

CENTRAL COAST AGRICULTURE



19CUP-00005 & 19DVP-00010



About Us

With our focus on innovation, we utilize our cultivation and manufacturing revenues to fund our research and breeding programs, creating a world class agricultural biotechnology company headquartered in the heart of Santa Barbara County.





Table of Contents

- Community Support
- Sustainability
- Compatibility
- Project History



Let us be your Neighbor

- Neighbor support
- Local Businesses
- SB County Food Bank
- City of Lompoc

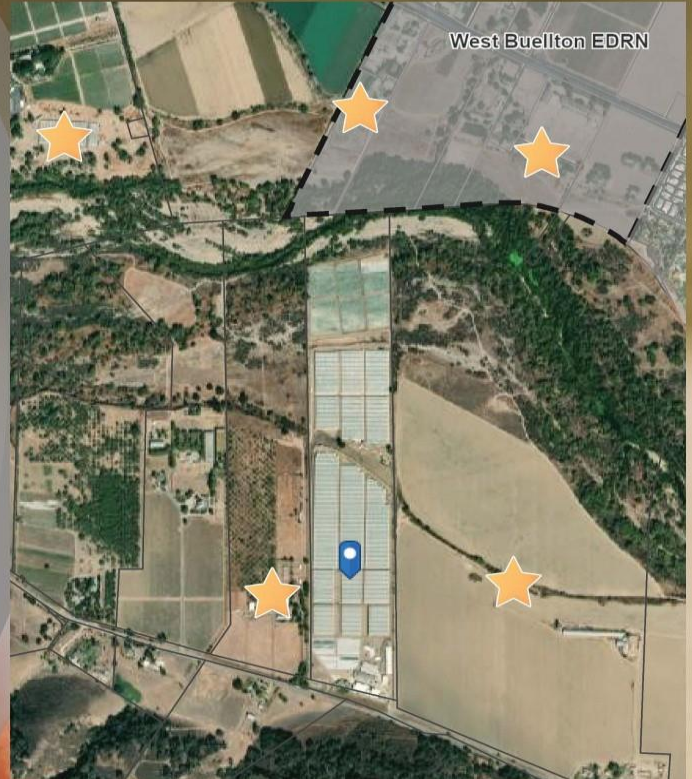
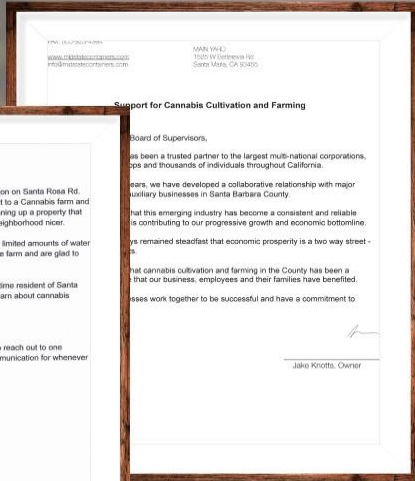
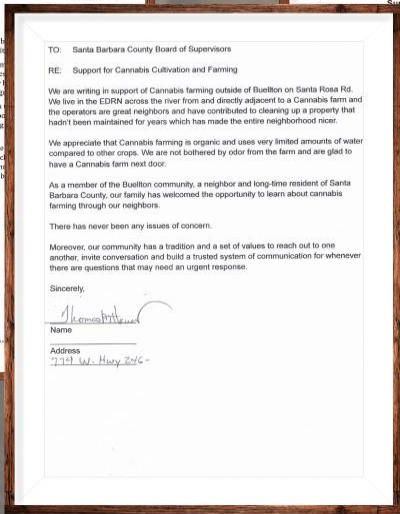


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Sustainability

Organically Based Breeding & Precision Agriculture

- Goals are to produce the highest biomass yield, highest marketable oil productivity, and strong pest & disease resistance while using the least inputs.
- Select and screen thousands of seed lines a year for quantitative traits that increase output.

Water

IPM

3rd Party
Certified

Water Efficiency

Advanced Agricultural Technologies

- Selective Breeding for Resource Conservation
- Drip Irrigation
- Soil Moisture Monitors
- Plastic Mulch
- Hoop Houses

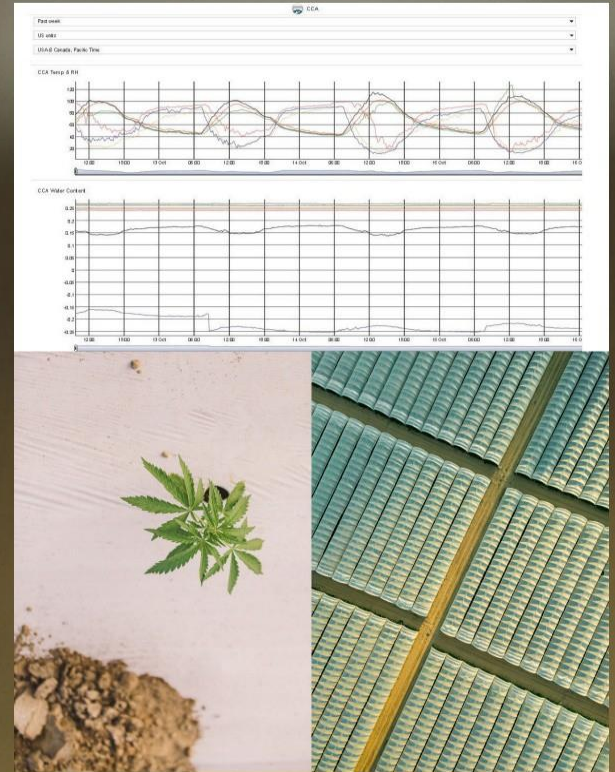
Department of Fish & Wildlife

State Water Resource Control Board

- 3-6 gallons/plant/day

CCA Farms

- 0.5-1 gallon/plant/day



Integrated Pest Management

1. Cultural Controls
 - Disease Resistant Varietals
 - Daily inspections
2. Biological Control
 - Yeasts & Fungal Spores
 - Barn Owls to control rodents
3. Physical Controls
 - Drop-down boom
4. Chemical Controls
 - Organically based



Third Party Certifications

Current Certifications

Clean Green Certified

- Closest to Organic

Future Certifications

CDFA OCal (2021)

- State Certified Comparable to Organic

Cachuma Resource Conservation District's GRASS-C Program (2021)

- CCA is on the advisory Panel for Growing Responsible and Socially Sustainable Cannabis



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Compatibility

- On the road to becoming a conforming operation
- Science based odor mitigation
- Consideration of the surrounding community

**Air
Quality**

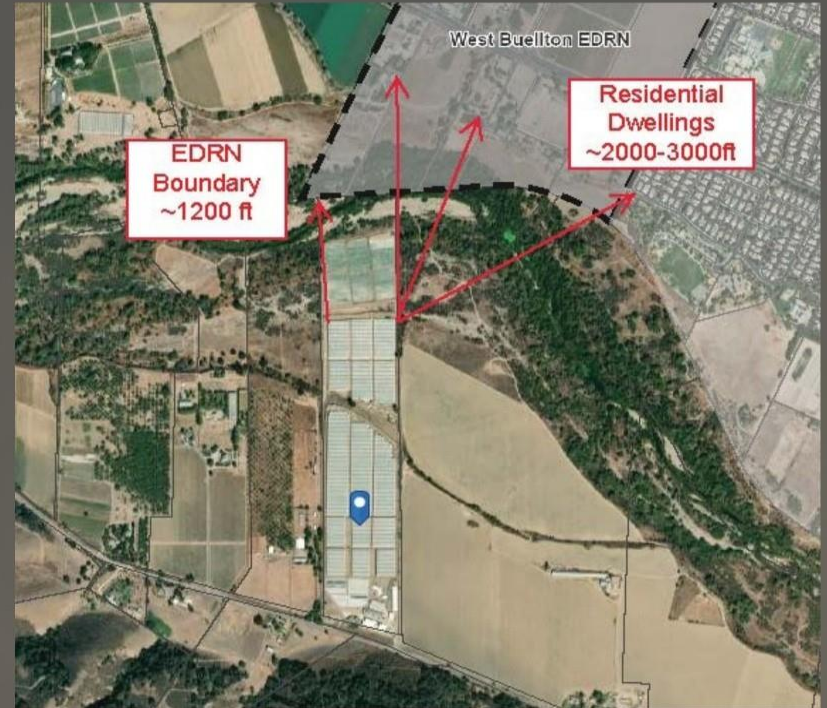
**Visual
Compatibility**

**Safety &
Security**

STDMP

Odor Mitigation by Design

- Northern 10 acres used for non-cannabis crops and left fallow since 2019
- All indoor Cultivation limited to nursery
- Cultivation Area makes up only 46% of entire 68 acre parcel



Visual Compatibility Starts Now

Landscape Installation started in September 2020 with an estimated completion date of December 2020.





8701 SANTA ROSA ROAD - STREET VIEW LOOKING WEST



ENTRY-8701 SANTA ROSA ROAD



VIEW FROM SANTA ROSA ROAD

Site Security and Community Safety

- Safety is our utmost priority
- 24-hour professional private security



New Guard House

Site Transportation Demand Management Plan

Carpooling Incentives

- Giftcards, merchandise, preferred parking, and free lunches for departments and individuals who show the most carpools at the end of the year events

**Central Coast
Agriculture**

**RESERVED
PARKING
CARPOOLING**



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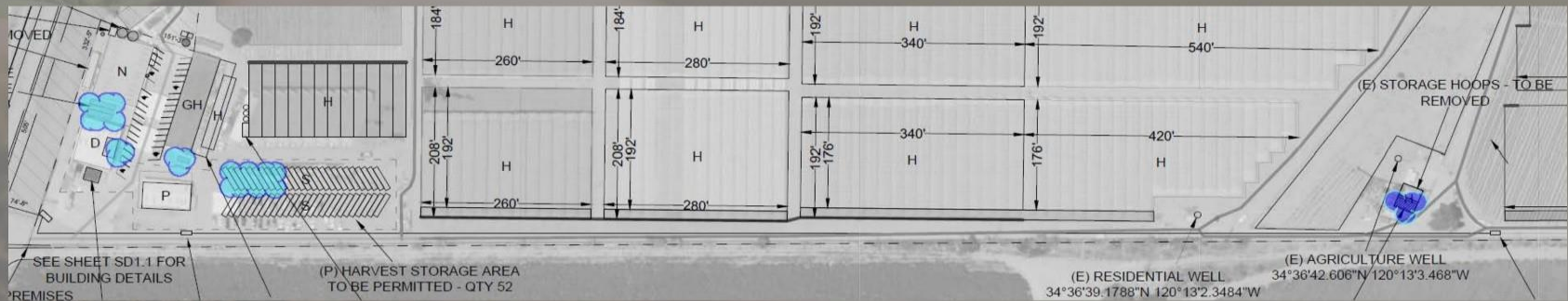
Project Conditions of Approval

- CUP vs LUP
- DVP required for refrigerated storage containers
- 45 conditions of approval for CUP and DVP

Storage Container Phase Out

After 3 Years: 5,160 SF

- Storage containers = ↓ 4,480 sf
- Guard House = 200 sf
- Shade structures = 480 sf



Proactive Odor Mitigation

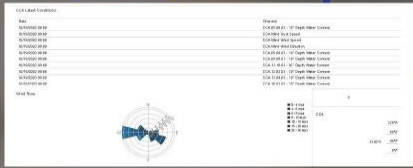


Complaint Response SOP

Byers Vapor Unit

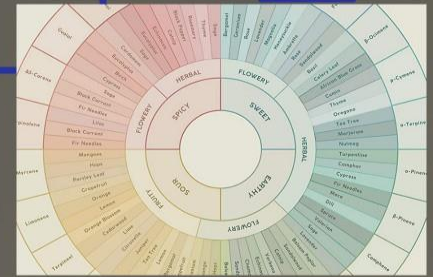
Freeze at Harvest

On Site Weather Monitoring



Effective Odor Abatement

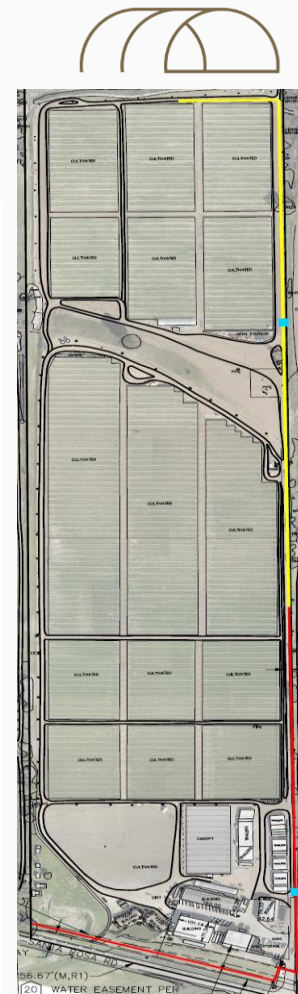
Terpene Selection



Planning Commission Approval of Odor Abatement Plan

October 28, 2020

- On site odor studies (2019-2020)
- CIH Odor Abatement Plan - Vapor Phase System
- Standard Operating Procedures - Recordkeeping, Complaint Response, Process Controls



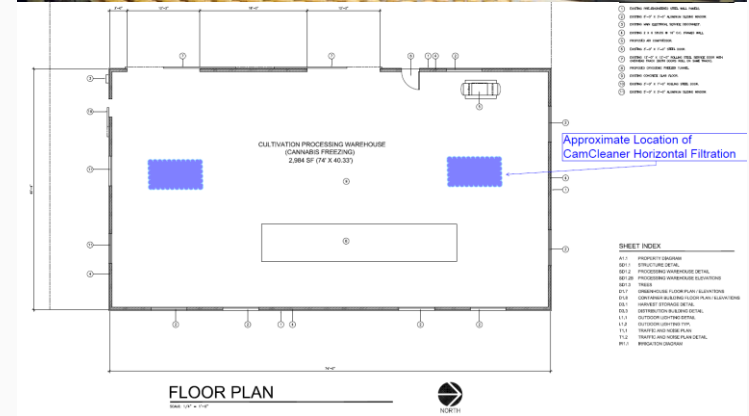
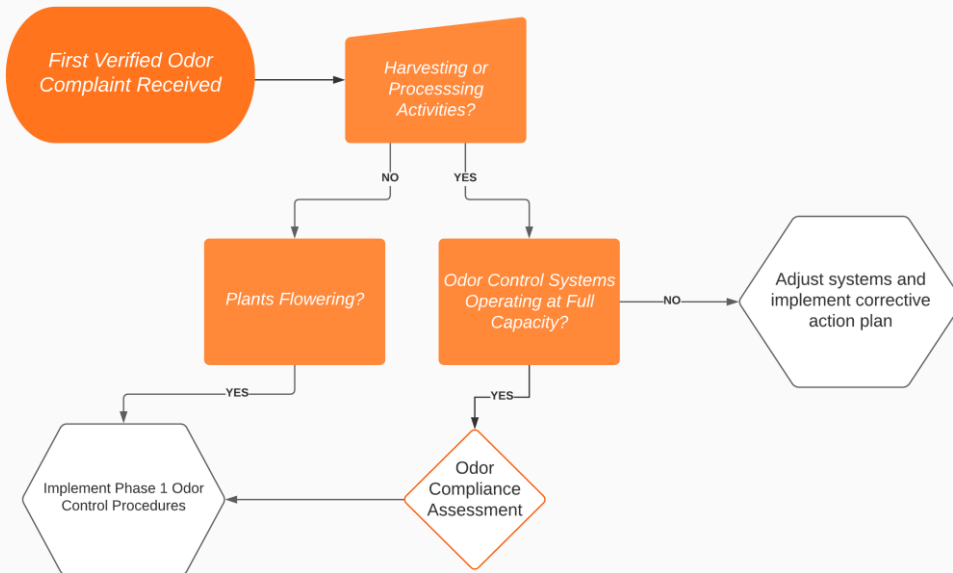
Planning Commission Approval of Odor Abatement Plan



December 2, 2020

Implementation of Adaptive Management

- ✓ More efficient use of available technology
- ✓ Ability to change what isn't working (BACT Analysis)
- ✓ Odor Compliance Deliverable



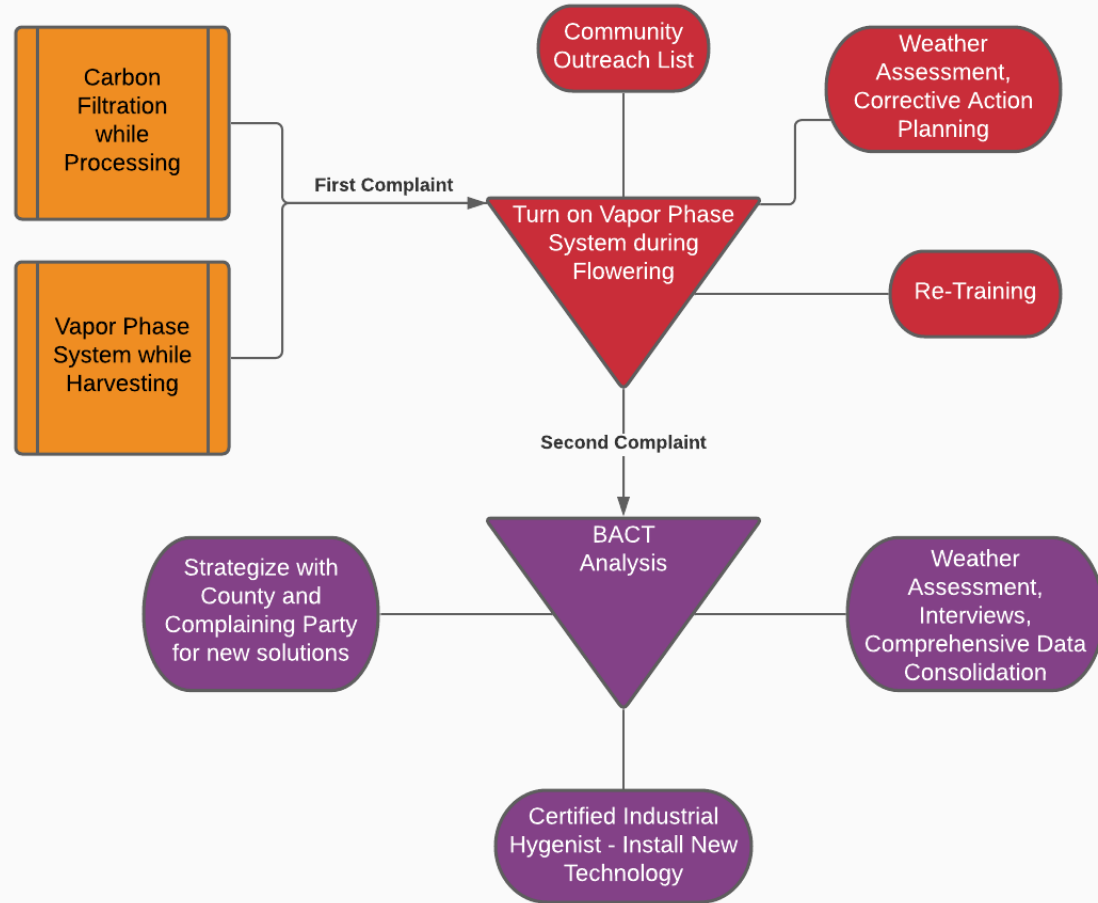
Planning Commission Approval of Odor Abatement Plan



January 13, 2020 - Unanimous Approval

- Defined Complaint
- Included language to install BACT
- Community Outreach List

Baseline Conditions – “Orange Tier”
Phase 1 – “Red Tier”
Phase 2 – “Purple Tier”





Language to add to the Project Description:

The operator will hire a qualified odor expert to develop an Initial VOC Testing Study (“Study”) to characterize site conditions and areas of projected maximum offsite odors using analytical equipment. This analysis will occur during the first seven days of each season’s harvest (e.g., twice per year if 2 harvests) in two of the next three years (2021-2023) to assess odor issues before and after odor control equipment is employed. The minimum requirements for the Initial VOC Testing Study shall be as follows:

1. A minimum of twelve locations will be chosen by the qualified odor expert to be tested daily over various times of the day; and,
2. The Study will be designed and conducted to incorporate corresponding weather data.



Language to add to the SOP:

Per the odor abatement plan addendum, the operator will conduct a best available control technology (BACT) analysis upon the receipt of a 2nd substantially complete complaint. The goal of the BACT analysis will be to identify the source of the odors and institute effective actions to contain cannabis odors on the premises to the greatest extent feasible. The analysis may include:

- additional VOC testing,
- analysis of strains planted,
- location of plantings,
- analysis of the vapor phase system and mixture used,
- analysis of improvements to the carbon filtration systems,
- analysis of improvements to the processing warehouse building,
- analysis of wind screen utilization, and
- other measures as found appropriate by the odor control expert performing the analysis.

In addition to the noticing requirement for property owners and residents within 1,000 feet of the site, the operator will add any individual or organization that has a member who shows proof of residency within the Buellton zip code to the CCA Community Outreach List. The operator will send out reports every 6 months to those on the Outreach List that contain information on planting schedules, information on odor complaints and resolution, any improvements made to the OAP, and updated contact information for the designated contact person to respond to odor complaints.



Questions?



SWRCB - Groundwater Diversions



Groundwater Requirements¹⁰

To address potential impacts of groundwater diversions on surface flow, the Deputy Director may require a forbearance period or other measures for cannabis groundwater diversions in areas where such restrictions are necessary to protect instream flows.

Such areas may include watersheds with: high surface water-groundwater connectivity; large numbers of cannabis groundwater diversions; and/or groundwater diversions in close proximity to streams. An aquatic base flow was developed at each compliance gage¹¹ during the surface water forbearance period (dry season) to inform the need for additional actions to address impacts associated with cannabis groundwater diversions.

The aquatic base flow was established in consultation with CDFW. The aquatic base flow is established using USGS flow modeling data to calculate mean monthly flows and applying the New England Aquatic Base Flow Standard (ABF Standard) methodology at the compliance gages in the nine priority regions. The aquatic base flow is the set of chemical, physical, and biological conditions that represent limiting conditions for aquatic life in stream environments. This Policy allows the State Water Board to apply the ABF Standard to the USGS flow modeling data to calculate an aquatic base flow Requirement at additional compliance points, as needed, throughout the state. The State Water Board will monitor instream flows during the dry season and evaluate the number and location of cannabis groundwater diversions to determine whether imposition of a groundwater forbearance period or other measures are necessary. To address potential localized effects of groundwater diversions on surface water flow, the State Water Board will also monitor where significant numbers of surface water diverters are switching to groundwater diversions to evaluate whether imposition of a groundwater forbearance period or other measures are necessary. The State Water Board will notify cannabis cultivators of the possibility that a groundwater forbearance period or other measures may be imposed so that the cultivators can install storage, coordinate diversions, take measures to secure alternate water supplies, or identify other measures to address the low flow condition.

SB County Environmental Thresholds Manual – Santa Ynez River Alluvium Basin

- Wells in this area are considered to be groundwater (no thresholds of significance)

State Water Resources Control Board – Regulates Surface Water Diversions

- Direct Diversion
- Groundwater Wells located above subterranean streams (water flowing within a known and defined channel = bed/bank)
- Forbearance Period does not apply to Groundwater Diversions

Hydrogeologic Assessment



Conclusions

KG has found that alluvial groundwater extraction for cannabis cultivation at 8701 Santa Rosa Road is unlikely to “substantially affect instream flows” along the local reaches of the Santa Ynez River. This finding is based on:

- (1) the surface flow regime downstream of Bradbury Dam is overwhelmingly controlled by the Decision 89-18 water releases.
- (2) the parcel is located between the Buellton Uplands and the Santa Ynez River Alluvial Corridor sub-basins, where groundwater levels have been historically stable and the SBCWA (2014) recently estimated only 1.30% and 1.11% extracted of the total usable groundwater (about 154,000 acre-ft and 90,000 acre-ft) at the Santa Ynez River Alluvial Corridor and the Buellton Uplands, respectively.
- (3) the 68.19-total-acre 8701 Santa Rosa Road property covers about 0.2% of the total surface area of the two sub-basins.

Kear Groundwater & Rincon Biological Resources Assessment

- No impact to instream flows