



# COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

## MEMORANDUM

**TO:** County Planning Commission

**FROM:** Kathryn Lehr, Supervising Planner, Development Review Division

**STAFF CONTACT:** Gwen Beyeler, Planner

**DATE:** January 12, 2021

**HEARING DATE:** January 13, 2021

**RE:** Central Coast Agriculture Cannabis Cultivation Project  
8701 Santa Rosa Road  
Case Nos. 19CUP-00000-00005 and 19DVP-00000-00010

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The Applicant provided an updated Odor Abatement Plan (OAP) Addendum with Standard Operating Procedures on January 11, 2021, for staff's review. For convenience and to help track the proposed changes, a redline-strikeout version of the updated Standard Operating Procedures is included as Attachment B to this memo. The updates are also copied below (deleted text shown in strikethrough font and new text shown in underlined font):

~~If a party abuses the odor inquiry process, such as by raising~~ makes two (2) or more odor complaints within a time period of 60 days that cannot be verified by either CCA or the County, ~~no additional action will be required of CCA~~ CCA shall only be required to respond to the additional complaints per LUDC Chapter 35.42.075 (C)(6)(f) which shall include the following actions:

- Notify the county of the complaint(s) within 24 hours of receiving the complaint(s).
- Respond to the complaint within one hour of the time the initial complaint was made.
- Corrective action shall commence within 2 hours of the initial call, if corrective action is required, to address any violation of the above referenced code.
- All complaints shall be tracked by recording all of the following information:
  - The contact information of the complainant;
  - A description of the location from which the complainant detected the odor;
  - The time that the operator received the complaint;
  - A description of the complaint;
  - A description of the activities occurring on site when the complainant detected the odors; and
  - Actions the operator implemented in order to address the odor complaint.
- The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections upon the Department's request. CCA shall maintain the complaint tracking records for a minimum of 5 years.

Staff reviewed the updated Standard Operating Procedures (Attachment A) and found it to be consistent with Section 35.042.075.C.6 of the Land Use and Development Code (LUDC). The updated Standard Operating Procedures complies with the County's requirements as discussed in Findings 2.1.2 and 2.1.5 of Attachment A to the Staff Report dated October 20, 2020, incorporated herein by reference, and will be implemented to prevent cannabis odors from being experienced within residential zones. No changes to the findings are warranted.

The Conditions of Approval (Attachment C) have been updated to address the amended odor abatement plan as follows (deleted text shown in strikethrough font and new text shown in underlined font):

- 11. Odor Abatement Plan.** The Owner/Applicant shall implement the Odor Abatement Plan dated March 26, 2020 and the associated addendum dated January 11, 2021 ~~December 18, 2020~~. The Odor Abatement Plan must prevent odors from being experienced within residential zones as determined by the Director and meet all of the requirements of the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11.

**PLAN REQUIREMENTS:** The Odor Abatement system shall be graphically depicted on project plans. The depicted Odor Abatement system shall conform to the Odor Abatement Plan, as reviewed, and the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11 and certified by a Professional Engineer or a Certified Industrial Hygienist.

**TIMING:** The Odor Abatement system shall be installed prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the system throughout duration of cannabis cultivation activities.

**MONITORING:** P&D compliance staff shall monitor implementation prior to the first final building inspection for electrical upgrades. Permit Compliance staff has the authority to request additional measures necessary for corrective actions, provided at the cost of the Applicant, to verify compliance with the Odor Abatement Plan. Upon installation of the odor control system and quarterly thereafter for one year, Permit Compliance staff shall conduct an inspection of the odor control system to assess its compliance with the requirements of this condition and the approved Odor Abatement Plan. As part of each inspection, the County shall retain a professional engineer or certified industrial hygienist, at the applicant's expense, to certify that the Odor Abatement system, specification, operation and procedures has been installed, operating, and maintained as specified in the approved Odor Abatement Plan.

## **RECOMMENDED ACTION**

Staff recommends that the Planning Commission:

1. Make the required findings for approval of the project specified in Attachment A to the Staff Report dated October 20, 2020, herein incorporated by reference, including California Environmental Quality Act (CEQA) findings.
2. Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines §15162 and §15168(c) (Attachments C and D to the Staff Report dated October 20, 2020, herein incorporated by reference).
3. Approve the project, Case Nos. 19CUP-00000-00005 and 19DVP-00000-00010, subject to the updated conditions as revised in this memorandum dated January 12, 2021 and included as Attachment C to this memorandum dated January 12, 2021.

## **ATTACHMENTS**

- A. OAP Addendum with Standard Operating Procedures dated January 11, 2021
- B. Redlined Standard Operating Procedures dated January 11, 2021
- C. Updated Conditions of Approval
  - C-1. Conditional Use Permit Conditions of Approval
  - C-2. Development Plan Conditions of Approval

CC: Case File (to Planner)  
Hearing Support

**ATTACHMENT A: OAP ADDENDUM WITH STANDARD OPERATING PROCEDURES**  
**DATED JANUARY 11, 2021**

**ATTACHMENT B: REDLINED STANDARD OPERATING PROCEDURES DATED  
JANUARY 11, 2021**

## **ATTACHMENT C-1: CONDITIONS OF APPROVAL FOR 19CUP-00000-00005**

**CENTRAL COAST AGRICULTURE, INC., CANNABIS OPERATION  
CONDITIONAL USE PERMIT  
CASE NO. 19CUP-00000-00005  
APN: 083-180-007**

### **Project Description**

- 1. Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-M, dated October 20, 2020, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The Proposed Project is a request for a Conditional Use Permit, Case No. 19CUP-00000-00005, and Development Plan, Case No. 19DVP-00000-00010, to allow a 32-acre cannabis cultivation operation on a 68.19-acre parcel. The Proposed Project includes growing cannabis on 30 acres, with 22 acres of those acres under existing 12-ft.-tall hoop structures. Approximately 1.85 acres of nursery cultivation will take place outdoors and four acres will take place under existing 12-ft.-tall hoop structures. There will be mixed-light nursery cultivation in an existing, permitted 12-ft.-tall 6,594 square foot (sq. ft.) greenhouse and existing permitted 7,000 sq. ft. agricultural building. A new 3,900 sq. ft. storage addition to the greenhouse will replace an as-built hoop structure that is currently being used for storage in the same location. There is an existing 230 sq. ft. shade structure used to protect an irrigation water recycling system for the nursery hoop structures. There will be a new 10-ft.-tall 480 sq. ft. shade structure constructed to replace the five hoop structures that are currently being used for equipment storage. A 1.78 acre composting area, which includes two mobile dumpsters, is located between the northern and southern cultivation areas.

Processing will occur inside an existing, permitted 3,100 sq. ft. agricultural building All cannabis will be unloaded from harvest trucks outside of the processing building and transported into the building with a forklift prior to being frozen. Up to 80% of the material processed as part of the Proposed Project will be grown off site. All processed cannabis will be transported to an off-site manufacturing facility. Transport-only distribution and Nursery Research and Development, which includes internal quality assurance testing, will occur within an existing, permitted 4,200 sq. ft. commercial building. Pesticides and nutrient storage will be stored in two as-built 160 sq. ft. storage containers, one of which is refrigerated. Seed and pollen storage will take place in three as-built 320 sq. ft. refrigerated storage containers. Harvested product will be stored in 52 as-built 320 sq. ft. refrigerated storage containers. 42 of these harvest storage containers will be removed from the subject parcel within three years. Storage of harvested seed

and frozen product will take place in the remaining 10 refrigerated storage containers between June and November.

The cultivation area is enclosed by a 6-ft.-tall chain link fence that exists around the southern, eastern, northern, and northwestern property boundaries and 6-ft.-tall no climb fence along the western property boundary. A new 6-ft.-tall no climb fence will be erected around the two existing agricultural employee duplexes, and will connect to an existing 6-ft.-tall no climb fence that runs along the cement lined drainage channel and the western property boundary. Existing windscreen material will be removed from the fencing as part of the Proposed Project. Mobile 12-ft.-tall windscreens will be installed temporarily along the hoop structures throughout the growing season and will be moved around depending on wind conditions.

Exterior light fixtures will be fully cut-off, downward facing, and on a motion sensor that would remain illuminated for two minutes after activation. Fixtures will be installed at the entrances to the processing, distribution, and nursery buildings. There will be fixtures installed on two poles near the harvest storage area to provide security lighting for the storage containers. One fixture will be located at the entrance to the parcel. Security cameras will be installed throughout the growing and operation areas. No perimeter security lighting is proposed as cameras have night vision capability. A 200 sq. ft. security building with a maximum height of 11 ft. will be located near the parcel entrance. Security guards will be provided 24 hours per day, seven days per week.

Hours of operation will be 7:00 a.m. to 7:00 p.m. every day. The operation includes up to 20 full-time employees and up to 20 additional employees during harvest season. Harvests will last up to three weeks and occur twice per year. 30 on-site parking stalls are located between the nursery building and greenhouse, five of which are ADA compliant spaces. 24 overflow spaces will be located in the area outside the Distribution Building, south of the outdoor cultivation area, for use during the harvests for visitors and contractors. The Proposed Project includes preferred parking spaces for employees that carpool.

A vapor-phase odor control system will be installed around the north and east perimeter of project site. Screening of the operation will be provided by 24,725 sq. ft. of landscaping planted along portions of the western, eastern and southern property lines. Grading will consist of over-excavation and re-compaction for the new security building, shade structure, and trenching for utilities.

Sewage disposal is provided by an existing onsite wastewater treatment system that serves the restroom facilities in the distribution building. Chemical portable toilets will support temporary staff during limited peak harvest time only. Employees will live on site in the two existing employee dwelling duplexes which are served by a separate onsite

wastewater treatment system. Water for irrigation will be provided by one on-site agricultural well. Water for the buildings and dwellings will continue to be provided by one on-site well that is under a single parcel water system permit. There are two existing, permitted 24-ft.-tall 20,000 gallon water tanks and associated pump house and one existing, permitted 5,000 gallon water tank that serve water to the two permitted agricultural employee duplexes and distribution building fire sprinkler system. One existing 1,000 gallon water tank is located near the nursery building and one existing 2,000 gallon water tank is located near the nursery hoop structures.

Access is provided by an existing 30-ft.-wide paved driveway off of Santa Rosa Road. Access to the agricultural employee duplexes is also provided by a separate existing gated driveway. Power will be provided by PG&E and one emergency generator in the event of an emergency. Law enforcement will be provided by the County Sheriff, and fire protection will be provided by the County Fire Department.

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

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Project Specific Conditions**

3. **Licenses Required.** The Owner/Applicant shall obtain and maintain in good status: (1) a valid County business license as required by the County Code Chapter 50, and (2) a valid State cannabis license as required by the California Business and Professions Code for the cannabis activities that are the subject of this permit.
4. **Transfer of Ownership.** In the event that the Owner/Applicant transfers interest in the commercial cannabis operation, the successor(s) in interest shall assume all responsibilities concerning the project including, but not limited to, maintaining compliance with the conditions of this permit and paying for P&D condition compliance activities throughout the life of the project.



**DOCUMENTATION:** The successor(s) in interest shall notify P&D compliance staff, in writing, of the transfer in interest, and provide the contact and billing information of the successor(s) in interest.

**TIMING:** The successor(s) in interest shall provide the written notification within 30 days following the transfer in interest.

**MONITORING:** P&D compliance staff reviews the written notification to confirm that all requisite information has been included pursuant to the requirements of this condition.

5. **Records.** The Owner/Applicant shall maintain clear and adequate records and documentation, in accordance with State law, the California Cannabis Track-and-Trace System, and as required by County Code Chapter 35, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations.

**TIMING:** The Owner/Applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.

**MONITORING:** The Owner/Applicant shall provide the documentation for review, inspection, examination and audit by the Department.

6. **Permit Compliance.** The Owner/Applicant/Operator shall ensure that the project complies with the County cannabis regulations, all approved plans and project conditions, including those which must be monitored after the project is built and/or operations commence. To accomplish this the Owner/Applicant/Operator shall:

1. Complete and submit a Permit Compliance Application to Planning and Development and identify a name and number of the contact person for the project compliance activities.
2. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for Business License annual review and for P&D to hire and manage outside consultants when deemed necessary by P&D staff to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
3. Participate in Initial Compliance Inspections that may occur:
  - a. Prior to commencement of use and/or issuance of Business License,
  - b. Within the first year (during the active growing season), and
  - c. Other instances as deemed necessary by Planning & Development
4. Participate in Regular Compliance Inspections that may occur:

- a. Upon renewal of the County Business License,
- b. For the life of the project, or as specific in permit conditions, and
- c. Other instances as deemed necessary by Planning & Development

**PLAN REQUIREMENTS:** The Owner/Applicant/Operator shall include a note and a copy of this condition on all project plans including Building and Grading Plans.

**TIMING:** Prior to issuance of Zoning Clearance, an associated Permit Compliance Application and deposit shall be submitted to Planning & Development.

**MONITORING:** Planning & Development Compliance Staff or designee shall conduct initial and regular compliance inspections as identified above in accordance with this condition, and as determined to be necessary.

- 7. Fencing and Security Plan.** The Owner/Applicant shall implement the Fencing and Security Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Fencing and Security Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.2), as of the date of permit issuance.

**TIMING:** The Owner/Applicant shall implement the Fencing and Security Plan prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Fencing and Security Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Fencing and Security Plan are installed and maintained pursuant to the requirements of this condition.

- 8. Landscape and Screening Plan.** The Owner/Applicant shall implement the Landscape and Screening Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Landscape and Screening Plan must comply with the requirements of the Land Use and Development Code. The Owner/Applicant shall file a performance security in an amount sufficient to ensure the installation and maintenance of the landscaping for two years, as determined by a landscape architect and approved by P&D compliance staff.

**TIMING:** The Owner/Applicant shall submit one copy of the approved Landscaping and Screening Plan to P&D staff and deposit the performance security prior to issuance of zoning clearance. The applicant shall install all components of the Landscape and Screening

Plan prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the landscaping and screening in compliance with the Landscape and Screening Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Landscape and Screening Plan are installed and maintained pursuant to the requirements of this condition. P&D compliance staff releases said performance security upon a written statement from the Department that the landscaping, in accordance with the approved Landscape and Screening Plan, has been installed and maintained for two years.

9. **Lighting Plan.** The Owner/Applicant shall implement the Lighting Plan stamped “Zoning Approved”.

**PLAN REQUIREMENTS:** The Lighting Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.4 and –D.1.g).

**TIMING:** All components of the Lighting Plan shall be implemented prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Lighting Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Lighting Plan are installed, maintained and operated pursuant to the requirements of this condition.

10. **Noise Plan.** The Owner/Applicant shall implement the Noise Plan stamped “Zoning Approved”.

**PLAN REQUIREMENTS:** The Noise Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.5).

**TIMING:** The Owner/Applicant shall implement the Noise Plan prior to issuance of the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Noise Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Noise Plan are installed, operated and maintained pursuant to the requirements of this condition.

11. **Odor Abatement Plan.** The Owner/Applicant shall implement the Odor Abatement Plan dated March 26, 2020 and the associated addendum dated January 11, 2021. The Odor Abatement Plan must prevent odors from being experienced within residential zones as

determined by the Director and meet all of the requirements of the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11.

**PLAN REQUIREMENTS:** The Odor Abatement system shall be graphically depicted on project plans. The depicted Odor Abatement system shall conform to the Odor Abatement Plan, as reviewed, and the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11 and certified by a Professional Engineer or a Certified Industrial Hygienist.

**TIMING:** The Odor Abatement system shall be installed prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the system throughout duration of cannabis cultivation activities.

**MONITORING:** P&D compliance staff shall monitor implementation prior to the first final building inspection for electrical upgrades. Permit Compliance staff has the authority to request additional measures necessary for corrective actions, provided at the cost of the Applicant, to verify compliance with the Odor Abatement Plan. Upon installation of the odor control system and quarterly thereafter for one year, Permit Compliance staff shall conduct an inspection of the odor control system to assess its compliance with the requirements of this condition and the approved Odor Abatement Plan. As part of each inspection, the County shall retain a professional engineer or certified industrial hygienist, at the applicant's expense, to certify that the Odor Abatement system, specification, operation and procedures has been installed, operating, and maintained as specified in the approved Odor Abatement Plan.

12. **Site Transportation Demand Management Plan.** The Owner/Applicant shall implement the Site Transportation Demand Management Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Site Transportation Demand Management Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.D.1.j).

**TIMING:** The Owner/Applicant shall implement the Site Transportation Demand Management Plan prior to the issuance of the first final building inspection for electrical upgrades. The applicant shall maintain the project site in compliance with the Site Transportation Demand Management Plan throughout the life of the project.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance staff (e.g., by providing a copy of an executed contract with a rideshare service or site inspections to verify that trip reduction features are installed onsite) that all components of the approved Site Transportation Demand Management Plan are implemented.

13. **Cannabis Waste Discharge Requirements.** The Owner/Applicant shall demonstrate compliance with the State Water Resources Control Board's comprehensive Cannabis

Cultivation Policy which includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants and fertilizers.

- 14. Water efficiency for commercial cannabis activities.** Water-conserving features shall be included in the design of cannabis cultivation. Water-conserving features include the following: Evaporative barriers on exposed soils and pots, Rainwater capture and reuse, Reticulated irrigation water (zero waste), Timed drip irrigation, Soil moisture monitors, and Use of recycle water].

**DOCUMENTATION:** The Owner/Applicant shall document water-conserving features on the Irrigation Diagram stamped "Zoning Approved".

**TIMING:** The Odor Abatement system shall be installed prior to the first final building inspection for electrical upgrades.

- 15. Minimum Cultivation Requirements.** A minimum of 10% of the cannabis product processed at and/or distributed from the project site shall be sourced from cannabis plant material cultivated on the same lot on which the processing and/or distribution activities will occur.

**DOCUMENTATION:** The Owner/Applicant shall participate in the California Cannabis Track-and-Trace System and prepare documentation from the California Cannabis Track-and-Trace System that identifies the source of cannabis products that are processed on and/or distributed from the lot on which the processing and/or distribution activities will occur.

**TIMING:** Within three business days of a request from P&D compliance staff, the applicant shall provide the California Cannabis Track-and-Trace System records that identify the source of cannabis products that are processed on and/or distributed from the lot on which the processing and/or distribution activities will occur. Pursuant to Condition No. 5 of this permit. The applicant shall maintain the records for a minimum of five years following the date of preparation of the records.

**MONITORING:** P&D compliance staff inspects the California Cannabis Track-and-Trace System records to confirm that the cannabis products are sourced from appropriate locations pursuant to the requirements of this condition.

- 16. Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D

approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

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

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

- 17. Cannabis General Order.** The Cannabis General Order includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers. The Cannabis General Order requires that cannabis cultivators provide evidence of compliance with the State Water Resources Control Board (SWRCB) Requirements as part of their application for a California Department of Food and Agriculture cannabis cultivation license.

**TIMING:** The Owner/Applicant shall provide the P&D processing planner with evidence of compliance with the SWRCB Requirements prior to Zoning Clearance issuance.

**MONITORING:** P&D compliance staff shall ensure compliance through Business License application review and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.

- 18. Biological Resources – Wildlife Movement Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan as Appendix E to Attachment L to the staff report dated October 20, 2020, incorporated herein by reference, and as summarized below.

- a. **Pets.** No pets should be allowed at the project area during cultivation/staging activities.
- b. **Secondary Containment.** Pallets or secondary containment areas for chemicals, drums, or bagged materials shall be used. Should material spills occur, materials and/or contaminants shall be cleaned up appropriately.
- c. **Vehicles and Equipment.** All vehicles and equipment shall be in good working condition and free of leaks.
- d. **Work Hours.** Cultivation/staging work shall be restricted to daylight hours (7:00 a.m. to 9:00 p.m. to avoid impacts to nocturnal and crepuscular (dawn and dusk activity period) species.
- e. **Riparian Setbacks.** Sensitive natural communities and jurisdictional drainages shall establish appropriate minimum riparian setbacks based on the SWRCB Cannabis General Order and County requirements.
- f. **Special Status Wildlife Species.** If any special status wildlife species are observed

on site during cultivation/staging activities, the animal shall be allowed to safely leave the site on its own accord.

- g. **Erosion Control.** Erosion control and landscaping specifications shall allow only natural-fiber, biodegradable meshes and coir rolls (i.e., no plastic-mesh temporary erosion control measures) to prevent impacts to the environment and to fish and terrestrial wildlife.
- h. **Pest Management.** If rodenticides or other pesticides are used, they shall be wildlife-friendly to the extent feasible to avoid adverse mobilization effects through the food chain. The development and implementation of a Pest Management Plan shall include the techniques, proposed use, storage, and application of pesticides, herbicides, and rodenticides.
- i. **Trash and Debris.** During project activities, all trash that may attract predators should be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- j. **Consultation with United States Fish and Wildlife Services (USFWS).** Consult with USFWS to confirm no effect and/or may affect, but not likely to adversely affect determination(s) for California red-legged frog, LBVI, and SWFL. Consultation outcome shall be documented, and recommendations from the USFWS shall be implemented.
- k. **Workers Environmental Awareness Program (WEAP).** All personnel associated with the Project shall attend a WEAP training, conducted by a qualified biologist, to assist workers in recognizing special status biological resources with the potential to occur in the project site. This training shall include information about the California red-legged frog, western spadefoot toad, Northern California legless lizard, western pond turtle, Blainville's horned lizard, protected nesting birds including SWFL and LBVI, special status plans, sensitive habitats, jurisdictional waters, as well as other special status species potentially occurring in the project site.
  - o The WEAP shall include identification of special status species and habitats, a description of the regulatory status and general ecological characteristics of special status resources, and review of the limits of construction and measures required to avoid and minimize impacts within the site. A fact sheet conveying this information shall be prepared for distribution to all employees and personnel involved with construction. All employees shall sign a form provided by the trainer documenting they attended the WEAP and understand the information. A supervising employee shall ensure crew members adhere to the guidelines and restrictions designed to avoid impacts. If new personnel are added to the project, the supervising employee shall ensure the new personnel receive the WEAP training before starting work. All WEAP materials shall be readily available for reference during work hours.

- Any worker who inadvertently injures or kills a special status species or finds one dead, injured, or entrapped shall immediately report the incident to the employee responsible for WEAP trainings. The employee shall immediately notify USFWS and/or CDFW within five working days of the incident.
- l. **Seasonal Aquatic and Semi-Aquatic Species Avoidance.** Maintenance activities, including non-emergency driving along the access road adjacent to the historic side channel of the Santa Ynez River, and vegetation maintenance and debris removal within the jurisdictional detention basins and ditches on the western side of the property shall be minimized five days prior to and five days after rain events, or conducted when ponded or flowing water is absent. If maintenance must occur during the rainy period or when ponded or flowing water is present, a qualified biological monitor familiar with special status aquatic or semi-aquatic wildlife species with potential to occur in the project site shall conduct a clearance survey to ensure special status species are not present. If any California red-legged frog or western pond turtle are observed, work within 100 ft. of the observation shall stop until USFWS and/or CDFW are contacted and a course of action is determined.
- m. **Seasonal Avian Nesting Avoidance.** During the nesting season (generally February 1 through August 31), changes in routine operations shall not occur within 100 feet of riparian areas. This includes the removal of hoop structure covers, road maintenance, and vegetation or debris clearing in drainages. If changes in routine operations occur during the nesting season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of those activities. The nesting bird pre-construction survey shall be conducted on foot inside the project footprint, including a 100 foot buffer around the project site, including access roads (300-foot for raptors), and using binoculars to the extent practicable. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer (dependent on the species, proposed work activity, and existing disturbances associated with the land uses outside of the site), shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, or other means to mark the boundary. All personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No changes in routine activities shall occur inside this buffer until a qualified avian biologist has confirmed breeding/nesting is completed, and the young have fledged the nest.
- n. **Buffer Avoidance.** Equipment, materials, machinery, vehicles, storage, and other items shall not be located, stored, parked, or serviced within 100 feet of drainages. At a minimum, a 10-foot visual buffer depicted by four-foot-tall T-posts with an attached cable shall be erected to restrict access.



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

**TIMING:** The requirements of this condition shall be implemented prior to the commencement of and throughout grading for and construction of new buildings. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance. P&D compliance monitoring staff, USFWS staff, and/or CDFW staff shall monitor compliance with this condition at the pre-construction meeting, during grading and construction, and throughout the life of the project, as applicable.

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits prior to Zoning Clearance issuance.

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

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

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance and building permits prior to Zoning Clearance issuance.

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

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

- 21. Emergency Generator.** In the event of a power failure, a generator may be used on the site to provide backup power. A generator is allowed for emergency backup electrical purposes only and shall only be continuously operated during an event of interruption of standard electrical service as provided by the local electrical utility company to the subject parcel. Pursuant to the manufacturer's routine maintenance recommendations, the generator may be exercised on a monthly basis for a period not to exceed 30 minutes. The exercise period shall be limited to the hours between 7:30 a.m. and 4:30 p.m., Monday–Friday only & shall not occur on State holidays (e.g., Thanksgiving, Labor Day, etc.). Non-emergency operation beyond 30 minutes per month shall be prohibited. Additionally, Air Pollution Control District (APCD) permits are required for diesel-powered emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater.

**PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans.

**TIMING:** If required, Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

- 22. Elapsed Time Meter.** The Owner shall install, operate and properly maintain a dedicated, non-resettable elapsed-time meter on the emergency generator engine. A written record detailing the hours of operation, corresponding meter readings from the hours meter, and reason for each operation, shall be maintained and submitted to the APCD upon request. The Owner shall install a California Air Resources Board (CARB) certified diesel particulate filter to the exhaust system of the generator.

**TIMING:** The time meter and particulate filter shall be installed prior to Final Building Inspection Clearance.

- 23. Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.

- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

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

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

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

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

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

- 24. Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

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

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

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

- 25. Storage Container Removal.** As proposed by the Applicant, within three years of the first Zoning Clearance issuance for the Proposed Project, the Owner/Applicant shall remove 42 of the 52 refrigerated storage containers used for harvest storage as shown on the site plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Owner/Applicant shall state this condition on all site plans.

**TIMING:** By the last day of the three year time period, the 42 containers shall be removed from the subject parcel. *[For example, if the Zoning Clearance was issued on January 1, 2021, then the containers would need to be removed by 5:00 p.m. on December 31, 2023.]*

**MONITORING:** The P&D processing planner shall ensure this condition is on all site plans. P&D processing planner shall inform P&D compliance staff of the Zoning Clearance issuance date and required container removal date. The Owner/Applicant shall inform the P&D processing planner and P&D compliance staff once the storage containers have been removed. On the day of the required removal, or as soon as possible thereafter, the P&D processing planner and/or compliance staff shall inspect the subject parcel.

- 26. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to approval of 20BAR-00000-00057.

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

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

- 27. Odor Control Notification.** The Owner/Applicant shall inform P&D compliance monitoring staff prior to making any changes to the product/substance used within the approved vapor phase odor control system. The Owner/Applicant shall submit detailed product information, including but not limited to materials safety data sheets, to P&D compliance staff for review and approval. P&D staff shall coordinate their review of the proposed product/substance with the Santa Barbara Air Pollution Control District (SBCAPCD). The SBCAPCD shall assess whether this product, or its contents, are listed on the State's Toxic Air Contaminant List or other similar hazardous air contaminants list.

**TIMING:** The Owner/Applicant shall inform P&D compliance monitoring staff of their intent to change the product used within the vapor phase odor control system prior to its use. The Owner/Applicant shall receive P&D approval prior to use of new product/substance.

**MONITORING:** P&D compliance monitoring staff shall review the proposed product/substance changes and associated information materials in coordinate with the SBCAPCD. P&D compliance monitoring staff shall ensure that the vapor phase product/solution is implemented and operated in compliance with the approved Odor Abatement Plan and any associated or subsequent addendums.

### **County Rules and Regulations**

- 28. Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020]
- 29. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 30. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 31. CUP Void.** This Conditional Use Permit shall become void and be automatically revoked if

the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with §35.84.030 of the Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of this Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of this Conditional Use Permit. (Land Use and Development Code §35.82.060 and §35.84.060).

32. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
33. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
34. **Rules-20 Revisions Related to Plans.** The Owner/Applicant shall request a revision for any proposed changed to approved Coastal Development Permit plans. Substantial conformity shall be determined by the Director of P&D.
35. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
36. **Rules-23 Processing Fees Required.** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
37. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. This is based on a project type of cannabis cultivation.

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

38. **Rules-25 Signed Agreement to Comply.** Prior to Zoning Clearance issuance, the

Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.

- 39. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:

  - a. Air Pollution Control District dated November 20, 2020;
  - b. Environmental Health Services Division dated June 17, 2020;
  - c. Fire Department dated March 4, 2019;
  - d. Flood Control Water Agency dated June 5, 2020.
  - e. Roads dated October 1, 2020.
  
- 40. Rules-30 Plan Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
  
- 41. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.
  
- 42. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner/Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
  
- 43. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and

hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

- 44. Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
- 45. Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
- 46. CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised Conditional Use Permit.



## **ATTACHMENT C-2: CONDITIONS OF APPROVAL FOR 19DVP-00000-00010**

**CENTRAL COAST AGRICULTURE, INC., CANNABIS OPERATION  
DEVELOPMENT PLAN  
CASE NO. 19DVP-00000-00010  
APN: 083-180-007**

### **Project Description**

- 1. Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-M, dated October 20, 2020, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The Proposed Project is a request for a Conditional Use Permit, Case No. 19CUP-00000-00005, and Development Plan, Case No. 19DVP-00000-00010, to allow a 32-acre cannabis cultivation operation on a 68.19-acre parcel. The Proposed Project includes growing cannabis on 30 acres, with 22 acres of those acres under existing 12-ft.-tall hoop structures. Approximately 1.85 acres of nursery cultivation will take place outdoors and four acres will take place under existing 12-ft.-tall hoop structures. There will be mixed-light nursery cultivation in an existing, permitted 12-ft.-tall 6,594 square foot (sq. ft.) greenhouse and existing permitted 7,000 sq. ft. agricultural building. A new 3,900 sq. ft. storage addition to the greenhouse will replace an as-built hoop structure that is currently being used for storage in the same location. There is an existing 230 sq. ft. shade structure used to protect an irrigation water recycling system for the nursery hoop structures. There will be a new 10-ft.-tall 480 sq. ft. shade structure constructed to replace the five hoop structures that are currently being used for equipment storage. A 1.78 acre composting area, which includes two mobile dumpsters, is located between the northern and southern cultivation areas.

Processing will occur inside an existing, permitted 3,100 sq. ft. agricultural building. All cannabis will be unloaded from harvest trucks outside of the processing building and transported into the building with a forklift prior to being frozen. Up to 80% of the material processed as part of the Proposed Project will be grown off site. All processed cannabis will be transported to an off-site manufacturing facility. Transport-only distribution and Nursery Research and Development, which includes internal quality assurance testing, will occur within an existing, permitted 4,200 sq. ft. commercial building. Pesticides and nutrient storage will be stored in two as-built 160 sq. ft. storage containers, one of which is refrigerated. Seed and pollen storage will take place in three as-built 320 sq. ft. refrigerated storage containers. Harvested product will be stored in 52 as-built 320 sq. ft. refrigerated storage containers. 42 of these harvest storage containers will be removed from the subject parcel within three years. Storage of harvested seed

and frozen product will take place in the remaining 10 refrigerated storage containers between June and November.

The cultivation area is enclosed by a 6-ft.-tall chain link fence that exists around the southern, eastern, northern, and northwestern property boundaries and 6-ft.-tall no climb fence along the western property boundary. A new 6-ft.-tall no climb fence will be erected around the two existing agricultural employee duplexes, and will connect to an existing 6-ft.-tall no climb fence that runs along the cement lined drainage channel and the western property boundary. Existing windscreen material will be removed from the fencing as part of the Proposed Project. Mobile 12-ft.-tall windscreens will be installed temporarily along the hoop structures throughout the growing season and will be moved around depending on wind conditions.

Exterior light fixtures will be fully cut-off, downward facing, and on a motion sensor that would remain illuminated for two minutes after activation. Fixtures will be installed at the entrances to the processing, distribution, and nursery buildings. There will be fixtures installed on two poles near the harvest storage area to provide security lighting for the storage containers. One fixture will be located at the entrance to the parcel. Security cameras will be installed throughout the growing and operation areas. No perimeter security lighting is proposed as cameras have night vision capability. A 200 sq. ft. security building with a maximum height of 11 ft. will be located near the parcel entrance. Security guards will be provided 24 hours per day, seven days per week.

Hours of operation will be 7:00 a.m. to 7:00 p.m. every day. The operation includes up to 20 full-time employees and up to 20 additional employees during harvest season. Harvests will last up to three weeks and occur twice per year. 30 on-site parking stalls are located between the nursery building and greenhouse, five of which are ADA compliant spaces. 24 overflow spaces will be located in the area outside the Distribution Building, south of the outdoor cultivation area, for use during the harvests for visitors and contractors. The Proposed Project includes preferred parking spaces for employees that carpool.

A vapor-phase odor control system will be installed around the north and east perimeter of project site. Screening of the operation will be provided by 24,725 sq. ft. of landscaping planted along portions of the western, eastern and southern property lines. Grading will consist of over-excavation and re-compaction for the new security building, shade structure, and trenching for utilities.

Sewage disposal is provided by an existing onsite wastewater treatment system that serves the restroom facilities in the distribution building. Chemical portable toilets will support temporary staff during limited peak harvest time only. Employees will live on site in the two existing employee dwelling duplexes which are served by a separate onsite

wastewater treatment system. Water for irrigation will be provided by one on-site agricultural well. Water for the buildings and dwellings will continue to be provided by one on-site well that is under a single parcel water system permit. There are two existing, permitted 24-ft.-tall 20,000 gallon water tanks and associated pump house and one existing, permitted 5,000 gallon water tank that serve water to the two permitted agricultural employee duplexes and distribution building fire sprinkler system. One existing 1,000 gallon water tank is located near the nursery building and one existing 2,000 gallon water tank is located near the nursery hoop structures.

Access is provided by an existing 30-ft.-wide paved driveway off of Santa Rosa Road. Access to the agricultural employee duplexes is also provided by a separate existing gated driveway. Power will be provided by PG&E and one emergency generator in the event of an emergency. Law enforcement will be provided by the County Sheriff, and fire protection will be provided by the County Fire Department.

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

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Project Specific Conditions**

3. **Licenses Required.** The Owner/Applicant shall obtain and maintain in good status: (1) a valid County business license as required by the County Code Chapter 50, and (2) a valid State cannabis license as required by the California Business and Professions Code for the cannabis activities that are the subject of this permit.
4. **Transfer of Ownership.** In the event that the Owner/Applicant transfers interest in the commercial cannabis operation, the successor(s) in interest shall assume all responsibilities concerning the project including, but not limited to, maintaining compliance with the conditions of this permit and paying for P&D condition compliance activities throughout the life of the project.

**DOCUMENTATION:** The successor(s) in interest shall notify P&D compliance staff, in writing, of the transfer in interest, and provide the contact and billing information of the successor(s) in interest.

**TIMING:** The successor(s) in interest shall provide the written notification within 30 days following the transfer in interest.

**MONITORING:** P&D compliance staff reviews the written notification to confirm that all requisite information has been included pursuant to the requirements of this condition.

5. **Records.** The Owner/Applicant shall maintain clear and adequate records and documentation, in accordance with State law, the California Cannabis Track-and-Trace System, and as required by County Code Chapter 35, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations.

**TIMING:** The Owner/Applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.

**MONITORING:** The Owner/Applicant shall provide the documentation for review, inspection, examination and audit by the Department.

6. **Permit Compliance.** The Owner/Applicant/Operator shall ensure that the project complies with the County cannabis regulations, all approved plans and project conditions, including those which must be monitored after the project is built and/or operations commence. To accomplish this the Owner/Applicant/Operator shall:
1. Complete and submit a Permit Compliance Application to Planning and Development and identify a name and number of the contact person for the project compliance activities.
  2. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for Business License annual review and for P&D to hire and manage outside consultants when deemed necessary by P&D staff to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
  3. Participate in Initial Compliance Inspections that may occur:
    - a. Prior to commencement of use and/or issuance of Business License,
    - b. Within the first year (during the active growing season), and
    - c. Other instances as deemed necessary by Planning & Development
  4. Participate in Regular Compliance Inspections that may occur:

- a. Upon renewal of the County Business License,
- b. For the life of the project, or as specific in permit conditions, and
- c. Other instances as deemed necessary by Planning & Development

**PLAN REQUIREMENTS:** The Owner/Applicant/Operator shall include a note and a copy of this condition on all project plans including Building and Grading Plans.

**TIMING:** Prior to issuance of Zoning Clearance, an associated Permit Compliance Application and deposit shall be submitted to Planning & Development.

**MONITORING:** Planning & Development Compliance Staff or designee shall conduct initial and regular compliance inspections as identified above in accordance with this condition, and as determined to be necessary.

7. **Fencing and Security Plan.** The Owner/Applicant shall implement the Fencing and Security Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Fencing and Security Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.2).

**TIMING:** The Owner/Applicant shall implement the Fencing and Security Plan prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Fencing and Security Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Fencing and Security Plan are installed and maintained pursuant to the requirements of this condition.

8. **Landscape and Screening Plan.** The Owner/Applicant shall implement the Landscape and Screening Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Landscape and Screening Plan must comply with the requirements of the Land Use and Development Code. The Owner/Applicant shall file a performance security in an amount sufficient to ensure the installation and maintenance of the landscaping for two years, as determined by a landscape architect and approved by P&D compliance staff.

**TIMING:** The Owner/Applicant shall submit one copy of the approved Landscaping and Screening Plan to P&D staff and deposit the performance security prior to issuance of the zoning clearance. The applicant shall install all components of the Landscape and Screening Plan prior to the first final building inspection for electrical upgrades. The Owner/Applicant

shall maintain the landscaping and screening in compliance with the Landscape and Screening Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Landscape and Screening Plan are installed and maintained pursuant to the requirements of this condition. P&D compliance staff releases said performance security upon a written statement from the Department that the landscaping, in accordance with the approved Landscape and Screening Plan, has been installed and maintained for two years.

9. **Lighting Plan.** The Owner/Applicant shall implement the Lighting Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Lighting Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.4 and –D.1.g).

**TIMING:** All components of the Lighting Plan shall be implemented prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Lighting Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Lighting Plan are installed, maintained and operated pursuant to the requirements of this condition.

10. **Noise Plan.** The Owner/Applicant shall implement the Noise Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Noise Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.C.5).

**TIMING:** The Owner/Applicant shall implement the Noise Plan prior to issuance of the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the project site in compliance with the Noise Plan throughout the life of the project.

**MONITORING:** P&D compliance staff inspects the project site to confirm that all components of the Noise Plan are installed, operated and maintained pursuant to the requirements of this condition.

11. **Odor Abatement Plan.** The Owner/Applicant shall implement the Odor Abatement Plan dated March 26, 2020 and the associated addendum dated January 11, 2021. The Odor Abatement Plan must prevent odors from being experienced within residential zones as

determined by the Director and meet all of the requirements of the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11.

**PLAN REQUIREMENTS:** The Odor Abatement system shall be graphically depicted on project plans. The depicted Odor Abatement system shall conform to the Odor Abatement Plan, as reviewed, and the Santa Ynez Valley Community Plan DevStd LUG-SYV-8.11 and certified by a Professional Engineer or a Certified Industrial Hygienist.

**TIMING:** The Odor Abatement system shall be installed prior to the first final building inspection for electrical upgrades. The Owner/Applicant shall maintain the system throughout duration of cannabis cultivation activities.

**MONITORING:** P&D compliance staff shall monitor implementation prior to the first final building inspection for electrical upgrades. Permit Compliance staff has the authority to request additional measures necessary for corrective actions, provided at the cost of the Applicant, to verify compliance with the Odor Abatement Plan. Upon installation of the odor control system and quarterly thereafter for one year, Permit Compliance staff shall conduct an inspection of the odor control system to assess its compliance with the requirements of this condition and the approved Odor Abatement Plan. As part of each inspection, the County shall retain a professional engineer or certified industrial hygienist, at the applicant's expense, to certify that the Odor Abatement system, specification, operation and procedures has been installed, operating, and maintained as specified in the approved Odor Abatement Plan.

12. **Site Transportation Demand Management Plan.** The Owner/Applicant shall implement the Site Transportation Demand Management Plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Site Transportation Demand Management Plan must comply with the requirements of the Land Use and Development Code (§ 35.42.075.D.1.j).

**TIMING:** The Owner/Applicant shall implement the Site Transportation Demand Management Plan prior to the issuance of final building inspection for electrical upgrades. The applicant shall maintain the project site in compliance with the Site Transportation Demand Management Plan throughout the life of the project.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance staff (e.g., by providing a copy of an executed contract with a rideshare service or site inspections to verify that trip reduction features are installed onsite) that all components of the approved Site Transportation Demand Management Plan are implemented.

13. **Cannabis Waste Discharge Requirements.** The Owner/Applicant shall demonstrate compliance with the State Water Resources Control Board's comprehensive Cannabis

Cultivation Policy which includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants and fertilizers.

- 14. Water efficiency for commercial cannabis activities.** Water-conserving features shall be included in the design of cannabis cultivation. Water-conserving features include the following: Evaporative barriers on exposed soils and pots, Rainwater capture and reuse, Reticulated irrigation water (zero waste), Timed drip irrigation, Soil moisture monitors, and Use of recycle water].

**DOCUMENTATION:** The Owner/Applicant shall document water-conserving features on the Irrigation Diagram stamped "Zoning Approved".

- 15. Minimum Cultivation Requirements.** A minimum of 10% of the cannabis product processed at and/or distributed from the project site shall be sourced from cannabis plant material cultivated on the same lot on which the processing and/or distribution activities will occur.

**DOCUMENTATION:** The Owner/Applicant shall participate in the California Cannabis Track-and-Trace System and prepare documentation from the California Cannabis Track-and-Trace System that identifies the source of cannabis products that are processed on and/or distributed from the lot on which the processing and/or distribution activities will occur.

**TIMING:** Within three business days of a request from P&D compliance staff, the applicant shall provide the California Cannabis Track-and-Trace System records that identify the source of cannabis products that are processed on and/or distributed from the lot on which the processing and/or distribution activities will occur. Pursuant to Condition No. 5 of this permit. The applicant shall maintain the records for a minimum of five years following the date of preparation of the records.

**MONITORING:** P&D compliance staff inspects the California Cannabis Track-and-Trace System records to confirm that the cannabis products are sourced from appropriate locations pursuant to the requirements of this condition.

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



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

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

- 17. Biological Resources – Cannabis General Order.** The Cannabis General Order includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers. The Cannabis General Order requires that cannabis cultivators provide evidence of compliance with the State Water Resources Control Board (SWRCB) Requirements as part of their application for a California Department of Food and Agriculture cannabis cultivation license.

**TIMING:** The Owner/Applicant shall provide the P&D processing planner with evidence of compliance with the SWRCB Requirements prior to Zoning Clearance issuance.

**MONITORING:** P&D compliance staff shall ensure compliance through Business License application review and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.

- 18. Biological Resources – Wildlife Movement Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan as Attachment L to the staff report dated October 20, 2020, incorporated herein by reference, and as summarized below.

- a. **Pets.** No pets should be allowed at the project area during cultivation/staging activities.
- b. **Secondary Containment.** Pallets or secondary containment areas for chemicals, drums, or bagged materials shall be used. Should material spills occur, materials and/or contaminants shall be cleaned up appropriately.
- c. **Vehicles and Equipment.** All vehicles and equipment shall be in good working condition and free of leaks.
- d. **Work Hours.** Cultivation/staging work shall be restricted to daylight hours (7:00 a.m. to 9:00 p.m. to avoid impacts to nocturnal and crepuscular (dawn and dusk activity period) species.
- e. **Riparian Setbacks.** Sensitive natural communities and jurisdictional drainages shall establish appropriate minimum riparian setbacks based on the SWRCB Cannabis General Order and County requirements.
- f. **Special Status Wildlife Species.** If any special status wildlife species are observed on site during cultivation/staging activities, the animal shall be allowed to safely leave the site on its own accord.
- g. **Erosion Control.** Erosion control and landscaping specifications shall allow only

natural-fiber, biodegradable meshes and coir rolls (i.e., no plastic-mesh temporary erosion control measures) to prevent impacts to the environment and to fish and terrestrial wildlife.

- h. **Pest Management.** If rodenticides or other pesticides are used, they shall be wildlife-friendly to the extent feasible to avoid adverse mobilization effects through the food chain. The development and implementation of a Pest Management Plan shall include the techniques, proposed use, storage, and application of pesticides, herbicides, and rodenticides.
- i. **Trash and Debris.** During project activities, all trash that may attract predators should be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- j. **Consultation with United States Fish and Wildlife Services (USFWS).** Consult with USFWS to confirm no effect and/or may affect, but not likely to adversely affect determination(s) for California red-legged frog, LBVI, and SWFL. Consultation outcome shall be documented, and recommendations from the USFWS shall be implemented.
- k. **Workers Environmental Awareness Program (WEAP).** All personnel associated with the Project shall attend a WEAP training, conducted by a qualified biologist, to assist workers in recognizing special status biological resources with the potential to occur in the project site. This training shall include information about the California red-legged frog, western spadefoot toad, Northern California legless lizard, western pond turtle, Blainville's horned lizard, protected nesting birds including SWFL and LBVI, special status plans, sensitive habitats, jurisdictional waters, as well as other special status species potentially occurring in the project site.
  - o The WEAP shall include identification of special status species and habitats, a description of the regulatory status and general ecological characteristics of special status resources, and review of the limits of construction and measures required to avoid and minimize impacts within the site. A fact sheet conveying this information shall be prepared for distribution to all employees and personnel involved with construction. All employees shall sign a form provided by the trainer documenting they attended the WEAP and understand the information. A supervising employee shall ensure crew members adhere to the guidelines and restrictions designed to avoid impacts. If new personnel are added to the project, the supervising employee shall ensure the new personnel receive the WEAP training before starting work. All WEAP materials shall be readily available for reference during work hours.
  - o Any worker who inadvertently injures or kills a special status species or finds one dead, injured, or entrapped shall immediately report the incident to the employee responsible for WEAP trainings. The employee shall

immediately notify USFWS and/or CDFW within five working days of the incident.

- l. Seasonal Aquatic and Semi-Aquatic Species Avoidance.** Maintenance activities, including non-emergency driving along the access road adjacent to the historic side channel of the Santa Ynez River, and vegetation maintenance and debris removal within the jurisdictional detention basins and ditches on the western side of the property shall be minimized five days prior to and five days after rain events, or conducted when ponded or flowing water is absent. If maintenance must occur during the rainy period or when ponded or flowing water is present, a qualified biological monitor familiar with special status aquatic or semi-aquatic wildlife species with potential to occur in the project site shall conduct a clearance survey to ensure special status species are not present. If any California red-legged frog or western pond turtle are observed, work within 100 ft. of the observation shall stop until USFWS and/or CDFW are contacted and a course of action is determined.
- m. Seasonal Avian Nesting Avoidance.** During the nesting season (generally February 1 through August 31), changes in routine operations shall not occur within 100 feet of riparian areas. This includes the removal of hoop structure covers, road maintenance, and vegetation or debris clearing in drainages. If changes in routine operations occur during the nesting season, then a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of those activities. The nesting bird pre-construction survey shall be conducted on foot inside the project footprint, including a 100 foot buffer around the project site, including access roads (300-foot for raptors), and using binoculars to the extent practicable. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California. If nests are found, an avoidance buffer (dependent on the species, proposed work activity, and existing disturbances associated with the land uses outside of the site), shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, or other means to mark the boundary. All personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No changes in routine activities shall occur inside this buffer until a qualified avian biologist has confirmed breeding/nesting is completed, and the young have fledged the nest.
- n. Buffer Avoidance.** Equipment, materials, machinery, vehicles, storage, and other items shall not be located, stored, parked, or serviced within 100 feet of drainages. At a minimum, a 10-foot visual buffer depicted by four-foot-tall T-posts with an attached cable shall be erected to restrict access.

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

**TIMING:** The requirements of this condition shall be implemented prior to the

commencement of and throughout grading for and construction of new buildings. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance. P&D compliance monitoring staff, USFWS staff, and/or CDFW staff shall monitor compliance with this condition at the pre-construction meeting, during grading and construction, and throughout the life of the project, as applicable.

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits prior to Zoning Clearance issuance.

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

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

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

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance and building permits prior to Zoning Clearance issuance.

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

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

21. **Emergency Generator.** In the event of a power failure, a generator may be used on the

site to provide backup power. A generator is allowed for emergency backup electrical purposes only and shall only be continuously operated during an event of interruption of standard electrical service as provided by the local electrical utility company to the subject parcel. Pursuant to the manufacturer's routine maintenance recommendations, the generator may be exercised on a monthly basis for a period not to exceed 30 minutes. The exercise period shall be limited to the hours between 7:30 a.m. and 4:30 p.m., Monday–Friday only & shall not occur on State holidays (e.g., Thanksgiving, Labor Day, etc.). Non-emergency operation beyond 30 minutes per month shall be prohibited. Additionally, Air Pollution Control District (APCD) permits are required for diesel-powered emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater.

**PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans.

**TIMING:** If required, Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

- 22. Elapsed Time Meter.** The Owner shall install, operate and properly maintain a dedicated, non-resettable elapsed-time meter on the emergency generator engine. A written record detailing the hours of operation, corresponding meter readings from the hours meter, and reason for each operation, shall be maintained and submitted to the APCD upon request. The Owner shall install a California Air Resources Board (CARB) certified diesel particulate filter to the exhaust system of the generator.

**TIMING:** The time meter and particulate filter shall be installed prior to the first Final Building Inspection Clearance.

- 23. Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - f. Order increased watering as necessary to prevent transport of dust off-site.

- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

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

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

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

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

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

- 24. Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

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

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

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

- 25. Storage Container Removal.** As proposed by the Applicant, within three years of the first Zoning Clearance issuance for the Proposed Project, the Owner/Applicant shall remove 42 of the 52 refrigerated storage containers used for harvest storage as shown on the site plan stamped "Zoning Approved".

**PLAN REQUIREMENTS:** The Owner/Applicant shall state this condition on all site plans.

**TIMING:** By the last day of the three year time period, the 42 containers shall be removed from the subject parcel. *[For example, if the Zoning Clearance was issued on January 1, 2021, then the containers would need to be removed by 5:00 p.m. on December 31, 2023.]*

**MONITORING:** The P&D processing planner shall ensure this condition is on all site plans. P&D processing planner shall inform P&D compliance staff of the Zoning Clearance issuance date and required container removal date. The Owner/Applicant shall inform the P&D processing planner and P&D compliance staff once the storage containers have been removed. On the day of the required removal, or as soon as possible thereafter, the P&D processing planner and/or compliance staff shall inspect the subject parcel.

- 26. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to approval of 20BAR-00000-00057.

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

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

- 27. Odor Control Notification.** The Owner/Applicant shall inform P&D compliance monitoring staff prior to making any changes to the product/substance used within the approved vapor phase odor control system. The Owner/Applicant shall submit detailed product information, including but not limited to materials safety data sheets, to P&D compliance staff for review and approval. P&D staff shall coordinate their review of the proposed product/substance with the Santa Barbara Air Pollution Control District (SBCAPCD). The

SBCAPCD shall assess whether this product, or its contents, are listed on the State's Toxic Air Contaminant List or other similar hazardous air contaminants list.

**TIMING:** The Owner/Applicant shall inform P&D compliance monitoring staff of their intent to change the product used within the vapor phase odor control system prior to its use. The Owner/Applicant shall receive P&D approval prior to use of new product/substance.

**MONITORING:** P&D compliance monitoring staff shall review the proposed product/substance changes and associated information materials in coordinate with the SBCAPCD. P&D compliance monitoring staff shall ensure that the vapor phase product/solution is implemented and operated in compliance with the approved Odor Abatement Plan and any associated or subsequent addendums.

### **County Rules and Regulations**

- 28. Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020]
- 29. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 30. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 31. Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan 19DVP-00000-00010.
- 32. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or



financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

33. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.
34. **Rules-20 Revisions Related to Plans.** The Owner/Applicant shall request a revision for any proposed changed to approved Coastal Development Permit plans. Substantial conformity shall be determined by the Director of P&D.
35. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
36. **Rules-23 Processing Fees Required.** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
37. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. This is based on a project type of cannabis cultivation.

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

38. **Rules-25 Signed Agreement to Comply.** Prior to Zoning Clearance issuance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
39. **Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated November 20, 2020;
  - b. Environmental Health Services Division dated June 17, 2020;
  - c. Fire Department dated March 4, 2019;
  - d. Flood Control Water Agency dated June 5, 2020.

e. Roads dated October 1, 2020.

- 40. Rules-30 Plan Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 41. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.
- 42. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner/Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 43. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 44. Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions

and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

- 45. Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
- 46. DVP Revisions.** The approval by the Planning Commission of a revised Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised Development Plan.

# Cannabis Odor Abatement Plan (Addendum)

December 23, 2020

Prepared for:

**Central Coast Agriculture, Inc (CCAg)**

Site Address: 8701 Santa Rosa Rd  
Buellton, CA

Prepared by:

**Nate Seward, PE, CIH**

Professional Mechanical Engineer (M31978)

Certified Industrial Hygienist (9582 CP)

Certified Radon Tester #108180RT

EPA & IICRC Instructor (WRT & AMRT)

Licensed Asbestos Abatement Consultant (I-1923)

On behalf of Central Coast Agriculture, Inc. (CCAg), this addendum has been prepared this addendum which also includes Odor Control and Management Standard Operating Procedures (SOP), Attachment 1. This Addendum should be used in conjunction with the most current Cannabis Odor Abatement Plan dated March 26, 2020.

### **Site Description**

The subject site is located at 8701 Santa Rosa Rd, Buellton, CA; APN: 083-180-007; Inland Zone = AG; Zoning = AG-II 40. The subject property will include cultivation of approximately 35 acres with the closest residential property to the north east of the property and approximately 2,239 feet from the property line and 2,500 from the nearest cultivation. To the West, the closest residential zoning is 12.5 miles away.

It is anticipated that the subject property will produce two crops per year. The first crop will get planted into the ground in April with harvesting in the last two weeks of June. The second crop will get planted into the ground in July with harvesting in the last two weeks of October. Each harvest will be flash frozen within about 20 minutes from harvest. The flowers are stored on site in sealed containers at negative 30 degrees.

The applicant will approach the odor mitigation with a phased approach as outlined in the attached SOPs and including the following:

### ***Warehouse – Carbon Filtration***

The applicant will be primarily growing varieties of cannabis with sweet and floral terpene profiles – which have less of the typical “skunk” smell of other cannabis varieties. No flower drying or curing will occur within the processing areas eliminating a significant odor emitting process, only freezing of the product will occur and within approximately 20 minutes (maximum of 2 hours) of harvesting inside the cultivation warehouse building. The odors associated at the subject site will be emitted during the flowering stages from mature plants during the growth process. The strongest cannabis odors will be expected during the last few weeks just before harvesting.

The Cultivation Warehouse will be placed under a negative pressure to reduce the escape of unwanted nuisance odors that maybe produced during the freezing process. The warehouse will utilize an exhaust fan that will filter the air thru an activated carbon filter prior to exhausting from the building.

$$\text{Cubic Feet/Min (needed)} = \frac{\text{Room Volume} \times \text{Air Changes/hour}}{60}$$

Air Changes/hour = 4

Dimensions of rooms that will utilize carbon filters:

Cultivation Warehouse – 2,984 sq. ft x 20' height = Volume = 59,680ft<sup>3</sup>

CFM needed = (59,680 x 4) ÷ 60 = 3,978 cfm

Number of machines = 3,978 ÷ 2,000 = 1.9 or Round up to 2 machines

The Cultivation Warehouse building will include 2 Carbon filtration machines which will be effective in mitigating odors. The warehouse air will be exhausting air within the building out thru the carbon filters creating a negative pressure. This negative pressure will reduce the escape of any nuisance odors.

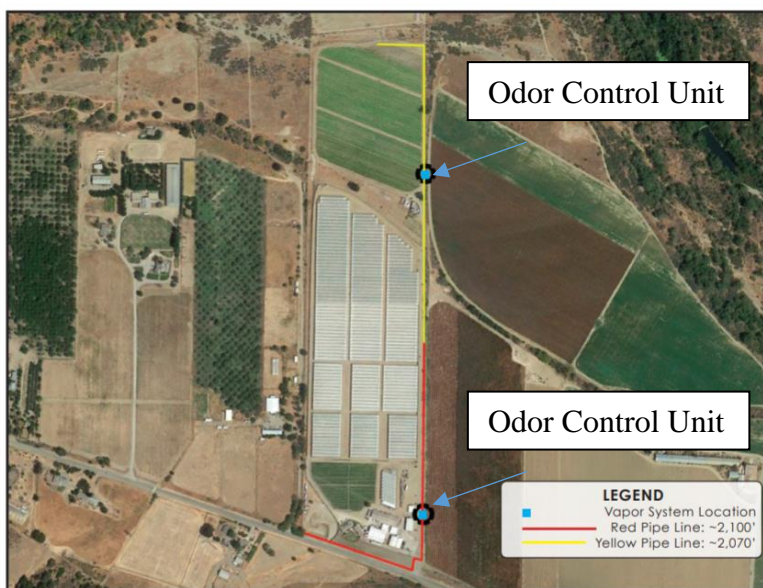
**Cultivation & Harvest - Vapor Phase System**

For both photoperiods and autoflowers, odors start to form about 4 weeks after flowering has started. The autoflowers usually finish flowering in around 6-7 weeks so the odor period lasts for about 2-3 weeks. The photoperiods generally take about 6-9 weeks to finish flowering and so the odor period would be from 2-5 weeks. The applicant intends to utilize an odor neutralizing, vapor-phase technology currently available to limit these cannabis odors from drifting off-site (details of the vapor phase system are described in the previously submitted odor abatement plan and within the attached SOP).

The neutralizing deodorant, Ecosorb CNB 100, will be delivered thru a piping system as described in the previous odor abatement plan. The product will be delivered at a rate of 3-6 gallons/day, depending on the characteristics of the site, to neutralize the cannabis odors as it mixes within in the air stream around. It is anticipated that some operations being performed may require an increase of deodorant to be delivered to neutralize the cannabis odors and will be monitored using a computer monitoring system which allows the operator to remotely regulate the flow of the odor control system to ensure that the amount of odor neutralizing agent is adjusted to match current odor producing conditions, seasonal weather patterns, and other fluctuating conditions. The system is also capable of notifying the operator if an equipment failure has occurred so that the system can be repaired and returned to service as soon as possible.



PROPOSED 6" PVC D2729 LAYOUT  
8701 SANTA ROSA ROAD  
BUELLTON, CA 93427



**Nursery Odor**

The indoor cultivation areas include all vegetative plants (no flower) and therefore will not create odors to warrant odor mitigation. The Biogenic Emission Inventory System (BEIS) model, developed and used by the USEPA and other agencies to estimate biogenic emission estimates for regional air quality modeling, assigns emission factors to the dominant US vegetation species based on reported emission rates measured using enclosure methods. Measurements demonstrate that Cannabis juveniles emit terpenoids at rates similar to what can be found in many natural forested ecosystems while the mature plants emit at rates that is about a factor of ten higher.

**Odor Control and Management Standard Operating Procedures (SOP)**

Standard operating procedures will be implemented by the applicant and staff with the objective to minimize cannabis related odors. Procedures to control odors will include a combination of engineering controls such as negative pressure, activated carbon and vapor phase technologies specifically engineered to reduce cannabis odors. It is anticipated that adjustments to these engineering controls will be necessary depending on the odor emitting activities. Administrative controls and training will also be required to ensure employees and staff are following best practices to minimize odors (see SOP for details).

If you have any questions, please don't hesitate to contact me.

Respectfully submitted,



**Nate Seward, PE, CIH**


Professional Mechanical Engineer (M31978)

Certified Industrial Hygienist (9582 CP)

# Attachment 1

## Odor Control & Management Standard Operating Procedures



<p>CENTRAL COAST AGRICULTURE INC</p> 	<b>Odor Abatement SOP</b>	
	<b>Implementation Date: January 2020</b>	
<b>Last Reviewed/Update Date</b>	1/5/2021	<b>SOP Owner: Lindsay Cokeley</b>

### 1. **Approval Block**

<b>APPROVALS</b>	<b>TITLE</b>	<b>SIGNATURE &amp; DATE</b>
<i>Prepared By:</i>		
<i>Reviewed By:</i>		
<i>Approved By:</i>		
<i>Other:</i>		

### 2. **Purpose**

Central Coast Agriculture, Inc., (CCAg) has prepared this Odor Control and Management Plan for its cannabis cultivation, nursery, distribution and processing operations located at 8701 Santa Rosa Rd.

Worksite ventilation and control of airborne contaminants and odors shall be minimized (wherever possible) within the workplace environment through engineering and administrative controls outlined below.

### 3. **Scope**

This plan applies to the outdoor cannabis cultivation areas and processing building located at 8701 Santa Rosa Rd.

#### ODOR EMISSIONS

CCAg has identified potential odor sources, the potential timing of odors, and mitigation measures to ensure odors are not detected outside of designated areas.

#### ODOR SOURCES

CCAg will conduct operations associated with cannabis cultivation, harvesting and processing in a way which minimizes odor generation and resultant airborne emissions. Sources of odor are discussed below with references to approved plan sheets/floor plans.

- **Cannabis Processing Area (SD1.2)** Odors resulting from the processing of raw cannabis can result from the raw cannabis material being exposed to the environment after harvesting and prior to freezing. The emission of odor from the cannabis flowers throughout the freezing will be minimized as the process of freezing the material at harvest and then packaging in vacuum sealed bags while frozen would trap any potential terpenes or other odor emitting substances within the product to maintain maximum freshness.
- **Cultivation Areas (A1.1)** Odor emissions from the plants occur during the flowering stage of the plants life cycle. This occurs for 2-3 weeks twice a year, just before harvest. Harvesting of the plants within the cultivation area can result in odor emissions due to the physical movement of the plants during the process.

- **Storage Areas (A1.2, D3.1)** Raw cannabis material will be stored in the Secure Storage area inside controlled freezers and/or designated areas at all times. All cannabis material shall be stored in 4mm vacuum sealed plastic bags to prevent odor emissions within storage areas. Minimal odors occur in this area.
- **Indoor Areas (D1.8, D1.7)** All indoor areas are for immature plants and plant breeding. Due to the fact that immature plants will not be flowering, the odors coming from these plants are much less than those from the other cultivation areas.

## ODOR MITIGATION

Central Coast Agriculture has adopted an adaptive management approach to the mitigation of odors from the cannabis processing and cultivation site. The adaptive management will include a tiered system to mitigate odors as outlined in the procedure section of this SOP.

Airborne release of potential cannabis related odors, from any of the three source areas, will be mitigated through the use of engineering and administrative controls, as discussed below.

- **Engineering Controls** CCAg will use best control technology to ensure odors are minimized outside the project site boundaries or in common areas accessible to the public, such as Santa Rosa Rd.
  - CCAg proposes to use a Byers vapor phase odor neutralizing system and a negative pressure carbon filtration system in order to prevent odors from impacting nearby sensitive receptors.
  - Temperature monitoring of freezers will prevent thawing and escape of cannabis odors.
  - CCA will maintain the existing weather monitoring system located on site so that weather data during any complaint is available and tracked
- **Administrative Controls** CCA will implement procedures to ensure odors are minimized and/or precluded from being released and/or emitted outside include, but are not limited to, the following:
  - Ensure that authorized personnel work in their designated areas.
  - Establish procedures to manage odor complaints and train employees on odor mitigation.
  - Ensure that received Fresh Frozen material is received in frozen, vacuum sealed bags.
  - Stored Fresh Frozen materials remain sealed and frozen consistently.
  - Regular inspections to ensure odors are contained and properly mitigated to avoid impacts to sensitive receptors.
- **Community Outreach**
  - CCA will provide property owners and residents of property located within 1,000-feet of the lot on which the cannabis activity is conducted, the contact information of the local contact responsible for responding to odor complaints via US mail and immediately notify the County of any changes to the local contact.
  - The local contact shall be available by telephone on a 24-hour basis to respond to calls regarding any odor complaints.
  - The notification process will allow all property owners and residents located within 1,000 feet of the cannabis cultivation the opportunity to join CCA's community outreach list (COL) to receive notifications, invitations and other communications from CCA concerning the cannabis operation. In addition to offering nearby property owners the opportunity to join the COL, any party

that submits a substantially complete odor inquiry will also be notified of the opportunity to join the COL as an interested party.

- The COL will receive bi-annual updates on elements of the cannabis operation that are of interest to the surrounding community. CCA will request community feedback and participation in this process via email.
- 

#### **4. Prerequisites**

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- SOP: All cannabis processing SOPs
- Odor Abatement Plan and Addendum - Nate Seward, CIH

#### **5. Responsibilities**

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##### Employer Responsibilities:

- Update SOP as required.
- Train employees/contractors on this SOP.

##### Quality Control Manager (QC):

- Ensure this procedure is followed, remains consistent with current practices, and is reviewed and updated as necessary.
- Ensure employees involved have been trained on this SOP. *Date of training shall be documented and tracked on the L & D platform.*
- Follow up with staff as necessary.
- Review documentation and ensure documentation is maintained on site for a minimum of 7 years.

##### Employee/Contractor Responsibilities:

- Must follow procedure exactly as written.
- Discuss issues or needs of updating SOP with upper management.

##### Odor Control and Management Designee:

- Primary contact for Odor Control and Management topics both inside the company and for third-parties, including regulatory agencies and complainants

#### **6. Procedure**

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##### **ADAPTIVE MANAGEMENT STRATEGY**

CCA will adopt the following procedures to implement the adaptive management approach to mitigating odor from the cannabis activities occurring on site.

##### Baseline Conditions to be implemented immediately

As recommended by Nate Seward the Byers Scientific Vapor Phase System will be installed to control odors from both the cultivation site and the processing building. In addition, a negative pressure carbon filtration system will be installed within the processing building.

Baseline Engineering Controls - Vapor-phase odor control system + carbon filtration

Step 1: Prepare Byers Vapor Unit and Carbon filtration system for harvesting and processing activities.

Step 2: At the start of harvest activities, both the Byers vapor units and negative pressure carbon filtration within the processing building will be activated. The system will be inspected on a daily basis to ensure it is operating properly. **This system will be activated and run only during harvest**, which occurs for 3 weeks during the spring and fall season.

Step 3: At the completion of harvest activities, the Byers vapor unit will be turned off. The negative pressure carbon filtration unit will remain on until processing activities have ceased.

#### Baseline Administrative Controls - Harvesting/Processing

Step 1: Ensure all cultivation, warehouse, and processing SOPs are up to date and all employees working in these areas are trained on all processes. The director of cultivation shall maintain training logs on all SOPs.

Step 2: Ensure all windows and man doors to the processing building are closed before moving harvested cannabis from the cultivation area to the warehouse. The only door that is permitted to be open is the large roll up door for movement of material in and out of the building during harvest.

Step 3: All harvested material is to be frozen within 2 hours, effectively reducing the emission of terpenes and odor.

#### Phase 1 to be implemented upon receipt of a substantially complete complaint

#### Phase 1 Engineering Controls - Vapor-phase System Adjustment + Carbon Filtration

Step 1: Ensure the Vapor-phase odor control system and carbon filtration unit were operating at full efficiency. If not operating correctly, ensure systems are maintained and operated correctly moving forward.

Step 2: If all systems are operating correctly, engineering controls shall be adjusted in order to prevent future odor episodes based on the timing of the complaint as described in the flowchart below.

- If odor complaint is received prior to harvest and plants are flowering - the vapor phase system will be adjusted to operate within 24 hours of receiving the first odor complaint.
- If odor complaint is received after harvest and while processing - the vapor phase system will be turned back on and will remain on until processing activities have been completed.

#### Phase 1 Administrative Controls - Odor Complaint Corrective Action Plan

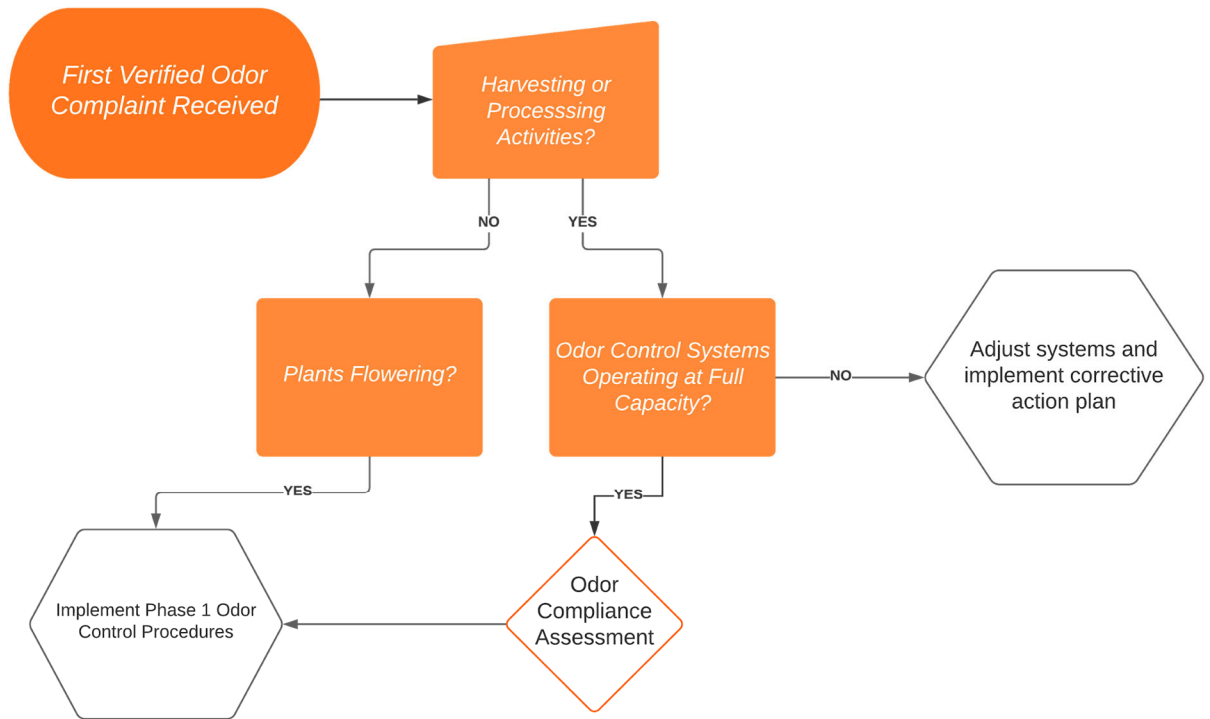
Step 1: Notify the County of the complaint within 24 hours with information shown in the "County Notification" list in the Odor Compliance section.

Step 2: An internal investigation of odor control technology shall occur to determine

whether odors are observed off site, and also to ensure the vapor-phase system was in operation at the time of the complaint. The internal investigation of the complaint shall include the following actions, at a minimum: .

- Within 1 business hour of receiving a complaint, CCA shall perform an onsite visual inspection to ensure the function and integrity of the following:
  - Fence line surrounding the cultivation premises
  - Byers Scientific Vapor Phase system and carbon filters
  - Perimeter of the processing building; and
  - Perimeter of the storage facilities

Step 3: An Odor Investigation Report shall be completed by the Compliance Officer and be provided to both the complainant and the County within 48 hours. The Report shall include verification of all baseline conditions, in addition to all information listed in the "Odor Compliance" section below.



Phase 2 to be implemented upon receipt of a 2nd substantially complete complaint

Phase 2 Engineering Controls - Vapor-phase Odor Control System + Carbon Filtration

Step 1: Ensure the Vapor-phase odor control system and carbon filtration unit is operating at full efficiency. If not operating correctly, within 24 hours, ensure systems are maintained and operated correctly moving forward.

Step 2: If the system is operating correctly, and the odor complaint was received when all baseline and phase 1 conditions were being followed (upon investigation

below), the vapor-phase system shall be adjusted to begin operating **during all flowering, harvesting, and processing activities.**

#### Administrative Controls - Odor Complaint Corrective Action Plan

Step 1: Notify the County of the complaint within 24 hours with information shown in the "County Notification" list in the Odor Compliance section.

Step 2: An internal investigation of odor control technology shall occur to determine whether odors are observed off site, and also to ensure the vapor-phase system was in operation at the time of the complaint. The internal investigation of the complaint shall include the following actions, at a minimum:

- Conduct a weather assessment (wind speed, direction) of the conditions that were occurring at and after the time of the Odor inquiry to help isolate the location of the emissions and the conditions that resulted in the Odor Episode
- Interview staff that were on site during and shortly before the time of the Odor Inquiry and determine if they performed or observed any actions or circumstances that may have caused or contributed to the reported odor episode or that may have conflicted with CCA's standard operating procedures for harvest or odor abatement.
- If the reporting party is identified in the Odor Inquiry, CCA shall contact the reporting party, and if the reporting party agrees, CCA shall dispatch an employee to the location of the Odor Inquiry to interview the reporting party on the character of the odors, and the duration of the reported odor episode.

Step 3: An Odor Investigation Report shall be completed by the Compliance Officer and be provided to the complainant and the County within 48 hours. The Report shall include verification of all baseline and phase 1 conditions, in addition to all information listed in the "Odor Compliance" section and Step 1

Step 4: If the analysis determines that the complaint resulted in a verified odor episode, CCA shall commit to additional effort to eliminate future odor episodes. The level of effort required includes but is not limited to the following.

- a. Meet and confer with the County, notify and offer to meet with the complaining party, share its conclusions and review strategies for resolving any unresolved odor episode.
- b. Retain a certified industrial hygienist, air pollution control engineer, or other qualified individual to assist in identifying the source of the odor episodes and develop methods to abate such episodes.
- c. Conduct a comprehensive BACT analysis of the systems to determine where odors could be better controlled with available technology. If the BACT analysis indicates that alternative odor control technologies or systems are reasonably available and likely to eliminate or reduce odor episodes, CCA shall take all reasonable steps to install the upgraded system or technology, including seeking County approval.
- d. If odors are confirmed to be coming from CCA, CCA shall consider strategies

of installation of new or additional odor mitigating technologies that may be reasonably calculated to resolve or moderate the severity of the odor episodes.

- e. If the evidence strongly suggests that CCA is not a sole or contributing source of the reported odor episode, CCA will prepare a written report detailing its efforts to determine whether any activities associated with CCA were in fact a source of the odor and provide supporting documentation including weather monitoring reports, activities, and other data as needed to the County.

## **TRAINING**

Staff will be trained on procedures for mitigating odor, as discussed above. Managers will be responsible for training new employees prior to beginning work in areas where there is potential for odor-emitting activities. Staff will be required to go through training on an annual basis to review odor mitigation procedures and best odor management and control practices. CCAg will maintain records of training as part of its record keeping procedures discussed below.

## **RECORDKEEPING**

Records pertaining to this Odor Control and Management Plan will include, but are not limited to, the following:

1. Performed maintenance logs for odor control equipment
2. Timing of maintenance will follow the manufacturer recommendations
3. Documentation and notification of equipment malfunctions
4. Documentation of odor complaints
5. Employee training logs
6. Documentation for review and changes to engineering and administrative controls

Physical and/or electronic training records will be maintained on site for a minimum period of seven years and archived electronically thereafter. Records will be available in either hard copy or electronic format for review by applicable agency personnel upon request.

## **ODOR COMPLIANCE**

In the interest of responding rapidly to odor inquiries and based on the time sensitive nature of identifying an odor source, CCA invites the public to contact the below individual directly with any odor concerns, or to submit an inquiry at [complaints@ccagriculture.com](mailto:complaints@ccagriculture.com) to ensure prompt and conclusive action. CCA encourages community participation and commits to identifying the cause of Odor Episodes so it can continue to improve its system and operating procedures. This will require reporting of the time and specific location of any off site detection.

For an odor inquiry to be considered and addressed, it must be deemed "substantially complete" by identifying, at minimum, one of the following (a) CCA's address, (b) CCA's name, or (c) perception of odor at a specific location within 1,000 feet of the boundaries of the property. A substantially complete odor inquiry will only be considered if it includes the date, time, duration, and specific location of the reported perception of odor. CCA will accept odor inquiries from the County, the email listed above, or directly from a resident or other reporting party through the disclosed contact information.

If a party makes two (2) or more odor complaints within a time period of 60 days that cannot be verified by either CCA or the County, CCA shall only be required to respond to the additional complaints per LUDC Chapter 35.42.075 (C)(6)(f) which shall include the following actions:

- Notify the county of the complaint(s) within 24 hours of receiving the complaint(s).
- Respond to the complaint within one hour of the time the initial complaint was made.
- Corrective action shall commence within 2 hours of the initial call, if corrective action is required, to address any violation of the above referenced code.
- All complaints shall be tracked by recording all of the following information:
  - The contact information of the complainant;
  - A description of the location from which the complainant detected the odor;
  - The time that the operator received the complaint;
  - A description of the complaint;
  - A description of the activities occurring on site when the complainant detected the odors; and
  - Actions the operator implemented in order to address the odor complaint.
- The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections upon the Department's request. CCA shall maintain the complaint tracking records for a minimum of 5 years.

In accordance with applicable regulations, there will be a designee responsible for monitoring the odors 24/7 and primary contact person to respond to calls and emails regarding nuisance odor complaints. The primary odor contact will receive training from Byers Scientific to ensure he/she is well versed on the best use and maintenance of the technology. The name and contact information for this person will be provided to all property owners (and any other interested party) within 1000 feet of the parcel for complaints.

#### County Notification

CCA shall notify the county of any changes to the local contact or of any substantially complete complaints that are received within 24 hours of receiving the complaint. The County will have access to the site at all times for the purposes of inspection odor mitigation practices, odor sources, and complaint tracking records. CCA will also provide the following information to the county with each odor complaint received. All records shall be maintained for a minimum of 5 years.

1. Date & Time of the complaint
2. Name and contact (phone number and/or email) information of the complaining party
3. Date, time, and specific location as where the odor was observed by the complaining party, if known
4. A description of the odor including an intensity ranking from 1-5 (1 being mild and 5 being



extremely strong), if known

5. The atmospheric/weather conditions including wind speed and direction if known at the time of the odor complaint
6. Location of the complaining party when first observed
7. Description of any activities observed by the complainant at or near the activities area during the odor observation (trucks entering or exiting the area, uncovered cannabis wastes near the property line, etc.), if known

Any necessary correction actions as a result from the odor complaint will be implemented to the odor abatement system and/or processes. The company will allow the County access to the facility for the purpose of inspecting the odor control system. If needed, the company will contract the services of a Professional Engineer or Certified Industrial Hygienist as a third party to document the corrective actions in the event of continuous nuisances.

**ODOR CONTROL AND MANAGEMENT CONTACTS**

Odor Control and Management POC	Main Contact: JD Augustus  Alternative: Casey Birthisel	Phone: +1 805 895 2505 Email:jd@ccagriculture.com  Phone Email:casey@ccagriculture.com	Oversees all activities relating to the odor control and manages other team members
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**WEATHER MONITORING**

CCA shall install and maintain continuous weather monitoring equipment at the property’s cannabis facility to continuously record and transmit weather data, including wind speed, and direction, for as long as it engages in cannabis cultivation at this property.

The weather data will be maintained electronically and made available upon request to the County of Santa Barbara Planning and Development Department and any party that submits an odor complaint.

CCA commits to support the use of weather data to identify the variables and conditions that can affect odor episodes and to better understand the transport and fate of emissions from the cannabis operation.

In the event that a regional meteorological network is created by the County, CCA will make available its meteorological data electronically and in real time as may be useful to support any such model.

**7. References**

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- Odor Abatement Plan and Addendum - Nate Seward, PE/CIH
- ISO 9001 Standard

- **CIVIL CODE - CIV DIVISION 4. GENERAL PROVISIONS [3274 - 9566]** (*Heading of Division 4 amended by Stats. 1988, Ch. 160, Sec. 16.*) **PART 3. NUISANCE [3479 - 3508.2]** (*Part 3 enacted 1872.*) **TITLE 1. GENERAL PRINCIPLES [3479 - 3486.5]** (*Title 1 enacted 1872.*) **3479.**
- County of Santa Barbara Land Use and Development Code Chapter 35 Section 42.075
- <https://www.ourair.org/wp-content/uploads/APCD-Cannabis-Advisory-v2.pdf>

## **8. Definitions**

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N/A

## **9. Forms**


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N/A

## **10. Revision History**

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See Google Doc Log for detailed [revision history](#)

CENTRAL COAST AGRICULTURE INC 	<b>Odor <del>Control and Management</del> <u>Abatement SOP</u></b>	
	<b>Implementation Date: January 2020</b>	
<b>Last Reviewed/Update Date</b>	<del>11/16/2020</del> <u>1/5/2021</u>	<b>SOP Owner: Lindsay Cokeley</b>

### 1. **Approval Block**

<b>APPROVALS</b>	<b>TITLE</b>	<b>SIGNATURE &amp; DATE</b>
<i>Prepared By:</i>		
<i>Reviewed By:</i>		
<i>Approved By:</i>		
<i>Other:</i>		

### 2. **Purpose**

Central Coast Agriculture, Inc., (CCAg) has prepared this Odor Control and Management Plan for its cannabis cultivation, nursery, distribution and processing operations located at 8701 Santa Rosa Rd.

Worksite ventilation and control of airborne contaminants and odors shall be minimized (wherever possible) within the workplace environment through engineering and administrative controls outlined below.

### 3. **Scope**

This plan applies to the outdoor cannabis cultivation areas and processing building located at 8701 Santa Rosa Rd.

#### ODOR EMISSIONS

CCAg has identified potential odor sources, the potential timing of odors, and mitigation measures to ensure odors are not detected outside of designated areas.

#### ODOR SOURCES

CCAg will conduct operations associated with cannabis cultivation, harvesting and processing in a way which minimizes odor generation and resultant airborne emissions. Sources of odor are discussed below with references to approved plan sheets/floor plans.

- Cannabis Processing Area (SD1.2)** Odors resulting from the processing of raw cannabis can result from the raw cannabis material being exposed to the environment after harvesting and prior to freezing. The emission of odor from the cannabis flowers throughout the freezing will be minimized as the process of freezing the material at harvest and then packaging in vacuum sealed bags while frozen would trap any potential terpenes or other odor emitting substances within the product to maintain maximum freshness.
- Cultivation Areas (A1.1)** Odor emissions emanating from the plants occur during the flowering stage of the plants life cycle. This occurs are restricted to for 2-3 weeks twice a year, just before harvest. Harvesting of the plants within the cultivation area

can result in odor emissions due to the physical movement of the plants during the process.

- **Storage Areas (A1.2, D3.1)** Raw cannabis material will be stored in the Secure Storage area inside controlled freezers and/or designated areas at all times. All cannabis material shall be stored in 4mm vacuum sealed plastic bags to prevent odor emissions within storage areas. Minimal odors occur in this area.
- **Indoor Areas (D1.8, D1.7)** ~~Odors emanating from plants grown indoors are minimized by design.~~ All indoor areas are for immature plants and plant breeding. Due to the fact that immature plants will not be flowering, the odors coming from these plants are much less than those from the other cultivation areas.

## ODOR MITIGATION

Central Coast Agriculture has adopted an adaptive management approach to the mitigation of odors from the cannabis processing and cultivation site. The adaptive management will include a tiered system to mitigate odors as outlined in the procedure section of this SOP.

Airborne release of potential cannabis related odors, from any of the three source areas, will be mitigated through the use of engineering and administrative controls, as discussed below.

- **Engineering Controls** CCAg will use best control technology to ensure odors are minimized outside the project site boundaries or in common areas accessible to the public, such as Santa Rosa Rd.
  - CCAg proposes to use a Byers vapor phase odor neutralizing system and a negative pressure carbon filtration system in order to prevent odors from impacting nearby sensitive receptors.
  - Temperature monitoring of freezers will prevent thawing and escape of cannabis odors.
  - CCA will maintain the existing weather monitoring system located on site so that weather data during any complaint is available and tracked
- **Administrative Controls** CCA will implement Pp procedures to ensure odors are minimized and/or precluded from being released and/or emitted outside include, but are not limited to, the following:
  - Ensure that authorized personnel work in their designated areas.
  - Establish procedures to manage odor complaints and train employees on odor mitigation.
  - Ensure that received Fresh Frozen material is received in frozen, vacuum sealed bags.
  - Stored Fresh Frozen materials remain sealed and frozen consistently.
  - Regular inspections to ensure odors are contained and properly mitigated to avoid impacts to sensitive receptors.
- **Community Outreach**
  - CCA will provide property owners and residents of property located within 1,000-feet of the lot on which the cannabis activity is conducted, the contact information of the local contact responsible for responding to odor complaints via US mail and immediately notify the County of any changes to the local contact.
  - The local contact shall be available by telephone on a 24-hour basis to respond to calls regarding any odor complaints.
  - The notification process will allow all property owners and residents located within 1,000 feet of the cannabis cultivation the opportunity to join CCA's

community outreach list (COL) to receive notifications, invitations and other communications from CCA concerning the cannabis operation. In addition to offering nearby property owners the opportunity to join the COL, any party that submits a substantially complete odor inquiry will also be notified of the opportunity to join the COL as an interested party.

- The COL will receive bi-annual updates on elements of the cannabis operation that are of interest to the surrounding community. CCA will request community feedback and participation in this process via email.



#### **4. Prerequisites**

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- SOP: All cannabis processing SOPs
- Odor Abatement Plan and Addendum - Nate Seward, CIH

#### **5. Responsibilities**

---

##### Employer Responsibilities:

- Update SOP as required.
- Train employees/contractors on this SOP.

##### Quality Control Manager (QC):

- Ensure this procedure is followed, remains consistent with current practices, and is reviewed and updated as necessary.
- Ensure employees involved have been trained on this SOP. *Date of training shall be documented and tracked on the L & D platform.*
- Follow up with staff as necessary.
- Review documentation and ensure documentation is maintained on site for a minimum of 7 years.

##### Employee/Contractor Responsibilities:

- Must follow procedure exactly as written.
- Discuss issues or needs of updating SOP with upper management.

##### Odor Control and Management Designee:

- Primary contact for Odor Control and Management topics both inside the company and for third-parties, including regulatory agencies and complainants

#### **6. Procedure**

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### **ADAPTIVE MANAGEMENT STRATEGY**

CCA will adopt the following procedures to implement the adaptive management approach to mitigating odor from the cannabis activities occurring on site.

#### Baseline Conditions to be implemented immediately

As recommended by Nate Seward the Byers Scientific Vapor Phase System will be installed to

control odors from both the cultivation site and the processing building. In addition, a negative pressure carbon filtration system will be installed within the processing building.

#### Baseline Engineering Controls - Vapor-phase odor control system + carbon filtration

Step 1: Prepare Byers Vapor Unit and Carbon filtration system for harvesting and processing activities.

Step 2: At the start of harvest activities, both the Byers vapor units and negative pressure carbon filtration within the processing building will be activated. The system will be inspected on a daily basis to ensure it is operating properly. **This system will be activated and run only during harvest**, which occurs for 3 weeks during the spring and fall season.

Step 3: At the completion of harvest activities, the Byers vapor unit will be turned off. The negative pressure carbon filtration unit will remain on until processing activities have ceased.

#### Baseline Administrative Controls - Harvesting/Processing

Step 1: Ensure all cultivation, warehouse, and processing SOPs are up to date and all employees working in these areas are trained on all processes. The director of cultivation shall maintain training logs on all SOPs.

Step 2: Ensure all windows and man doors to the processing building are closed before moving harvested cannabis from the cultivation area to the warehouse. The only door that is permitted to be open is the large roll up door for movement of material in and out of the building during harvest.

Step 3: All harvested material is to be frozen within 2 hours, effectively reducing the emission of terpenes and odor.

#### Phase 1 to be implemented upon receipt of a ~~substantially complete~~ verified complaint

#### Phase 1 Engineering Controls - Vapor-phase System Adjustment + Carbon Filtration

Step 1: Ensure the Vapor-phase odor control system and carbon filtration unit were operating at full efficiency. If not operating correctly, ensure systems are maintained and operated correctly moving forward.

Step 2: If all systems are operating correctly, engineering controls shall be adjusted in order to prevent future odor episodes based on the timing of the complaint as described in the flowchart below.

- If odor complaint is received prior to harvest and plants are flowering - the vapor phase system will be adjusted to operate within 24 hours of receiving the first odor complaint.
- If odor complaint is received after harvest and while processing - the vapor phase system will be turned back on and will remain on until processing activities have been completed.

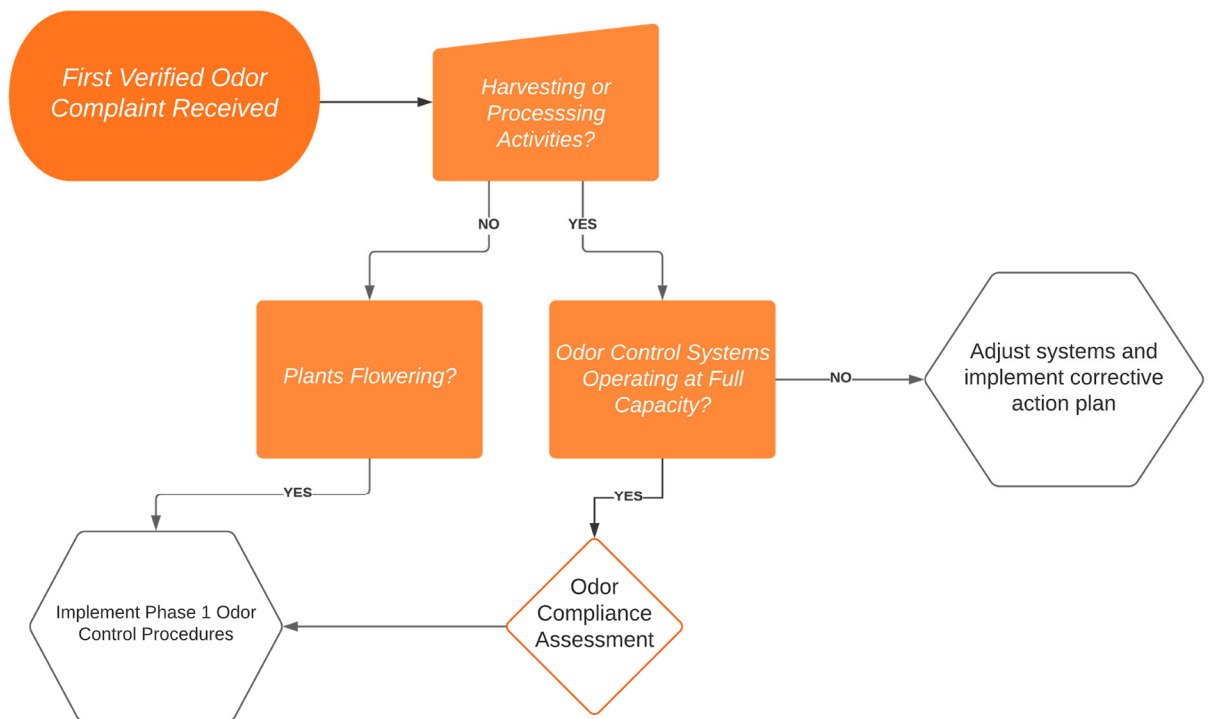
#### Phase 1 Administrative Controls - Odor Complaint Corrective Action Plan

Step 1: Notify the County of the complaint within 24 hours with information shown in the "County Notification" list in the Odor Compliance section.

Step ~~2~~<sup>4</sup>: An internal investigation of odor control technology shall occur to determine whether odors are observed off site, and also to ensure the vapor-phase system was in operation at the time of the complaint. The internal investigation of the complaint shall include the following actions, at a minimum: follow the "Odor Compliance" section of this SOP.

- Within 1 business hour of receiving a complaint, CCA shall perform an onsite visual inspection to ensure the function and integrity of the following:
  - Fence line surrounding the cultivation premises
  - Byers Scientific Vapor Phase system and carbon filters
  - Perimeter of the processing building; and
  - Perimeter of the storage facilities

Step ~~2~~<sup>3</sup>: An Odor Investigation Report shall be completed by the Compliance Officer and be provided to both the complainant, ~~the~~ and the County within 48 hours ~~upon request~~. The Report shall include verification of all baseline conditions, in addition to all information listed in the "Odor Compliance" section below.



Phase 2 to be implemented upon receipt of a 2nd ~~verified~~ substantially complete complaint

Phase 2 Engineering Controls - Vapor-phase Odor Control System + Carbon Filtration

Step 1: Ensure the Vapor-phase odor control system and carbon filtration unit is

operating at full efficiency. If not operating correctly, within 24 hours, ensure systems are maintained and operated correctly moving forward.

Step 2: If the system is operating correctly, and the odor complaint was received when all baseline and phase 1 conditions were being followed (upon investigation below), the vapor-phase system shall be adjusted to begin operating **during all flowering, harvesting, and processing activities.**

#### Administrative Controls - Odor Complaint Corrective Action Plan

Step 1: Notify the County of the complaint within 24 hours with information shown in the "County Notification" list in the Odor Compliance section.

Step ~~2~~: An internal investigation of odor control technology shall occur to determine whether odors are observed off site, and also to ensure the vapor-phase system was in operation at the time of the complaint. The internal investigation of the complaint shall include the following actions, at a minimum: follow the "Odor Compliance" section of this SOP.

- Conduct a weather assessment (wind speed, direction) of the conditions that were occurring at and after the time of the Odor inquiry to help isolate the location of the emissions and the conditions that resulted in the Odor Episode
- Interview staff that were on site during and shortly before the time of the Odor Inquiry and determine if they performed or observed any actions or circumstances that may have caused or contributed to the reported odor episode or that may have conflicted with CCA's standard operating procedures for harvest or odor abatement.
- If the reporting party is identified in the Odor Inquiry, CCA shall contact the reporting party, and if the reporting party agrees, CCA shall dispatch an employee to the location of the Odor Inquiry to interview the reporting party on the character of the odors, and the duration of the reported odor episode.

Step ~~3~~: An Odor Investigation Report shall be completed by the Compliance Officer and be provided to the complainant and the County within 48 hours upon request. The Report shall include verification of all baseline and phase 1 conditions, in addition to all information listed in the "Odor Compliance" section and Step 1 below.

Step ~~3~~: If the analysis determines that the complaint resulted in a verified odor episode, CCA shall commit to additional effort to eliminate future odor episodes. The level of effort required includes but is not limited to the following.

a. Meet and confer with the County, notify and offer to meet with the complaining party, share its conclusions and review strategies for resolving any unresolved odor episode.

a-b. Retain a certified industrial hygienist, air pollution control engineer, or other qualified individual to assist in identifying the source of the odor episodes and develop methods to abate such episodes.

c. Conduct a comprehensive BACT analysis of the systems to determine where odors could be better controlled with available technology. If the BACT



analysis indicates that alternative odor control technologies or systems are reasonably available and likely to eliminate or reduce odor episodes, CCA shall take all reasonable steps to install the upgraded system or technology, including seeking County approval.

d. If odors are confirmed to be coming from CCA, CCA shall consider strategies of installation of new or additional odor mitigating technologies that may be reasonably calculated to resolve or moderate the severity of the odor episodes.

e. If the evidence strongly suggests that CCA is not a sole or contributing source of the reported odor episode, CCA will prepare a written report detailing its efforts to determine whether any activities associated with CCA were in fact a source of the odor and provide supporting documentation including weather monitoring reports, activities, and other data as needed to the County.

b.

## **TRAINING**

Staff will be trained on procedures for mitigating odor, as discussed above. Managers will be responsible for training new employees prior to beginning work in areas where there is potential for odor-emitting activities. Staff will be required to go through training on an annual basis to review odor mitigation procedures and best odor management and control practices. CCAg will maintain records of training as part of its record keeping procedures discussed below.

## **RECORDKEEPING**

Records pertaining to this Odor Control and Management Plan will include, but are not limited to, the following:

1. Performed maintenance logs for odor control equipment
2. Timing of maintenance will follow the manufacturer recommendations
3. Documentation and notification of equipment malfunctions
4. Documentation of odor complaints
5. Employee training logs
6. Documentation for review and changes to engineering and administrative controls

Physical and/or electronic training records will be maintained on site for a minimum period of seven years and archived electronically thereafter. Records will be available in either hard copy or electronic format for review by applicable agency personnel upon request.

## **ODOR COMPLIANCE ASSESSMENTS**

In the interest of responding rapidly to odor inquiries and based on the time sensitive nature of identifying an odor source, CCA invites the public to contact the below individual directly with any odor concerns, or to submit an inquiry at [complaints@ccagriculture.com](mailto:complaints@ccagriculture.com) to ensure

prompt and conclusive action. CCA encourages community participation and commits to identifying the cause of Odor Episodes so it can continue to improve its system and operating procedures. This will require reporting of the time and specific location of any off site detection.

For an odor inquiry to be considered and addressed, it must be deemed "substantially complete" by identifying, at minimum, one of the following (a) CCA's address, (b) CCA's name, or (c) perception of odor at a specific location within 1,000 feet of the boundaries of the property. A substantially complete odor inquiry will only be considered if it includes the date, time, duration, and specific location of the reported perception of odor. CCA will accept odor inquiries from the County, the email listed above, or directly from a resident or other reporting party through the disclosed contact information.

If a party ~~abuses the odor inquiry process, such as by raising~~ makes two (2) or more odor complaints **within a time period of 60 days** that cannot be verified by either CCA or the County, ~~no additional action will be required of CCA~~ **CCA shall only be required to respond to the additional complaints per LUDC Chapter 35.42.075 (C)(6)(f) which shall include the following actions:**

- Notify the county of the complaint(s) within 24 hours of receiving the complaint(s).
- Respond to the complaint within one hour of the time the initial complaint was made.
- Corrective action shall commence within 2 hours of the initial call, if corrective action is required, to address any violation of the above referenced code.
- All complaints shall be tracked by recording all of the following information:
  - The contact information of the complainant;
  - A description of the location from which the complainant detected the odor;
  - The time that the operator received the complaint;
  - A description of the complaint;
  - A description of the activities occurring on site when the complainant detected the odors; and
  - Actions the operator implemented in order to address the odor complaint.
- The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections upon the Department's request. CCA shall maintain the complaint tracking records for a minimum of 5 years.

In accordance with applicable regulations, there will be a designee responsible for monitoring the odors 24/7 and primary contact person to respond to calls and emails regarding nuisance odor complaints. The primary odor contact will receive training from Byers Scientific to ensure he/she is well versed on the best use and maintenance of the technology. The name and contact information for this person will be provided to all property owners (and any other interested party) within 1000 feet of the parcel for complaints. ~~for complaints, and should follow the proper procedures. Within 4 business hours of receiving official notice of a complaint, the designee will readily make any adjustments or modifications to the odor abatement system as necessary to mitigate odor. The company will internally~~

~~track complaints that are received and document the process including the following information:~~

County Notification

CCA shall notify the county of any changes to the local contact or of any substantially complete complaints that are received within 24 hours of receiving the complaint. The County will have access to the site at all times for the purposes of inspection odor mitigation practices, odor sources, and complaint tracking records. CCA will also provide the following information to the county with each odor complaint received. All records shall be maintained for a minimum of 5 years.

1. Date & Time of the complaint
2. Name and contact (phone number and/or email) information of the complaining party
3. Date, time, and specific location as where the odor was observed by the complaining party, if known
4. A description of the odor including an intensity ranking from 1-5 (1 being mild and 5 being extremely strong), if known
5. The atmospheric/weather conditions including wind speed and direction if known at the time of the odor complaint
6. Location of the complaining party when first observed
7. Description of any activities observed by the complainant at or near the activities area during the odor observation (trucks entering or exiting the area, uncovered cannabis wastes near the property line, etc.), if known

Any necessary correction actions as a result from the odor complaint will be implemented to the odor abatement system and/or processes. The company will allow the County access to the facility for the purpose of inspecting the odor control system. If needed, the company will contract the services of a Professional Engineer or Certified Industrial Hygienist as a third party to document the corrective actions in the event of continuous nuisances.

**ODOR CONTROL AND MANAGEMENT CONTACTS**

Odor Control and Management POC	Main Contact: JD Augustus  Alternative: Casey Birthisel	Phone: +1 805 895 2505 Email:jd@ccagriculture.com  Phone Email:casey@ccagriculture.com	Oversees all activities relating to the odor control and manages other team members
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**WEATHER MONITORING**

CCA shall install and maintain continuous weather monitoring equipment at the property's cannabis facility to continuously record and transmit weather data, including wind speed, and direction, for as long as it engages in cannabis cultivation at this property.

The weather data will be maintained electronically and made available upon request to the County of Santa Barbara Planning and Development Department and any party that submits an odor complaint.

CCA commits to support the use of weather data to identify the variables and conditions that can affect odor episodes and to better understand the transport and fate of emissions from the cannabis operation.

In the event that a regional meteorological network is created by the County, CCA will make available its meteorological data electronically and in real time as may be useful to support any such model.

## **7. References**

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- Odor Abatement Plan and Addendum - Nate Seward, PE/CIH
- ISO 9001 Standard
- **CIVIL CODE - CIV DIVISION 4. GENERAL PROVISIONS [3274 - 9566]** (*Heading of Division 4 amended by Stats. 1988, Ch. 160, Sec. 16.*) **PART 3. NUISANCE [3479 - 3508.2]** (*Part 3 enacted 1872.*) **TITLE 1. GENERAL PRINCIPLES [3479 - 3486.5]** (*Title 1 enacted 1872.*) **3479.**
- County of Santa Barbara Land Use and Development Code Chapter 35 Section 42.075
- <https://www.ourair.org/wp-content/uploads/APCD-Cannabis-Advisory-v2.pdf>

## **8. Definitions**

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N/A

## **9. Forms**

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N/A

## **10. Revision History**

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See Google Doc Log for detailed [revision history](#)