

#5

Ramirez, Angelica

Public Comment - Group 2

From: S Reimers <sreimers54@gmail.com>
Sent: Friday, May 20, 2022 7:12 PM
To: sbcob
Subject: Public comment for May 24 BOS meeting
Attachments: May 20. BOS letter.docx



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Please add this letter to the public comments for the above mentioned meeting. Thank you for your assistance!

Sincerely,
Sheryl

May 20, 2022

Public Comment Letter for May 24th Board of Supervisors Meeting

Re: Case No. 22ORD-00000-00001

Dear Santa Barbara County Supervisors,

Thank you for considering requiring Conditional Use Permits for cannabis projects. I hope it will allow decision makers to more closely scrutinize each project for it's impact on the environment, nearby residents and already established businesses. Water use alone is a very important issue when cannabis growers' irrigation practices divert scarce water from sensitive habitats sheltering endangered species, and threaten the viability of neighbors' wells. This is especially true in areas that were farmed but not previously irrigated (dryland farming).

I urge you to approve the changes proposed in the proposal sent to you by the Planning Commission with one caveat: please **do not** exempt the seven projects under appeal from the new requirements. They are under appeal for very good reasons! One concession might be a waiver of any increased fees associated with the CUP along with a promise of accelerated processing.

The proposed ordinance amendment requiring CUPs brings another important benefit: relieving staff of the burden of decision-making regarding cannabis permits. It seems unmistakably true that staff are under a considerable amount of pressure from the public to defend the current ordinance to applicants and to appellants. I consider this an undue burden given their lack of power to make rules or deviate from existing rules.

Sincerely,
Sheryl Reimers

Ramirez, Angelica

From: PAUL EKSTROM <paulekstrom@cox.net>
Sent: Sunday, May 22, 2022 3:19 PM
To: sbcob
Subject: Cannabis Zoning Ordinance Ammendments. Hearing of May 24, 2022. Item #5.

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Chair Hartmann and Honorable Supervisors:

I support our Planning Commission Recommendations. I support requiring CUPs for all cannabis projects. Although "the horse is already out of the barn" on so many approved cannabis projects, CUPs can help avoid a lot of future problems for both the applicants and the community near their projects. Odor control is the top of my concerns.

I hope you will consider and require a Conditional Use Permit on both pending and future cannabis projects.

Thank you, Paul Ekstrom, 1489 Manzanita St. Carpinteria , CA. 93013

Ramirez, Angelica

From: kippps@aim.com <kippps@aol.com>
Sent: Sunday, May 22, 2022 7:14 PM
To: sbcob
Subject: CUPs!

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Requesting ***that the Board adopt the Planning Commission recommendations, requiring CUPs and Odor Plans for all cannabis cultivation projects, including those currently under appeal. This needs to be for all . Plus a CUP to protect other land owners to be able to enjoy there own land . Mike and Janis tremper***

Sent from the all new AOL app for iOS

Ramirez, Angelica

From: Pamela J. Elliott <pamela@aravant.com>
Sent: Sunday, May 22, 2022 8:04 PM
To: sbcob
Subject: CUP for all cannabis cultivation

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.

Santa Barbara County Board of Supervisors,

All neighborhoods, communities, and regions of Santa Barbara County must be protected from cannabis cultivation and processing odors. To do this effectively make Conditional Use Permits a requirement for all cannabis concerns and operations. Specifically, adopt the Santa Barbara Planning Commission's recommendations that require conditional use permits and odor plans for all current cannabis operations and for those cannabis projects that are under appeal.

Doing so will ensure that those cultivation operations awaiting legal decisions do not "get a pass" to release cannabis odors into the surrounding community. This is especially important concerning those appeal applicants near tourist areas such as wine tasting, art galleries and hiking areas.

Thank you,

Pamela Elliott

Ramirez, Angelica

From: Theresa Reilly <tree101@hotmail.com>
Sent: Sunday, May 22, 2022 9:08 PM
To: sbcob
Subject: Public Comment Re: May 24, 2022, Item 5, Cannabis Land Use Ordinance
Attachments: CannabisOdor.Board of Supervisors.5.21.2022.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.

May 22, 2022

Dear Clerk of the County Board of Supervisors,

Please include the attached letter for public comment at the 5/24/2022 Board of Supervisors meeting.

Thank you.

Theresa Reilly

Sent from Outlook

Re: May 24, Item 5, Cannabis Land Use Ordinance Amendments

May 21, 2022

Attn: sbcob@countyofsb.org
Santa Barbara County Board of Supervisors
123 E. Anapamu St.
Santa Barbara, CA 93101

Dear Santa Barbara County Supervisors,

Living in the city of Buellton (and elsewhere in the unincorporated areas of Santa Barbara) can be lovely, except when the cannabis fields are blossoming and being harvested upwind. Many seniors, children and others who are sensitive to the volatile, stinky terpenes released and carried to our homes, businesses, schools, parks, trails, roadways, and neighborhoods are impacted by headaches, burning eyes and respiratory irritation for several months of the year. There may be areas further afield that require a less robust OAP, but those upwind of our Santa Ynez Valley communities must be required to utilize the most effective available technologies to minimize these impacts on our health and well-being.

I support the amendments proposed by the Planning Commission to require CUPs for Ag II permitting – recognizing and better addressing the already identified environmental impacts which have been previously dismissed. CUPs make far more sense for establishing neighborhood compatibility, County oversight, and avoidance of costly appeals. All applications currently outside the cap should be required to have CUPs. Those within the cap currently under appeal, should either be required to have CUPs or include appropriate Odor Abatement Plans. Those farms with LUPs currently approved and growing cannabis should be incentivized to adopt effective OAPs. ***Odor Abatement Plans must be included, as appropriate, for all of these properties, not just those adjacent to EDRNs, within the Santa Ynez Valley Community Plan, or less than 51% Ag II acreage!***

Monitoring of water usage is critical in this age of drought and climate change. Requirements for well metering are an important component of both the CUP and LUP permit process.

The Board of Supervisors has an opportunity to improve on the inadequate policies in place in order to facilitate compatibility between the residents of Santa Barbara County and the cannabis industry. If you can support the growers who are willing to cooperate with their neighbors and weed out the riffraff just out to make a buck at our expense, I believe the process will be far more successful and civil.

Respectfully submitted,

Theresa Reilly
Buellton Resident

Ramirez, Angelica

From: Bonnie Freeman <bonniegoleta@cox.net>
Sent: Monday, May 23, 2022 6:24 AM
To: sbcob
Subject: Agenda Item #4

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 Supervisors, Please approve the Planning Commission's recommendations for requiring a CUP and Odor abatement on all Cannabis Operations including pending appeals for the protection of inland operations that could affect Agriculture 11 and compatibility with nearby schools and residential neighbors. Long term Community Planning will not only serve the productivity of the cannabis industry but the sustainability of tourism and the historic character of Santa Barbara County for the future, directly and indirectly.

Thank you,
Bonnie Freeman
5436 Tree Farm Lane, SB 93111

Sent from my iPhone

de la Guerra, Sheila

From: Alison Laslett <Alison@sbcountywines.com>
Sent: Monday, May 23, 2022 9:56 AM
To: sbcob; Villalobos, David
Subject: Letter to BOS for May 24 2022 Hearing
Attachments: 2022 May 23 - Cannabis Ordinance Letter to BOS.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.

Thank you for accepting this letter to the Board of Supervisors for the hearing tomorrow, May 24, 2022.

Sincerely,

Alison Laslett

Alison Laslett
CEO | Santa Barbara Vintners

M: 310.463.0262
alison@sbcountywines.com

140 W Highway 246
PO Box 1059
Buellton, CA 93427

www.sbcountywines.com



To: Board of Supervisors of the County of Santa Barbara via email
From: Alison Laslett, CEO, Santa Barbara Vintners
Date: May 23, 2022
Re: Cannabis Zoning Ordinance Amendments;
SB County BOS Hearing of May 24, 2022

Dear Chair Hartmann and Members of the Board of Supervisors,

Please consider these comments on behalf of the Santa Barbara Vintners in support of the proposed amendment of the Santa Barbara County Land Use Development Code to require a Conditional Use Permit (CUP) for all cannabis cultivation projects.

As you know, unique issues related to cannabis cultivation – including the extreme security measures often required for cannabis and the impact of its strong odors on neighboring property owners, in particular winery tasting rooms – create the potential for conflict, which often has not been addressed with the simple Land Use Permit (LUP) process utilized by the County. This has been especially true with some of the very large cannabis projects proposed in the AG-II zoned areas, including with some appeals that have been heard by your Commission. Unfortunately, with several of those appeals your Commission has been advised that absent a CUP requirement, you were unable to include conditions and mitigation measures that would address “neighborhood” conflicts.

With the amendment to require a CUP for such cannabis projects, we anticipate that applicants will work with the County and their neighbors to ensure projects are properly sited and designed to avoid such potential for conflict with neighboring uses and with public enjoyment of our wonderful Santa Barbara agricultural and natural environment.

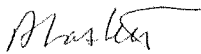
While we otherwise fully support the Ordinance amendments as presented by County staff, we do have a concern with the proposed “exemption” from the

requirement for Odor Control Plans (OAP) for cannabis projects on AG-II zoned properties. This is in Ordinance Section 4.C.6. Currently, Odor Abatement Plans are only required for cannabis projects on AG-II zoned lands where a Conditional Use Permit (CUP) is required. The lack of such odor control has been one of the biggest issues of conflict, particularly where cannabis is located close to wine tasting rooms and other areas of outdoor public enjoyment.

The proposed Ordinance would require a CUP for all new cannabis projects, thereby effectively eliminating the exception and creating the requirement of Odor Abatement Plans for all new cannabis projects. Unfortunately, however, language is proposed to be added to Section 4.C.6 to provide: "No odor abatement plan shall be required in AG-II zoning, unless it is adjacent to an EDRN or Urban Rural boundary or the cultivation area exceeds 51% of the subject lot area (gross)." That language seems completely incongruous with the concept of requiring neighborhood compatibility through CUP conditioning, and would seem to eliminate the necessary tool of an OAP where odor abatement or avoidance of impacts are necessary, such as with a cannabis project sited near an area of public enjoyment, such as a trail, park, or wine tasting area.

We appreciate the Planning Commission's 5-0 vote to support the requirement for an OAP on all cannabis projects and we hope that you will approve the proposed ordinance with that change. We strongly urge the Board to eliminate the language that does not require odor abatement plans with CUPs.

Thank You,



Alison Laslett
CEO, Santa Barbara Vintners
alison@sbcountywines.com

de la Guerra, Sheila

From: durgama@silcom.com
Sent: Monday, May 23, 2022 10:05 AM
To: sbcob
Subject: Cannabis Ordinance Amendments

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 SB County Board of Supervisors:

I am writing to encourage you to require all cannabis projects in the inland zone (excluding Carpinteria and areas in the coastal zone) to obtain a Conditional Use Permit instead of a Land Use Permit, and that all projects include an Odor Abatement Plan. An odor abatement plan (OAP) is the primary tool for reducing odor issues. Typically, these OAPs in the inland areas utilize setbacks and buffers, low odor strains, vegetative screens, and restrictions on the length and time of harvests.

I feel that Conditional Use Permits are necessary for these proposed cannabis projects as well because they encourage applicants to plan, permit and operate their projects in ways that don't conflict with uses in the surrounding area, they protect neighboring agricultural land, and they can lead to increased County oversight and stricter enforcement.

I strongly feel that the new rules should apply to all cannabis projects that don't have final approval, including the eight that are currently under appeal. I live in Winchester Canyon, one of the areas where a cannabis project is currently under appeal. Therefore, I request that the Board of Supervisors adopt the Planning Commission recommendations, requiring CUPs and Odor Plans for all cannabis cultivation projects, including those currently under appeal.

Sincerely,

Durga Andre

7859 Rio Vista Drive, Goleta

de la Guerra, Sheila

From: Becky Davis <becky.davis@mac.com>
Sent: Monday, May 23, 2022 12:01 PM
To: sbcob
Subject: Dope grows & conditional use permits

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 Supervisors,

We live in Winchester Canyon, at the western edge of Goleta, and have lived here for decades. We are strongly opposed to permitting outdoor marijuana growing up the canyons from us, as we will be impacted by odors, increased traffic, and possibly increased crime.

Responsible zoning and planning means that you don't put feed lots, hog farms, or dope grows so close to existing residential neighborhoods as to impact those neighborhoods by the odors & activities that accompany those activities. Since we get down canyon winds at least a third of the time, citing a marijuana grow further up the adjacent canyons from us pretty much insures that we will be regularly impacted by unwanted odors.

A Conditional Use Permit (CUP) on *any* proposed dope grow, anywhere in the county, helps to insure that if any of the feared negative impacts occur, you can more quickly and easily withdraw their legal permit to grow there. I'm hoping you won't permit Winchester Canyon dope grows at all, but if you do, to permit it without a CUP would be irresponsible. I'd encourage you to change the *county* policies so that *any* permitted activity that has known negative side effects that you are trying to control be subjected to a CUP, so that those with permits know that their ability to legally continue their activity is conditional on their effectively controlling their possible negative impacts.

As you undoubtedly know, our neighborhood has only one access road. We have been officially evacuated due to wildfires further up the adjacent canyons 4-5 times in the last 50 years. A dope grow requires more staff and more traffic than the existing vegetable farming & fruit orchards that have characterized Goleta's foothill peripheral zones for over 50 years. Allowing more intensive land use and more traffic up our canyons without considering the wildfire dangers and regular evacuations is also irresponsible.

Outdoor dope grows also seem to attract criminal elements, as the market for dope is flourishing and field to consumer tracking hasn't been successfully implemented. Remote outdoor grows without 24/7 security are just an invitation to the criminally minded, and 24/7 security is just more traffic & intrusion on our peaceful, quiet, relatively safe neighborhood. It's a lose/lose, not a win/win.

Please learn from your previous mistakes in Carpinteria, and permit dope grows only in very remote locations, far from established neighborhoods or existing legal uses that would be negatively impacted by adjacent grows, and only with strict CUPs spelling out their responsibilities to control any possible negative impacts related to their permitted activity, on danger of losing their permits.

Thank you for your time and consideration, and for demonstrating & enforcing responsible behaviors.

Becky Davis & Bill Jopson
7865 Rio Vista Drive
Goleta, CA 93117

becky.davis@silcom.com * 805-968-4600

de la Guerra, Sheila

From: Jennifer Fullerton <goletaspring@gmail.com>
Sent: Monday, May 23, 2022 1:28 PM
To: sbcob
Subject: CUPs for cannabis projects- please read into the record

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 Hartmann and Supervisors,

I am writing to request that you adopt the Planning Commission recommendations requiring CUPs and Odor Plans for all cannabis cultivation projects, **including those currently under appeal.**

As everyone is aware, there have been many unforeseen consequences of the current ordinances, and this is your chance to reset, and ensure that the residents and businesses close to cannabis operations are protected, and that neighborhood compatibility and odor abatement can be considered as part of EVERY application/project.

There has seemingly been a focus on protecting the cannabis operators over everyone else, this is not right. Requiring CUPs will help ensure that everyone will be able to co-exist peacefully going forward, and hopefully limit the endless appeals that are costing us all time and money.

Thank you for your consideration,
Jennifer Fullerton

de la Guerra, Sheila

From: Kelly Choi <sbkchoi@gmail.com>
Sent: Monday, May 23, 2022 4:29 PM
To: sbcob
Subject: Amendments to Cannabis Ordinances

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.

I am a resident of the San Miguel neighborhood and am writing to request that the Board adopt the Planning Commission recommendations, requiring CUPs and Odor Plans for all cannabis cultivation projects, including those currently under appeal.

I have lived here for 22 years and love this neighborhood and the farms around us. Please uphold the quality of life for us and adopt the Planning Commission recommendations.

I believe the CUPs give us the following benefits:

- CUPs enable better compatibility of a project with the surrounding land. They encourage applicants to plan, permit and operate their projects in ways that don't conflict with uses in the surrounding area.
- CUPs protect neighboring agricultural land. The wide-ranging odors released from cannabis cultivation sites inhibit the viability of other AG-II agriculture such as vineyards, wineries, and tasting rooms.
- CUPs can lead to increased County oversight and stricter enforcement. This seems like the bare minimum we need in order to be neighborly.

Thank you,
Kelly and Dan Choi
7781 Wagon Wheel Dr.

de la Guerra, Sheila

From: Villalobos, David
Sent: Monday, May 23, 2022 2:12 PM
To: sbcob
Cc: Beyeler, Gwen
Subject: FW: BOS Meeting May 24 - Agenda item 4

-----Original Message-----

From: Dianne Pence <diannedpence@gmail.com>
Sent: Monday, May 23, 2022 10:45 AM
To: Hartmann, Joan <jHartmann@countyofsb.org>; Nelson, Bob <bnelson@countyofsb.org>; Williams, Das <DWilliams@countyofsb.org>; Lavagnino, Steve <slavagnino@countyofsb.org>; Hart, Gregg <gHart@countyofsb.org>
Cc: Villalobos, David <dvillalo@countyofsb.org>
Subject: BOS Meeting May 24 - Agenda item 4

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Honorable Chairwoman Hartmann,

We ask the Board to follow the recent decision from the Planning Commission to require both a CUP and Odor Abatement plan for all proposed cannabis grows. The residents and businesses in our community have been severely impacted by these grows and it's well past time to provide an enforceable and safe framework for these overreaching operations that are harmful to so many of our elderly, hypersensitive individuals and school children .

Additionally, recognizing that more significant tax revenues have been realized by our sister counties that have approved these cannabis grows, taxation of these businesses should be based on square footage of each grow.

Thank you for working to help ensure the health, safety and comfort of our community and her residents.

Dianne Pence