

ATTACHMENT B-1: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-K, dated January 26, 2022, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The Proposed Project includes a request for a Development Plan to construct new water tanks, legalize existing as-built development, demolish portions of existing development, and request a modification of the standard 30-ft. setback.

Prior to permit issuance, the lot containing the existing cannabis operation (shown as APN 004-003-008) will be merged with the neighboring parcel to the east (shown as APN 004-005-002) in order for the Proposed Project to comply with lot coverage requirements of the Carpinteria Agricultural Overlay. Permitted development onsite includes one 11.30-acre greenhouse on the parcel shown as APN 004-003-008 and a 1.7-acre greenhouse on the parcel shown as APN 004-005-002.

The Proposed Project includes two new 35,663-gallon water tanks and three 13,208-gallon water tanks located on the parcel shown as APN 004-003-008. As part of the Proposed Project, the following development will be demolished located on the parcel shown as APN 004-003-008:

- 4,115-sq.-ft. portion of the permitted greenhouse used for cannabis
- One 523-sq.-ft. two-car garage
- One 321-sq.-ft. reverse osmosis room
- One 897-sq.-ft. storage room
- One 13,208-gallon waste water tank
- One 35,663-gallon water tank

The following as-built development associated with the cannabis operation on the parcel shown as APN 004-003-008 will be legalized:

- 4,299 sq. ft. of additions to the office
- 433 sq. ft. of additions to the boiler rooms
- One 335-sq.-ft. restroom facility
- One 821-sq.-ft. loading dock
- One 807-sq.-ft. utility/storage enclosure space
- Two 35,663-gallon water tanks
- Two 13,208-gallon water tanks

- One 145,295-gallon water tank
- 32,180 sq. ft of greenhouse
- 1,412-sq.-ft. irrigation room
- 1,571 sq. ft. of covered storage racks

The following as-built development located on the parcel shown as APN-004-005-002 is not associated with the cannabis operation and will be legalized as part of the Proposed Project:

- Two 16,134-gallon water tanks
- Two 1,165-gallon water tanks
- One 3,215-gallon water tank
- One 864-sq.-ft. accessory storage structure for fertigation and mechanical equipment
- One 1,020-sq.-ft. open lean-to storage shed used to store agricultural equipment and materials

The Proposed Project also includes a request for a setback modification to reduce the 30-ft. setback required by the Carpinteria Agricultural Overlay in order to allow the following development located on the parcel shown as APN 004-003-008:

- One as-built 54-sq.-ft. utility shed
- Two as-built 13,208-gallon water tanks
- Two as-built 35,663-gallon water tanks
- Two new 13,208-gallon water tanks

The south and east sides of the permitted detention basin located on the parcel shown as APN 004-003-008 will be re-contoured requiring 1,300 cubic yards of cut and 300 cubic yards of fill. Additionally, the detention basin outlet and spillway will be replaced. No trees or vegetation will be removed. New landscaping will be planted on both parcels to further screen the Proposed Project and existing development from public viewing areas.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development AND SHALL CONFORM IN ALL RESPECTS TO PREVIOUS BAR APPROVAL of 19BAR-00000-00125.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of ZONING CLEARANCE. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 4. Air-01 Dust Control:** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - f. Order increased watering as necessary to prevent transport of dust off-site.
 - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to 1ST GRADING permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 5. CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to issuance of ZONING CLEARANCE and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 6. Geo-02 Erosion and Sediment Control Plan:** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical

merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

7. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

8. **SolidW-03 Solid Waste-Construction Site:** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when

construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction.

TIMING: Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

9. **Voluntary Merger:** The Owner/Applicant shall merge the two separate lots shown as Assessor's Parcel Number 004-005-002 and 004-003-008. The voluntary mergers are to be completed as directed by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development copies of these mergers prior to Coastal Development Permit issuance.

10. **WatConv-04 Equipment Storage-Construction:** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all GRADING and BUILDING plans.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

11. **WatConv-05 Equipment Washout-Construction:** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all GRADING and BUILDING plans.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

County Rules and Regulation

- 12. DIMF-24d DIMF Fees-Fire:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Fire DIMF amount is estimated based on a project type of as-built commercial agricultural structures.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 13. DIMF-24g DIMF Fees-Transportation:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total DIMF amount for Transportation is estimated based on a project type of as-built commercial agricultural structures.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 14. Rules-01 Effective Date-Not Appealable to CCC:** This Coastal Development Permit and Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. ARTICLE II §35-169.4.

- 15. Rules-03 Additional Permits Required:** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will

be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

- 16. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 17. Rules-07 DP Conformance:** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan stamped zoning approved.
- 18. Rules-08 Sale of Site:** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 19. Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
- 20. Rules-14 Final DVP Expiration:** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
- 21. Rules-16 Modification Expiration:** This Modification shall expire 12 months from the effective date if the Owner/Applicant fails to obtain a Zoning Clearance unless otherwise specified in these conditions of project approval or unless a time extension is approved in compliance with County rules and regulations. Once the Zoning Clearance for the structures has been issued, the Modification shall have the same expiration date as the issued Zoning Clearance. Any use authorized by this Modification shall immediately cease if this Modification expires.
- 22. Rules-18 CUP and DVP Revisions:** The approval by the Planning Commission of a revised DEVELOPMENT PLAN shall automatically supersede any previously approved FINAL DEVELOPMENT PLAN upon the effective date of the revised permit.
- 23. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 24. Rules-22 Leased Facilities:** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

- 25. Rules-23 Processing Fees Required:** Prior to issuance of ZONING CLEARANCE, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 26. Rules-26 Performance Security Required:** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape & irrigation. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for TWO years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.
- 27. Rules-28 Greenhouse Removal:** The Owner shall sign a written agreement to comply with the County to remove greenhouse or greenhouse related development, or any portion thereof, if any component of the greenhouse development is abandoned (not in operation for 24 consecutive months). If, after 24 months of non-use for greenhouse purposes, greenhouse activities resume, such activities shall be continued without interruption for longer than 90 days within the subsequent one year period, or the facility shall be deemed abandoned and notice of such abandonment shall be served upon the landowner by the County. The Owner shall submit an application for demolition of the applicable development and restoration of agricultural lands suitable to ensure continued agricultural productivity. The removal shall occur within 180 days of issuance of a Coastal Development Permit for removal. Conversion of greenhouse development to non-agricultural uses shall not be considered in lieu of demolition or removal.

TIMING: The Owner shall sign the written agreement agreeing to this requirement of Article II (or any successor regulations, if the Carpinteria Agricultural Overlay is amended) prior to approval of the Coastal Development Permit.

- 28. Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated XXXXXXXX, 2020;
 2. Environmental Health Services Division dated XXXXXXXX, 2021;
 3. Carpinteria Summerland Fire District dated September 15, 2021;
 4. Flood Control Water Agency dated June 23, 2021.
- 29. Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of

grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

- 30. Rules-32 Contractor and Subcontractor Notification:** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 31. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 32. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

January 7, 2022

Gwen Beyeler
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

**Re: Santa Barbara County Air Pollution Control District Comments on Everbloom Cannabis,
19DVP-00000-00016/19CDP-00000-00017**

Dear Gwen Beyeler:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of nursery and mixed-light cultivation of cannabis in 468,000 square feet (SF) within existing permitted greenhouses. No drying, trimming, curing, or processing will occur onsite. Harvested cannabis will be transported for processing at an offsite location. The project would legalize existing as-built development (including office additions, boiler room additions, restroom facility, loading dock, storage space, three water tanks, greenhouse, irrigation room, and storage) and demolish portions of existing development (greenhouse, garage, reverse osmosis room, storage, and two water tanks). An existing HIPOWER 612 horsepower (hp) natural gas-fired emergency generator and an existing Vitotherm 2.05 MMBTU/hour natural gas-fired boiler will remain onsite to provide heat and power to the greenhouses. No new water wells are proposed. The greenhouses will be equipped with a Regenerative Carbon Scrubber System developed by Envinity Group for odor abatement. The project will employ up to 60 people. The subject property, two parcels of 18.49 acres and 5.09 acres, are zoned AG-I-10 and identified in the Assessor Parcel Map Book as APNs 004-003-008 and -002. They are located at 4701 Foothill Road in the unincorporated area of Carpinteria.

District rules and regulations may apply to various aspects of the cannabis industry. This may include the need to obtain one or more permits or registrations. County staff and the cannabis operator should carefully review the District's *Cannabis Permitting Requirements & Nuisance Enforcement Table* and *Advisory on Air Quality and Cannabis Operations* (available at www.ourair.org/cannabis). These resources provide local agencies and cannabis operators guidance regarding the air quality aspects of this industry.

Based on the information that District staff has reviewed to date, the project does not require a District permit. This assessment is based on the information provided that the existing HIPOWER 612 hp natural gas-fired emergency generator and the existing Vitotherm 2.05 MMBTU/hour natural gas-fired boiler are used exclusively for the growing of crops and are therefore eligible for the exemption for agricultural operations under Rule 202, Section D.3. However, if the engine or boiler are used to support any operation or system other than growing operations (e.g. office buildings, security systems, etc.), then the equipment could be subject to District permit requirements and the applicant should refer to the District's cannabis permitting webpage at www.ourair.org/cannabis for more information about permitting applicability.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. Spark ignition piston-type internal combustion (IC) engines (e.g., gasoline-fired, natural gas-fired, propane-fired, etc.) with a rated brake horsepower of 50 or greater used to supply prime or emergency electrical power require a District permit. Spark ignition engines used exclusively for the growing of cannabis crops are classified as “agricultural” engines and may be exempt from District permit pursuant to Rule 202, Section D.3. Spark ignition engines used to support any operation/system other than growing operations (e.g. office buildings, security systems, etc.) may be eligible for an exemption from permit requirements pursuant to District Rule 202, Section F.1.d. provided the following criteria are met: (a) the engine is used exclusively for emergency electrical power generation, (b) the engine operates no more than 200 hours per calendar year, and (c) a record is maintained and is available to the District upon request. The record shall list the identification number of the equipment, the number of operating hours on each day the engine is operated, and the cumulative total hours. Failure to maintain records that meet the above requirements or violation of any District rule may result in the immediate loss of the permit exemption.

In addition, spark ignition engines with a rated brake horsepower of 50 or greater are subject to Rule 333, *Control of Emissions from Reciprocating Internal Combustion Engines*. Such engines may be exempt from the requirements of this rule if they are:

- a) classified as “agricultural” (i.e. used exclusively for the growing of cannabis crops), or
- b) operated less than 200 hours per calendar year and a record is maintained and is available to the District upon request.

If the proposed engine is required to obtain a District permit due to loss of the permit exemption provided by Rule 202.D.3. or Rule 202.F.1.d, the requirements of Rule 333 become applicable to the engine.

2. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the requirement for a District permit, provided they will be on-site for less than 12 months.
3. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (District Form ENF-28 or APCD Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification shall be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant shall visit www.ourair.org/asbestos to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

4. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
5. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.
6. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302, *Visible Emissions* and Rule 303, *Nuisance*.
7. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
8. Boilers, water heaters, and process heaters rated between 75,000 and 2.0 million British thermal units per hour (Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.
9. The District recommends that boilers, water heaters, and process heaters rated between 2 million to 5 million British thermal units per hour (Btu/hr) comply with the emission limits and certification requirements of District Rule 361. Please see www.ourair.org/wp-content/uploads/Rule361.pdf for more information. Units rated above 5 million Btu/hr are recommended to comply with the emission limits and certification requirements of District Rule 342. Please see www.ourair.org/wp-content/uploads/rule342.pdf for more information.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, and dust:

1. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures shall be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of

approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

3. Any chemical used for deodorizing systems should not cause adverse impacts to the community. Low-VOC (volatile organic compound) or no-VOC compounds are recommended, as well as compounds that do not contain toxic air contaminants (TACs) as identified by the State of California. The comprehensive list of TACs can be found at: ww2.arb.ca.gov/sites/default/files/barcu/regact/2020/hotspots2020/15dayappa.pdf. If odor control systems use chemicals that contain TACs with approved risk assessment health values, the County should assess the potential for health risk by performing a refined Health Risk Assessment.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

Sincerely,



Emily Waddington
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: David Harris, Manager, District Engineering Division [email only]
William Sarraf, Supervisor, District Engineering Division [email only]
Planning Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures should be required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



Environmental Health Services

225 Camino del Remedio ♦ Santa Barbara, CA 93110
805/681-4900 ♦ FAX 805/681-4901

Van Do-Reynoso, MPH, PhD Director
Suzanne Jacobson, CPA Chief Financial Officer
Palge Batson, MA, PHN, RN Deputy Director
Darrin Eisenbarth Deputy Director
Dana Gamble, LCSW Deputy Director
Henning Ansorg, MD Health Officer

2125 S. Centerpointe Pkwy. #333 ♦ Santa Maria, CA 93455-1340
805/346-8460 ♦ FAX 805/346-8485

Lars Selfert Director of Environmental Health

TO: Gwen Beyeler, Senior Planner
Planning & Development Department

FROM: Jason Johnston
Environmental Health Services

DATE: December 30, 2021

SUBJECT: Case No. 19DVP-00000-00016, 19CDP-00000-00017

Project: 4701 Foothill Road Greenhouse Development Plan and Mixed-Light
Cannabis Cultivation

Assessor's Parcel No. 004-003-008, 004-005-002

Located at: 4701 Foothill Rd, Carpinteria, CA 93013 zoned AG-I-10

The Proposed Project includes a request for a Development Plan to construct new water tanks, legalize existing as-built development, demolish portions of existing development, and request a modification of the standard 30-foot setback. Additionally, the Proposed Project is a request for a Coastal Development Permit to allow propagation of immature plants (nursery) and mixed-light cultivation of cannabis in 10.74 acres (468,000 square feet) (sq. ft.) of space within a permitted 11.30-acre (492,251-sq.-ft.) greenhouse that has historically been used for growing cut flowers. Cultivation will utilize time drip irrigation and recycled water. No drying, trimming, curing, or processing will occur onsite. Harvested cannabis will be transported offsite by a licensed third-party distributor and will be processed at an offsite location.

Prior to permit issuance, the lot containing the existing cannabis operation (shown as APN 004-003-008) will be merged with the neighboring parcel to the east (shown as APN 004-005-002) in order for the Proposed Project to comply with lot coverage requirements of the Carpinteria Agricultural Overlay. Permitted development onsite includes one 11.30-acre greenhouse on the parcel shown as APN 004-003-008 and a 1.7-acre greenhouse on the parcel shown as APN 004-005-002. No cannabis-related activities are proposed in the development that is currently shown as APN 004-005-002.

The cannabis premises will be enclosed by 8-ft.-tall chain link and barbed wire fencing with locked gates. Exterior lighting will be downward facing, fully shielded, and mounted a maximum height of 8 ft.

There will be up to 60 line or contract employees Monday through Saturday. Planting and harvests will take place continually year-round. Hours of operation will be from 6:30 a.m. to 3:30 p.m. There will be a total of 61 parking spaces located onsite.

The south and east sides of the permitted detention basin located on the parcel shown as APN 004-003-008 will be re-contoured requiring 1,300 cubic yards of cut and 300 cubic yards of fill. Additionally, the detention basin outlet and spillway will be replaced. No trees or vegetation will be removed. New landscaping will be planted on both parcels to further screen the Proposed Project and existing development from public viewing areas.

Access will be provided off of Foothill Road via an existing 20-ft.-wide paved driveway across neighboring parcels to the north. Agricultural water will continue to be provided by an onsite agricultural well, and domestic water will continue to be provided by an existing Carpinteria Valley Water District connection. Wastewater treatment will be provided by the Carpinteria Sanitation District sewer service connected to restrooms located in the as-built addition to the greenhouse on APN 004-003-008. Fire protection will be provided by the Carpinteria/Summerland Fire District, and law enforcement will be provided by the County Sheriff. Power will be provided by Southern California Edison. The two properties to be merged are 18.49-acre parcel zoned AG-I-10, shown as APN 004-003-008 addressed as 4701 Foothill Road and 5.09-acre parcel zoned AG-I-10, shown as APN 004-005-002 addressed as 1495 Sterling Avenue in the Carpinteria area, First Supervisorial District.

Environmental Health Services has been provided a waste management plan proposing on-site composting of cannabis waste in compliance with Title 4, California Code of Regulations §17223. The site has obtained a State Water Resources Control Board Notice of Applicability, and is classified as Tier 2, with an associated waste discharger identification (WDID) number of 3_42CC423481. Additionally, the site maintains valid permits with the Certified Unified Program Agency (CUPA) for the storage and use of reportable amounts of hazardous materials and any associated hazardous waste generated.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services has no recommended conditions for these Proposed Projects.



Jason Johnston, REHS
Supervising Environmental Health Specialist



**Santa Barbara County Public Works Department
Water Resources Division**

Flood Control ♦ Water Agency ♦ Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

SCOTT D. MCGOLPIN
Director Public Works

THOMAS D. FAYRAM
Deputy Director Water Resources

June 23, 2021

Tina Mitchell, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

**Re: 19DVP-00000-00016; Melodious Plots/Ednigma – Mixed-Light Cannabis Cultivation
APN: 004-003-008; 004-005-002; Carpinteria**

This condition letter supersedes the previous letter dated January 14, 2021

Dear Ms. Mitchell:

The Public Works Department Water Resources Division has the following conditions on the Melodious Plots Cannabis Cultivation project. The project is to allow approximately 468,000 sq. ft. of immature plants (nursery), mixed-light cannabis cultivation, and associated uses within a portion of an existing 492,249 sq. ft. greenhouse on the property known as 4701 Foothill Road. The project includes a voluntary lot merger with the neighboring property known as 1495 Sterling Avenue, for conformity with lot coverage requirements pursuant to the Carpinteria Agricultural Overlay District Ordinance. No cannabis related activity is proposed on the existing Sterling Avenue parcel nor in any of the existing structures on the Sterling Avenue site.

The existing, partially permitted 492,249 sq. ft. greenhouse to remain and be utilized for nursery and cannabis cultivation was improved with approximately 32,178 sq. ft. of as-built additions (to be validated as part of this permit). An existing, partially permitted 21,124 sq. ft. warehouse/office/boiler room (13,851 sq. ft. portion is permitted) on the east side of the greenhouse was improved with 4,317 sq. ft. of as-built additions to the office, 417 sq. ft. of as-built additions to the boiler room portion, a 523 sq. ft. as-built two-car garage, a 435 sq. ft. as-built restroom facility, 803 sq. ft. of as-built loading dock improvement, and 778 sq. ft. of as-built utility/storage enclosure space (as-built additions to be validated as part of this permit). Additional as-built improvements to be validated as part of this permit include: five water tanks (sizes are one 15,000 gallon tank, two 35,663 gallon tanks, and two 13,208 gallon tanks), a 1,708 sq. ft. irrigation room enclosure, 1,828 sq. ft. of coverage storage racks, and a 354 sq. ft. utility shed. There is 1 existing, permitted water tank (83,742 gallons) to remain onsite; with validation of 5 as-built water tanks, there would be a total of 6 water tanks onsite. The project includes the demolition of a 4,111 sq. ft. portion of existing greenhouse, a 321 sq. ft. R.O. room, a 975 sq. ft. storage room, and one 13,208-gallon waste water tank. One 864 sq. ft. accessory storage structure for fertigation and mechanical equipment and one 1,020 sq. ft. shade structure that is not fully enclosed is proposed to be validated on

the Sterling Avenue property. Four water tanks are proposed to be validated on the Sterling Avenue property; sizes are two 1,165 gallon tanks, one 3,215 gallon tank, and one 16,134 gallon tank.

No grading is proposed as part of this project. No trees or vegetation are proposed for removal. The two properties to be merged are an 18.49- acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-003-008 and addressed as 4701 Foothill Road, and a 5.09-acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-005-002 and addressed as 1495 Sterling Avenue in the Carpinteria area, First Supervisorial District.

A. Flood Control & Water Conservation District

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The basin design will not need to conform to the former 6.15 ac-ft requirement, but will require pre vs post 2-100 years, 75% predevelopment conditions for greenhouses, and requirement of upgrading downstream facilities on the Sterling parcel should they not meet capacity requirements for proposed development.
- b. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>)
- c. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions for Project Plan Approval.

2. Design/ Plancheck

- a. Projects located in a FEMA designated High Flood Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
- c. The applicant shall submit all drainage studies to the District for review and approval.
- d. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- e. District requires that the applicant's team of professionals determine the approximate Advisory Flood Elevations (AFE) for each structure if located within the FEMA Recovery Maps. Once a formal submittal has been made then the District will review and approve the final AFE value. This AFE value is to be used for design elevation purposes. .
- f. Any proposed, substantially improved structures, or newly permitted square footage as part of this project within the floodplain will need to conform to Chapter 15A. Green houses will also need to comply with the one of the following options:
 - Elevate floor of structure to AFE+2FT or
 - Dryfloodproof the structure up to AFE+2ft with impermeable materials or
 - Wetfloodproof the structure with flood resistant materials, and include flood openings (minimum of 2 on separate walls, 1 square inch to 1 square foot

enclosure) are installed with bottom no higher than 1 FT above grade. Utilities and equipment shall also be elevated to AFE+2FT.

- g. Newly permitted non-residential commercial structures (i.e. not greenhouse) within the floodplain will be required to elevate finished floor to AFE+2FT or dry floodproof to AFE+2FT.
 - h. Drainage report shall provide the following items:
 - i. Basin design and supporting calculations showing pre development conditions of both parcels (prior to 1982) do not exceed post development runoff conditions and,
 - ii. Detention basins shall provide detention for newly permitted square footage for all impervious surface (including existing greenhouses) as part of this project such that the post-development peak storm runoff rate shall not exceed the pre-development runoff for 2-year through 100-year 24-hr storm events with appropriately designed outlets and spillway.
 - iii. Capacity calculation for any culverts/SD/concrete ditches on the Sterling property to ensure sized up to 25 year storm event per runoff produced from existing & proposed impervious areas as part of this development.
 - i. For greenhouse areas, maximum outflow discharge rates of the post-development condition shall not exceed **75% of the calculated pre-development** amounts of the same acreage. Use pre-1982 conditions to determine acreage of greenhouses/structures for calculations. Proper reference of aerial photography required.
 - j. Drainage report to include an exhibit clearly showing **pre-1982** hardscape area by type, and square footage. Report to also include an exhibit clearly showing **proposed** hardscape area by type and square footage.
 - k. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. Please make the check payable to: *Santa Barbara County Flood Control & Water Conservation District*.
3. Prior to Grading and/or Building Permit Issuance/Zoning Clearance
- a. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement). The applicant will provide a legible and reproducible exhibit showing all drainage facilities in this agreement.
 - b. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - c. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.
4. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval) along with photos of the basin showing all key features including outlet devices.
 - b. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format.

- c. The applicant shall submit an Elevation Certificate (FEMA Form 086-0-33) to the District's Floodplain Manager for each structure located within a FEMA Special Flood Hazard Area or High Flood Hazard Area.
- d. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.

B. Project Clean Water

This project must conform to the Central Coast Regional Water Quality Control Board Post-Construction Requirements (Resolution No. R3-2013-0032) for **Performance Requirement No. 4: Peak Management** due to new impervious surfaces greater than 22,500 sf. This requires the project to retain the storm water runoff for all events up to and including the design storm (95th percentile event) and demonstrate that the post-project peak runoff does not exceed the pre-project peak runoff for the 2- through 10-year storm events (which is less stringent and therefore superseded by separate requirements from the Santa Barbara County Flood Control District, as described above).

The following provisions apply to this project:

1. Prior to Development Permit Approval:

A Tier 4 Conceptual Stormwater Control Plan must be submitted for review and approval prior to Development Permit Approval. Please follow the County of Santa Barbara's Stormwater Technical Guide for a **Tier 4** project. The Stormwater Technical Guide is on the Water Resources Division website. Click on the Development tab at SBProjectCleanWater.org. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities. Includes exhibits clearly showing the existing and proposed impervious surfaces by type and square footage.

The Stormwater Control Plan must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces and their delineated drainage management area, and associated stormwater control measure,
- b. Show the treatment areas comply with the conditions by managing runoff from the design storm,
- c. Demonstrate adequate space is dedicated to meet the performance objective for stormwater volume retention, and
- d. Include a long-term maintenance plan appropriate for the proposed facilities. Final report will contain a stand-alone maintenance plan that will be attached to the Maintenance Agreement.

2. Prior to issuance of Land Use Permit Issuance

The applicant must submit to the Water Resources Division for review and approval a **Final Storm Water Control Plan** with accompanying civil, architectural, and landscape plans as appropriate, for the storm water control measures provided. The Storm Water Control Plan shall follow the County of Santa Barbara's Stormwater Technical Guide in its approach.

The applicant will include a deposit for plan check review at the time the Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$2,000 shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check shall be made payable to Project Clean Water.

3. Prior to issuance Building or Grading Permits

The owner must sign a Maintenance Agreement that includes the long-term maintenance plan. Instructions for preparing a **Maintenance Plan** are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.

4. Upon installation of treatment systems, and prior to Building Division final clearance on Grading or Building permits,

all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An **Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format as appropriate to the storm water measures installed. If the treatment systems are be installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of stormwater measures.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT



By: _____
Hansel Corsa, PE, CFM
Civil Engineer

Cc: Eduard Van Wingerden, 4701 Foothill Rd, Carpinteria, CA 93103
H&H Environmental Inc, 3217 Called Noguera, Santa Barbara, CA 93105
COAST Engineering, 5553 Hollister Ave #5, Goleta, CA 93117

Everbloom, Santa Barbara, , Carpinteria, 93013, CA, US, Foothill Rd, 4701

Created	2021-09-09 11:09:52 PDT by Mike LoMonaco
Updated	2021-09-15 09:44:02 PDT by Mike LoMonaco
Location	34.4087762540445, -119.521065317094
Status	■ Prevention in Progress
Date	2021-09-09
Business Name	Everbloom
Description:	Cannabis
Address	4701 Foothill Rd Carpinteria, CA 93013
APN:	004-003-008
Occupancy Classification	Group U Miscellaneous Barns, Garages, Greenhouses, Tanks, Towers, Sheds
Secondary Occupancy	Group B Business
Other Ancillary Occupancy	Group S Storage, S-1 Moderate Hazard Storage
Inspector	Mike LoMonaco
Contact	Whitney Collie
Contact Phone	401-339-2991
Contact Email:	Whitney@caostalbloominursery.com

Photos



Unpermitted second story. Planned to be demoed and create a mezzanine.



As built offices.

Exterior

Access road shall be unobstructed. (CFC 503.4)	Fail
Correction:	See photo. Clear storage from around access road.
Fire lanes properly marked (CFC 503.3) (CSFPD Standard 1)	N/A
Fire hydrants shall be unobstructed and marked with blue reflector. (CFC 507.5.4)	N/A
Address and unit numbers shall be clearly marked. (CFC 505.1)	Fail
Correction:	Provide address on gate post minimum 6" high
Street and roads shall be marked with approved signs. (CFC 505.2)	N/A

A Knox Box or Switch is required for emergency access. Contact the Prevention Bureau for information at (805) 684-4591. (CFC 506)

Pass

Photos



Access road on the north side of the building

Fire Sprinkler Systems

Sprinklered structure

No

Fire Alarm

Fire Alarm/Sprinkler Monitoring System

Yes

Photos



Permit for Fire alarm system and additional work required.

Comments:

Alarm contractor to contact Fire District regarding the alarm system

Fire Extinguishers

Fire extinguisher present, charged and current service tag	No
Extinguishers shall be subjected to annual maintenance per Title 19 CCR. (CFC 906.2)	Fail
Provide a fire extinguisher a minimum of every 75 feet of travel and 3000 sq. ft. for light hazard fuel loads. A minimum of one per floor. (CFC 906.3) (Title 19 Section 567/568)	Pass
Fire extinguishers shall not be obscured from view. (CFC 906.6)	Pass
Post a sign indicating location of extinguisher when not clearly visible. (CFC 906.6)	Pass
Portable extinguishers not in cabinets shall be installed on the supplied hangers or brackets. (CFC 906.7)	Pass
Mount extinguisher top no higher than 5 feet above floor. Bottom must be minimum 4 inches from the floor. (CFC 906.9)	Fail
Correction:	Verify height of all extinguishers
Provide additional fire extinguisher(s) as required by fire inspector. (CFC 906.3)	N/A

Photos



Fire extinguisher has been discharged and the tag is missing.

Egress

A occupancy area present	No
Occupant load over 50 people	Yes
Exits, access and discharge shall be free from obstructions (CFC 1031.2)	Pass

Exit doors shall be openable from the inside without a key or special knowledge. The main door shall have a sign stating "THIS DOOR MUST REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED" if it has a dead bolt. (CFC 1010.1.9.4)	N/A
Maximum travel distance to an exit shall not exceed 300 feet in non sprinklered buildings and 400 feet in sprinklered buildings. (CFC 1017.2)	Pass
Manually operated flush bolts or surface bolts are not permitted. (CFC 1010.1.9.4)	Pass
Exit Signs shall be illuminated internally or externally at all times Battery backup or emergency power shall be provided for 90 minutes. (CFC 1013.3 & 1013.6.3)	Fail
Correction:	Provide illuminated exit signs as discussed
Means of egress shall be illuminated at all times building is occupied. (Except dwelling units) (CFC 1008.2)	Fail
Correction:	Provide illumination as discussed.

Electrical

Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.(CFC 604.4)	Pass
Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors. (CFC 604.5)	Fail
Daisy chained extension cords shall not be permitted. Extension cords shall be maintained in good condition without splices, deterioration or damage. Extension cords shall be grounded where serving grounded portable appliances. Extension cords shall be grounded where serving grounded portable appliances.(CFC 604.5)	Pass
Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.(CFC 604.6)	Pass
A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space. (CFC 604.3)	Pass

Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. . (CFC 604.3.1)

Pass

Portable electrical heaters shall not be plugged into extension cords & not operated within 3 feet of combustible materials (CFC 604.10)

N/A

Photos



"Home made" extension cords not permitted.

Fire Separations

The fire resistance rating of the following fire resistance rated construction shall be maintained: structural members, exterior walls, firewalls, fire barriers, fire partitions, horizontal assemblies and shaft enclosures. (CFC 701.2)

N/A

Fire doors and smoke and draft control doors shall not be blocked, obstructed, or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Opening protectives and smoke and draft control doors shall not be modified. Opening protectives in fire resistance rated assemblies shall be inspected and maintained in accordance with NFPA 80.(CFC 705.2)

N/A

Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position. (CFC 705.2.3)

N/A

Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. Records of inspections and testing shall be maintained.(CFC 705.2.6)

N/A

The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire resistance rated horizontal assembly shall be prohibited. (CFC 701.2.1)

N/A

Housekeeping

High Pile Storage Present No

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. Contents of such containers shall be removed and disposed of daily.. (CFC 304.3.1)

Pass

Containers with a capacity exceeding 5.33 cubic feet (40 gallons) shall be provided with lids. (CFC 304.3.2)

Pass

Dumpsters and containers with an individual capacity of 1.5 cubic yards 40.5 cubic feet or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. (CFC 304.3.3)

Pass

Pallet Storage (CFC) N/A

Reduce combustible storage height to at least 2 feet below ceiling in non-sprinklered buildings. (CFC 315.3.1)

Pass

Combustible storage is not permitted in electrical equipment, mechanical or boiler rooms. (CFC 315.3.3)

Pass

Provide clearance between heat producing appliances and combustible materials. (CFC 305.1)

Pass

Compressed gas cylinders shall clearly marked with the name of the gas contained and be adequately secured to prevent falling or being knocked over. (CFC 5303.4, 5303.5)

Fail

Indoor storage of flammable and combustible liquids shall be in approved cabinets and conspicuously labeled in red letters on contrasting background "FLAMMABLE-KEEP FIRE AWAY" (CFC 5704.3.2.1)

N/A

Storage under exit stairways, in exit pathways or exit enclosures is not allowed. (CFC 315.3.2)

N/A

Housekeeping Photos



Verify the maximum allowable quantity of all chemicals.



Verify the maximum allowable quantity of all chemicals.



Remove waste oil. Relocate to an area away from the runoff pond.



Storage in un-permitted second story to be removed. Completed 9/13/2021



Storage in un-permitted second story to be removed. Completed 9/13/2021



As built offices.



Cleared second floor storage



Cleared 2nd floor storage

Signatures

Inspector's Signature

A handwritten signature in black ink, appearing to be the initials 'ML' with a stylized flourish.

Signed 2021-09-13 10:47:33 PDT

CFC-California Fire Code 2019, CBC-California Building Code 2019, Current Title 19-Calif Code of Regulations, NFPA-National Fire Protection Association Current Edition, Carpinteria Summerland Fire District Ordinance 2020-01 and Carpinteria Summerland Fire District Current Development Standards.
