the conditions of approval, which the City of Buellton supports.

Members of the Buellton City Council have been to the farm, and seen the operation as well as the landscape enhancements that both screen the farm from view of the road and serve to aid in the dispersion of odor-causing compounds emanating from the crop. As the City's primary concern with cannabis cultivation operations has been the impact of odor on its residents, the imposition of the odor control conditions serves to remove any formal objection by the City to the issuance of this permit.

Respectfully submitted for your consideration,


Scott Wolfe
City Manager



City of Buellton

February 25, 2020

Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

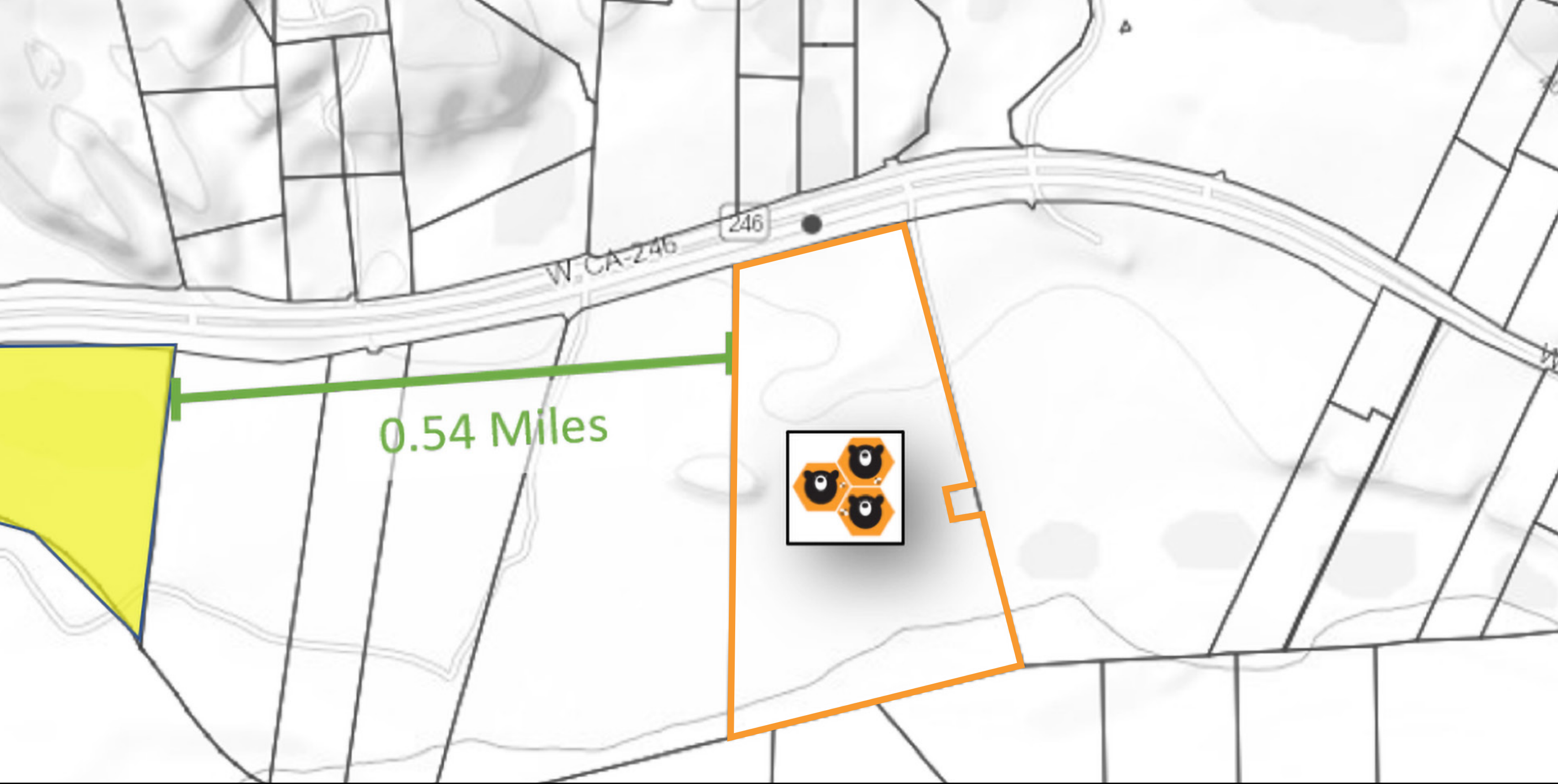
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NOT ADJACENT TO PENDING CANNABIS OPERATIONS



**PENCE VINEYARD AND TASTING ROOM
(DIRECTOR, CEO OF COALITION APPEALING PROJECT)**

1.2 MILES

246

246

W Hwy 246

**BUSY BEE'S
ORGANICS
CULTIVATION**

-  **BUSY BEE'S PROPERTY**
-  **PENCE VINEYARD AND TASTING ROOM**
-  **PROPERTY DISTANCE**
-  **CULTIVATION SITES**

EXISTING LANDSCAPE CONDITION



EXISTING LANDSCAPE SCREENING / FACING SOUTH



**EXISTING LANDSCAPE SCREENING FROM HWY 246 /
FARM ENTRANCE**



**EXISTING LANDSCAPE SCREENING FROM HWY 246 /
FACING NORTHEAST**



**EXISTING LANDSCAPE SCREENING /
FACING SOUTHWEST**

ODOR ANALYSIS AND ASSESSMENT

BOSARGE ENVIRONMENTAL:

- ◆ Odor expert & chemical engineer performed two 3-day Odor Assessment Studies using a Nasal Ranger during harvest periods (July and October 2019).
- ◆ No odors were detected at any of the 77 test locations throughout the Buellton community in all directions.

SESPE CONSULTING, INC.:

- ◆ Performed an independent air quality analysis and modeling to independently evaluate the Project's potential to generate odor.
- ◆ Report concludes the model results are consistent with the history of the Project site—odor has not and should not be present under most conditions.

SCS ENGINEERS:

- ◆ Assessed the relative emissions of odors from the Project by collecting air samples in balloons and sent them to a trained and screened odor panel of 8 individuals.
- ◆ SCS team conducted odor samples upwind from the property, at the project site, and at multiple locations downwind.
- ◆ Concluded that Busy Bee was not a source of nuisance odor conditions downwind from its operations at the time of sampling (flowering plants).
- ◆ SCS Engineers also studied VOC emissions from the Project. They measured the concentration of specific air pollutants relative to cannabis both onsite (flowering plants) as well as downwind. Concluded that measured concentrations do not indicate the presence of a possible health concern in relation to employees or receptors downwind from the facility.

ODOR ABATEMENT PROGRAM

BUSY BEE'S TAKES THE FOLLOWING VOLUNTEERED TIERED APPROACH TO ODOR CONTROL:

- ◆ **TIER 1**
Install wind screens.
- ◆ **TIER 2**
Operate fans normally used to protect orchards from frost.
- ◆ **TIER 3**
In the event that Tiers 1 and 2 above are insufficient to abate a continuous public nuisance, install the best available vapor-phase odor control system.

OVERSPRAY MOU



June 13, 2019

Dear Ray,

As you know, we received a copy of the letter you sent to the Planning and Development Central Board and are writing to try to resolve the issue you raised. First of all, you are a fabulous neighbor and we value our relationship and we were deeply distressed to learn that we may have caused you any cause for concern. You and your family are extremely important to us and we will work with you to ensure our great relationship stays positive. We believe that the misunderstanding regarding the spraying of pesticides stems from a complaint that we filed with Nutrien due to their activities on your property on May 20, 2019. The weather that day was extremely windy, causing concern that our plants could be contaminated by overspray or drift.

We simply reached out to Nutrien to request that their spraying be done when whether conditions would not result in harm to us or other neighboring properties. In addition, we asked that Nutrien provide us with advanced notice each time they are scheduled to spray on your property, which they have been doing which helps ease our concerns. In no way did we suggest that all spraying had to cease, simply that it must comply with state law. In an effort to work collaboratively with you to support each other as neighbors, we propose the following:

1) We agree not to hold you personally liable for any overspray performed by your tenant;

2) We agree that we will not hold your tenant liable for any pesticide spray activity that is lawfully executed according to state and county regulations;

3) We agree not to hold the spray vendor (Nutrien or other entity) liable for any spray activity that is lawfully executed according to state and county regulations;

4) We agree that in the event that your existing tenant farmer desires to terminate his lease prematurely with you, the landowner, we agree to take over the lease for an annual rental rate that is greater than the rental rate under the existing lease; and

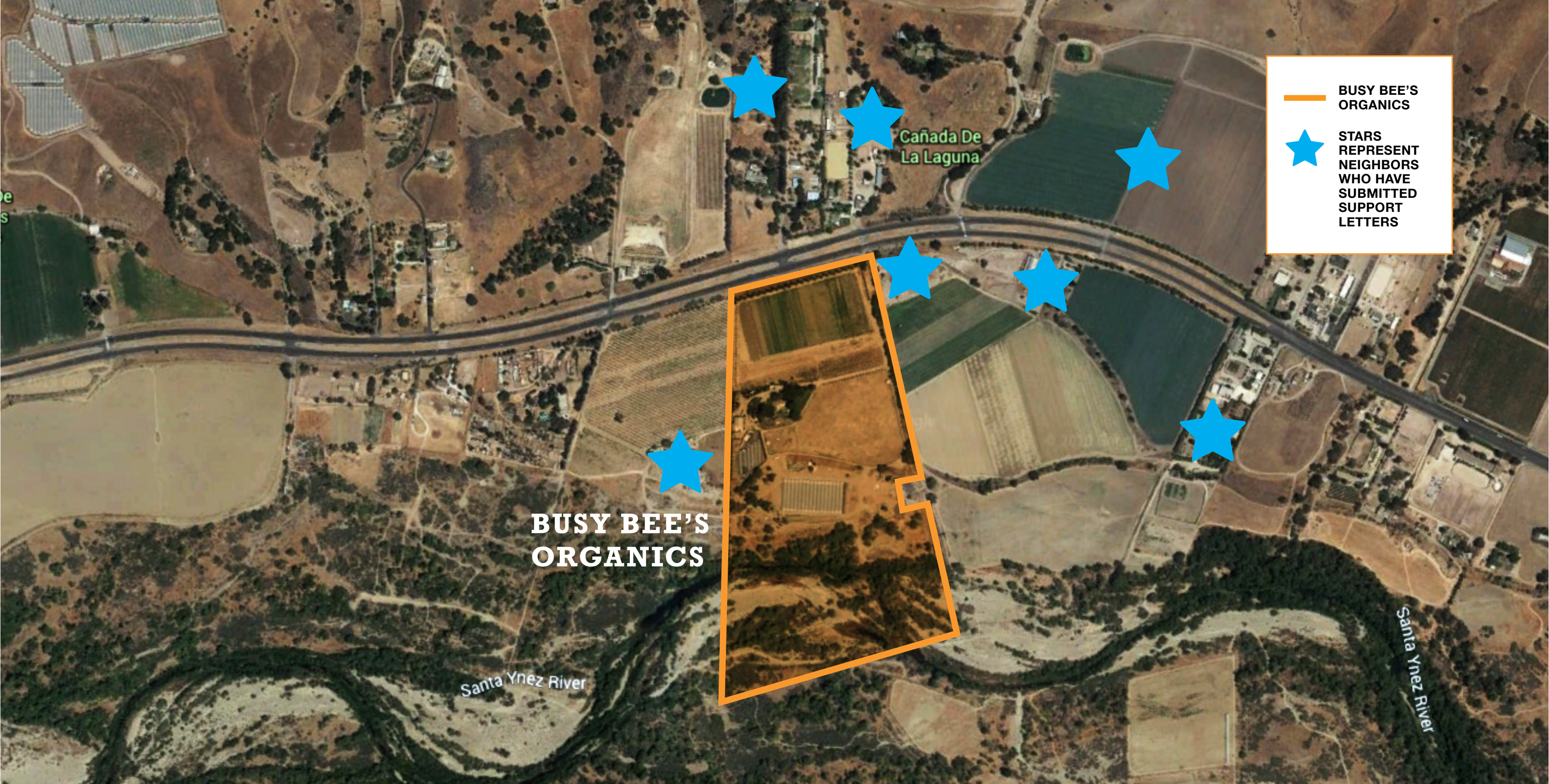
5) Upon the expiration of the term of the existing lease between you and your tenant, we agree to lease your land for an annual rental rate that is greater than the rental rate under the existing lease. Terms to be negotiated.

If you agree with these terms, and require something more formal than this letter, please let me know and we can draft up a short agreement for your review and signature.

We apologize for any understanding and we are looking forward to our continued friendship and mutually productive farming!

Best regards,

Sara Rotman and Nate Diaz
Busy Bee's Organics, Inc.



 **BUSY BEE'S ORGANICS**

 **STARS REPRESENT NEIGHBORS WHO HAVE SUBMITTED SUPPORT LETTERS**

Cañada De La Laguna

BUSY BEE'S ORGANICS


Santa Ynez River

Santa Ynez River

PROJECT HAS HAD EXTENSIVE REVIEW

APPROVALS & REVIEW BODIES:

- ◆ **Unanimous Approval by County Planning Commission**
- ◆ **Central Board of Architectural Review** / Unanimous Preliminary and Final Approval
- ◆ **Agricultural Preserve Advisory Committee** / Approved and Found Consistent with Uniform Rules
- ◆ **Land Use Permit Approved** / Land Use Permit approved and CEQA determination issued
- ◆ **Business License On the County's Eligible Business License Applicants List** / Review Underway
- ◆ **California Department of Food & Agriculture / CalCannabis: Provisional Licenses issued** /
Division of Weights and Measures - License issued
- ◆ **California Department of Fish & Wildlife** / No Lake and Streambed Alteration agreement required
- ◆ **State Water Quality Control Board** / California Regional Water Quality Control Board - No issues



BUSY BEE'S ORGANICS ACCEPTS MOST OF THE THIRTY-FIVE (35) CONDITIONS IMPOSED ON THE PROJECT.

BEE'S REQUESTS TO ADDRESS AND RESOLVE CONDITIONS THAT:

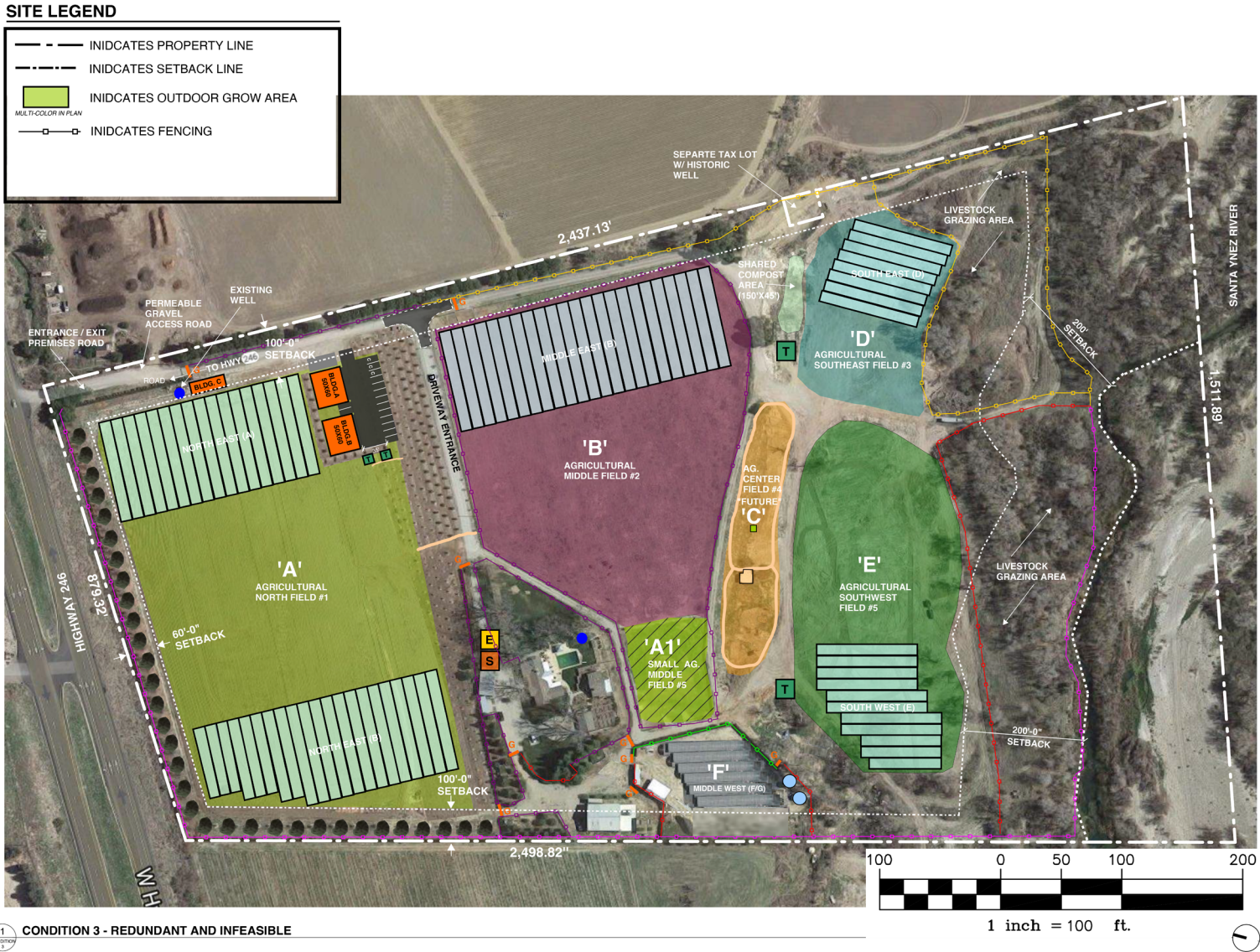
- ◆ Impair agricultural productivity and viability
- ◆ Are infeasible
- ◆ Require redundant review

CONDITION 3: REDUCES AND RELOCATES HOOP STRUCTURES

- PC PROPOSAL:**
 Reduce hoops to five acres, and install hoops along the eastern and western boundaries.
- APPLICANT PROPOSAL:**
 Request that the condition be revised to limit hoops to Fields A, D, E, and Area F with a maximum of 14-acres of hoop structures.

FIELD LOCATION	DIMENSIONS*	TOTAL FEET	TOTAL ACREAGE
NORTH EAST (A)	200' X 375'	75,000	1.72
NORTH EAST (B)	200' X 485'	97,000	2.23
MIDDLE WEST (F/G)	-	11,200	0.26
MIDDLE EAST (B)	200' X 550'	110,000	2.53
SOUTH EAST (D)	200' X 187'	37,400	0.86
SOUTH WEST (E)	200' X 250'	50,000	1.15
TOTAL ACREAGE			8.75

*APPROXIMATE



CONDITION 3: ELIMINATE HOOPS ON FIELDS A & B

- Applicant suggested revision to address community interest in protecting visual resources:

Reduction in Hoop Structures. The total amount of hoop structures shall be reduced to five acres. **Hoop structures shall be prohibited on Fields 'A' and 'B', the fields closest to HWY 246.** Hoop structures shall cover the planted cannabis areas along the eastern and western edges of the cannabis cultivation. Additional Hoop structures may be allowed within the interior planted cannabis areas so long as the total of five acres of hoop structures is not exceeded. The project plans shall be revised to be consistent with this condition prior to issuance of the Land Use Permit.



1 AREA PARTITION PLAN
(A103)

	OUTDOOR VEGETATION AREA 'A' - 435,600 SF - OUTDOOR FLOWERING CANOPY		OUTDOOR VEGETATION AREA 'E' - 108,900 SF - OUTDOOR FLOWERING CANOPY
	OUTDOOR VEGETATION AREA - AREA 'A1' - 19,602 SF		VEGETATIVE HOOP HOUSES AREA 'F' - 11,200SF
	OUTDOOR VEGETATION AREA 'B' - 304,920 SF - OUTDOOR FLOWERING CANOPY		GREENHOUSE AREA 'G' - 2,700 SF - MIXED LIGHT FLOWERING CANOPY
	OUTDOOR VEGETATION AREA 'C' - 32,670 SF - OUTDOOR FLOWERING CANOPY		
	OUTDOOR VEGETATION AREA 'D' - 54,450 SF - OUTDOOR FLOWERING CANOPY		









TOTAL OUTDOOR CULTIVATION AREA: 21.95 ACRES
NOTE: AREAS LISTED ABOVE ARE APPROXIMATE

CONDITION 4: REDUCTION IN PLANTED CANNABIS AREA

- PC PROPOSAL:
Reduces total planted acreage to 18 acres.
- APPLICANT PROPOSAL:
Revise condition to limit the total area of planted cannabis to 22 acres— 35% of the total property acreage. Necessary to comply with Ag Preserve Contract requirement.



1
A103
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CONDITION 15: ODOR ABATEMENT PLAN

- **PC PROPOSAL:**
The Applicant shall not dry cannabis onsite.
- **APPLICANT PROPOSAL:**
No outdoor drying on-site. Drying shall only occur in the new Ag building, sealed and fitted with odor control systems.
- **PC PROPOSAL:**
All plant material shall either be vacuum-sealed and flash frozen or shipped offsite within two hours of harvest.
- **APPLICANT PROPOSAL:**
The Applicant shall have a variety of options upon harvesting the crop, either (a) flash freezing them in temporary freezers; or (b) boxing and shipping them as fresh cut flowers upon harvest; or (c) placing in a sealed building with odor control for drying; or, (d) any combination of the foregoing methods. Regardless of the harvest method used, the crop shall be weighed within two hours of cutting in order to comply with State regulations.
- **PC PROPOSAL:**
The Applicant shall not stagger harvest periods throughout the property.
- **APPLICANT PROPOSAL:**
The Applicant shall conduct no more than three (3) harvests per year, each for an approximate 2-week period.

CONDITION 25: DIRECTOR REVIEW

- **PC PROPOSAL:**
The Director shall review the Proposed Project two years after issuance of the Land use Permit.
- **APPLICANT PROPOSAL:**
Annual Business License review and renewal requires monitoring and compliance. County can deny Business License if the standards are insufficient to maintain health, safety, and general welfare of the public or if operator is engaging in conduct that constitutes a nuisance.

BUSY BEE'S ORGANICS CREW



THANK YOU.