

# 19CDP-00000-00016 Nursery, Mixed Light Cannabis Cultivation & Processing

VALLEY CREST FARMS, LLC  
5980 CASITAS PASS ROAD  
CARPINTERIA



Presentation of Agent for Applicant:

**F&A** FLOWERS & ASSOCIATES, INC.  
CIVIL ENGINEERING • PLANNING • CONSTRUCTION ENGINEERING

# Project Team

- **Landowner:** Van Wingerden Trust
- **Applicant:** Valley Crest Farms, LLC
- **CEO:** Tristan Strauss, Headwaters
- **Director of Compliance:** Eric Edwards, Headwaters
- **Land Use Consultant:** Gelare Macon, Flowers & Associates, Inc.

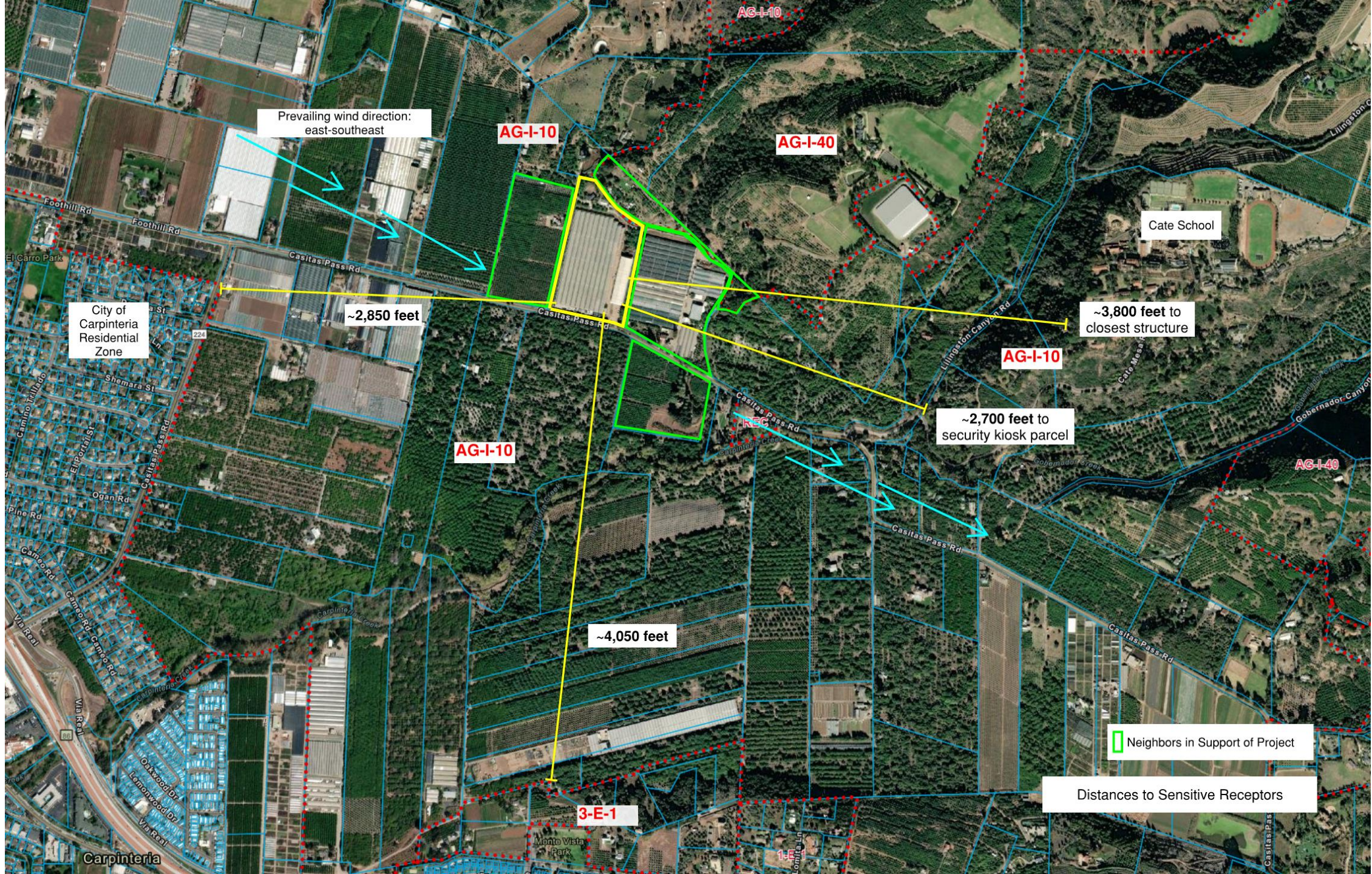
# Project Summary

Project is a request for a Coastal Development Permit on a 15.32-acre parcel consisting of 7.72 acres of mixed light cannabis cultivation and 5,000 square feet of nursery within existing greenhouse and 35,200 square foot footprint of processing and storage within existing, 2-story Ag processing building.

# Existing Site

- ~35,200 SF footprint **Ag Processing Building** (currently offices only)
- ~7.84-acre **Greenhouse**
- 44 parking spaces to accommodate 70 employees max, plus bicycle parking, carpooling and shuttle service
- Existing residence on property, landowner resides
- ~750,000-gallon rainwater reclamation reservoir





Prevailing wind direction:  
east-southeast

City of  
Carpinteria  
Residential  
Zone

Cate School

~2,850 feet

~3,800 feet to  
closest structure

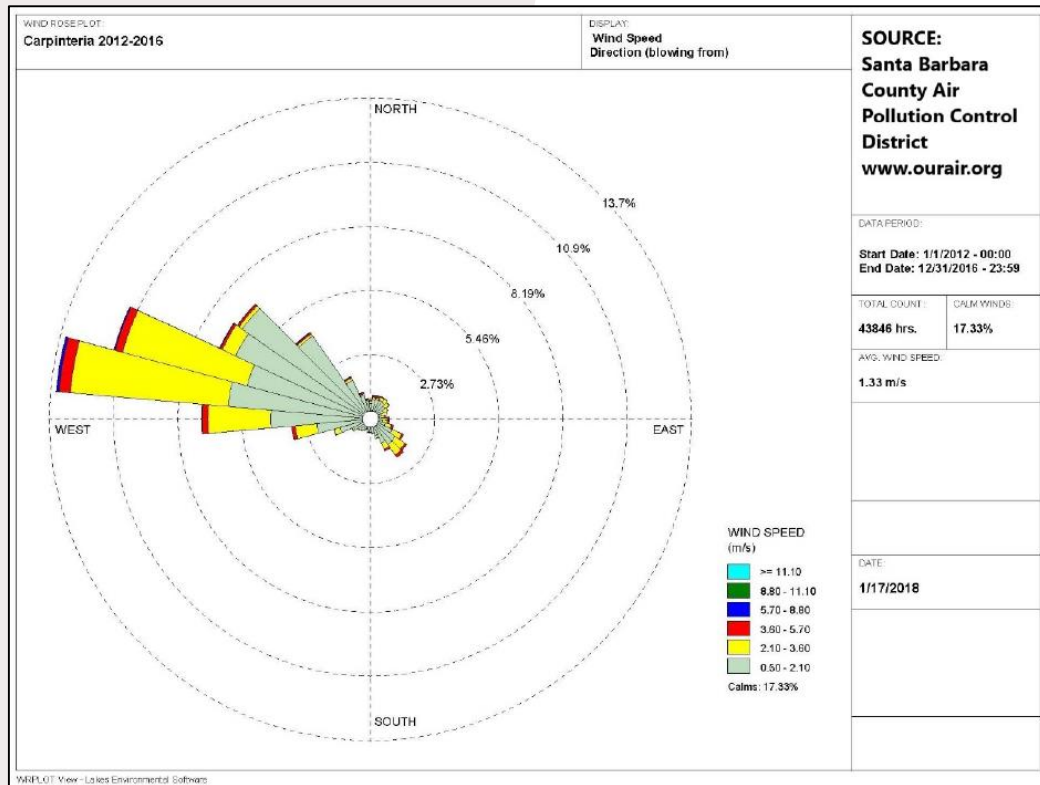
~2,700 feet to  
security kiosk parcel

~4,050 feet

Neighbors in Support of Project

Distances to Sensitive Receptors

# Odor Abatement System



- Benzaco Scientific Odor Armor 420 (APCD approved)
- Fogco Dispersal/Nozzle System
- 12 Carbon Filters
- Smart technology
- Weather station monitoring

# Odor Abatement

## Tiered Odor Response

### Model OAP from CARP Growers/Coalition Agreement:

- **Level 1 Response, Initial Assessment & Corrective Actions:**
    - Operator to perform visual inspection ensuring equipment is working properly, SOP's are being followed, inspect integrity of facilities, take corrective actions
  - **Level 2 Response, Diagnostic Assessment & Corrective Actions :**
    - Operator to conduct weather analysis, diagnostic assessment of system, interview staff, take corrective actions, report conclusions to P&D
  - **Level 3 Response, Analytical Assessment & Corrective Actions :**
    - Hire PE/CIH to evaluate and test odor system, take further corrective actions including SOP revisions, adjust existing system, *add regenerative carbon scrubbers*, provide conclusions of investigations and report to P&D
  - **Level 4 Response, Comprehensive BACT Analysis & Corrective Actions:**
    - Hire PE/CIH to provide comprehensive BACT analysis and submit to P&D, take even further corrective actions, provide conclusions of investigations and report to P&D
- ❖ County of Santa Barbara to hire 3<sup>rd</sup> party compliance officer



**Farthest farm from any sensitive receptor in all of Carpinteria**



# In Conclusion

## New condition is onerous:

*“Regenerative Carbon Scrubbing System (RCSS)...as the primary means of odor control technology no later than 12 months from project approval.”*



## And unwarranted:

Project odor abatement already goes well above and beyond ordinance requirements

