

Odor Abatement Plan Extension Request

Multi-Technology Carbon Filtration (MTCF) Installation

I. Background and Regulatory Context

This request is submitted pursuant to Santa Barbara County Code Chapters 35 and 50, as amended by Ordinance No. 5244, adopted by the Santa Barbara County Board of Supervisors on March 18, 2025.

Ordinance No. 5244 amended Section 35-144U to require existing cannabis operations to submit a revised Odor Abatement Plan (“OAP”) and install Multi-Technology Carbon Filtration (MTCF) systems or equivalent odor control technology within twelve (12) months of adoption, resulting in an implementation deadline of March 18, 2026.

Pursuant to Section 35-144U.A.2.f(2), the ordinance allows for a one-time extension of up to twelve (12) months, provided the request is submitted at least ninety (90) days prior to the expiration of the implementation period. This request is submitted in advance of the December 18, 2025, deadline.

II. Facilities Included in This Extension Request

This request applies only to the facilities that require substantive Odor Abatement Plan revisions and installation of Multi-Technology Carbon Filtration systems.

Location	Address	Business Name(s)	Operation Type	Scope of OAP / MTCF
Carp Peak	5138 Foothill Rd, Carpinteria	CKC Farms, Inc.; Life Remedy Farms, Inc.	Greenhouse cultivation + nursery	MTCF required in greenhouses
Casitas Farms	5554 Casitas Pass Rd, Carpinteria	Primetime Farms, Inc.	Greenhouse cultivation, nursery, processing	MTCF required in greenhouses and processing building
Rincon Point	5775 Casitas Pass Rd, Carpinteria	Blue Whale Agriculture, Inc.; New Generation Farms, Inc.	Greenhouse cultivation + nursery	MTCF required in cultivation greenhouses

Each updated OAP will incorporate:

- Multi-Technology Carbon Filtration systems
- Runtime meters

- Compliance with the odor threshold of four (4) D/T for a duration of three (3) consecutive minutes, as measured at the property line.

III. Actions Taken to Date and Ongoing Good-Faith Efforts

Since adoption of Ordinance No. 5244, the operator has undertaken continuous and good-faith efforts to evaluate odor control requirements and advance compliance across the affected facilities.

Within weeks of adoption of the ordinance, Pacific Dutch Group initiated outreach to odor control technology vendors and engineering firms to obtain preliminary information, budgetary estimates, and feasibility input. As proposals and technical information were received, they were reviewed internally and in coordination with engineering professionals as availability allowed.

Beginning March 31, 2025, Pacific Dutch Group and its compliance consultants established a standing biweekly coordination call, held every other Monday, to review progress related to Odor Abatement Plan updates, engineering evaluations, and vendor proposals. These recurring meetings have continued consistently since that time and have served as the primary forum for reviewing new information, identifying follow-up questions, and coordinating next steps with engineers and odor control technology vendors.

As part of this ongoing process, information requests and follow-up questions were routinely transmitted to vendors and engineers the same day or shortly thereafter, with responses incorporated into subsequent biweekly review meetings. This structured and recurring review process has allowed Pacific Dutch Group to steadily refine system requirements, confirm assumptions with qualified professionals, and ensure that proposed solutions align with County odor abatement standards and site-specific operational needs.

Specific actions taken to date include:

- Conducting site-specific evaluations for each facility to determine odor control needs and the applicability of Multi-Technology Carbon Filtration systems;
- Engaging SCS Engineers, a California-licensed professional engineering firm with historical familiarity with the subject operations, to assist with Odor Abatement Plan updates and system design;
- Coordinating site reviews, odor modeling, and preliminary engineering scoping for all three facilities included in this request; and
- Executing engineering engagement letters and quotes for the following locations:
 - Rincon Point Farms LLC
 - Carpinteria Peak Land LLC

- Casitas Farms LLC

Pacific Dutch Group has worked collaboratively with SCS Engineers to evaluate odor control requirements, refine system assumptions, and advance Odor Abatement Plan updates for the facilities included in this request.

Following adoption of Ordinance No. 5244, both Pacific Dutch Group and SCS Engineers coordinated closely to align engineering availability, site evaluations, and evolving technical requirements associated with Multi-Technology Carbon Filtration system design as the revised odor regulations were implemented county wide. Execution of the engineering engagement letters and quotes occurred as engineering review capacity and project sequencing allowed, with final execution dates of December 5, 2025, and December 15, 2025.

Separate from the facilities included in this request, Pacific Dutch Group has previously implemented multi-technology odor control systems at other operations and transitioned facilities to enhanced odor controls prior to the adoption of Ordinance No. 5244, demonstrating a proactive and ongoing approach to odor management.

IV. Engineering Availability and Countywide Implementation Constraints

Following adoption of Ordinance No. 5244, Santa Barbara County revised its requirements such that Odor Abatement Plans must be reviewed and certified by a California-licensed Professional Engineer and may no longer be certified by an industrial hygienist. This change represented a substantive shift in regulatory requirements for existing cannabis operations.

In response to this change, Pacific Dutch Group worked collaboratively with SCS Engineers, a California-licensed professional engineering firm with historical familiarity with the subject operations, to evaluate odor abatement requirements and advance Odor Abatement Plan updates for the facilities included in this request. At the same time, SCS Engineers has been engaged in similar efforts for numerous cannabis operators throughout Santa Barbara County, particularly within the Carpinteria area, as the revised ordinance was implemented countywide.

Engineering review efforts associated with the ordinance have included, among other things:

- Revision and certification of Odor Abatement Plans;
- Odor testing and validation, where applicable; and

- Engineering calculations to determine appropriate Multi-Technology Carbon Filtration system sizing, configuration, and integration.

As part of this coordinated effort, engineering review timelines have reflected the technical complexity of the work required under the revised ordinance, including the need to verify odor calculations, perform airflow modeling, and evaluate site-specific design and electrical integration considerations. Pacific Dutch Group has proceeded in good faith and in close coordination with engineering professionals to align site evaluations, technical analysis, and plan development as engineering review capacity and project sequencing allowed.

V. Evaluation of MTCF Technology Options

In parallel with engineering review, Pacific Dutch Group has been evaluating multiple Multi-Technology Carbon Filtration technology providers (“Vendor A,” “Vendor B,” and “Vendor C”) to identify systems that meet County requirements and are appropriate for each facility.

Each vendor offers systems with differing technical specifications, installation requirements, operational characteristics, electrical demand profiles, and cost structures. Pacific Dutch Group is continuing to evaluate these options in coordination with engineering professionals to ensure that any selected system aligns with County-approved Odor Abatement Plans and site-specific conditions.

Final equipment procurement is being intentionally sequenced to occur after County approval of updated Odor Abatement Plans, to avoid committing to system configurations that may not ultimately align with approved engineering determinations.

VI. Electrical Capacity and Infrastructure Constraints

As part of the evaluation of Multi-Technology Carbon Filtration (MTCF) systems, Pacific Dutch Group has been actively assessing the electrical requirements associated with multiple potential odor control system configurations. Each MTCF option under consideration has distinct electrical demand characteristics, including differences in voltage, amperage, and continuous load requirements, which directly affect site-specific electrical capacity needs.

Accordingly, Pacific Dutch Group, in coordination with engineering professionals, has been evaluating whether existing electrical service at each facility is sufficient to support the electrical demand associated with each potential MTCF configuration, or whether electrical upgrades would be required on a site-by-site basis. This evaluation is necessarily

vendor-dependent, as electrical requirements vary by system type, unit size, and overall configuration.

In parallel, Pacific Dutch Group has explored potential electrical upgrades with Southern California Edison. Preliminary assessments indicate that upgrading electrical service to support MTCF systems at the subject properties could cost in excess of \$2,000,000.00, depending on final system selection, system configuration, and site-specific conditions.

Where electrical upgrades may be required, implementation would involve additional electrical design, permitting, and coordination with Southern California Edison and Santa Barbara County. For these reasons, electrical infrastructure considerations must be evaluated concurrently with final engineering design and County approval of the updated Odor Abatement Plans, and are a contributing factor to overall implementation timing.

Pacific Dutch Group is also evaluating the financial feasibility of implementation in light of current market conditions. The combined cost of Multi-Technology Carbon Filtration equipment, potential electrical infrastructure upgrades, and associated permitting represents a substantial capital investment. These costs are being assessed against current and forecasted market conditions, including declining wholesale prices, a reduced pool of buyers, and broader market trends affecting revenue stability across the industry.

Given these factors, Pacific Dutch Group must sequence final equipment procurement and construction commitments in a manner that is financially responsible and sustainable, while still ensuring long-term compliance with County odor abatement requirements.

VII. Request for Extension

Based on the factors described above, including countywide engineering availability constraints, regulatory changes requiring professional engineer certification, multi-site complexity, careful evaluation of MTCF technology options, and significant electrical infrastructure considerations, the operator respectfully requests a one-time extension of the Odor Abatement Plan implementation deadline.

Requested Extension Period:

From: March 18, 2026

To: March 18, 2027

Granting this extension will allow adequate time to complete certified Odor Abatement Plan updates and install Multi-Technology Carbon Filtration systems in a manner that ensures long-term compliance with County odor standards.

c. Pictograms shall have text descriptors located directly below the pictogram field. Pictograms shall have a field height of 6" minimum. Characters and Braille shall not be located in the pictogram field.

d. Characters and braille shall be in a horizontal format. Braille shall be positioned below the corresponding text in a horizontal format. Flush left or centered. If text is all-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from any other tactile characters and 3/8" minimum from raised borders and decorative elements.

6. Raised character proportions shall be selected from fonts where the width of the uppercase letter "O" is 62% minimum and 110% maximum of the height of the uppercase letter "I".

7. Visual characters, symbols and their background shall have a non-reflective finish. Characters and symbols shall contrast with their background, either light characters on a dark background, or dark characters on a light background.

8. Visual characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. Minimum character height shall comply with Table 11B-703.5.5.

9. Braille shall be contracted (Grade 2) and shall comply with Sections 11B-703.3 and 11B-703.4. Braille dimensions shall comply with Table 11B-703.3.1.

10. An additional sign shall also be posted in a conspicuous place at each vehicle entrance to fleet parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized Vehicles Parked In Designated Accessible Spaces Not Displaying Distinguishing Placards Or Special License Plates Issued For Persons With Disabilities Will Be Towed Away At Owner's Expense. Towed Vehicles May Be Reclaimed At _____ Or By Telephoning _____"

CBC 11B-502.2.2

HAZARDS AND PROTRUDING OBJECTS

1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 6 inches in height above the walking surface to warn the blind of a potential drop off.

2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk.

3. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into the circulation path.

4. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor.

5. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

6. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 inches minimum clear headroom.

7. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

8. Where a guy support is used parallel to a circulation path, including, but not limited to sidewalks, a guy brace sidewalk guy or similar device shall be used to prevent an overhanging obstruction.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

2. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

ELECTRICAL

1. Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.

2. The high obstructed reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches the high obstructed reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

3. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box, and the high reach shall be measured to the top of the outlet box.

RESTROOM

1. Elements of accessible restrooms shall comply with CBC Section 11B Division 6.

2. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17" above finish floor. Urinals shall have a 30" x 48" clear floor space to allow a front approach and the flush controls shall be hand-operated with the controls installed no higher than 44" above finish floor.

3. Hot & cold water lines and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces.

4. Examples of accessible faucets include: lever operated, push-type, and electronically controlled. If self-closing valves are used, the faucet shall remain open for at least 10 seconds.

5. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 2" if circular. Grab bars with non-circular cross sections shall have a cross section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4 1/2" maximum. The space between the wall and the grab bar shall be 1/2" minimum and the grab bar assembly shall be capable of withstanding bending stresses, shear stresses, shear forces, and tensile forces of up to 250 lbf. Grab bars shall not rotate within their fittings. The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements.

6. Mounting heights to operating controls for restroom accessories not specifically called out in the CBC shall comply with the reach ranges specified in CBC Section 11B-308.

SIGNS & IDENTIFICATION

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this section.

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color no. 15090 in Federal Standard 595B.

In existing buildings and facilities where not all entrances complying with Section 11B-404, entrances complying with Section 11B-404 shall be identified by the International Symbol of Accessibility complying with Section 11B-703.2.1. Directional signs complying with Section 11B-703.5 that indicate the location of the nearest entrance complying with Section 11B-404 shall be provided at entrances that do not comply with Section 11B-404. Directional signs complying with Section 11B-703.5, including the International Symbol of Accessibility complying with Section 11B-703.2.1, indicating the accessible route to the nearest accessible entrance shall be provided at junctions where the accessible route diverges from the regular circulation path.

3. When permanent identification is provided for rooms and spaces of a building or site, raised letters shall be provided in conformance with Section 11B-703.3 and shall be accompanied by braille in conformance with Section 11B-703.3. Signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

4. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where permanent signs are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B-703.2 and shall have tactile descriptors complying with Sections 11B-703.3 and 11B-703.5.

5. When raised characters are used, they shall conform to the following:
a. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised shall be installed in accordance with Section 11B-703.4.
b. Character height measured vertically from the baseline of the character shall be 2 1/2" minimum and 2" maximum based on the height of the uppercase letter "I".

FLOORS AND LEVELS

Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.083% maximum grade)."

1. In building and facilities, floors of a given story shall be a common level throughout and shall be connected by pedestrian ramps, passenger elevators, or special access lifts.

2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walk ramps, stairs, and curb ramps, shall comply with Section 11B-302.

3. Change in level up to 1/4 inch may be vertical and without edge treatment.

4. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no steeper than 1:2.

5. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached, have a firm cushion, pad or backing or no cushion or pad, and have a level loop, texture loop, level cut pile or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.

6. If gratings are located on floors, then they shall have spaces no greater than 1/2 inch wide. In one direction, if gratings have elongated spaces, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

CONTROLS AND OPERATING MECHANISMS

1. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements are required to be accessible.

2. Clear floor space complying with Section 11B-305 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

3. The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Section 11B-308. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches above the floor.

4. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, punching, or twisting of the wrist. The forces required to activate controls shall be no greater than 5 pounds of force.

5. For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate faucet controls and operating mechanisms shall be no greater than 5 lbs. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

SPACE ALLOWANCE AND REACH RANGES

1. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches. The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be a part of the knee space required under some objects.

2. One full-unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided in accordance with Sections 11B-305.1.1 & 11B-305.2.2.

3. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter per Section 11B-304.3.1 or a T-shaped space per Section 11B-304.3.2.

4. The minimum clear width required for a wheelchair to turn around an obstruction shall be 36 inches where the obstruction is 48 inches or more in length and 42 inches and 48 inches where the obstruction is less than 48 inches in length.

5. The minimum clear width for single wheelchair passage shall be 32 inches minimum for a distance of 24 inches max., and 36 inches continuously per Section 11B-403.5.

6. The minimum width for two wheelchairs to pass is 60 inches.

7. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches. The minimum low forward reach is 15 inches. See Figure 11B-308.2.1 the high forward reach is over an obstruction, reach and clearance shall be as shown in Figure 11B-308.2.2.

8. If the clear floor space only allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48 inches and the low side reach shall be no less than 15 inches above the floor as shown in Figure 11B-308.3.1. The maximum high side reach over an obstruction, the reach and clearances shall be as shown in figure 11B-308.3.2.

16. Where the ramp surface is not bounded by a wall, the ramp shall comply with the following requirement:
a) A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp.

Exceptions:
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with Section 11B-406.2.2.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch max. within 10 inches horizontally of the minimum landing area specified in Section 11B-405.7.

17. In existing buildings where the extension of the handrail in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees to the run of the ramp.

18. Ramps more than 30" above the adjacent ground shall be provided with guards that comply with Section 1015. Such guard shall be continuous from the top of the ramp to the bottom of the ramp.

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors to buildings and facilities all be made accessible to persons with disabilities.

2. During periods of partial or restricted use of a building or facilities, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

3. Recessed doorways shall be adequately anchored to prevent interference with wheelchair traffic.

4. Every required exit doorway shall be capable of opening at least 90 degrees, shall have a minimum clear opening of 32 inches, and shall be of a size as to permit the installation of a door not less than 6'-8" in height.

DOORS

1. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. Manually operated lifts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.

2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

3. Hand-activated door opening hardware shall be centered between 34" and 44" above the floor.

4. When installed, doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees.

5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

6. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with maneuvering clearance for front approach.

7. The width of the level area on the side to which the door swings shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors. Where the plane of the doorway is offset 8' or more inches from any obstruction within 18 inches measured laterally on the latch side, the door shall be provided with maneuvering clearance for front approach.

8. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and closer.

9. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.

10. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lbs/ft.

11. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

12. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

ACCESSIBLE ROUTE OF TRAVEL

1. Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities.

2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel complying with "11B/Division 4: Accessible Routes" shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way.

RAMP (EXTERIOR OR INTERIOR)

1. Any path of travel shall be considered a ramp if its slope is steeper than 1 unit vertical in 20 units of horizontal (5 percent slope).

2. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 unit rise in 12 units of horizontal run (8.3 percent gradient).

3. The cross slope of ramp surfaces shall be no greater than 1:48.

4. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of the code.

5. Where a pedestrian ramp is the only exit discharge path serving entrances to buildings or when it serves an occupant load of 300 or more, the ramp shall have a minimum clear width of 60 inches.

6. Level landings shall be provided at the top and bottom of each ramp.

7. Top landings shall be not less than 80 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of ramps shall have a dimension in the direction of downward travel of not less than 72 inches.

8. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.

9. All ramp landings shall be level with maximum slope in any direction not to exceed 1/4" per foot (2.083 percent slope)

10. At bottom and intermediate landings, the width shall be at least the same as required for the ramp.

11. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches

12. Handrails are required on ramps that provide access if the ramp slope exceeds 1 foot rise in 20 feet of horizontal run (5 percent gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length.

13. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and shall be at a consistent height. Handrails shall always be continuous and the ends of handrails shall be either rounded or returned smoothly to the floor, wall or post.

14. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross section nominal dimension, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings.

15. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail

a) Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18 inches above the top of the rail.

b) Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.



ARCHITECTURE

924 anacapa st suite: 2 U santa barbara, ca 93101 805.564.6074

ZONING APPROVED December 13, 2021

PLANNER: Debraud PLANNING & DEVELOPMENT

TENANT IMPROVEMENT CARPINTERIA PEAK 5138 Foothill Rd Carpinteria, CA 93013

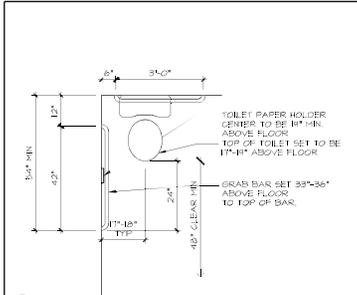


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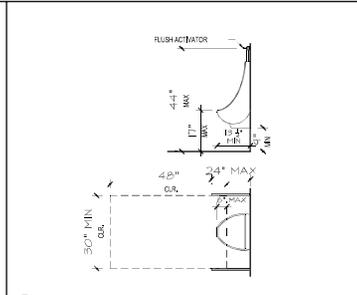
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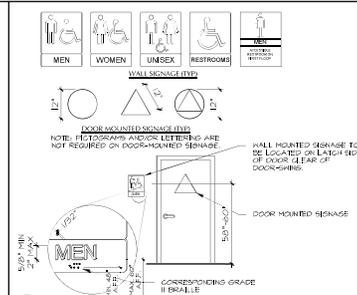
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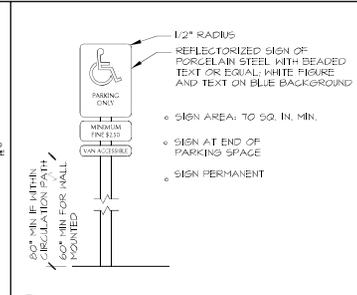
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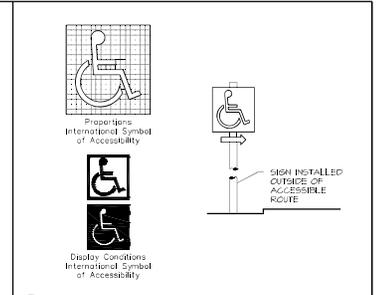
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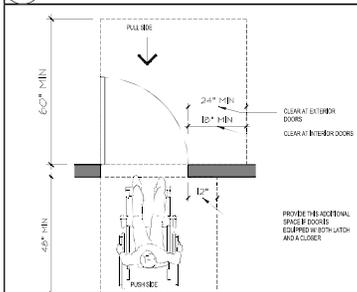
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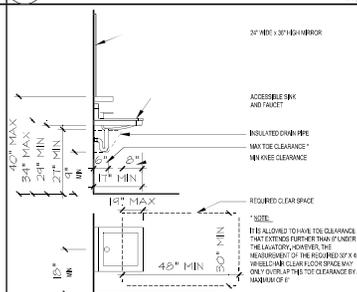
5 ACCESSIBLE PARKING SIGN SCALE: 1/2" = 1'-0"



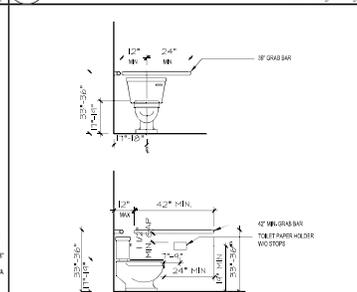
1 DIRECTIONAL SIGNAGE SCALE: 1/2" = 1'-0"



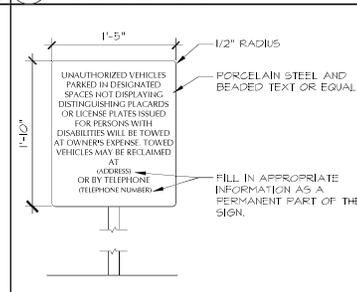
18 FRONT APPROACH SCALE: 1/2" = 1'-0"



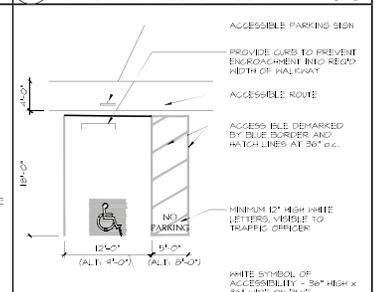
14 RESTROOM: LAVATORIES SCALE: 1/2" = 1'-0"



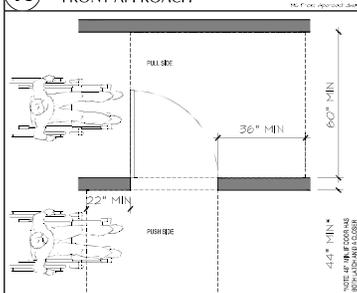
10 TOILET: FLOOR MOUNTED SCALE: 3/8\"/>



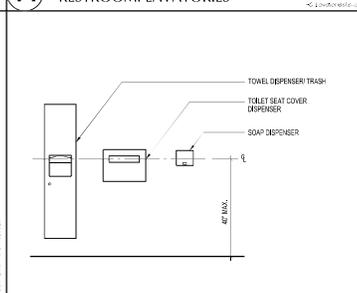
6 UNAUTHORIZED VEHICLE SIGN SCALE: 1/2" = 1'-0"



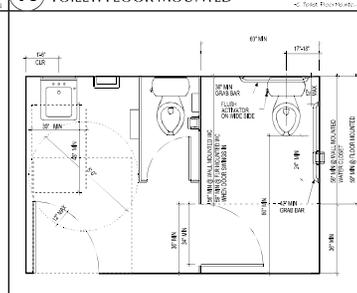
2 VAN ACCESSIBLE PARKING SPACE SCALE: 1/2" = 1'-0"



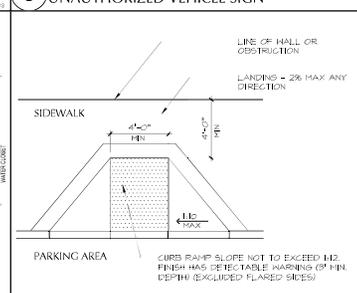
19 HINGE APPROACH SCALE: 1/2" = 1'-0"



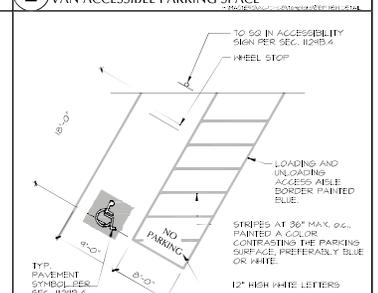
15 TOILET ROOM ACCESSORIES SCALE: 1/2" = 1'-0"



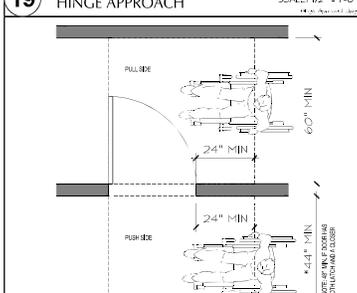
11 RESTROOM: MULTI-STALL SCALE: 3/8\"/>



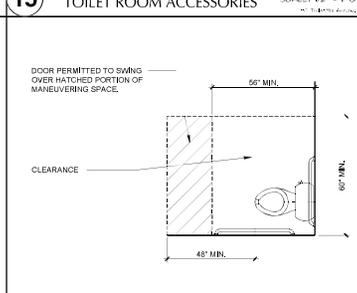
7 CURB-CUT RAMP SCALE: 1/4" = 1'-0"



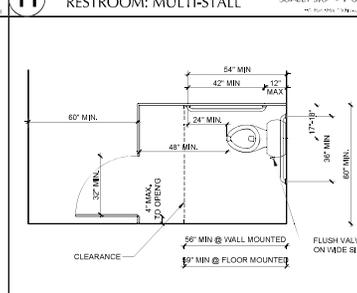
3 VAN ACCESSIBLE PARKING SPACE SCALE: 1/8" = 1'-0"



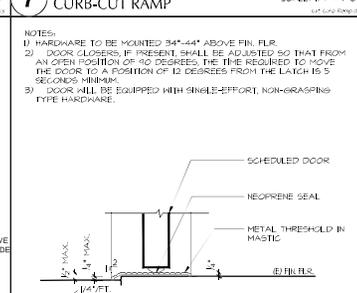
20 LATCH APPROACH SCALE: 1/2" = 1'-0"



16 WATER CLOSET CLEARANCE SCALE: 3/8\"/>



12 ACCESSIBLE STALL (FRONT ENTRY) SCALE: 3/8\"/>



8 ACCESSIBLE THRESHOLD SCALE: 3\"/>



4 TACTILE ENTRY SIGN SCALE: 3\"/>

ZONING APPROVED
December 13, 2021

PLANNER: Debuti
PLANNING & DEVELOPMENT

TECHNICAL IMPROVEMENT
CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013

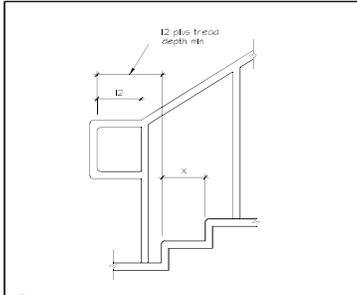


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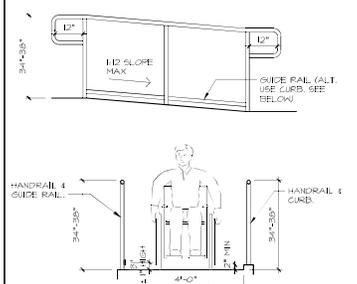
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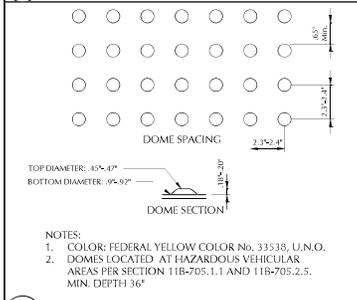
Preliminary: NOT FOR CONSTRUCTION



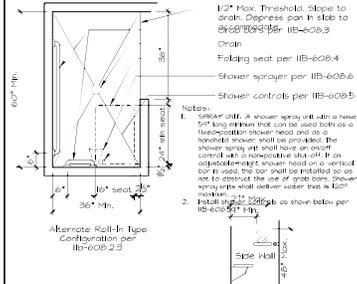
17 BOTTOM HANDRAIL EXTENSION SCALE: NOT TO SCALE



18 RAMP SCALE: 1/2" = 1'-0"



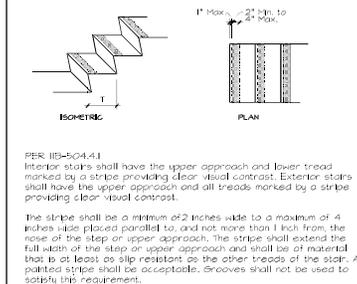
19 DETECTABLE WARNING SCALE: 3/4" = 1'-0"



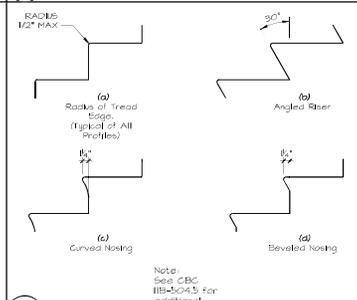
20 ALTERNATE ACCESSIBLE SHOWER SCALE: 1/2" = 1'-0"



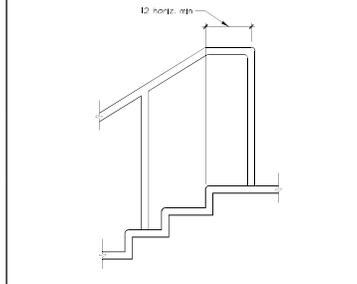
21 LOCATION OF ACCESSIBLE EXIT SCALE: 3/4" = 1'-0"



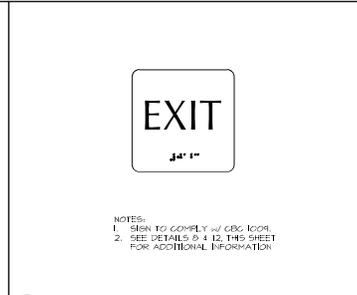
22 STAIR STRIPING SCALE: 1/2" = 1'-0"



23 STAIR NOSINGS SCALE: 1" = 1'-0"



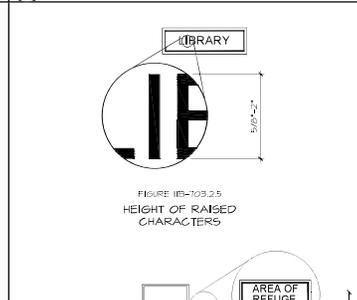
24 TOP HANDRAIL EXTENSION SCALE: NOT TO SCALE



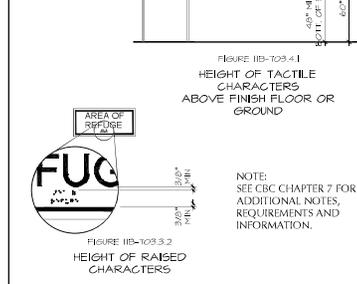
25 TACTILE EXIT SIGN SCALE: 3/4" = 1'-0"



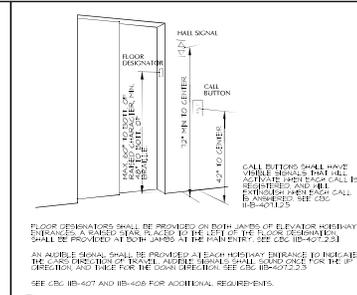
26 TACTILE EXIT SIGN (STAIR DOWN) SCALE: 3/4" = 1'-0"



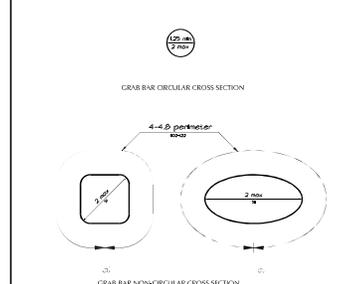
27 TACTILE SIGN LOCATION SCALE: 1/2" = 1'-0"



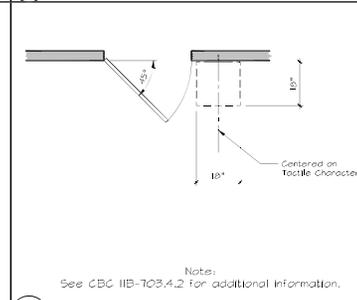
28 SIGNAGE: TACTILE CHARACTERS SCALE: 1/2" = 1'-0"



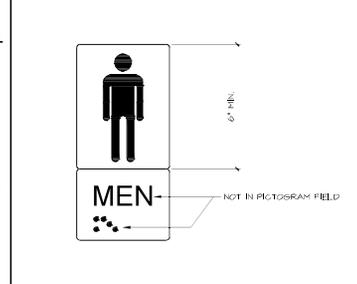
29 ELEVATOR CALL BUTTONS. SCALE: 1/2" = 1'-0"



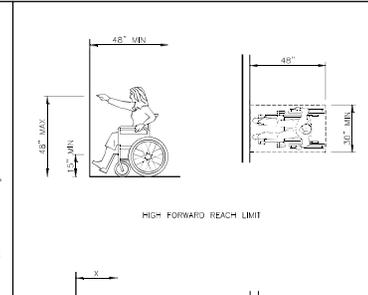
30 GRAB BAR CROSS SECTION SCALE: NOT TO SCALE



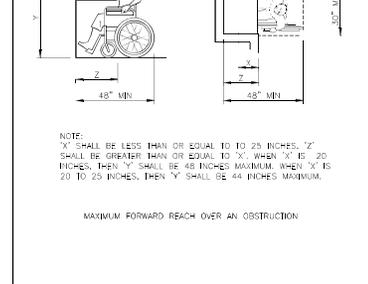
31 TACTILE SIGN LOCATION SCALE: 1/2" = 1'-0"



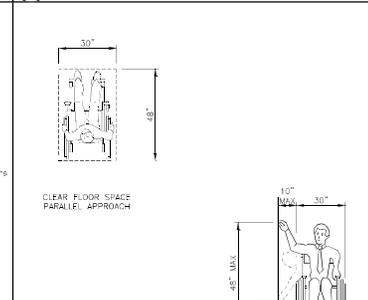
32 PICTOGRAM SCALE: 3/4" = 1'-0"



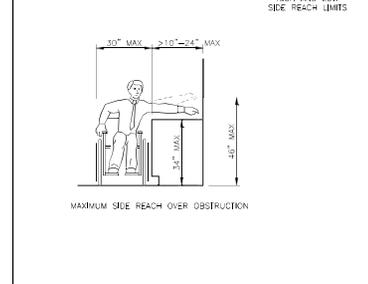
33 FORWARD REACH SCALE: NOT TO SCALE



34 FORWARD REACH SCALE: NOT TO SCALE



35 CLEAR FLOOR SPACE PARALLEL APPROACH SCALE: NOT TO SCALE



36 SIDE REACH SCALE: NOT TO SCALE



ZONING APPROVED
December 13, 2021
PLANNER: Dekurd
PLANNING & DEVELOPMENT

TENANT IMPROVEMENT
CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013



sheet description
ACCESSIBILITY
DETAILS

- date:
- 6-4-2020
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 - 12-1-2021

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Fire Protection Systems

Aggregate alterations/modifications/removes and/or additions of 500 square feet or more or 50% of existing light square footage to existing non-residential buildings or structures for which applications for building permits are filed or required to be filed with the County or City shall require the installation of an automatic fire sprinkler system throughout the entire non-residential building or structure.

The installation of an automatic fire sprinkler system throughout the entire building or structure shall be required for any additions or modifications to an existing building or structure which is not served by water supplies meeting Fire District Standards and for which an application for a building permit is filed or was filed for the building with the County or City.

Plans for installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Prior to occupancy all alarm systems that are monitored shall be tested.

Prior to occupancy Portable Fire Extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Fire sprinklers shall be installed in the Butler building/Parking building if it is used for processing of cannabis.

or overhaul the remodel threshold.

Additional Requirements

Deferred submittal required for CBC Section 105 Operational or Construction Permits.

A business plan shall be submitted prior to occupancy.

Any future changes including further division/intensification of use or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

Fees

PLANS: 1.000 (CIPD Ordinance 2019-01, Sec. 2) Inspection of the preconstruction fees for service. The applicant may be required to pay fees for additional plans review and/or additional field inspections prior to the issuance of a "CERTIFICATE OF OCCUPANCY". The amount of this fee is as follows:

A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed.

B. Two Hundred Ten (\$210.00) Dollars per hour for field inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria Summerland Fire Protection District (CSPFD) and delivered to Fire District Headquarters at 1140 Egenia Road, Suite Money orders and cashiers' checks will be accepted. Check and debit cards can be used online. The site can be found at Carfire.org. Note: Cash payments will

"Pride in Service"
1140 Egenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4991 Fax (805) 684-8242



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

5138, Foothill Road, Carpinteria, CA 93013, United States, Cannabis Facility, yes

Location: 5138 FOOTHILL RD, CARPINTERIA, CA 93013
Status: Planning Completed
Submitted Date: 2020-12-16
Approved/Issued: 11/18/2020
APL#: 2020-04-018
Comments: Cannabis Facility
Submittal Type: Planning
Applicant: 1418 Environmental
Address: 5137 Cafe Laguna
Santa Barbara, CA 93105
Phone Number: 805-614-2464
Email: jay@planning.com

Planning/Conceptual Design

Date Plan Review Completed: 2020-12-30
Permit Number: 19226160023
Planner: Dora Elmund
Submittal Type: CDP
Plans Checked By: Michael Lukens
Involved: Yes
Items Involved: FFC-P
Invoice Paid: Yes
Invoiced Paid: FFC-P

Project Conditions

All work shall be done per current applicable CBC and CIPD ordinance and standards.

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Inspector's Signature:

Signed 2020-12-30 23:49:29 PST

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made accessible prior to the erection of combustible materials.

Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CIPD California Fire Code, International Fire Code and the CIPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards (Section 405).

Access ways shall be extended to within 100 feet of all portions of the exterior walls of the first story of any building.

A minimum of 16 feet of clearance shall be provided and maintained for the apparatus.

Clear access ways (if provided) shall open in the direction of ingress/egress gates shall be located every 300 feet from the edge of road/driveway surface. Minimum clear width of gate opening shall be at least 2 feet wider than the road served. The location and type of gate shall be approved by the Fire District prior to installation.

A Fire District approved key entry system shall be installed in an accessible location.

Building address numbers shall be visible from the street. Numbers shall be a minimum of 18" x 18" on a contrasting background.

Fire Lane Identification shall comply with the current CIPD Development Standards.

Access requirements are for the Butler building/Parking building if it is used for processing of cannabis.

Water Requirements

Fire hydrants capable of supplying the required flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

Fire hydrants shall be installed within 250 feet driving distance of all structures. The hydrants shall be of the type approved by the Fire District and accessible to Carpinteria Valley Water District or Montecito Water District. The hydrant and main supply lines shall be installed in accordance with the current CFC and CIPD standards. The minimum gallons per minute at 20 PSI shall be determined by the flow requirements in the current CFC.

Fire hydrant requirements are for the Butler building/Parking building if it is used for processing of cannabis.

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924 anacapa st
suite 2 U
santa barbara, ca
93101
805.564.6074

ZONING
APPROVED
December 13, 2021

PLANNER: Deltuldi
PLANNING & DEVELOPMENT

TERMINAL IMPROVEMENT
CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013

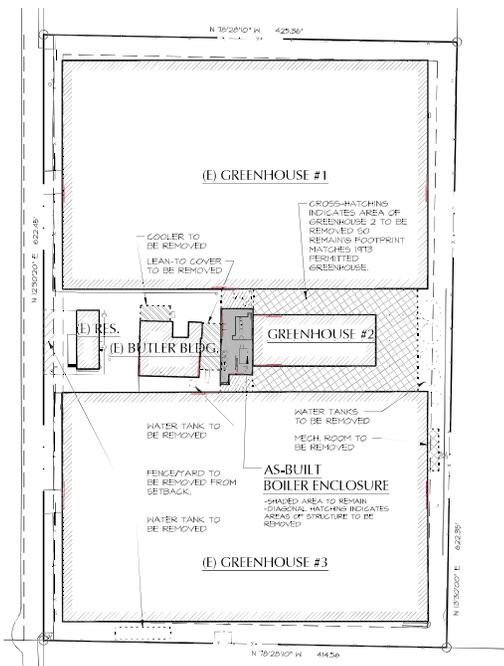


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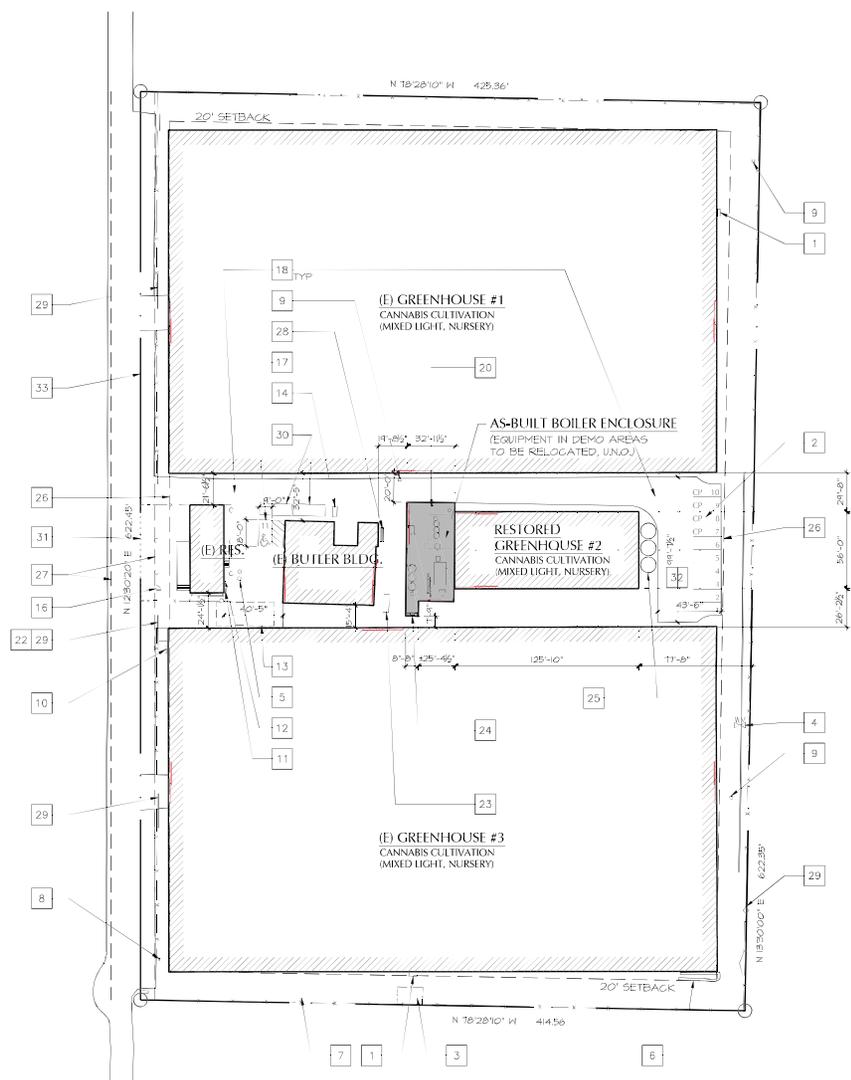
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SITE DEMO PLAN
1" = 60'-0"



SITE PLAN
1" = 40'-0"

SITE PLAN KEYNOTES:

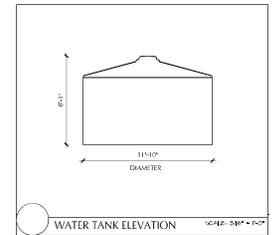
- 1. (E) Elec. Cabinet
- 2. (E) Pump To Be Removed
- 3. (E) Existing Wall (Fire Irrigation Only)
- 4. (E) Water Valve
- 5. (E) Septic Tank
- 6. (E) Valve
- 7. (E) Concrete Pad with Tank To Be Removed
- 8. (E) Battery Valve
- 9. (E) Area Drain
- 10. (E) Gas Valve
- 11. (E) Gas Meter
- 12. (E) Sewer Clean Out
- 13. Loading & Unloading Area
- 14. (E) HVAC Unit
- 15. Address Location. Install per Fire Dept. Conditions or Approval
- 16. (E) Accessible Parking
- 17. Class II Road Base w/ Decomposed Granite (or other approved permeable surface) for Drive Area & Parking
- 18. Not Used
- 19. Shaded Area Indicates area of As-Built Boiler Enclosure to Remain (contains Boiler, Older Control Equipment and Fertigation Equipment)
- 20. Not Used
- 21. Snow Box
- 22. (E) Backlog Generator: 150kw by Generac, 38 dbA at property line
- 23. (E) Electrical Switchgear & Equipment to remain
- 24. (E) Water Tanks (E) Gas Meter (E) Fire Irrigation Detail, This Sheet
- 25. Line of 20' Setback per SB County CZD
- 26. (E) Public Utility Easement
- 27. (E) Gate
- 28. (E) Gate
- 29. (E) Secure Waste Roll-off
- 30. Fence and yard beyond 30 foot easement to be removed and relocated to easement boundary line
- 31. (E) Parking Area. Note Spaces 7 thru 10 Reserved for Carpool Parking, indicated by C/P
- 32. Property Line

SITE PLAN USE:

GREENHOUSE #1:	Cannabis Cultivation
GREENHOUSE #2:	Cannabis Cultivation
GREENHOUSE #3:	Cannabis Cultivation
BOILER BLDG.:	Plumery, Shared Employee Restrooms, Office
BOILER ENCLOSURE:	Cultivation Infrastructure (Boiler, Fertigation Equipment, Older Control Equipment, Etc.)
RESIDENCE:	Site Manager's Residence (NON-CANNABIS USE)

WATER CONSERVATION MEASURES

1. Tined drip irrigation system
2. Closed loop irrigation system. Irrigation culture is used for irrigation.
3. Irrigation fall water sensor to prevent overwatering
4. Soil moisture probes
5. Temperature based watering schedule. Water usage is reduced on colder days.



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TERMINAL IMPROVEMENT
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sheet description
SITE PLAN

date:

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Byers Scientific & Manufacturing
Industrial Odor Management

2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 249-6218

WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL



KEY FEATURES:

- Patent-pending Uniform Vapor-Distribution Technology ensures that a consistent and controllable level of product is dispersed via the perimeter piping.
- Remote monitoring 24/7 by Byers Scientific staff on status of all machine operating parameters.
- Rugged weather resistant enclosure capable of withstanding prolonged exposure to wind, rain and other elements.
- UL Listed control panel is designed for site specific electrical requirements (e.g. 480 VAC, 3 Phase).
- Air filter replacement can be done safely from outside, no need to open/lock door.
- Product reservoir tank provides up to three weeks of uninterrupted operation before needing refill.
- Key personnel receive email/SMS text notifications alerting of machine needs such as low tank level or air filter replacement.
- Operational data are logged to provide evidence of compliance to local/state/federal agencies.
- Optional weather station fully integrated with SCADA system available.
- Utilizes Ecosorb® CNB 100, a proprietary deodorizer from OMI Industries that is formulated specifically for cannabis terpenes.
- Each system is custom designed and engineered for a client's site-specific characteristics.
- Interior access via lockable 120-degree angle, gas assisted door for general machine maintenance such as product tank filling.

www.byers-scientific.com • info@byers-scientific.com

Byers Scientific & Manufacturing
Industrial Odor Management

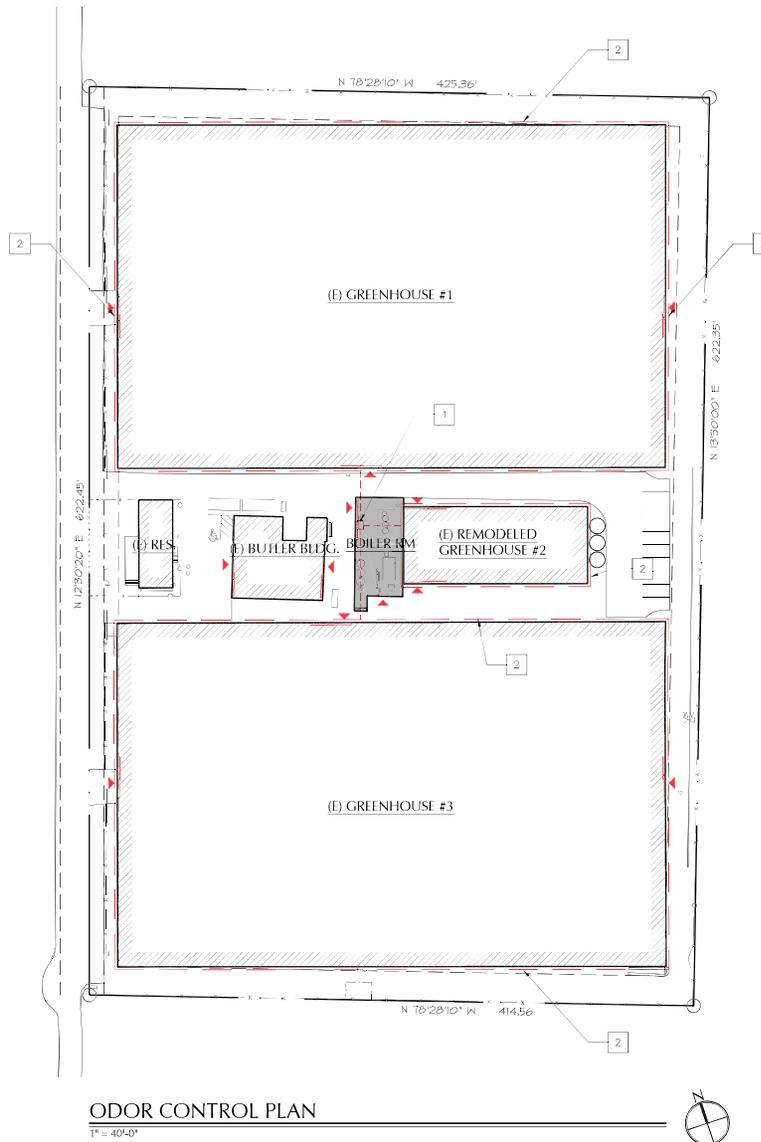
2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 249-6218

WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL

SPECIFICATIONS

SYSTEM OVERVIEW	ELECTRIC (CONT'D)
Footprint 74.5' L x 59.0' D x 63' H	3-PHASE COMPONENTS (208-240 / 480VAC)
Decibels at 30 feet: 65 dB	<ul style="list-style-type: none"> Main Blower: 7.5 HP Motor, 19.4 / 17.4 / 8.8 Full Load Amps, 3530 RPM Secondary Blower: 0.5 HP Motor, 3450 RPM In-Tank Heater(s): 2000 - 2660 / 2550 Watts, 5.6 - 6.4 / 4.2 Amps
Access Door with Intake Filter Filter Size: 18" x 18" x 1" Nominal (Actual: 17.75" x 17.75" x 0.75")	24VDC COMPONENTS
63 Gallon Storage Tank Internal circulation via inducers Level Sensor Temperature Sensor In-Tank Heater for Cold Climates Tank can be filled by toggle switch operated pump affixed to tote/drum	<ul style="list-style-type: none"> Diaphragm Pumps (3): 3.0 gpm @ 120 PSI, 3.3 Amps Precalibrated Level Sensors (2) Precalibrated Flow Meter with Totalizer Precalibrated Differential Pressure Sensor Range: 0 - 2 inH₂O Precalibrated Differential Pressure Sensor Range: 0 - 40 inH₂O temperature Sensors (2)
Evaporation Tank Patent-Pending Uniform Vapor Production Ultrasonic Booster Level Sensor Temperature Sensor In-Tank Heater Can produce up to 7 equivalent gallons of vapor/day Tank fills automatically via P/L	
ELECTRIC	
UL LISTED PANEL	
40 / 50 Amp Service Disconnect Switch Touch Screen Panel Display Indicator Lights Programmable Logic Controller (PLC) for Critical System Operations Industrial Remote Access Router with External Access High Limit Heat Safety Controllers	

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ODOR CONTROL PLAN

1" = 40'-0"

ODOR CONTROL NOTES:

1. (E) Byers® Odor Control System on Concrete Pad
2. (E) Byers® Odor Control Distribution



ARCHITECTURE

924 anacapa st
suite: 2 U
santa barbara, ca
93101
805.564.6074

TENANT IMPROVEMENT

CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013



sheet description
ODOR CONTROL PLAN

ZONING
APPROVED
December 13, 2021
PLANNER: Deltordi
PLANNING & DEVELOPMENT

date:
6-4-2020
7-3-2020
7-7-2020
7-14-2020
8-4-2020
8-10-2020
8-13-2020
8-18-2020
8-19-2020
8-20-2020
8-30-2020
11-5-2020
1-11-2021
1-29-2021
5-11-2021
6-23-2021
6-29-2021
7-22-2021
8-31-2021
12-1-2021

sheet no:
A-1.3

Preliminary: NOT FOR CONSTRUCTION

NOISE GENERATING EQUIPMENT

FERTIGATION



BOILER



GREENHOUSE FANS:

TECHNICAL SPECIFICATIONS

MODEL	CFM	HP	W	H	D	W	H	D
10000	10000	1.5	36	48	48	36	48	48
15000	15000	2.25	48	60	60	48	60	60
20000	20000	3.0	60	72	72	60	72	72
25000	25000	3.75	72	84	84	72	84	84
30000	30000	4.5	84	96	96	84	96	96
35000	35000	5.25	96	108	108	96	108	108
40000	40000	6.0	108	120	120	108	120	120
45000	45000	6.75	120	132	132	120	132	132
50000	50000	7.5	132	144	144	132	144	144
55000	55000	8.25	144	156	156	144	156	156
60000	60000	9.0	156	168	168	156	168	168
65000	65000	9.75	168	180	180	168	180	180
70000	70000	10.5	180	192	192	180	192	192
75000	75000	11.25	192	204	204	192	204	204
80000	80000	12.0	204	216	216	204	216	216
85000	85000	12.75	216	228	228	216	228	228
90000	90000	13.5	228	240	240	228	240	240
95000	95000	14.25	240	252	252	240	252	252
100000	100000	15.0	252	264	264	252	264	264

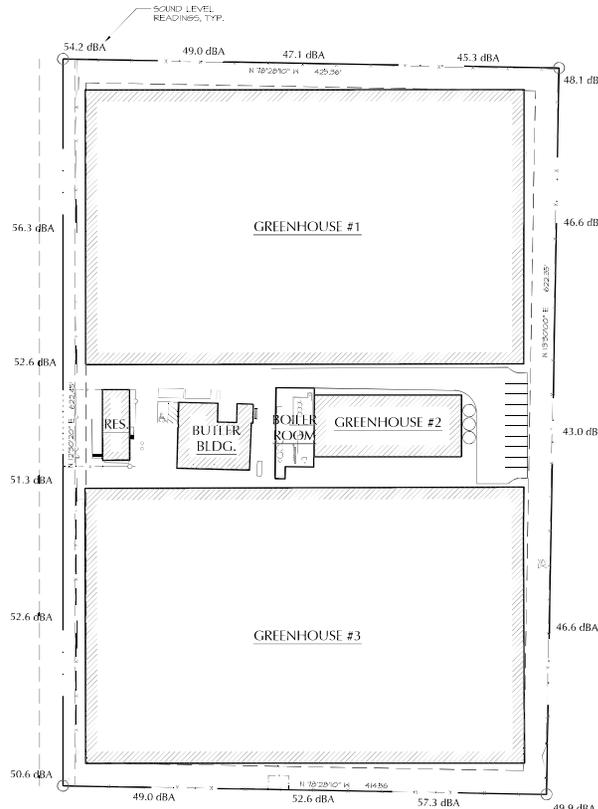
MODEL	CFM	HP	W	H	D	W	H	D
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15000	15000	2.25	48	60	60	48	60	60
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30000	30000	4.5	84	96	96	84	96	96
35000	35000	5.25	96	108	108	96	108	108
40000	40000	6.0	108	120	120	108	120	120
45000	45000	6.75	120	132	132	120	132	132
50000	50000	7.5	132	144	144	132	144	144
55000	55000	8.25	144	156	156	144	156	156
60000	60000	9.0	156	168	168	156	168	168
65000	65000	9.75	168	180	180	168	180	180
70000	70000	10.5	180	192	192	180	192	192
75000	75000	11.25	192	204	204	192	204	204
80000	80000	12.0	204	216	216	204	216	216
85000	85000	12.75	216	228	228	216	228	228
90000	90000	13.5	228	240	240	228	240	240
95000	95000	14.25	240	252	252	240	252	252
100000	100000	15.0	252	264	264	252	264	264



GENERATOR



COMPRESSOR



NOISE LEVEL PLAN

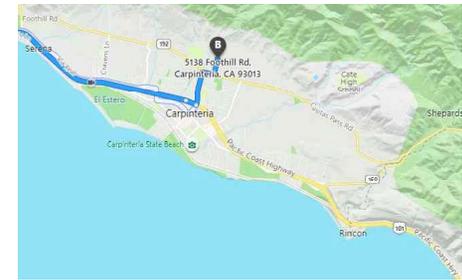
T* = 50'-0"



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December 13, 2021

PLANNER: Debra L. ...
PLANNING & DEVELOPMENT

TRANSPORTATION DEMAND:



TRANSPORTATION DEMAND MANAGEMENT EXHIBIT #1
PRIMARY ARRIVALS FROM WEST FOR NORTH OF THE PROJECT WILL TAKE HIGHWAY 101 AND EXIT AT LINDEH AVENUE AND HEAD NORTH OVER THE FREEWAY, THEN TAKE AN IMMEDIATE RIGHT (EAST) ONTO FOOTHILL ROAD/CASTAS PASS ROAD AND ENTER THE SITE AT A DRIVEWAY IN THE 3100 BLOCK OF FOOTHILL ROAD AND PROCEED TO THE SITE THROUGH A PRIVATE DRIVEWAY, AND PARK ON THE EAST SIDE OF THE GREENHOUSES IN A PROPOSED PARKING AREA.



TRANSPORTATION DEMAND MANAGEMENT EXHIBIT #2
PRIMARY ARRIVALS FROM EAST FOR SOUTH OF THE PROJECT WILL TAKE HIGHWAY 101 AND EXIT AT CASTAS PASS ROAD AND HEAD NORTH, THEN TAKE AN IMMEDIATE LEFT (WEST) ONTO FOOTHILL ROAD/CASTAS PASS ROAD AND ENTER THE SITE AT A DRIVEWAY IN THE 3100 BLOCK OF FOOTHILL ROAD AND PROCEED TO THE SITE THROUGH A PRIVATE DRIVEWAY, AND PARK ON THE EAST SIDE OF THE GREENHOUSES IN A PROPOSED PARKING AREA.

NOTES
PARKING FOR EMPLOYEES, CONTRACTORS OR DELIVERIES WILL NOT BE ALLOWED IN THE ENTRANCE OR IN THE PUBLIC RIGHT OF WAY OR IN ANY CONFIGURATION THAT BLOCKS FIRE LANES. ONLY ONE DELIVERY TRUCK WILL BE ALLOWED ON-SITE AT ANY GIVEN TIME. PARKING STALLS FOR STAFF AND DELIVERIES WILL BE MARKED AND VEHICLE STORAGE WILL NOT BE ALLOWED IN ANY CONFIGURATION THAT BLOCKS FIRE LANES, OR THAT IS OTHERWISE INCONSISTENT WITH DIVISION 6 PARKING REGULATIONS IN THE COASTAL ZONING ORDINANCE. SHARED PARKING AREAS FOR RIDESHARE PARTICIPANTS WILL BE AVAILABLE ON-SITE.

THE NUMBER OF PERMANENT PROJECT STAFF EMPLOYED ON-SITE DURING REGULAR BUSINESS HOURS OF 7:00AM AND 4:30PM, MAXIMUM, WILL BE 26, INCLUDING MANAGEMENT. SEASONAL STAFF IS NOT PROPOSED. 60% OF STAFF WILL ORIGINATE FROM THE SOUTH OF THE PROJECT SITE, 20% WILL ORIGINATE FROM THE NORTH AND 20% OF STAFF WILL COMMUTE LOCALLY. 11 EMPLOYEE PARKING SPACES ARE PROPOSED, AS WELL AS 10 BICYCLE PARKING SPACES. TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAMS WILL BE UTILIZED AS PART OF THIS PROJECT SUCH THAT THERE WILL BE NO NET INCREASE IN TRAFFIC PATTERNS FROM THE HISTORIC USE ON THE PROPERTY. 1 VANPOOL (15 PASSENGERS), SUCH AS CALVANS OR ENTERPRISE COMMUTE, IS PROPOSED TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED TO MEET EMPLOYEE PARKING DEMAND. BICYCLE PARKING WILL ALSO BE PROVIDED TO REDUCE EMPLOYEE PARKING DEMAND. PREFERRED CARPOOL PARKING SPACES WILL BE PROVIDED TO EMPLOYEES WHO CARPOOL. EMPLOYEES WILL BE EDUCATED ABOUT THE COST SAVINGS OF UTILIZING CARPOOL INCENTIVES AND WILL BE PROVIDED ASSISTANCE ENROLLING IN ANY ALTERNATIVE TRANSPORTATION COMMUTE PROGRAMS OFFERED BY SBCAS TRAFFIC SOLUTIONS. EMPLOYEES WHO UTILIZE TDM PROGRAMS AT A RATE OF 75% OR HIGHER WILL BE PROVIDED WITH GIFT CARDS TO LOCAL MERCHANTS.

15% OF EMPLOYEES ARE EXPECTED TO CARPOOL AS DOCUMENTED BY SBCAS, REDUCING PARKING DEMAND FROM 26 SPACES TO 21. USAGE OF A 15 PERSON VANPOOL REDUCES PARKING DEMAND FROM 23 SPACES TO 8 SPACES. 10 BICYCLE PARKING SPACES WERE PROVIDED TO REDUCE PARKING DEMAND WELL BELOW THE PROVIDED PARKING SPACE COUNT OF 11. AVERAGE DAILY TRIPS WILL BE 50 OR LESS. THIS TDM PLAN HAS BEEN DESIGNED TO ENSURE EMPLOYEE TRIPS WILL NOT EXCEED THE PROVIDED PARKING SPACE COUNT.

THE PROPERTY MANAGER AND/OR HUMAN RESOURCES WILL MAINTAIN A LOG TO MONITOR EMPLOYEE TDM PROGRAM USAGE RATES AND ENSURE PROPER USAGE OF TDM PROGRAMS. THIS LOG WILL BE USED BY THE OPERATOR TO ENSURE COMPLIANCE WITH CDP AND PARKING STANDARDS IS MAINTAINED. THIS LOG WILL BE MADE AVAILABLE TO PLANNING & DEVELOPMENT STAFF UPON REQUEST TO ENSURE THAT COMPLIANCE WITH CDP AND PARKING STANDARDS IS MAINTAINED.

THIRD PARTY DISTRIBUTION OF PRODUCT OFF SITE WILL OCCUR 3 TIMES PER DAY ON AVERAGE IN A 20x48 SPRINTER TYPE CARGO VAN OR BOX TRUCK. 60% OF DELIVERIES ARE EXPECTED TO BE GOING SOUTH AND 40% GOING NORTH.



924 anacapa st
suite: 2 U
santa barbara, ca
93101
805.564.6074

TENANT IMPROVEMENT
CARPINTERIA PEAK
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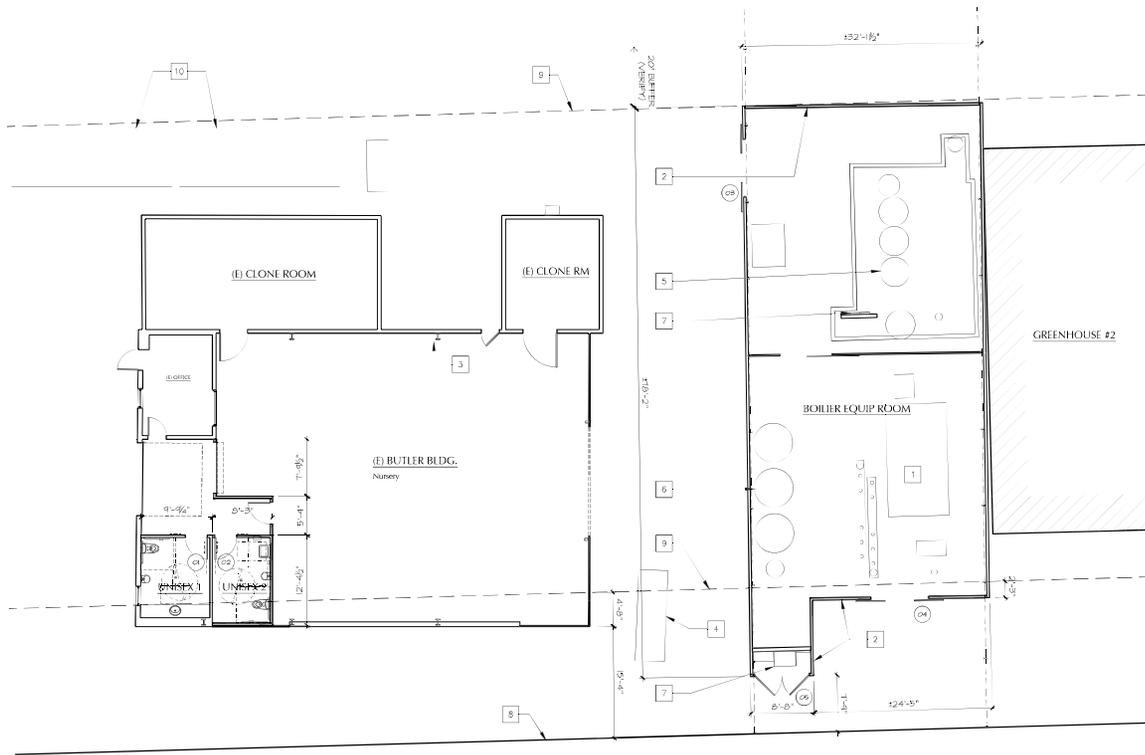
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TRANSPORTATION
DEMAND MGMT & NOISE

date:

6-4-2020
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8-13-2020
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8-11-2021
12-1-2021

sheet no:
A-1.5

Preliminary: NOT FOR CONSTRUCTION



BUTLER BUILDING FLOOR PLAN
1/8"=1'-0"

FLOOR PLAN GENERAL NOTES:

- WALL LEGEND:**
- Indicates existing wall
 - - - - - Indicates wall to be removed
 - Indicates new wall. See structural for material & spacing.

- Provide access panel (12"x12") or utility space for all plumbing fixtures having concealed dipoint connections.
- New plumbing fixtures and existing non-compliant plumbing fixtures will be retrofitted to current CPC standards, to meet specifications described below:
 - Toilets shall have a maximum of 1.28 gallons per flush.
 - Lavatory faucets shall have a maximum flow rate of 1.2 gpm.
- Provide 1/4" gauge minimum galvanized sweep sweep in transition plate line at any studio wall breaks. Sweep street shall be placed a minimum of 2' above the wall or 2' above paved areas.

FLOOR PLAN KEYNOTES:

1. EXIST'G BOILER #1 MANAGED TO REMAIN.
2. EXIST'G STRUCTURE: SEE STRUCTURAL.
3. EXIST'G STEEL COLUMN TO REMAIN.
4. EXIST'G BACKUP GENERATOR: SEE ELECTRICAL.
5. EXIST'G ODOR MITIGATION EQUIPMENT TO REMAIN.
6. EXIST'G RELOCATED BOILER EXHAUSTION TANKS.
7. EXIST'G ELECTRICAL & PANELS TO REMAIN. SEE ELECTRICAL.
8. EXIST'G GREENHOUSE.
9. LINE OF 20' BUFFER TO EXIST'G GREENHOUSE.
10. SECURE CONCRETE VESTIBULE ROLL-OFFS.

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924 anacapa st
Suite: 2 U
Santa Barbara, CA
93101
805.564.6074

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CARPINTERIA PEAK
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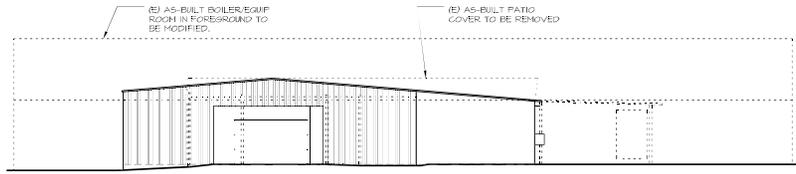
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BUTLER BLDG
FLOOR PLAN

date:

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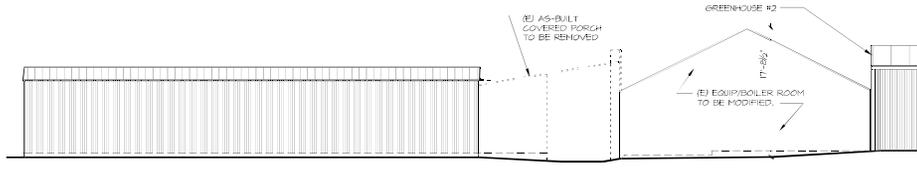
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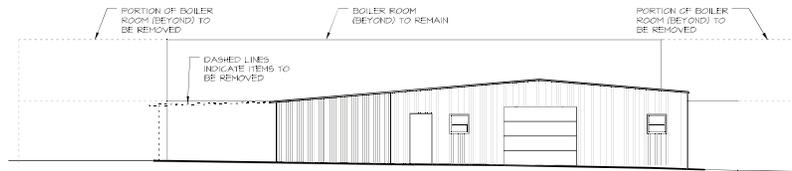
EAST ELEVATION

1/8"=1'-0"



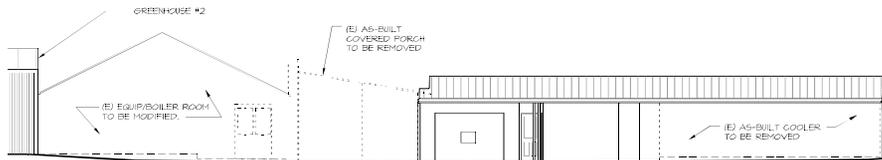
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

ZONING
APPROVED
December 13, 2021
PLANNER: Deltkurd
PLANNING & DEVELOPMENT



ARCHITECTURE

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suite: 2 U
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93101
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TEENANT IMPROVEMENT

CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013

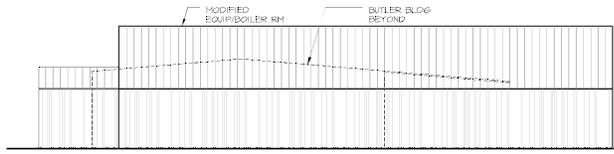


sheet description
BUTLER BUILDING
EXIST'G ELEVATIONS

date:

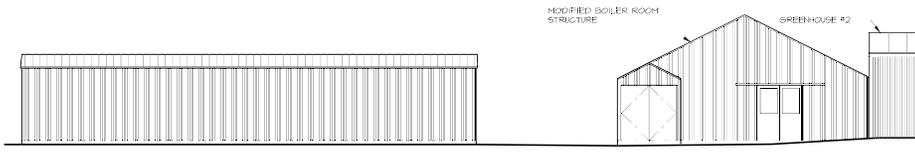
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sheet no:
A-3



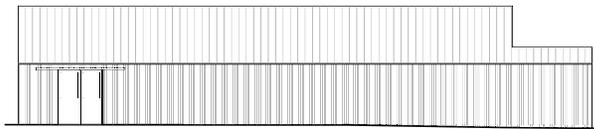
EAST ELEVATION

1/8"=1'-0"



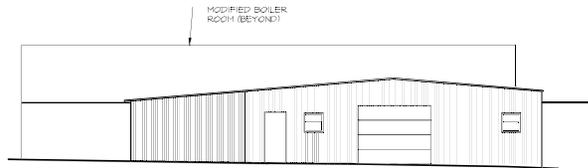
SOUTH ELEVATION

1/8"=1'-0"



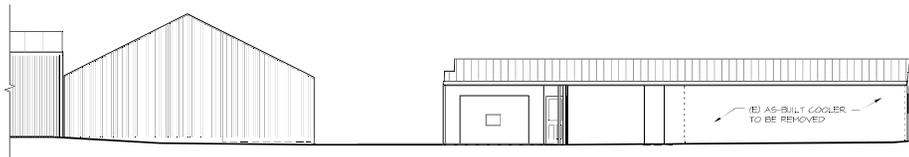
WEST ELEVATION (BOILER ROOM)

1/8"=1'-0"



WEST ELEVATION (BUTLER BLDG)

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

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TEENANT IMPROVEMENT

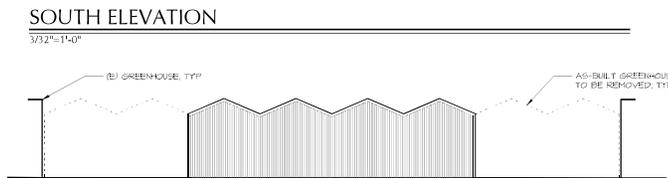
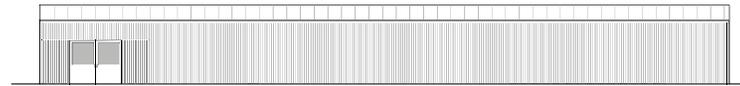
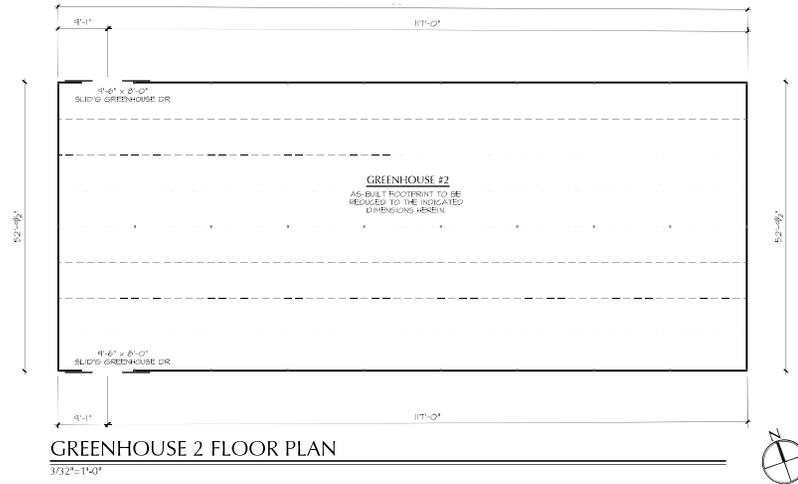
CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013



sheet description
BUTLER BLDG
ELEVATIONS

- date:**
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 - 7-3-2020
 - 7-7-2020
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A-3.1



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TEENANT IMPROVEMENT
CARPINTERIA PEAK
5138 Foothill Rd
Carpinteria, CA 93013

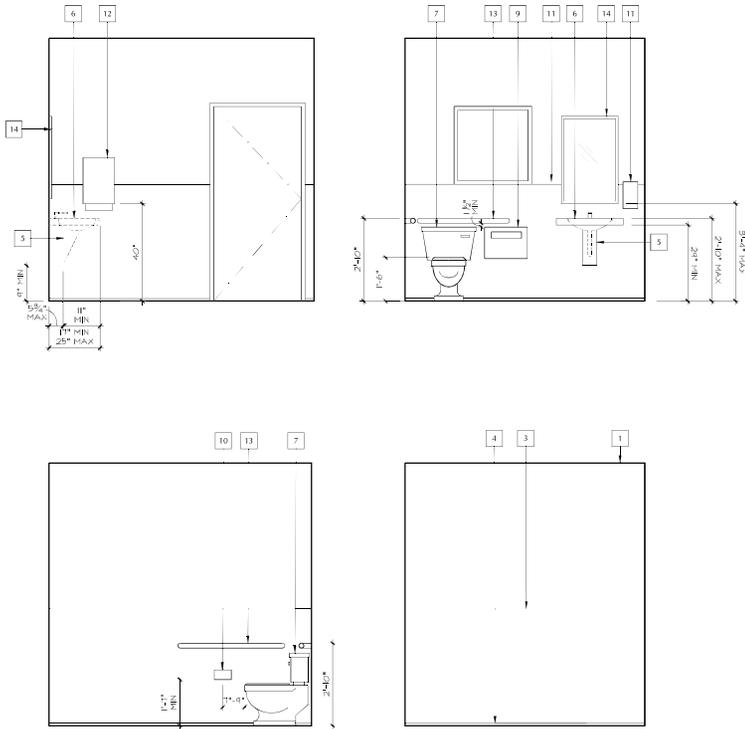


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GREENHOUSE 2

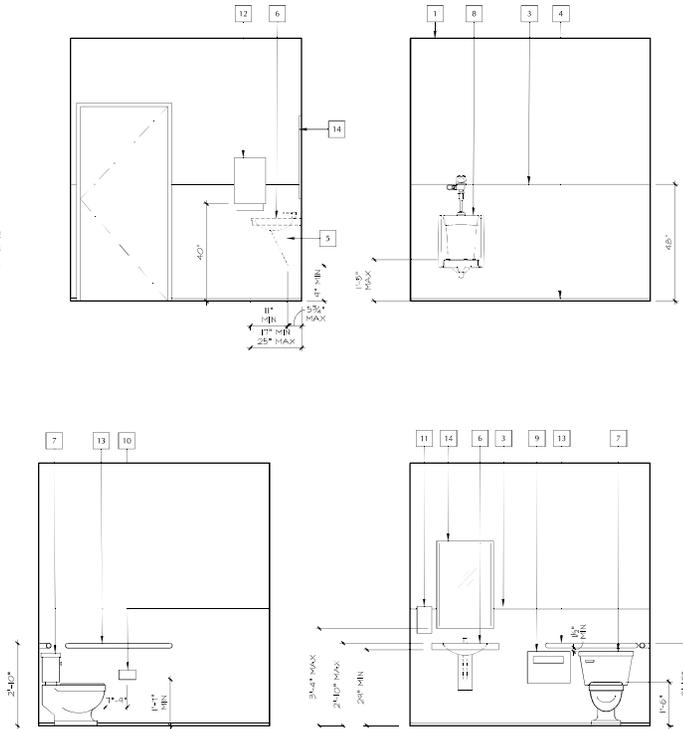
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A-4

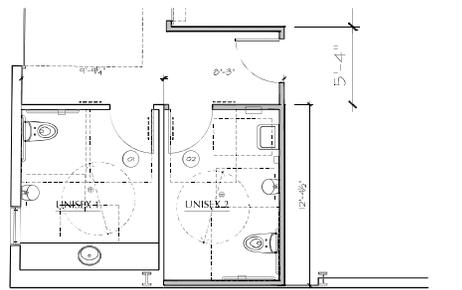
Preliminary: NOT FOR CONSTRUCTION



UNISEX #1 BATHROOM
1/2"=1'-0"



UNISEX #2 BATHROOM
1/2"=1'-0"



RESTROOM FLOOR PLANS
1/4"=1'-0"

INTERIOR ELEVATION KEYNOTES:

1. GYP. BD. CEILING w/ SEMI-GLOSS PAINT.
2. NOT USED
3. CERAMIC TILE ON CEMENT BOARD. TILE MFR.
4. STAINLESS STEEL BRUSHED COVE PROFILE, DILEX BY SCHLUTER
5. W/OP HOT WATER & WASTE PIPES UNDER SINK w/ APPROVED METHOD, EYP.
6. ACCESSIBLE LAVATORY. SEE DETAIL 14.G.1-2, UNDER-COUNTER MOUNT.
7. ACCESSIBLE WATER CLOSET. SEE DETAIL 10 & 17.G.1-2.
8. ACCESSIBLE URINAL. SEE DETAIL 15.G.1-2.
9. SEAT COVER DISPENSER. SEE DETAIL 15.G.1-2.
10. TOILET PAPER DISPENSER. SEE DETAIL 15.G.1-2.
11. HANDS-FREE AUTOMATIC SOAP FOAM DISPENSER. SEE DETAIL 15.G.1-2.
12. PAPER TOWEL DISPENSER. SEE DETAIL 15.G.1-2.
13. GRAB BARS. SEE DETAIL 6.G.1-3.
14. MIRROR

NOTES:

1. SEE SHEETS G.1, G.1-2 & G.1-3 FOR ADDITIONAL NOTES, DIMENSIONS & INFORMATION FOR CONSTRUCTION ACCESSIBILITY REQUIREMENTS.
2. TILED WALLS TO BE INSTALLED w/ DIMENSIONED PER MFR SPEC.
3. BATHROOM FLOOR SURFACE TO BE ADA COMPLIANT U.N.D.

RESTROOM FLOOR PLAN KEYNOTES:

1. ACCESSIBLE WATER CLOSET. PROVIDE SELF CLOSING DOOR AND ACCESSIBLE LATCH.
2. GRAB BARS.
3. CLEARANCE REQUIRED AT LAVATORY.
4. ACCESSIBLE LAVATORY.
5. MIRROR.
6. 60" DIAMETER CLEAR SPACE.
7. 30" x 48" CLEAR SPACE FOR URINAL.
8. CLEARANCE REQUIRED AT DOOR.
9. FLOOR DRAIN. THE W/TO DRAIN CLEAN-OUT SYSTEM. CONTRACTOR TO VERIFY LOCATION IN FIELD.
10. EXHAUST FAN PER CBC 1201.4.2.1 & CMVC TABLE 401.7; EXHAUST RATE (CFM) MIN=2070. FUR TOILET CONNECT TO LIGHT SWITCH.
11. CLEARANCE AREA REQ'D AROUND WATER CLOSET.
12. RESTROOM SIGNAGE ON WALL AND SIGN PER CBC 11B.703.4.2.
13. TOILET TISSUE DISPENSER.
14. HANDS-FREE FOAM SOAP DISPENSER.
15. RECESSED PAPER TOWEL DISPENSER.
16. FLOOR TILE.
17. ACCESSIBLE URINAL.

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sheet description

RESTROOM PLANS & ELEVATIONS

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sheet no:
A-5

	A	B	C
1	Date	Action / Communication	Supporting Document
2	10/15/2024	Transitioned International facility operations to nursery-only production; flowering activities discontinued.	A
3	12/5/2024	Conducted odor inspection with GeoSyntec following deactivation of the vapor-phase odor control system.	B
4	2/20/2025	Held internal meeting after business license inspection to evaluate retrofitting existing Envinty units with runtime monitoring capability.	C
5	03/18/2025	Santa Barbara County adopted Ordinance No. 5244 requiring updated Odor Abatement Plans and installation of Multi-Technology Carbon Filtration (MTCF) systems within 12 months.	Adopted Ord. 5425
6	03/31/2025	SCS Engineers notified Pacific Dutch Group of opportunity to test alternative MTCF system.	D
7	04/03/2025	Pacific Dutch Group requested SCS Engineers odor control evaluation data for technical review.	E
8	04/08/2025	Byers Scientific provided odor control report prepared by SCS Engineers regarding their MT-6 odor control system under confidentiality for internal review.	E
9	4/9/2025	County returned GeoSyntec conducted joint inspections at Red Barn and International facilities; no detectable odors observed during the 12/5/24 inspection event.	F
10	4/16/2025	Initial vendor coordination and meeting scheduling related to odor control technology. Envinty Group reached out to discuss potential scrubber procurement and coordinated availability for an in-person meeting to review odor control solutions and potential system deployment needs across multiple facilities.	G
11	4/23/2025	In-person meeting held with Envinty Group leadership to discuss odor control technology options, large-scale scrubber deployment, system feasibility, and potential financing structures in response to evolving County odor control requirements.	G
12	04/29/2025	Pacific Dutch Group and industry partners initiated discussions with Genesis Air regarding potential odor control system testing.	J
13	05/06/2025	Genesis Air coordinated shipment logistics and configuration details for on-site odor control testing with SCS Engineers present.	J
14	05/07/2025	Genesis Air confirmed the specific odor control unit model proposed for onsite testing.	J
15	05/20/2025	Genesis Air scrubber testing conducted at Autumn Brands facility in coordination with SCS Engineers.	J
16	06/09/2025	Weekly coordination notes documented electrical upgrade considerations related to potential MTCF system installation.	Internal Communications, available upon request. Not For Public Record.
17	06/16/2025	Electrical infrastructure requirements discussed during weekly coordination meeting.	Internal Communications, available upon request. Not For Public Record.
18	06/23/2025	Electrical upgrade feasibility reviewed with engineering professionals.	Internal Communications, available upon request. Not For Public Record.
19	06/30/2025	Electrical infrastructure requirements further evaluated in relation to MTCF system options.	Internal Communications, available upon request. Not For Public Record.
20	07/01/2025	Odor inspections conducted at Casitas Pass (10:00 AM) and Carp Red Barn (1:00 PM) as part of ongoing ordinance-related odor compliance and monitoring efforts. APCD, County P&D, & GeoSyntec attended the meeting.	H
21	07/21/2025	Electrical upgrade requirements discussed; preliminary cost estimates reviewed.	Internal Communications, available upon request. Not For Public Record.
22	8/6/2025	APCD conducted inspections at all operating locations; internal team met to review odor control performance and compliance options.	I
23	08/07/2025	Follow-up industry communications indicated preliminary success of Genesis testing, though final test results were not yet distributed.	J
24	09/03/2025	Other operators requested Genesis test results, confirming continued evaluation phase and lack of finalized system selection.	J
25	09/08/2025	Electrical upgrades discussed; work deferred pending budget availability due to up to \$2,000,000 estimated cost. Odor Abatement Plan (OAP) status and next steps discussed in coordination meeting.	Internal Communications, available upon request. Not For Public Record.
26	09/29/2025	Odor Abatement Plan (OAP) progress evaluation of equipment and proposed vendors.	Internal Communications, available upon request. Not For Public Record.
27	10/13/2025	Odor Abatement Plan (OAP) requirements and engineering coordination discussed.	Internal Communications, available upon request. Not For Public Record.
28	10/20/2025	Pacific Dutch Group calls Byers-Scientific for proposal for carbon scrubbers.	K
29	10/21/2025	Byers Scientific submitted initial proposal for 2,000 CFM carbon scrubbers including pricing, financing terms, and electrical requirements.	K
30	10/22/2025	Byers Scientific confirmed leasing options were not feasible and emphasized urgency due to March 2026 compliance deadline.	K
31	10/23/2025	Pacific Dutch Group reaches out to Genesis Air to see if their system will be compatible for their greenhouses and pass APCD district guidelines for each location.	L
32	10/24/2025	Genesis Air engaged under NDA to provide technical specifications, third-party testing summaries, and APCD compatibility discussions.	L
33	10/27/2025	Electrical upgrades discussed; implementation sequencing dependent on financial feasibility.	Internal Communications, available upon request. Not For Public Record.
34	10/28/2025	Pacific Dutch Group held coordination call with Genesis Air to discuss odor control system performance and applicability.	L
35	10/29/2025	Byers Scientific submitted revised odor control system proposal incorporating alternative unit configurations.	M
36	10/30/2025	Coordination call held with SCS Engineers to discuss Odor Abatement Plan timelines and next steps.	N
37	11/11/2025	Pacific Dutch Group formally requested proposals from SCS Engineers to develop certified Odor Abatement Plans for Carp Peak and Casitas Farms.	N
38	11/12/2025	SCS Engineers delivered Odor Abatement Plan development proposals for Carp Peak and Casitas Farms.	N
39	12/01/2025	Odor Abatement Plan (OAP) discussions continued in preparation for formal engineering engagement and site visits.	N

	A	B	C
40	12/3/2025	Groundswell Technologies (Mark Kram, PhD) circulated an informational email announcing the identification of a lower-cost carbon filtration odor mitigation system (~\$1,500 per unit). The email summarized prior odor monitoring experience in Santa Barbara County, preliminary real-time testing indicating ~90% terpene removal efficiency, and plans for more rigorous testing using advanced analytical instrumentation targeting 3-Methyl-2-Butene-1-Thiol (3,2,1-MBT). Anticipated testing results were identified as being available before the end of January 2026.	O
41	12/05/2025	Pacific Dutch Group executed engagement letters with SCS Engineers and initiated payment of engineering retainers.	N
42	12/11/2025	Follow-up communications occurred between Pacific Dutch Group (Tadd McKenzie), Groundswell Technologies (Mark Kram), and Hartman Environmental Geoscience (Dr. Blayne Hartman) to discuss the proposed lower-cost odor mitigation system and coordinate next steps. Availability for a web conference was discussed, and Dr. Hartman was included due to his familiarity with the lower-cost mitigation approach.	O
43	12/12/2025	A coordination call was held between Pacific Dutch Group, Groundswell Technologies, and Hartman Environmental Geoscience to discuss the lower-cost carbon filtration system, anticipated testing approach, and expected timing of results.	O
44	12/15/2025	SCS Engineers coordinated scheduling for multi-site odor assessment and OAP data collection site visits. Pacific Dutch Group signed engagement letter with SCS to engage Rincon Point.	N
45	12/18/2025	SCS Engineers conducted in-person site visits at Carp Peak, Casitas Farms, and Rincon Point to document operations and odor sources.	N
46	12/24/2025	SCS requests plan sets for Casitas Farms, Rincon Point, and Carpinteria Peak. Pacific Dutch Group creates a dropbox link to send them all requested documents.	N
47	12/29/2025	SCS Engineers requested confirmation of cultivation phase timelines for inclusion in Odor Abatement Plan drafts.	N
48	01/09/2026	Pacific Dutch Group provided clarifications on plant movement, cloning, vegetative, and flowering phases for OAP accuracy at Casitas Farms.	N
49	1/12/2026	SCS Engineers and Pacific Dutch Group communicate and clarify plant movement accuracy at Rincon Point and Carpinteria Peak.	N
50	1/14/2026	SCS Engineers delivered draft Odor Abatement Plan for Casitas Farms for operator and professional engineer review.	N
51	Future Implementation Timeline		
52	1/28/2026	Submit revised OAP to county planning dept for Casitas Farms	Future Implementation
53	1/31/2026	Groundswell Technologies anticipated test results were expected in late January 2026	Future Implementation
54	2/11/2026	Submit revised OAP to county planning dept for Rincon Point and Carp Peak	Future Implementation
55	2/25/2026	Anticipate Planning OAP approval for Casitas Farms, Rincon Point, & Carp Peak	Future Implementation
56	2/26/2026	Upon OAP approval - pay deposit with Byer's Scientific	Future Implementation
57	2/26/2026	Order Byer's Scientific MTCF System	Future Implementation
58	4/16/2026	Anticipated date of installation of Byer's MTCF system (Rincon Point)	Future Implementation
59	4/16/2026	Anticipated date of installation of Byer's MTCF system (Casitas Farms)	Future Implementation
60	4/16/2026	Anticipated date of installation of Byer's MTCF system (Carp Peak)	Future Implementation
61	Time Extension request will provide flexibility and allow for contingencies in the event of unanticipated or unexpected delays		

International: 4532 Foothill Road

JJ Agriculture, Inc.

License Number	License Status	License Term	License Type	License Designation	Issue Date	Expiration Date	Legal Business Name
CCL18-0000372	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/13/2019	3/13/2024	JJ Agriculture, Inc.
CCL18-0000375	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/13/2019	3/13/2024	JJ Agriculture, Inc.
CCL18-0000380	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/13/2019	3/13/2024	JJ Agriculture, Inc.
CCL18-0000383	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/13/2019	3/13/2024	JJ Agriculture, Inc.

New Horizon Farming, Inc.

License Number	License Status	License Term	License Type	License Designation	Issue Date	Expiration Date	Legal Business Name
CCL18-0003132	Active	Annual	Cultivation - Nursery	Medicinal	5/31/2019	7/15/2026	New Horizon Farming
CCL18-0000416	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/9/2019	3/9/2024	New Horizon Farming
CCL18-0000418	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/9/2019	3/9/2024	New Horizon Farming
CCL18-0000424	Expired	Annual	Cultivation - Small Outdoor	Medicinal	3/9/2019	3/9/2024	New Horizon Farming
CCL23-0000165	Expired	Annual	Cultivation - Small Outdoor	Medicinal	9/14/2023	5/24/2024	New Horizon Farming, Inc.
CCL23-0000166	Expired	Annual	Cultivation - Small Outdoor	Medicinal	9/14/2023	6/7/2024	New Horizon Farming, Inc.
CCL23-0000167	Expired	Annual	Cultivation - Small Outdoor	Medicinal	9/27/2023	6/7/2024	New Horizon Farming, Inc.
CCL23-0000168	Expired	Annual	Cultivation - Small Outdoor	Medicinal	9/27/2023	6/21/2024	New Horizon Farming, Inc.
CCL23-0000169	Expired	Annual	Cultivation - Small Outdoor	Medicinal	10/9/2023	7/5/2024	New Horizon Farming, Inc.
CCL18-0000426	Surrendered	Provisional	Tier 1 Cultivation - Small Mixed-Light	Medicinal	3/10/2019	3/10/2021	New Horizon Farming

“...considered supplementary odor control units as nursery activities will not generate significant odors.” See Section 12 for Geosyntec’s interpretation of regenerative carbon scrubbers in relation to Envivity Systems.

- Weather Station – Consistent. Location is indicated on **Figure 1**.

4. SYSTEM CONDITION AND STATUS: (Describe; Operating / Not Operating / Out of Service)

- Byers Unit – Byers Unit was not operating at the time of assessment. A nearly full tote of Benzaco Odor Armor 420 was observed staged directly adjacent to the Byers unit. OAP Section 1.5 indicates that once the facility has fully transitioned to 100% nursery operations the vapor phase system shall be decommissioned or removed altogether.
- Byers Distribution Piping – Vapor phase distribution piping connected to the Byers Unit appeared intact.
 - Due to the non-operating status of the Byers system and the elevated position of the piping, Geosyntec was not able to observe flows from or the condition of the distribution holes (emitters) spaced along the piping
- Neutralizing Materials – Liquid Level inside the odor neutralizing tote was observed to be nearly full and have a label indicting lot number 92222 (**Photo 2**). This is the same lot number as that observed on the Odor Armor tote during the prior assessment conducted in June 2023.
- Four (4) observed Envivity Systems CFS-3000 units were observed to be operating, including one in each of GH-A, -B, -C, and -D.
- Greenhouse E was not in active cannabis use at the time of the facility visit and had not yet been converted to use for cannabis clone and tissue culturing, as specified in Attachment 5 of the OAP. Therefore, assessment for this portion of the OAP was not conducted.

5. SYSTEM MODIFICATIONS SINCE LAST ASSESSMENT OR NOTED: (Describe or Unknown)

- Byers distribution piping has been modified and expanded since the prior assessment visit. Additional distribution piping has been added along the perimeter the majority of GH-B perimeter, with exception of a portion of the NW margin of the structure (**Photo 7 and 8**).
- Benzaco Scientific Odor Armor 420 is currently being used as the odor neutralizer processed through the Byers Unit. OAP Section 1.5.1 specifies the use of Ecosorb CNB 100 or CNB 107 as a neutralizer, but indicates the facility is in the process of transitioning to the use of Odor Armor 420.
- A total of four (4) Envivity Systems CFS-3000 units were observed to be present and operating during the assessment visit, with one (1) unit present in each greenhouse containing immature cannabis (nursery) operations, including GH-A, -B, -C, and -D.

6. PRIOR NON-COMPLIANT ODOR EVENT(S)? (Yes / No: if Yes, provide date & description)

Odor Response Protocol was not initiated by International since the operator has not received complaints directly from the public. The County reported that no complaints had been received from the public since the last assessment, conducted during June 2023.

7. PRIOR NON-COMPLIANT ODOR EVENT(S) ADEQUATELY ADDRESSED? (Yes / No / NA)

NA

8. TESTING OR MONITORING CONDUCTED? (Describe method(s), equipment, and measurements)

Geosyntec staff monitored onsite odors while touring the interior of the four active greenhouses as well as the exterior areas of the facility. Odor monitoring was carried out through personal perception, with each member of the assessment team using

their own sense of smell. No notable cannabis odors were detected as all active onsite cannabis cultivation was observed to be limited to growth of immature/nursery plants; therefore, no portable Nasal Ranger Field Olfactometer measurements conducted.

Offsite Monitoring

- Geosyntec staff conducted offsite odor monitoring while approaching the facility by car from the west at approximately 15 miles per hour with the windows down.
- Geosyntec staff drove the following adjacent roads with the windows down conducting an offsite assessment for notable odors. See **Figure 2** for the approximate assessment area.
 - East approximately 0.2 miles along Foothill Road situated immediately south of the facility.
 - West approximately 0.2 miles along Foothill Road situated immediately south of the facility.
 - North approximately 0.2-miles along an adjacent unnamed access road situated to the west of the facility
 - East approximately 0.2-miles along an adjacent unnamed access road situated to the north of the facility.

Meteorologic data was collected using a Kestrel 5500 pocket weather meter.

9. SYSTEM EFFECTIVELY ABATING ODORS? (Yes/No; if no, describe/characterize odors)

Upon entering the facility no odors potentially relating to cannabis cultivation or vapor phase odor treatment were detected by Geosyntec staff using individual odor perception.

Onsite Cannabis Odors - Effective

- No notable cannabis odors were detected by Geosyntec while touring the interior of the structures or exterior areas of the facility. Based on the absence of notable odors during the assessment, Geosyntec determined the odor abatement approach to be effective. See Section 14 for suggested actions.

Neutralizer Odors – Not Applicable

- The vapor phase treatment system (Byers system) was not operating at the time of the assessment. Operators stated that to facilitate performance of the 7-day testing program (per Section 1.9.3 of the OAP) the system had been deactivated.

Offsite Odors - Effective

- During offsite odor assessments, Geosyntec staff locally detected faint cannabis and neutralizer odors using their individual odor perception while approaching International Nurseries from Foothill Road and while conducting the offsite monitoring. Faint cannabis odors were detected for approximately 0.05 miles along the road to the west and of the facility and approximately 0.05 miles along the road to the east of the facility. Faint neutralizer odors were also detected for approximately 0.02 miles along the road to the east of the facility. These odors were detected in the vicinity of several other cannabis cultivation facilities. Despite efforts, the source of the odors could not be determined by Geosyntec staff during the offsite assessment. **Figure 2** shows the approximate location where the odor was detected.

10. SAMPLES COLLECTED? (Yes / No: if Yes, list type, Sample IDs and scheduled test methods)

No

11. OBSERVATIONS:

1. All greenhouses A through D were observed to be in use for the cultivation of immature/nursery cannabis plants only. No mature or flowering cannabis plants were observed onsite during the assessment. Immature plants were also observed



FW: Scrubber Testing Opportunity

From Tadd McKenzie <tadd@pacificdutchgroup.com>

Date Wed 1/14/2026 1:30 PM

To Emily Curry <Emily@bayke.com>; Kaponon Curry <kaponon@bayke.com>

From: Luu, Eva <ELuu@scsengineers.com>

Sent: Monday, March 31, 2025 6:08 PM

To: Tadd McKenzie <tadd@pacificdutchgroup.com>

Cc: Petro, Christopher <CPetro@scsengineers.com>

Subject: RE: Scrubber Testing Opportunity

You don't often get email from eluu@scsengineers.com. [Learn why this is important](#)

He's from PuraVida Air Systems.

Here's his contact info if you want it! Please keep us updated on how the convo goes!

R. R. (Dick) Grant, P.E.(Inactive)

207 Devine Street

San Antonio, Texas 78210

210-867-3500

dgrant@puravidairsystems.com

<https://www.puravidairsystems.com>

From: Tadd McKenzie <tadd@pacificdutchgroup.com>

Sent: Monday, March 31, 2025 6:04 PM

To: Luu, Eva <ELuu@scsengineers.com>

Cc: Petro, Christopher <CPetro@scsengineers.com>

Subject: RE: Scrubber Testing Opportunity

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eva,

Thanks for reaching out. Who is the vendor that you are referring to? It would be helpful to know if we have already had contact with them.

Thanks,

Tadd

From: Luu, Eva <ELuu@scsengineers.com>
Sent: Monday, March 31, 2025 2:21 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Cc: Petro, Christopher <CPetro@scsengineers.com>
Subject: Scrubber Testing Opportunity

You don't often get email from eluu@scsengineers.com. [Learn why this is important](#)
Hey Tadd,

Hope you're well! I work with Christopher Petro at SCS, and while he handles a lot of the OAPs, I handle a lot of our field work/odor services.

One of our vendors in Texas heard about the new ordinance discussed at the County Board meeting two weeks ago. They're interested in testing their scrubber/PCO units onsite at one of your facilities and wanted to see if you'd be open to it.

Their system is a 3-stage scrubber featuring a prefilter, titanium oxide-impregnated media, and a secondary carbon filter. They mentioned that their units have a high air exchange rate and, if proven effective onsite, could be offered at a lower price point compared to other effective scrubbers on the market.

If you're interested in exploring this opportunity, SCS would be happy to conduct odor testing. Let me know if you'd like the vendor's contact information!

Best,

Eva Luu
Project Manager
2370 Skyway Dr. Suite 101
Santa Maria, CA 93455
805.345.1772 (M)
eluu@scsengineers.com

SCS ENGINEERS



FW: SCS Engineers Test results

From Tadd McKenzie <tadd@pacificdutchgroup.com>

Date Wed 1/14/2026 1:32 PM

To Emily Curry <Emily@bayke.com>; Kaponon Curry <kaponon@bayke.com>

 1 attachment (5 MB)

MT-6 System Assessment_Odor Control Report_Byers_Final.pdf;

From: mike.head@byers-scientific.com <mike.head@byers-scientific.com>

Sent: Tuesday, April 8, 2025 10:14 AM

To: Tadd McKenzie <tadd@pacificdutchgroup.com>

Cc: Francis Brand <francis@pacificdutchgroup.com>; 'Marc Byers' <marc.byers@byers-scientific.com>

Subject: RE: SCS Engineers Test results

Importance: High

Hello, Tadd.

Marc (copied) is traveling and asked me to respond. In order to expedite discussions, we are providing the full SCS report on their evaluation of our first generation MT-6™ units. I am sure you can appreciate that data can sometimes be misunderstood or cherry-picked so we respectfully request that you do not share this with anyone outside of your organization. If others would like to view the report, they can request a copy directly from us.

Thank you very much.

Mike Head

Michael D. Head

COO | General Counsel



A 3137 N Westbury Village Dr, Bldg #3,
Bloomington, IN 47404

D [\(812\) 269-6218](tel:(812)269-6218)

M [\(317\) 809-4582](tel:(317)809-4582)

E mike.head@byers-scientific.com

W www.byers-scientific.com



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From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Monday, April 7, 2025 7:12 PM
To: Marc Byers <marc.byers@byers-scientific.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>; Michael Head <mike.head@byers-scientific.com>
Subject: RE: SCS Engineers Test results

No disrespect meant, but this seems odd. I'd be shouting from the rooftop if it really says 94% efficacy.

From: Marc Byers <marc.byers@byers-scientific.com>
Sent: Sunday, April 6, 2025 3:50 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>; Michael Head <mike.head@byers-scientific.com>
Subject: Re: SCS Engineers Test results

Tadd -

I am more than happy to share the full report with you. It is strong and supports the efficacy of our units. However, I would have to request an NDA be signed and Mike Head copied herein can provide one asap.

I need to ensure that this report does not make its way into the hands of folks who may then choose to cherry pick information out of it or use information out of context that is ultimately damaging to our efforts even if based on misinterpretation or worse. I'm certain you understand our need to be cautious.

Thank you,

Marc L Byers

Founder | President

BYERS
SCIENTIFIC
EMPOWERING GROWTH

A 3137 N. Westbury Village Drive Bldg #3

Bloomington IN 47404

D [812-269-6218](tel:812-269-6218)

M [610-213-3831](tel:610-213-3831)

E marc.byers@byers-scientific.com

W www.byers-scientific.com



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On Apr 3, 2025, at 3:43 PM, Tadd McKenzie <tadd@pacificdutchgroup.com> wrote:

Can I get a copy of the entire report?

From: Marc Byers <marc.byers@byers-scientific.com>
Sent: Wednesday, March 26, 2025 3:33 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: SCS Engineers Test results



Marc L Byers
Founder | President

A 3137 N. Westbury Village Drive Bldg #3
Bloomington IN 47404

D [812-269-6218](tel:812-269-6218)

M [610-213-3831](tel:610-213-3831)

E marc.byers@byers-scientific.com

W www.byers-scientific.com



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Finalized OAP Assessment Reports - Carp Red Barn, New Horizon

From Razo, Danelyn <razod@countyofsb.org>

Date Wed 4/9/2025 11:02 AM

To Emily Curry <Emily@bayke.com>

Cc Kapono Curry <Kapono@bayke.com>; Leyva, Petra <petra@countyofsb.org>

 2 attachments (5 MB)

FINAL_20241205_22PMC-00051_5360 Foothill Road, Assessment Record.pdf; FINAL 20241205_19CDP-00022 4532 Foothill Road, Assessment Record.pdf;

Hi Emily,

Hope you are well!

I attached the finalized OAP assessment reports from the odor inspection dates below:

- 12/05/24 – Carp Red Barn/Casitas Farms 5360 Foothill
- 12/05/24 – New Horizon/International 4532 Foothill

I will see you tomorrow at the Business License Renewal Inspection for Carp Red Barn at 10:45am. We appreciate you and the team for being accommodating with the time change!

Best,



Danelyn Razo

Planner

Planning & Development Department

Energy Minerals & Compliance Division

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>



FW: Scrubbers

From Tadd McKenzie <tadd@pacificdutchgroup.com>

Date Tue 1/20/2026 11:47 AM

To Emily Curry <Emily@bayke.com>; Kaponon Curry <kaponon@bayke.com>

Need to add in that we had a meeting with Simon from Envinty on April 23 2025.

From: Simon van der Burg <s.vanderburg@envinitygroup.com>

Sent: Wednesday, April 16, 2025 11:33 AM

To: Tadd McKenzie <tadd@pacificdutchgroup.com>

Subject: Re: Scrubbers

Hi Tadd,

I am in Carpinteria next week. Does Wednesday 4/23 10am work for you at your office?

Thanks,

Kind regards,

Simon van der Burg
Managing partner / CEO

Mobile: +31 6 34 94 02 52

E-mail: s.vanderburg@envinitygroup.com

Bedrijfsweg 15e

1785 AK Den Helder

The Netherlands

Office: +31 223 222 111

envinitygroup.com



Op wo 16 apr 2025 om 16:06 schreef Tadd McKenzie <tadd@pacificdutchgroup.com>

Hi Simon,

I wanted to reach out to discuss the possibility of us purchasing scrubbers from you. We will require in excess of 100 units at 4 different locations. In addition, we would love to hear about any financing opportunities that are available through you.

Thanks and look forward to speaking soon.

Tadd

. . .

Tadd McKenzie | Pacific Dutch Group, LLC | [5360 Foothill Rd. | Carpinteria, CA | 93013](#) | (805) 451-8095



RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

From Razo, Danelyn <razod@countyofsb.org>

Date Wed 8/20/2025 2:52 PM

To Emily Curry <Emily@bayke.com>; Kapono Curry <kapono@bayke.com>

Cc Leyva, Petra <petra@countyofsb.org>

 2 attachments (9 MB)

Carp Red Barn_FINAL 20250701_22PMC-00051_5360 Foothill Road, Assessment Record.pdf; Primetime_FINAL 20250701_19CDP-00020_5554 Casitas Pass Assessment Record.pdf;

Hi Emily and Kapono,

Please see attached Geosyntec odor inspection assessment reports.

Thank you,



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Emily Curry <Emily@bayke.com>

Sent: Monday, July 21, 2025 1:40 PM

To: Razo, Danelyn <razod@countyofsb.org>

Subject: Fw: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

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.

Hi Danelyn,

Here is the meteorological data.

Thank you,

Emily Curry
(916) 607-5678

From: Francis Brand <francis@pacificdutchgroup.com>
Sent: Monday, July 21, 2025 1:17 PM
To: Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>
Cc: Kaponno Curry <kaponno@bayke.com>; Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Here is the meteorological data for Red Barn and Casitas Farms.

From: Elias Tellez <elias@pacificdutchgroup.com>
Sent: Friday, July 18, 2025 4:34 PM
To: Emily Curry1 <Emily@bayke.com>
Cc: Kaponno Curry1 <kaponno@bayke.com>; Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Hi Emily,

1. Per our conversation from Monday attached you will find required documents, Francis will provide you with Site-specific meteorological data (if applicable) and No Complaint records.

From: Emily Curry <Emily@bayke.com>
Sent: Wednesday, July 9, 2025 9:21 AM
To: Elias Tellez <elias@pacificdutchgroup.com>
Cc: Kaponno Curry1 <kaponno@bayke.com>
Subject: Fw: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Hi Elias,

Do you think that you could help procure the documents that Danelyn is requesting for Primetime and Carp Red Barn?

Thank you,

Emily Curry
(916) 607-5678

From: Razo, Danelyn <razod@countyofsb.org>

Sent: Tuesday, July 8, 2025 3:51 PM

To: Kapono Curry <Kapono@bayke.com>; Emily Curry <Emily@bayke.com>

Cc: Leyva, Petra <petra@countyofsb.org>

Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Hi Kapono,

I'm following up on the documentation below for Primetime and Carp Red Barn. Please send this over asap so I can forward it to Geosyntec.

1. Complaint records
2. Maintenance & Inspection Logs
3. Site-specific meteorological data (if applicable)
4. Purchase records for filters, odor neutralizer, etc.
5. 7 day testing results

Thank you!



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Razo, Danelyn

Sent: Friday, June 27, 2025 3:16 PM

To: 'Kapono Curry' <Kapono@bayke.com>; 'Emily Curry' <Emily@bayke.com>

Cc: Leyva, Petra <petra@countyofsb.org>

Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Importance: High

Hi Kapono,

We have two odor inspections scheduled for next **Tuesday July 1st**:

- 10:00am at 5554 Casitas Pass (Primetime Farms)
- 1:00pm at 5360 Foothill Road (Carp Red Barn)

Please send the documentation below for each operator asap:

1. Complaint records
2. Maintenance & Inspection Logs
3. Site-specific meteorological data (if applicable)
4. Purchase records for filters, odor neutralizer, etc.

Thanks,



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Razo, Danelyn

Sent: Thursday, June 5, 2025 2:13 PM

To: Kapono Curry <Kapono@bayke.com>; Emily Curry <Emily@bayke.com>

Cc: Leyva, Petra <petra@countyofsb.org>

Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Hi Kapono,

Thanks for confirming! See the inspection times below. In addition, APCD will be invited to these inspections.

Inspection Date: Tuesday July 1st, 2025:

- 10:00am at 5554 Casitas Pass (Primetime Farms)
- 1:00pm at 5360 Foothill Road (Carp Red Barn)

Thank you,



Danelyn Razo

Planner

Energy Minerals & Compliance Division

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805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Kaponon Curry <Kaponon@bayke.com>
Sent: Thursday, June 5, 2025 2:08 PM
To: Razo, Danelyn <razod@countyofsb.org>; Emily Curry <Emily@bayke.com>
Cc: Leyva, Petra <petra@countyofsb.org>
Subject: Re: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

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.

What time?

From: Razo, Danelyn <razod@countyofsb.org>
Sent: Thursday, June 5, 2025 1:59 PM
To: Kaponon Curry <Kaponon@bayke.com>; Emily Curry <Emily@bayke.com>
Cc: Leyva, Petra <petra@countyofsb.org>
Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Hi Kaponon,

I am moving the odor inspection date to Tuesday July 1st, 2025.

Please confirm as soon as possible if that works for you and the operator.

Thank you,



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Razo, Danelyn
Sent: Tuesday, June 3, 2025 5:08 PM
To: 'Kaponon Curry' <Kaponon@bayke.com>; Emily Curry <Emily@bayke.com>
Cc: Leyva, Petra <petra@countyofsb.org>
Subject: RE: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red

Barn)

Importance: High

Hi Kapono,

I'm following up on my previous email below regarding two scheduled odor inspections. Please let me know if that works for the operator. In addition, we also plan to invite APCD to come along on these inspections with us as well.

Thank you!



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>

From: Razo, Danelyn

Sent: Friday, May 30, 2025 10:33 AM

To: Kapono Curry <Kapono@bayke.com>

Cc: Leyva, Petra <petra@countyofsb.org>

Subject: Routine Odor Inspections - 5554 Casitas Pass (Primetime Farms) and 5360 Foothill Road (Carp Red Barn)

Importance: High

Hi Kapono,

I have scheduled two routine odor inspections on **Wednesday June 18, 2025** at the following times/facilities:

- 10:00am at 5554 Casitas Pass (Primetime Farms)
- 1:00pm at 5360 Foothill Road (Carp Red Barn)

Please confirm your availability for these inspections.

For 5554 Casitas Pass (Primetime Farms) this will be the fourth of the four quarterly odor inspections. For 5360 Foothill Road (Carp Red Barn) this will be the second of the four quarterly odor inspections.

Please provide the following requested information by no later than Wednesday June 11, 2025.

1. Complaint records
2. Maintenance & Inspection Logs
3. Site-specific meteorological data (if applicable)
4. Purchase records for filters, odor neutralizer, etc.

We look forward to working cooperatively with you to conduct the required inspection and address any compliance-related issues that arise.

Thank you,



Danelyn Razo

Planner

Energy Minerals & Compliance Division

Planning & Development Department

624 W. Foster Road, Suite C

Santa Maria, CA 93455

805-934-6265

razod@countyofsb.org

<https://www.countyofsb.org/160/Planning-Development>



Outlook

RE: Santa Barbara County Air Pollution Control District

From Aaron Howard <HowardA@sbcapcd.org>

Date Wed 8/6/2025 8:51 AM

To Kaponno Curry <kaponno@bayke.com>

Good morning Kaponno,

I'll plan to meet you at the Pacific Dutch Group parking lot at Carp Red Barn this morning at 9:30am, or is there another address to meet at for International?

Thank you,
Aaron

From: Aaron Howard

Sent: Tuesday, July 22, 2025 1:59 PM

To: Kaponno Curry <Kaponno@bayke.com>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>; Gina Mongiello Lopez <MongielloLopezG@sbcapcd.org>

Subject: RE: Santa Barbara County Air Pollution Control District

Hi Kaponno,

Okay, sounds good. Yes, please send us an invite with the address. Much appreciated.

Sincerely,
Aaron

From: Kaponno Curry <Kaponno@bayke.com>

Sent: Tuesday, July 22, 2025 8:53 AM

To: Aaron Howard <HowardA@sbcapcd.org>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>; Gina Mongiello Lopez <MongielloLopezG@sbcapcd.org>

Subject: Re: Santa Barbara County Air Pollution Control District

Good morning,

Let's do International first, the rest are along foothill so we can do west-to-east to knock them all out.

I'll send an invite?

Best regards,

Kapono

From: Aaron Howard <HowardA@sbcapcd.org>

Sent: Tuesday, July 22, 2025 8:13 AM

To: Kapono Curry <Kapono@bayke.com>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>; Gina Mongiello Lopez <MongielloLopezG@sbcapcd.org>

Subject: RE: Santa Barbara County Air Pollution Control District

Great let's plan for 9:30am on Wed August 6th. Which location should we meet at first?

Thank you,
Aaron

From: Kapono Curry <Kapono@bayke.com>

Sent: Monday, July 21, 2025 5:14 PM

To: Aaron Howard <HowardA@sbcapcd.org>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: Re: Santa Barbara County Air Pollution Control District

Aaron,

The team is pretty open on that day so - dealer's choice.

Want to knock them out in the morning?

Best,
Kapono

From: Aaron Howard <HowardA@sbcapcd.org>

Sent: Monday, July 21, 2025 2:00 PM

To: Kapono Curry <Kapono@bayke.com>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: RE: Santa Barbara County Air Pollution Control District

Hi Kapono,

Thanks for your availability. Is it possible to do the 3 locations on Wednesday August 6? If so, please let me know what time of day is best for you.

Sincerely,
Aaron

From: Kapono Curry <Kapono@bayke.com>

Sent: Monday, July 21, 2025 1:20 PM

To: Aaron Howard <HowardA@sbcapcd.org>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: Re: Santa Barbara County Air Pollution Control District

Aaron,

Spoke with the team, the best days considering everyone's schedule would be August 6th -8th.

Best regards,
Kapono

From: Aaron Howard <HowardA@sbcapcd.org>

Sent: Wednesday, July 9, 2025 11:50 AM

To: Kapono Curry <Kapono@bayke.com>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: RE: Santa Barbara County Air Pollution Control District

Hi Kapono,

Great, thank you. Much appreciated.

Sincerely,
Aaron

From: Kapono Curry <Kapono@bayke.com>

Sent: Wednesday, July 9, 2025 11:49 AM

To: Aaron Howard <HowardA@sbcapcd.org>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: Re: Santa Barbara County Air Pollution Control District

That could work, let the team work out what days would be easier on operations.

From: Aaron Howard <HowardA@sbcapcd.org>

Sent: Wednesday, July 9, 2025 11:11 AM

To: Kapono Curry <Kapono@bayke.com>; Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>

Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>

Subject: RE: Santa Barbara County Air Pollution Control District

Hi Kapono,

Thanks for the reply.

I'm not sure when the County has their next odor inspection scheduled, but if it is soon then perhaps we can wait.

We've been tasked with prioritizing over the next few weeks the remaining cultivators in the County that we haven't been to yet, so we're hoping to do quick inspections (likely no more

than 30mins each) at Life Remedy Farms, Blue Whale Agriculture, and New Horizon Farming (I noticed those all appear to be under Pacific Dutch Group) - perhaps we could do all 3 the same day to make it more efficient?

Please note these cultivation verification inspections aren't intended to be routine like our permitted facilities.

Thank you,
Aaron

From: Kaponu Curry <Kaponu@bayke.com>
Sent: Wednesday, July 9, 2025 10:52 AM
To: Elias Tellez <elias@pacificdutchgroup.com>; Emily Curry <Emily@bayke.com>; Aaron Howard <HowardA@sbcapcd.org>
Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Subject: Re: Santa Barbara County Air Pollution Control District

Good afternoon Aaron,

Any chance we can do the same thing as Red Barn and Primetime and wait for the next odor inspection?

This is another Pacific Dutch group location that sends their harvested product to primetime/red barn.

Mahalo,
Kaponu

From: Elias Tellez <elias@pacificdutchgroup.com>
Sent: Wednesday, July 9, 2025 10:28 AM
To: Kaponu Curry <kaponu@bayke.com>; Emily Curry <Emily@bayke.com>
Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Subject: FW: Santa Barbara County Air Pollution Control District

Kaponu,
Received email this morning.

From: Aaron Howard <HowardA@sbcapcd.org>
Sent: Wednesday, July 9, 2025 10:18 AM
To: Elias Tellez <elias@pacificdutchgroup.com>
Subject: Santa Barbara County Air Pollution Control District

You don't often get email from howarda@sbcapcd.org. [Learn why this is important](#)

Greetings,

My name is Aaron Howard from Santa Barbara County Air Pollution Control District (SBCAPCD) and I'm reaching out to schedule a brief inspection at Life Remedy Farms (5138 Foothill Rd, Carpinteria)

Certain types of cannabis operations require a SBCAPCD permit and although cultivation is exempt, we are tasked with verifying cultivation operations.

Are you available to accommodate us for a brief inspection this month?

Thank you for your time.

Sincerely,
Aaron Howard



Aaron Howard

Compliance
Air Pollution Control District
Santa Barbara County

howarda@sbcapcd.org

805.979.8355

ourair.org [@OurAirSBC](https://twitter.com/OurAirSBC)  

[Sign Up for Air Alerts](#) 



FW: testing

From Tadd McKenzie <tadd@pacificdutchgroup.com>
Date Wed 1/14/2026 1:32 PM
To Emily Curry <Emily@bayke.com>; Kaponon Curry <kaponon@bayke.com>

This is requesting information on the Genesis test from another operator. Test results have never been provided.

From: [REDACTED]
Sent: Wednesday, September 3, 2025 4:49 PM
To: [REDACTED]
Cc: [REDACTED] Tadd McKenzie <tadd@pacificdutchgroup.com>; [REDACTED]
Subject: Re: testing

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi [REDACTED],

Did we get results on Genesis?

Thanks!

[REDACTED]

Sent from my iPhone

On Aug 7, 2025, at 11:27 AM, [REDACTED] > wrote:

Hi [REDACTED],

Yes we are talking to them tomorrow
First indication is that it worked for us

[REDACTED]

From: [REDACTED]
Sent: Thursday, August 7, 2025 10:51 AM
To: [REDACTED]

< [Redacted] >

Subject: Re: testing

Hi [Redacted],

Thanks again for your leadership in getting this going. Any results on those tests?

Best,
[Redacted]

Sent from my iPhone

On May 20, 2025, at 11:15 AM, [Redacted] >
wrote:

Hi [Redacted],

Thank you for the update. What unit of theirs did you guys test? Did you get the technical specs and power demands?

Best,
[Redacted]

From: [Redacted] >
Sent: Tuesday, May 20, 2025 9:13 AM
To: [Redacted]
[Redacted]
Subject: RE: testing

Hi Guys,

Testing happened with SCS yesterday and samples have been sent to the odor panel. Dan the founder of Genesis flew out for the test, he is an interesting man with years of experience.

The SCS technician was able to notice a difference when the unit was adjusted from 4 PCO Units to 1 so be interesting to see what the test results will be. We are testing the unit in a high load setting next Tuesday with 2 and 3 PCO Units as we have the unit here anyway.

After speaking with Dan for a bit I am confident that when the test results come back positive, we can switch quickly to next steps and he has assured me that we will have ample time to get everything done before our deadlines.

Ps, this equipment is fully CARB compliant and made in the USA!

[Redacted signature block]

From: [REDACTED] >
Sent: Monday, May 12, 2025 9:05 AM
To: [REDACTED]
Subject: Re: testing

Thanks [REDACTED], greatly appreciate being kept in the loop. Eager to see the equipment and hear the pitch.

From: [REDACTED]
Sent: Wednesday, May 7, 2025 11:00 AM
To: [REDACTED]
Subject: FW: testing

Hi Guys,

Please see email from Josh below and this is the unit we will be testing from Genesis Air and SCS.

Unit is being shipped as we speak and I will share the exact date once we know it.

You guys are all more than welcome to be involved and come check for yourselves when we are testing.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Josh Long <josh.long@genesisair.com>
Sent: Wednesday, May 7, 2025 7:46 AM
To: [REDACTED] Schafer, Paul <PSchafer@scsengineers.com>; R. R. Grant <dgrant@puravidaairsystems.com>; [REDACTED]
Subject: Re: testing

Good morning [REDACTED]. Please find the included link to our "Condor" unit. We will be sending it complete with all 4 catalyst panels so that we can determine the proper configuration. Each panel has an external switch so that we can easily toggle them on and off for testing. We have used this model in many testing scenarios historically so feel comfortable with the unit. The particulate filtration we are

including is a Smith MECH8 permanent washable filter. This is the particulate filter we have targeted for the larger prototypes, so we wanted to have matching particulate performance in the preliminary and trial testing.

<https://www.genesisair.com/condor>

One thing we need to determine is if we need to send any other materials to elevate the unit on site or if it will be acceptable to be ground level as is. I was not sure what the desired location was for the preliminary testing.

Josh Long
Executive Vice President
806-745-7000
www.genesisair.com

From: [REDACTED] >
Sent: Tuesday, May 6, 2025 9:24 AM
To: Josh Long <josh.long@genesisair.com>; Schafer, Paul <PSchafer@scsengineers.com>; R. R. Grant <dgrant@puravidaairstystems.com>; [REDACTED]
Subject: RE: testing

Good morning Josh,

Our address is:

[REDACTED]

We do have a loading dock and forklifts for unloading.

Previously I saw that you have multiple different units, could you share which unit you are sending and some info for us to get up to speed.

Looking forward to seeing it working.

[REDACTED]

[REDACTED] Schafer, Paul <PSchafer@scsengineers.com>; R. R. Grant <dgrant@puravidaairstystems.com>; [REDACTED]
Subject: Re: testing

Good morning, [REDACTED]. We have worked out scheduling with Paul for the initial single unit test. Would you mind sharing a proper shipping address for us to be able to

send our unit? It will be arriving palletized LTL so please let me know if you have any dock accommodations or if we need to have liftgate delivery.

Josh Long
Executive Vice President
806-745-7000
www.genesisair.com

From: [REDACTED]
Sent: Tuesday, April 29, 2025 3:17 PM
To: Schafer, Paul <PSchafer@scsengineers.com>; Josh Long <josh.long@genesisair.com>; R. R. Grant <dgrant@puravidairsystems.com>; [REDACTED]
Subject: testing

Hi Guys,

Wanted to see if there was on update on the testing schedule.

We have had talks with other growers in Carpinteria and have all decided to share all info and the goal is to work together on this.

[REDACTED]

[REDACTED]
[REDACTED]



FW: oct 22 letter Fwd: Brand Farms scrubbers

From Tadd McKenzie <tadd@pacificdutchgroup.com>

Date Wed 1/14/2026 1:02 PM

To Emily Curry <Emily@bayke.com>; Kapono Curry <kapono@bayke.com>

From: [REDACTED]
Sent: Tuesday, January 13, 2026 3:40 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: oct 22 letter Fwd: Brand Farms scrubbers

[REDACTED]

Further to our conversation yesterday and using your assumption of 12 acres of cultivation requiring treatment, Byers Scientific can supply one hundred twenty (120) 2,000 CFM carbon scrubbers and provide two years of service based on a carbon-changeout every six months for

[REDACTED]

The following financing options would apply:

[REDACTED] downpayment: [REDACTED]

18 months financing on [REDACTED] at 8% - [REDACTED]/month

Or

24 months financing on [REDACTED] at 10% - [REDACTED]/month

[REDACTED]
[REDACTED]
5360 Foothill rd
Carpinteria CA 93013
[REDACTED]

----- Forwarded message -----

From: **Marc Byers** <marc.byers@byers-scientific.com>

Date: Wed, Oct 22, 2025 at 6:15 AM

Subject: Re: Brand Farms scrubbers

To: [Redacted]

I looked into this further and I can't make a lease/rent work. I have these things priced so low that it simply doesn't make economic sense to rent them. In 100% sincere honesty, if you can find another option like this for a lower price and including two years of service and these finance rates you should select those. This is the single best deal you are going to find and it is truly the best deal I can make. If you want to proceed the time is now to get moving though. If you were able to get other growers to purchase along with you a might be able to lower the price a few dollars more.

Thank you,

Marc L Byers

Founder | President



A [3137 N. Westbury Village Drive Bldg #3](#)

[Bloomington IN 47404](#)

D [812-269-6218](tel:812-269-6218)

M [610-213-3831](tel:610-213-3831)

E marc.byers@byers-scientific.com

W www.byers-scientific.com



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On Oct 21, 2025, at 4:56 PM, [Redacted] > wrote:

Marc

You also mentioned renting.
Could you give me quote for this as well.

[Redacted] | [5360 Foothill Rd | Carpinteria | CA 93013](#) | [Redacted]

On Oct 21, 2025, at 1:23 PM, Marc Byers <marc.byers@byers-scientific.com> wrote:

[Redacted]

Further to our conversation yesterday and using your assumption of 12 acres of cultivation requiring treatment, Byers Scientific can supply one hundred twenty (120) 2,000 CFM carbon scrubbers and provide two years of service based on a carbon-changeout every six months for [REDACTED] per unit.

The following financing options would apply:

[REDACTED] downpayment: [REDACTED]

18 months financing on [REDACTED] at 8% - [REDACTED]/month

Or

24 months financing on [REDACTED] at 10% - [REDACTED]/month

The net cost per unit over the 18-month term will be [REDACTED] and still include the full 24 months of carbon changeout. Net finance cost would be [REDACTED]

The net cost per unit over the 24-month term will be: [REDACTED] Net finance cost would be [REDACTED]

NOTES:

1. The downpayment size is unavoidable due to the significant discount. We work with a handful of equipment finance companies who may be willing to finance the entire purchase however, after gathering all purchaser documentation we are seeing cannabis rates at a minimum of 15-17% and higher. By way of comparison, financing the total amount and including a 20% downpayment at a constant 17% for all terms yields a total 24 month finance cost of [REDACTED], 36-month cost of [REDACTED] and a 48-month cost of [REDACTED]
2. If Byers Scientific carries the financing on its own books it will require a UCC-2 filing.
3. Byers Scientific 2,000 CFM molecular filtration devices (carbon scrubbers) demonstrate an approximate amperage draw of 2.1-2.4 @ 240v 3-phase
4. Scrubbers will include first six months of carbon and transparent convection tubing for optimal air distribution
5. Price does not include freight or applicable taxes.
6. Year-3 and on provision will be contractually supplied by Byers Scientific and that cost set forth within the purchase agreement.

Please review and let's discuss asap. Time is beginning to be a very serious component on these deals given the March 2026 deadline.

Sincerely,



FW: oct 28 letter genesis

From Tadd McKenzie <tadd@pacificdutchgroup.com>

Date Wed 1/14/2026 1:03 PM

To Emily Curry <Emily@bayke.com>; Kaponno Curry <kaponno@bayke.com>

📎 1 attachment (5 MB)

IMG_2095.jpg;



----- Forwarded message -----

From: Josh Long <josh.long@genesisair.com>

Date: Tue, Oct 28, 2025 at 2:05 PM

Subject: Re: odor system for Cannabis greenhouses

To: [Redacted] Francis Brand <francis@pacificdutchgroup.com>, Tadd McKenzie <tadd@pacificdutchgroup.com>

Cc: R. R. Grant <dgrant@puravidairsystems.com>

I apologize I forgot to send a photo of the Condor Verde.

Josh Long

President

806-745-7000

www.genesisair.com

From: Josh Long <josh.long@genesisair.com>

Sent: Tuesday, October 28, 2025 1:54 PM

To: [Redacted] Francis Brand <francis@pacificdutchgroup.com>; Tadd McKenzie

<tadd@pacificdutchgroup.com>

Cc: R. R. Grant <dgrant@puravidaairstystems.com>

Subject: Re: odor system for Cannabis greenhouses

Gentlemen, thank you for your time this afternoon and consideration of our technology. Please find attached an executive summary of performance with odor and fungal. Additionally attached is the third-party byproduct test. Please do not hesitate to reach out with any questions.

Josh Long
President
806-745-7000
www.genesisair.com

From: Josh Long <josh.long@genesisair.com>

Sent: Monday, October 27, 2025 2:10 PM

To: [REDACTED] Francis Brand <francis@pacificdutchgroup.com>; Tadd McKenzie <tadd@pacificdutchgroup.com>

Subject: Re: odor system for Cannabis greenhouses

Thank you. We are looking forward to the conversation. For clarity, I added Dick Grant to the invite. He is one of our board members and also works with us doing direct sales.

Josh Long
President
806-745-7000
www.genesisair.com

From: [REDACTED]

Sent: Monday, October 27, 2025 12:16 PM

To: Josh Long <josh.long@genesisair.com>; Francis Brand <francis@pacificdutchgroup.com>; Tadd McKenzie <tadd@pacificdutchgroup.com>

Subject: Re: odor system for Cannabis greenhouses

Josh
We can do this afternoon after 2:30 or tomorrow after 10:30 am. Pacific time

Francis and Tadd will be on the call.

[REDACTED] 5360 Foothill Rd | Carpinteria | CA 93013 | 805-331-1814

On Oct 24, 2025, at 2:58 PM, Josh Long <josh.long@genesisair.com> wrote:

Thank you, [REDACTED]. We should try and discuss some of your questions next week. Please let me know your availability and we will set up an online meeting. Do you have a firm set for your OAP? We have worked with SCS and Yorke, so they have some calculations and modeling already.

President
806-745-7000
www.genesisair.com

From: [REDACTED]
Sent: Friday, October 24, 2025 4:32 PM
To: Josh Long <josh.long@genesissair.com>
Subject: Fwd: odor system for Cannabis greenhouses

Here you go Josh

[REDACTED] 5360 Foothill Rd | Carpinteria | CA 93013 [REDACTED]
[REDACTED]

Begin forwarded message:

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Date: October 24, 2025 at 1:49:07 PM PDT
To: [REDACTED]
Subject: RE: odor system for Cannabis greenhouses

Here you go.

From: [REDACTED]
Sent: Friday, October 24, 2025 10:25 AM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: Fwd: odor system for Cannabis greenhouses

Can you sign and return this nda [REDACTED]

I'm working with them to get a quote

[REDACTED] 5360 Foothill Rd | Carpinteria | CA 93013 [REDACTED]
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: October 24, 2025 at 10:01:58 AM PDT
To: Francis Brand <francis@pacificdutchgroup.com>
Subject: Fwd: odor system for Cannabis greenhouses

Tadd , can you sign the nda

So we can get a quote from genesis.

[REDACTED] 5360 Foothill Rd | Carpinteria | CA
93013 [REDACTED]

Begin forwarded message:

From: Josh Long <josh.long@genesisair.com>
Date: October 24, 2025 at 9:07:34 AM PDT
To: [REDACTED]
Cc: Francis Brand <francis@pacificdutchgroup.com>, Brandon Hawkins <brandon.hawkins@genesisair.com>, Dan Briggs <dbriggs@genesisair.com>
Subject: Re: odor system for Cannabis greenhouses

[REDACTED] thank you for reaching out to us. Additionally, thank you again for accommodating the visit to your facility. We would be happy to discuss with you what our options are. Given some of the details as things potentially move forward, I have included an NDA so that we can discuss specifics mutually. Please feel free to review and advise of any concerns.

Josh Long

President

806-745-7000

www.genesisair.com

From: [REDACTED]
Sent: Thursday, October 23, 2025 5:44 PM
To: Info <info@genesisair.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>
Subject: odor system for Cannabis greenhouses



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender

[REDACTED]

Hello

i met some of your team a few months ago and showed them our Infinite Odor scrubber from the netherlands.

Your team was over in Carpinteria visiting [REDACTED]

We are looking for a system to install next year in our greenhouses, we have roughly 500,000 sq ft of greenhouses with flowering plants and need to install scrubbers next year.

We need to submit plans to the county by December on which system we will use and you have one of the systems we are looking at.

Our greenhouses all have horizontal air fans, I understand we can use our own fan with your systems.

Please let us know the specs for your system;

1. cost /unit
2. amps/volt (we have 110/240/480) per unit
3. units needed for 500,000 sq ft(greenhouse size is 60,000-100,000 sq ft)
4. financing options
5. lead time for delivery

One of the other suppliers told me that your system has issues to pass APCD district guidelines, i want to make sure that this is not the case.

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



FW: Updated Scrubber proposal

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Date: Wed 1/14/2026 1:03 PM
To: Emily Curry <Emily@bayke.com>; Kapono Curry <kapono@bayke.com>

From: [REDACTED]
Sent: Tuesday, January 13, 2026 3:41 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: Fwd: Updated Scrubber proposal

[REDACTED]
5360 Foothill rd
Carpinteria CA 93013
[REDACTED]

----- Forwarded message -----
From: **Marc Byers** <marc.byers@byers-scientific.com>
Date: Wed, Oct 29, 2025 at 9:03 AM
Subject: Updated Scrubber proposal
To: [REDACTED]
Cc: Tadd McKenzie <tadd@pacificdutchgroup.com>

[REDACTED]

I decided to explore a different approach on this project that has proven effectiveness in Carpinteria and allows us to lower the total cost and meet the County ordinances. My company can build 4,000 and 6,000 CFM units as well as the 2,000 CFM units. We have built and installed many 4,000 CFM units for [REDACTED] and others in North America and many of [REDACTED] units are 6,000 CFM. These units look exactly like the 2,000 CFM units, only wider and/or taller depending on CFM capacity. I have attached a photo of the 2,000 CFM units. All of our units have the Ziehl-Abegg ECBlue fan and are powder coated to any color you want.

Basing on the County's stated rate of four air exchanges per hour and 12 acres with an assumed average height to gutter of 10-12 feet, that equates to approximately 240,000 air exchanges per hour.

Therefore, the proposal would be to build thirty-six (36) 4,000 CFM units and sixteen (16) 6,000 CFM units. That is an assumption that across the group of greenhouses that make up the twelve acres, we can install 6,000 CFM units 40% of the time and 4,000 CFM units 60% of the time. Physical space will have impact on this however this would be a very close approximation of the final count.

In that regard, we could do 52 units (combination of 4,000 & 6,000 CFM) for [REDACTED]. In doing the math you'll obviously see that the average price per unit is higher than the quoted price for the 2,000 CFM units however keep in mind that these units are literally twice and three times larger. They have bigger more expensive fans, more materials, more powder coating and more labor etc. The net final price however is considerably lower than anything we've been able to offer.

The total electrical demand as an average would be about 120 amps for all units combined. Again, this number could shift up or down a bit depending on what percentage of 6,000 vs 4,000 CFM units that on-site physical constants allow. Also please keep in mind this cost includes two years of carbon changed out every six months which is, for the sake of the Coalition, a very conservative and safe approach. We have numerous test results from all over North America indicating that 10-12 months in similar conditions is the actual active life. My understanding is that the Genesis units have now had to include a carbon stage as would be expected and changing out of that carbon will be required as well.

Do you have a non-cannabis related entity with long history, cashflow, tax returns etc that can be the actual purchaser of the units? That has a significant influence on equipment financing as I'm sure you're familiar with. I'm working with a couple of finance companies and my company would be a repurchaser of the assets in the unlikely event of default.

Sincerely,



Marc L Byers
Founder | President

A 3137 N. Westbury Village Drive Bldg #3
Bloomington IN 47404
D [812-269-6218](tel:812-269-6218)
M [610-213-3831](tel:610-213-3831)
E marc.byers@byers-scientific.com
W www.byers-scientific.com



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FW: Casitas Farms Draft OAP for review...

From Tadd McKenzie <tadd@pacificdutchgroup.com>
Date Wed 1/14/2026 1:36 PM
To Kaponon Curry <kaponon@bayke.com>; Emily Curry <Emily@bayke.com>

1 attachment (7 MB)

Casitas Farms - Odor Abatement Plan - 1-14-2026.pdf;

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Wednesday, January 14, 2026 11:16 AM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>; Schafer, Paul <PSchafer@scsengineers.com>
Subject: Casitas Farms Draft OAP for review...

Hi Tadd and Francis,

Attached is the draft OAP for Casitas Farms, ready for the PDG team review. I've also supplied the OAP to our PE for her review as well, I'll process your team's as well as our PE's comments into the final draft.

kindest regards,
-Christopher Petro, MSCE, EIT, Certified Nasal Ranger Inspector
Project Manager
Office: (805)-348-4208
Cellphone: (805) 345-6235
Email: cpetro@scsengineers.com
Website: www.scsengineers.com

SCS ENGINEERS

Tracer Environmental Services

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Monday, January 12, 2026 2:00 PM
To: Petro, Christopher <CPetro@scsengineers.com>
Subject: RE: Casitas Farms Production Phase inquiry...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes for Carp Peak

At Rincon Point (currently – this will change when we do the demo), there is a 4 week vege phase. So rooted clones are received from international and planted. They sit there for 4 weeks and then get moved into the flowering area for 8 weeks before they are harvested.

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Monday, January 12, 2026 1:56 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Casitas Farms Production Phase inquiry...

Very helpful, revising and reincorporating. Thanks, Tadd. Is this the same process for Carp Peak and Rincon?

-C

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Friday, January 9, 2026 2:50 PM
To: Petro, Christopher <CPetro@scsengineers.com>
Subject: RE: Casitas Farms Production Phase inquiry...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris,

Apologies on the delay here.

This is generally correct, but there is a space between the 1st 2 weeks and the 8 weeks where the plants are not at this facility. Seems like there should maybe be no arrow there.

2 weeks of cloning
Leaves CF for 4 weeks
Comes back to CF for 8 more weeks.

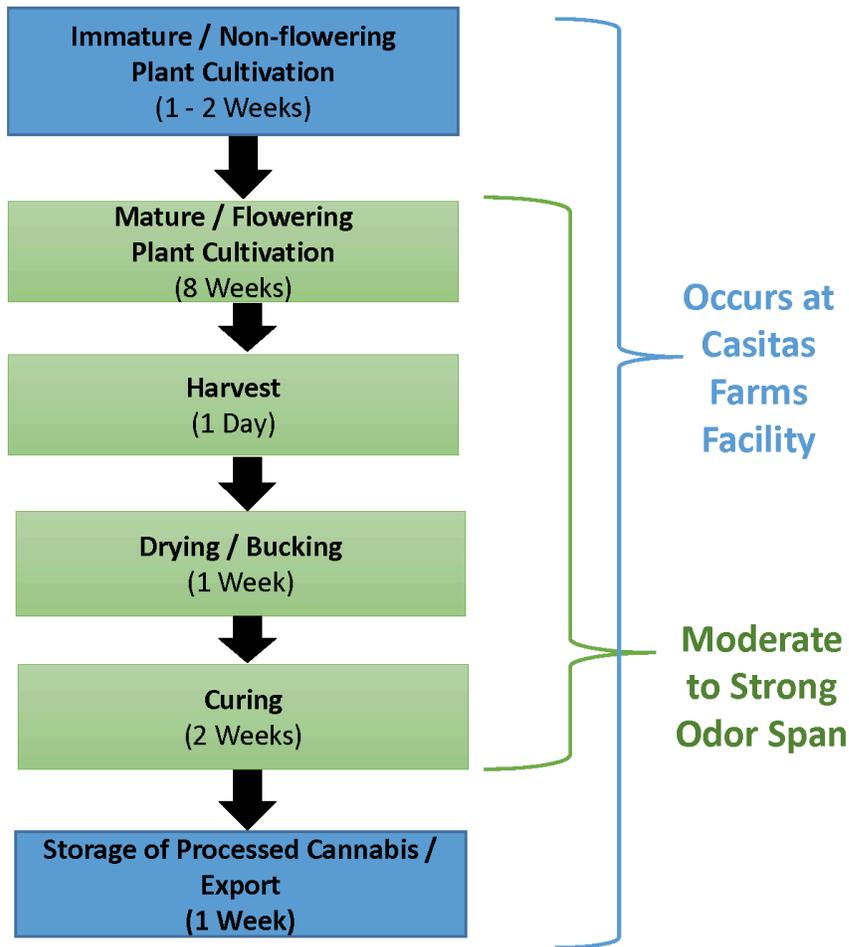
Hope that is helpful.

Tadd

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Monday, December 29, 2025 1:37 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Casitas Farms Production Phase inquiry...

Hi Tadd,

Can you confirm the production phase diagram below has the correct information, timeframes, and sequence of events for *only* the Casitas Farms Cultivation Facility?



kindest regards,

*-Christopher Petro, MSCE, EIT, Certified Nasal Ranger Inspector
Project Manager
Office: (805)-348-4208
Cellphone: (805) 345-6235
Email: cpetro@scsengineers.com
Website: www.scsengineers.com*
SCS ENGINEERS
Tracer Environmental Services

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Wednesday, December 24, 2025 12:51 PM
To: Petro, Christopher <CPetro@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Plans are too big to email. Got a link I can drop them in?

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Wednesday, December 24, 2025 10:11 AM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

Thanks Tadd, when you get a chance, mind forwarding the PDF sets of plans my way for the three facilities?

Also, can you confirm the site visit timing we did last week: we started at Red Barn, then Carp Peak, then Rincon and finally Casitas -- we visited in that order, correct?

Making sure the site photos are labeled and organized correctly and I wanted to be sure I didn't confuse the images Carp Peak and Casitas.

Thanks Tadd,
-Christopher

----- Original message -----

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Date: 12/24/25 10:06 AM (GMT-08:00)
To: "Petro, Christopher" <CPetro@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sorry for the delay Chris. Odor complaint line is 805-318-1014.

Happy holidays!

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Thursday, December 18, 2025 3:36 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

Great hanging with you today, Tadd. Thanks for showing me around each facility and shooting it with me on watches and cars. Love working with the PDG team, and I'm glad we could acquaint in person.

I'll be driving principal language drafting on the OAPs starting Monday.

Also, thank you for that odor contact, do you have a phone number as well (ordinance specifically asks for one).

-Christopher

----- Original message -----

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Date: 12/18/25 1:50 PM (GMT-08:00)
To: "Petro, Christopher" <CPetro@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

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Nice seeing you today Chris.

Odor email is odormanager@pacificdutchgroup.com and it was set up a few years ago.

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Wednesday, December 17, 2025 12:26 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

Thanks, Tadd. Sounds good, I'll see you at Red Barn at 10:30am.

-Christopher

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Wednesday, December 17, 2025 12:22 PM
To: Petro, Christopher <CPetro@scsengineers.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Chris.

Apologies on the \$6k that should have been sent last week. There was a communication breakdown that I figured out yesterday. Told them to get it out immediately. Appreciating you noting that it was received.

We should start at the Red Barn at 5360 Foothill to check in and discuss the facilities. Then head out to each site from there.

Thanks,
Tadd

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Wednesday, December 17, 2025 12:08 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

Just got confirmation that the retainages have been received. Looking forward to seeing you tomorrow. Let's start with Carp Peak, then do Casitas, then Rincon. But we can discuss all the facilities individually at Carp Peak if you have a table available for us to sit around and discuss each of the three sites.

Thanks Tadd,
-Christopher

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Monday, December 15, 2025 4:58 PM
To: Petro, Christopher <CPetro@scsengineers.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Excellent. Thank you.

Did you receive the payment for CF and CP?

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Monday, December 15, 2025 3:43 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

Hi Tadd,

Absolutely. Let's get them all done together. We'll sit down initially and discuss each of the three sites individually, then site tour and I'll collect images for each facility. Getting the project set up on our side presently.

-Christopher

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Monday, December 15, 2025 3:18 PM
To: Petro, Christopher <CPetro@scsengineers.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: RE: Casitas Farms & Carp Peak Site Visits Scheduling...

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Chris. Yes, we can make Thursday at 10:30 am work. Can Rincon Point be scheduled in there too? Just sent the signed engagement letter.

Thanks,
Tadd

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Monday, December 15, 2025 11:39 AM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>; Francis Brand <francis@pacificdutchgroup.com>
Cc: Schafer, Paul <PSchafer@scsengineers.com>
Subject: Casitas Farms & Carp Peak Site Visits Scheduling...

Hi Tadd & Francis,

I have both projects set up on our end and initiated development for the developments of Carp Peak and Casitas Farms; I would love to get out to Carp and conduct site visits for both of these sites this Thursday, Dec 18th at 10:30am, if that works on your teams end? Starting with Carp Peak, then moving over to Casitas Farms (unless you prefer otherwise).

I will be collecting images, touring facility operations and collecting updated information for both of these facilities. I have some flexibility with my schedule, but I wanted to get the site visits initiated asap so we can move into principal OAP language development.

*kindest regards,
-Christopher Petro, MSCE, EIT, Certified Nasal Ranger Inspector*

Project Manager

Office: (805)-348-4208

Cellphone: (805) 345-6235

Email: cpetro@scsengineers.com

Website: www.scsengineers.com

SCS ENGINEERS

Tracer Environmental Services

From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Sent: Friday, December 5, 2025 3:41 PM
To: Petro, Christopher <CPetro@scsengineers.com>; Schafer, Paul <PSchafer@scsengineers.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>
Subject: RE: Proposal

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Signed engagement letters are attached. Could you provide payment information as soon as possible so we can ACH or wire the retainers that are due?

Also, could you send along the engagement letter for Rincon Point? I'd like to execute that one as well.

Thanks,
Tadd

From: Petro, Christopher <CPetro@scsengineers.com>
Sent: Wednesday, November 12, 2025 5:00 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>; Schafer, Paul <PSchafer@scsengineers.com>
Cc: Francis Brand <francis@pacificdutchgroup.com>
Subject: RE: Proposal

Hi Tadd and Francis,

Paul and I are pleased to submit for your review proposals for OAP development at the Carp Peak and Casitas Farm cultivation facilities, per our discussion last week. Let Paul and I know if you have any questions related to the proposed work. Always look forward to working with the Pacific Dutch Group team.

kindest regards,

-Christopher Petro, MSCE, EIT, Certified Nasal Ranger Inspector

Project Manager

Office: (805)-348-4208

Cellphone: (805) 345-6235

Email: cpetro@scsengineers.com

Website: www.scsengineers.com

SCS ENGINEERS

Tracer Environmental Services

From: Tadd McKenzie <tadd@pacificdutchgroup.com>

Sent: Tuesday, November 11, 2025 3:47 PM

To: Schafer, Paul <PSchafer@scsengineers.com>; Petro, Christopher <CPetro@scsengineers.com>

Cc: Francis Brand <francis@pacificdutchgroup.com>

Subject: Proposal

This email originated from outside of SCS Engineers. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Paul & Chris,

Hope you are both doing well.

I wanted to check on the status of the proposals that we discussed on October 30. Is there an anticipated time to receive them?

Thanks,

Tadd

. . .

Tadd McKenzie | Pacific Dutch Group, LLC | 5360 Foothill Rd. | Carpinteria, CA | 93013 | (805) 451-8095



FW: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

From Tadd McKenzie <tadd@pacificdutchgroup.com>
Date Tue 1/20/2026 3:46 PM
To Emily Curry <Emily@bayke.com>; Kaponu Curry <kaponu@bayke.com>

We discussed this on December 12, 2025. Anticipated results late January 2026.

From: Tadd McKenzie
Sent: Friday, December 12, 2025 8:05 AM
To: Mark Kram <mark.kram@groundswelltech.com>
Cc: Blayne Hartman <blayne@hartmaneg.com>
Subject: Re: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

Yes I can make it.

Sent from my iPhone

On Dec 12, 2025, at 7:30 AM, Mark Kram <mark.kram@groundswelltech.com> wrote:

You don't often get email from mark.kram@groundswelltech.com. [Learn why this is important](#)
Hi Tadd,

Can you make 11:30am today?

mk

From: blayne <blayne@hartmaneg.com>
Date: Thursday, December 11, 2025 at 3:49 PM
To: MARK <mark.kram@groundswelltech.com>, Tadd McKenzie <tadd@pacificdutchgroup.com>
Subject: RE: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

Yes, I am available all tomorrow

Blayne Hartman Ph.D.
Hartman Environmental Geoscience
717 Seabright Lane
Solana Beach, CA 92075
Cell: 858-518-0522

From: Mark Kram <mark.kram@groundswelltech.com>
Sent: Thursday, December 11, 2025 3:29 PM
To: Tadd McKenzie <tadd@pacificdutchgroup.com>
Cc: Blayne Hartman <blayne@hartmaneg.com>
Subject: Re: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

Hi Tadd,

Thanks for your note below.

I've cc'd Dr. Blayne Hartman, as he knows more than I do about the lower cost mitigation system. We will both be working on the more rigorous tests I mentioned below.

I can be available at 11:30am for about 30 minutes tomorrow. If you and Blayne are available at that time, LMK and I can set up a web call.

Regards,

Mark

Mark Kram, Ph.D., CGWP
Groundswell Technologies, LLC
7127 Hollister Ave., Suite 25A-108
Goleta, CA 93117 USA
805-899-8142 (office)
805-844-6854 (cell)

mark.kram@groundswelltech.com

www.groundswelltech.com

Chair – ASTM Subcommittee D18.21 (Groundwater and Vadose Zone Investigations)

Providers of VaporSafe® VI assessment, monitoring and response services (<https://vaporsafe.io>; <https://vaporsafe.io/solutions-blog/>; <https://vaporsafe.io/faqs/>)

<image001.png>

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From: Tadd McKenzie <tadd@pacificdutchgroup.com>
Date: Thursday, December 11, 2025 at 2:41 PM
To: MARK <mark.kram@groundswelltech.com>
Subject: RE: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

Hi Mark,

Interested in hearing more about this. Do you have time for a call tomorrow?

Thanks,
Tadd

From: Mark Kram <mark.kram@groundswelltech.com>
Sent: Wednesday, December 3, 2025 1:35 PM
To: Mark Kram <mark.kram@groundswelltech.com>
Subject: INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM

You don't often get email from mark.kram@groundswelltech.com. [Learn why this is important](#)
NEWS ALERT - INEXPENSIVE CANNABIS ODOR MITIGATION SYSTEM!

Hello,

As you know, our team has been deeply involved in helping key stakeholders resolve cannabis odor issues throughout Santa Barbara County. We've worked on close to 50 monitoring projects in the County. Along the way, we have learned a tremendous amount. More recently, while working at a large cannabis operation outside of Santa Barbara County, we learned of a carbon filtration system that costs approximately **\$1,500 per unit**. As such, this could represent a **less costly solution for cannabis growers and processors**. We believe that if this system can meet key emission reduction goals, it would prevent Santa Barbara growers and producers from losing their businesses while helping the community meet their objectives.

The facility operations manager has been evaluating various activated carbon sources, and we recently confirmed (with our continuous analytical monitoring system) that one of the carbon sources achieved approximately **90% terpene removal efficiency based on real-time influent-effluent comparisons**. We have arranged for more rigorous testing in January. More specifically, we will be bringing in the most sophisticated field analytical instrumentation available to test for 3-Methyl-2-Butene-1-Thiol (3,2,1-MBT), which some have suggested is the most important compound responsible for cannabis odors. Our test plan will evaluate the system removal efficiency of 3,2,1-MBT. Our goal is to objectively evaluate these lower cost systems with empirical science-based evidence.

We expect results before the end of January 2026.

Feel free share this message with other parties who may be interested in the results of this study.

If you would like additional information, please feel free to email me or call me at 805-899-8142.

Kindest Regards,

Mark

Mark Kram, Ph.D., CGWP
Groundswell Technologies, LLC
7127 Hollister Ave., Suite 25A-108
Goleta, CA 93117 USA

805-899-8142 (office)

805-844-6854 (cell)

mark.kram@groundswelltech.com

www.groundswelltech.com

Chair – ASTM Subcommittee D18.21 (Groundwater and Vadose Zone Investigations)

Providers of VaporSafe® VI assessment, monitoring and response services (<https://vaporsafe.io>; <https://vaporsafe.io/solutions-blog/>; <https://vaporsafe.io/faqs/>)

<image002.png>

Date	Action / Communication	Supporting Document
10/15/2024	Transitioned International facility operations to nursery-only production; flowering activities discontinued.	A
12/5/2024	Conducted odor inspection with GeoSyntec following deactivation of the vapor-phase odor control system.	B
2/20/2025	Held internal meeting after business license inspection to evaluate retrofitting existing Envinty units with runtime monitoring capability.	C
03/18/2025	Santa Barbara County adopted Ordinance No. 5244 requiring updated Odor Abatement Plans and installation of Multi-Technology Carbon Filtration (MTCF) systems within 12 months.	Adopted Ord. 5425
03/31/2025	SCS Engineers notified Pacific Dutch Group of opportunity to test alternative MTCF system.	D
04/03/2025	Pacific Dutch Group requested SCS Engineers odor control evaluation data for technical review.	E
04/08/2025	Byers Scientific provided odor control report prepared by SCS Engineers regarding their MT-6 odor control system under confidentiality for internal review.	E
4/9/2025	County returned GeoSyntec conducted joint inspections at Red Barn and International facilities; no detectable odors observed during the 12/5/24 inspection event.	F
4/16/2025	Initial vendor coordination and meeting scheduling related to odor control technology. Envinty Group reached out to discuss potential scrubber procurement and coordinated availability for an in-person meeting to review odor control solutions and potential system deployment needs across multiple facilities.	G
4/23/2025	In-person meeting held with Envinty Group leadership to discuss odor control technology options, large-scale scrubber deployment, system feasibility, and potential financing structures in response to evolving County odor control requirements.	G
04/29/2025	Pacific Dutch Group and industry partners initiated discussions with Genesis Air regarding potential odor control system testing.	J
05/06/2025	Genesis Air coordinated shipment logistics and configuration details for on-site odor control testing with SCS Engineers present.	J
05/07/2025	Genesis Air confirmed the specific odor control unit model proposed for onsite testing.	J
05/20/2025	Genesis Air scrubber testing conducted at Autumn Brands facility in coordination with SCS Engineers.	J
06/09/2025	Weekly coordination notes documented electrical upgrade considerations related to potential MTCF system installation.	Internal Communications, available upon request. Not For Public Record.
06/16/2025	Electrical infrastructure requirements discussed during weekly coordination meeting.	Internal Communications, available upon request. Not For Public Record.
06/23/2025	Electrical upgrade feasibility reviewed with engineering professionals.	Internal Communications, available upon request. Not For Public Record.
06/30/2025	Electrical infrastructure requirements further evaluated in relation to MTCF system options.	Internal Communications, available upon request. Not For Public Record.
07/01/2025	Odor inspections conducted at Casitas Pass (10:00 AM) and Carp Red Barn (1:00 PM) as part of ongoing ordinance-related odor compliance and monitoring efforts. APCD, County P&D, & GeoSyntec attended the meeting.	H
07/21/2025	Electrical upgrade requirements discussed; preliminary cost estimates reviewed.	Internal Communications, available upon request. Not For Public Record.
8/6/2025	APCD conducted inspections at all operating locations; internal team met to review odor control performance and compliance options.	I
08/07/2025	Follow-up industry communications indicated preliminary success of Genesis testing, though final test results were not yet distributed.	J
09/03/2025	Other operators requested Genesis test results, confirming continued evaluation phase and lack of finalized system selection.	J
09/08/2025	Electrical upgrades discussed; work deferred pending budget availability due to up to \$2,000,000 estimated cost. Odor Abatement Plan (OAP) status and next steps discussed in coordination meeting.	Internal Communications, available upon request. Not For Public Record.
09/29/2025	Odor Abatement Plan (OAP) progress evaluation of equipment and proposed vendors.	Internal Communications, available upon request. Not For Public Record.
10/13/2025	Odor Abatement Plan (OAP) requirements and engineering coordination discussed.	Internal Communications, available upon request. Not For Public Record.
10/20/2025	Pacific Dutch Group calls Byers-Scientific for proposal for carbon scrubbers.	K
10/21/2025	Byers Scientific submitted initial proposal for 2,000 CFM carbon scrubbers including pricing, financing terms, and electrical requirements.	K
10/22/2025	Byers Scientific confirmed leasing options were not feasible and emphasized urgency due to March 2026 compliance deadline.	K
10/23/2025	Pacific Dutch Group reaches out to Genesis Air to see if their system will be compatible for their greenhouses and pass APCD district guidelines for each location.	L
10/24/2025	Genesis Air engaged under NDA to provide technical specifications, third-party testing summaries, and APCD compatibility discussions.	L
10/27/2025	Electrical upgrades discussed; implementation sequencing dependent on financial feasibility.	Internal Communications, available upon request. Not For Public Record.
10/28/2025	Pacific Dutch Group held coordination call with Genesis Air to discuss odor control system performance and applicability.	L
10/29/2025	Byers Scientific submitted revised odor control system proposal incorporating alternative unit configurations.	M
10/30/2025	Coordination call held with SCS Engineers to discuss Odor Abatement Plan timelines and next steps.	N
11/11/2025	Pacific Dutch Group formally requested proposals from SCS Engineers to develop certified Odor Abatement Plans for Carp Peak and Casitas Farms.	N
11/12/2025	SCS Engineers delivered Odor Abatement Plan development proposals for Carp Peak and Casitas Farms.	N
12/01/2025	Odor Abatement Plan (OAP) discussions continued in preparation for formal engineering engagement and site visits.	N
12/3/2025	Groundswell Technologies (Mark Kram, PhD) circulated an informational email announcing the identification of a lower-cost carbon filtration odor mitigation system (~\$1,500 per unit). The email summarized prior odor monitoring experience in Santa Barbara County, preliminary real-time testing indicating ~90% terpene removal efficiency, and plans for more rigorous testing using advanced analytical instrumentation targeting 3-Methyl-2-Butene-1-Thiol (3,2,1-MBT). Anticipated testing results were identified as being available before the end of January 2026.	O

12/05/2025	Pacific Dutch Group executed engagement letters with SCS Engineers and initiated payment of engineering retainers.	N
12/11/2025	Follow-up communications occurred between Pacific Dutch Group (Tadd McKenzie), Groundswell Technologies (Mark Kram), and Hartman Environmental Geoscience (Dr. Blayne Hartman) to discuss the proposed lower-cost odor mitigation system and coordinate next steps. Availability for a web conference was discussed, and Dr. Hartman was included due to his familiarity with the lower-cost mitigation approach.	O
12/12/2025	A coordination call was held between Pacific Dutch Group, Groundswell Technologies, and Hartman Environmental Geoscience to discuss the lower-cost carbon filtration system, anticipated testing approach, and expected timing of results.	O
12/15/2025	SCS Engineers coordinated scheduling for multi-site odor assessment and OAP data collection site visits. Pacific Dutch Group signed engagement letter with SCS to engage Rincon Point.	N
12/18/2025	SCS Engineers conducted in-person site visits at Carp Peak, Casitas Farms, and Rincon Point to document operations and odor sources.	N
12/24/2025	SCS requests plan sets for Casitas Farms, Rincon Point, and Carpinteria Peak. Pacific Dutch Group creates a dropbox link to send them all requested documents.	N
12/29/2025	SCS Engineers requested confirmation of cultivation phase timelines for inclusion in Odor Abatement Plan drafts.	N
01/09/2026	Pacific Dutch Group provided clarifications on plant movement, cloning, vegetative, and flowering phases for OAP accuracy at Casitas Farms.	N
1/12/2026	SCS Engineers and Pacific Dutch Group communicate and clarify plant movement accuracy at Rincon Point and Carpinteria Peak.	N
1/14/2026	SCS Engineers delivered draft Odor Abatement Plan for Casitas Farms for operator and professional engineer review.	N

Future Implementation Timeline

1/31/2026	Groundswell Technologies anticipated test results were expected in late January 2026	Future Implementation
2/2/2026	Spoke with SCS Engineers, they will have the OAP for Casitas Farms ready for submittal by next week. With the other two locations following within the following 2-4 weeks.	Future Implementation
2/13/2026	Submit revised OAP to county planning dept for Casitas Farms	
3/6/2026	Submit revised OAP to county planning dept for Rincon Point and Carp Peak	Future Implementation
TBD	Anticipate Planning OAP approval for Casitas Farms, Rincon Point, & Carp Peak	Future Implementation
one business day after approval	Upon OAP approval - pay deposit with Byer's Scientific	Future Implementation
Upon deposit clearance	Order Byer's Scientific MTCF System	Future Implementation
7-8 weeks from purchase date	Anticipated date of installation of Byer's MTCF system (Rincon Point)	Future Implementation
7-8 weeks from purchase date	Anticipated date of installation of Byer's MTCF system (Casitas Farms)	Future Implementation
7-8 weeks from purchase date	Anticipated date of installation of Byer's MTCF system (Carp Peak)	Future Implementation

Time Extension request will provide flexibility and allow for contingencies in the event of unanticipated or unexpected delays

November 20, 2025

Quote: 2501045M

Mr. Tadd McKenzie
Pacific Dutch Group, LLC
5360 Foothill Road
Carpinteria, CA 93013

Project: Commercial Cannabis
Odor Control

Dear Mr. McKenzie:

KGM Enterprises, Inc. d/b/a Byers Scientific ("Byers") is pleased to provide Pacific Dutch Group, LLC ("Customer") a quote for the following for its commercial cannabis cultivation facility in Carpinteria, California:

Molecular Filtration Odor Mitigation for Commercial Cannabis Facility

Byers MT-4™ Molecular Filtration

Byers shall provide fifteen (15) MT-4™ molecular filtration units with the following specifications:

- Electrical control panel is 480V 3-phase and draws approximately 2.2 amps at 60 Hz.
- Fan: 4,000 CFM @ 2.00" W.C.
- Thirty-two (32) activated carbon cylinders (coconut shell 4x8 mesh)
- Pre-filter: MERV 8
- Dimensions: 27" H x 66" L x 52" W
- Weight: ~725 lbs.
- Two (2) years of activated carbon cylinder changeouts included¹
- Fifteen (15) 100' foot sections of 24" convection tubing included
Note: Installation of suspension cable and convection tubing shall be

¹ Customer shall be responsible for removal and installation of activated carbon cylinders. Customer shall be responsible for all related taxes and freight charges for shipment of activated carbon cylinders to Customer. **Further, the activated carbon cylinder prices in this quote contemplate Customer returning used cylinders to Byers, at Byers' expense and in the original shipping packaging, at the time of cylinder changeout – Byers reserves the right to charge Customer a fee of \$70.00 per unreturned or damaged cylinder.**

the responsibility of Customer. Byers shall provide technical support.

Byers MT-6™ Molecular Filtration

Byers shall provide twenty-six (26) MT-6™ molecular filtration units with the following specifications:

- Electrical control panel is 480V 3-phase and draws approximately 2.6 amps at 60 Hz.
- Fan: 6,000 CFM @ 2.00" W.C.
- Forty-eight (48) activated carbon cylinders (coconut shell 4x8 mesh)
- Pre-filter: MERV 8
- Dimensions: 40.5" H x 70" L x 52" W
- Weight: ~915 lbs.
- Two (2) years of activated carbon cylinder changeouts included²
- Thirty-six (36) 100' foot sections of 30" convection tubing included
Note: Installation of suspension cable and convection tubing shall be the responsibility of Customer. Byers shall provide technical support.

PRICING³

Capital Expenses:

• Fifteen (15) MT-4™ units (discounted pricing of \$11,250 each)	██████████
• Twenty-six (26) MT-6™ units (discounted pricing of \$13,500 each)	██████████
• Estimated freight	██████████
Total	██████████

² Customer shall be responsible for removal and installation of activated carbon cylinders. Customer shall be responsible for all related taxes and freight charges for shipment of activated carbon cylinders to Customer. **Further, the activated carbon cylinder prices in this quote contemplate Customer returning used cylinders to Byers, at Byers' expense and in the original shipping packaging, at the time of cylinder changeout – Byers reserves the right to charge Customer a fee of \$70.00 per unreturned or damaged cylinder.**

³ Customer shall be responsible for all required electrical infrastructure to support the purchased equipment. Byers Scientific advises GFCI receptacles. Pricing in this quote does NOT include required electrical or installation-related expenses which shall be the responsibility of Customer. Further, unless otherwise noted herein, pricing in this quote does NOT reflect taxes, if applicable, or actual shipping/freight charges which may exceed the estimate. Customer shall be invoiced for any actual tax or additional shipping/freight charges beyond those amounts reflected in this proposal.

Customer Initials BR

Payment terms tbd.

Payments can be made by check, ACH or Wire Transfer. Byers' bank information will be provided if ACH or Wire Transfer payments are preferred. Past due balances will be charged an interest rate of 1.5% per month.

Odor Abatement Plan acceptance

Byers understands and acknowledges that Customer's acceptance of this quote and entry into this agreement is expressly contingent upon Customer's odor abatement plan ("OAP") submitted to Santa Barbara County (California), which proposes use of the odor control equipment described herein, being approved by the County.

If Customer's OAP is not approved, denied, rejected, or otherwise not accepted by the County for any reason, Customer may terminate this agreement immediately upon written notice to Byers. Upon such termination, this agreement shall be null and void and of no further force or effect, and Customer shall have no further payment or performance obligations hereunder.

Any amounts previously paid by Customer shall be promptly refunded by Byers, less only amounts attributable to equipment that has already been manufactured specifically for Customer and cannot reasonably be repurposed, if any, provided that Byers substantiates such amounts in writing.

ADDITIONAL CONSUMABLES ORDERS

~~Orders for activated carbon media beyond the two (2) year term included in the unit purchase price must be purchased from Byers with orders submitted directly via email to accounting@byers-scientific.com. All orders will be processed upon receipt of a purchase order (PO) from Customer.~~

BB

OTHER TERMS

GENERAL DISCLAIMER

Customer acknowledges that Byers cannot be held responsible for the actions or inaction of Customer's personnel or other individuals or entities beyond Byers' authority and control who may have responsibility for the operation of Customer's facility and/or the maintenance and operation of the equipment recommended by Byers herein. Moreover, Customer understands and acknowledges that odor, and the detection and perception of odor, is subjective and the proper maintenance and operation of the odor control equipment recommended by Byers herein cannot prevent third parties from making odor complaints, whether or not legitimate or capable of validation.

DISCLAIMER OF WARRANTIES

EXCEPT AS OTHERWISE PROVIDED HEREIN OR IN ANOTHER DOCUMENT PROVIDED

Customer Initials

BB

TO CUSTOMER BY BYERS, BYERS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, OF ANY KIND. BYERS DISCLAIMS ANY AND ALL OTHER WARRANTIES OF ANY NATURE WHATSOEVER WITH RESPECT TO ANY PRODUCTS OR SERVICES, EXPRESS OR IMPLIED, PARTICULARLY INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY, SUITABILITY, ORIGINALITY, AND FITNESS FOR A PARTICULAR PURPOSE OR THAT THE OPERATION OF THE PRODUCTS OR SERVICES WILL BE SECURE, UNINTERRUPTED OR ERROR FREE. BECAUSE SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF IMPLIED WARRANTIES, THE ABOVE EXCLUSION OF IMPLIED WARRANTIES MAY NOT APPLY TO CUSTOMER.

LIMITATION OF LIABILITY

IN NO CASE SHALL BYERS, ITS DIRECTORS, OFFICERS, SHAREHOLDERS, EMPLOYEES, AFFILIATES, AGENTS, CONTRACTORS, OR LICENSORS BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL, OR CONSEQUENTIAL DAMAGES ARISING FROM ANY CLAIM RELATED IN ANY WAY TO CUSTOMER'S PURCHASE OR USE

OF THE PRODUCTS OR SERVICES. BYERS' AGGREGATE LIABILITY TO CUSTOMER SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER HEREUNDER. BECAUSE SOME STATES, JURISDICTIONS OR COUNTRIES DO NOT ALLOW THE EXCLUSION OR THE LIMITATION OF LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, IN SUCH STATES, JURISDICTIONS OR COUNTRIES, BYERS' LIABILITY SHALL BE LIMITED TO THE EXTENT PERMITTED BY APPLICABLE LAW.

~~MISCELLANEOUS~~

~~Customer hereby agrees to use Byers as its exclusive supplier of activated carbon media for the purchased equipment. By accepting this quote, Customer is agreeing to only use activated carbon media in the equipment that have been purchased from Byers or otherwise reviewed and approved, in writing, by Byers. Customer understands and acknowledges that its purchase of activated carbon media from any supplier other than Byers and/or use of any unapproved activated carbon media in the purchased equipment, unless expressly authorized in writing by Byers, shall be considered a breach of this agreement. In such event, in addition to pursuing any available legal remedies, Byers may void any existing warranties on the purchased equipment.~~

Governing Law/Attorney's Fees

This quote shall be governed and construed under the laws of the State of California. In the event of any action instituted by Byers in connection with this quote, if successful, Byers shall be entitled to recover from Customer all of Byers' costs and expenses incurred including court costs and reasonable attorney's fees.

Estimated⁴ Lead Time

10 – 16 weeks from Byers' receipt of down payment

⁴ Lead times are dependent upon availability of products, materials and component parts (e.g., fans). Customer shall hold Byers harmless for any delivery delays resulting from supply chain delays from product/materials/component suppliers.

Customer Initials BR

Entire Agreement

This quote, including and together with any addendums or amendments, constitutes the sole and entire agreement between Byers and Customer with respect to the subject matter herein, and supersedes all prior and contemporaneous understandings, agreements, and representations, whether written or oral, regarding such subject matter. The terms of this quote shall prevail over any terms or conditions contained in any other documentation related to the subject matter.

Force Majeure

A party does not breach this agreement and is not liable to the other party for a delay or failure to perform an obligation to the extent it results from a Force Majeure Event (as defined below). The party affected by the Force Majeure Event must notify the other party as soon as reasonably practicable and must take all reasonable steps to limit the effects of the Force Majeure Event.

"Force Majeure Event" means any of the following causes provided that they are outside the reasonable control of the affected party and could not have been prevented or avoided by that party taking all reasonable steps:

- an act of God, natural disaster (e.g., earthquake, hurricane, cyclone, tornado, fire, flood, landslide), explosion, epidemic, or pandemic;
- war, invasion, act of a foreign enemy, hostilities between nations (whether war is declared or not), shipping route interruption, civil insurrection or militarily usurped power;
- act of public enemy, sabotage, malicious damage, piracy, terrorism, riots or other civil unrest;
- government order, law, or action, including embargoes or blockades;
- strikes, labor stoppages or slowdowns, or other industrial disturbances including inability or delay in obtaining components, materials, parts or supplies of adequate or suitable quality;
- telecommunication breakdowns, power outages or shortages; and
- other similar events beyond the reasonable control of the affected party.

Quote Expiration

This quote and all included pricing shall expire fifteen (15) days from issuance.

[Signature page to follow]

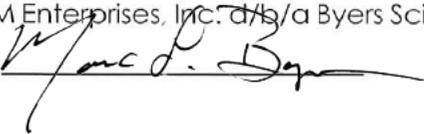
Customer Initials

BB

By signing below, Customer indicates its acceptance of this quote, any appendices attached hereto, and the terms and conditions contained herein and acknowledges that a binding contract has been created⁵.

Quote No.

KGM Enterprises, Inc. d/b/a Byers Scientific

By: 

Printed Name: Marc L Byers

Title: Owner | Founder

CUSTOMER:

Pacific Dutch Group, LLC

By: 

Printed Name: Barry Brand

Title: CEO

Date: 12/31/2025

⁵ Customer shall return a signed copy of this quote and issue a purchase order (PO) within forty-eight (48) hours of acceptance of this quote. Customer's PO may not contain any differing material terms from this quote and any such differing material terms, if included in a PO, shall be deemed rejected by Byers as acceptance of this quote is expressly limited to its terms. In the event of a conflict between the terms of this quote and the terms of any PO issued by Customer, the terms of this quote shall govern and control.

Customer Initials BB

ATTACHMENT 7b – FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

The Board of Supervisors finds that the project is not a “Project” subject to CEQA review per CEQA Guideline Section 15378(b) (5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical change in the environment; and will not result in direct or indirect physical changes in the environment.

2.0 ADMINISTRATIVE FINDINGS – ODOR ABATEMENT PLAN EXTENSION

2.1 Section 35-144U.A.2.f.2 - Extensions. (This provision is only applicable to 35-144U.C.7 - Odor Abatement Plans) A one-time extension of the implementation time period described above may be allowed for up to 12 months. The request for an extension shall be heard by the Board of Supervisors with a recommendation by the Director. A request for an extension must be submitted 90 days prior to the expiration of the implementation period and approved by the Board of Supervisors. Requests for extensions may include, but not be limited to:

- a. Supply chain delays**
- b. On-site power supply upgrades**
- c. Off-site power supply upgrades and availability**
- d. Other circumstances as determined by the Director**

On December 18, 2026, the applicant submitted an Extension application (Attachment 7a) requesting a twelve (12) month extension. The applicant cited difficulty in finding available engineering professionals, challenges with implementing the new requirements over multiple sites, and the need to evaluate various multi-technology carbon filtration (MTCF) technology options. The application states that countywide demand for engineering review services has limited the availability of engineering professionals, resulting in extended timelines for production of the required Odor Abatement Plan (OAP) reports. Additionally, the

need to evaluate and implement compliant odor control solutions across multiple sites increased the complexity of choosing the appropriate MTCF unit.

The applicant provided correspondence with multiple odor control technology vendors demonstrating an ongoing evaluation of available MTCF technology options starting with Envinity Group dated April 16, 2025, Genesis Air Inc. dated October 28, 2025, Groundwell Technologies LLC dated December 12, 2025, and Byers-Scientific dated January 13, 2026. The applicant has chosen to proceed with Byers-Scientific and has provided a contract for purchase of the MTCF units executed on December 31, 2025. The operator submitted an OAP revision application prepared by SCS Engineers to P&D on February 18, 2026 which is currently under review.

The applicant stated that final installation of the MTCF technology is expected to occur 10-16 weeks from the date of purchase or approximately late April 2026. The applicant requested a twelve (12) month extension. Because the applicant submitted an OAP revision application, has entered into a contract to purchase the MTCF equipment, and the installation of the odor abatement equipment is not dependent upon electrical upgrades, of the Board of Supervisors approves a six-month extension to September 18, 2026 rather than the requested twelve (12) month extension.

Therefore, the Board of Supervisors finds there is sufficient evidence in the record to approve a six (6) month time extension to September 18, 2026 pursuant to Section 35-144U.A.2.f.2.

ATTACHMENT 7c – NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Errin Briggs, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 001-020-030

Case No.: 26TEX-00005

Location: 5554 Casitas Pass Road, Carpinteria, CA 93013

Project Title: Primetime Farms, Inc. - Time Extension Request for Installation of Multi-Technology Carbon Filtration

Project Applicant: Primetime Farms, Inc.

Project Description: Case No. 26TEX-00005 is a time extension request to extend the implementation deadline for installation of Multi-Technology Carbon Filtration Odor System one-time for six months from March 18, 2026 to September 18, 2026 per the Santa Barbara County Coastal Zoning Ordinance Section 35-144U.A.2.f.2. The existing cannabis operation is permitted with a Coastal Development Permit and consists of 7.62 acres of cultivation and processing. The property is a 12.17-acre parcel zoned AG-I-10 and shown as Assessor’s Parcel Number 001-020-030, located at 5554 Casitas Pass Road, Carpinteria, CA, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Tadd McKenzie

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: State CEQA Guidelines Section 15378(b)(5)

Reasons to support exemption findings: The activity is not a “Project” subject to CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment.

Primetime Farms, Inc. Odor Abatement Plan Extension

Case No. 26TEX-00005

March 10, 2026

Attachment 7c

Lead Agency Contact Person: Errin Briggs

Phone: (805) 568-2047

Department/Division Representative:



Date: March 10, 2026

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____