

EVER-BLOOM CANNABIS CULTIVATION PROJECT

4701 Foothill Road Carpinteria CA 93013

APNs: 004-003-008 & 004-005-002

Case No: 19CDP-00000-00017 & 19DVP-00000-00016



EVER-BLOOM LAND USE TEAM

Eduardus van Wingerden, Property Owner

Ivan van Wingerden, Vice President of Cultivation

Mike Palmer, Board Member

Philip Greene, President

Whitney Collie, Vice President of Compliance

Amanda Clark, Compliance Manager

Jay Higgins, Land Use Advisor

Peter Candy, Land Use Council

COMMUNITY OUTREACH



Hosted monthly public tours with CARP Growers

Toured 1,000+ humans, including public officials, press, community stakeholders, neighbors & curious individuals

Key member of CARP Growers and SB Coalition for Responsible Cannabis negotiating team to reach odor agreement

PROJECT BENEFITS

Ever-Bloom proposes to conduct nursery and mixed-light cannabis cultivation within 468,000 sq. ft. of an existing 492,249 sq. ft. greenhouse

No processing will occur onsite

Demolition of greenhouse to conform with CAO







Reduction in traffic trips with use of incentives to vanpool or carpool during weekdays. Vanpool will be provided by an established participant recognized by SBCAG's 'Traffic Solutions' Program.

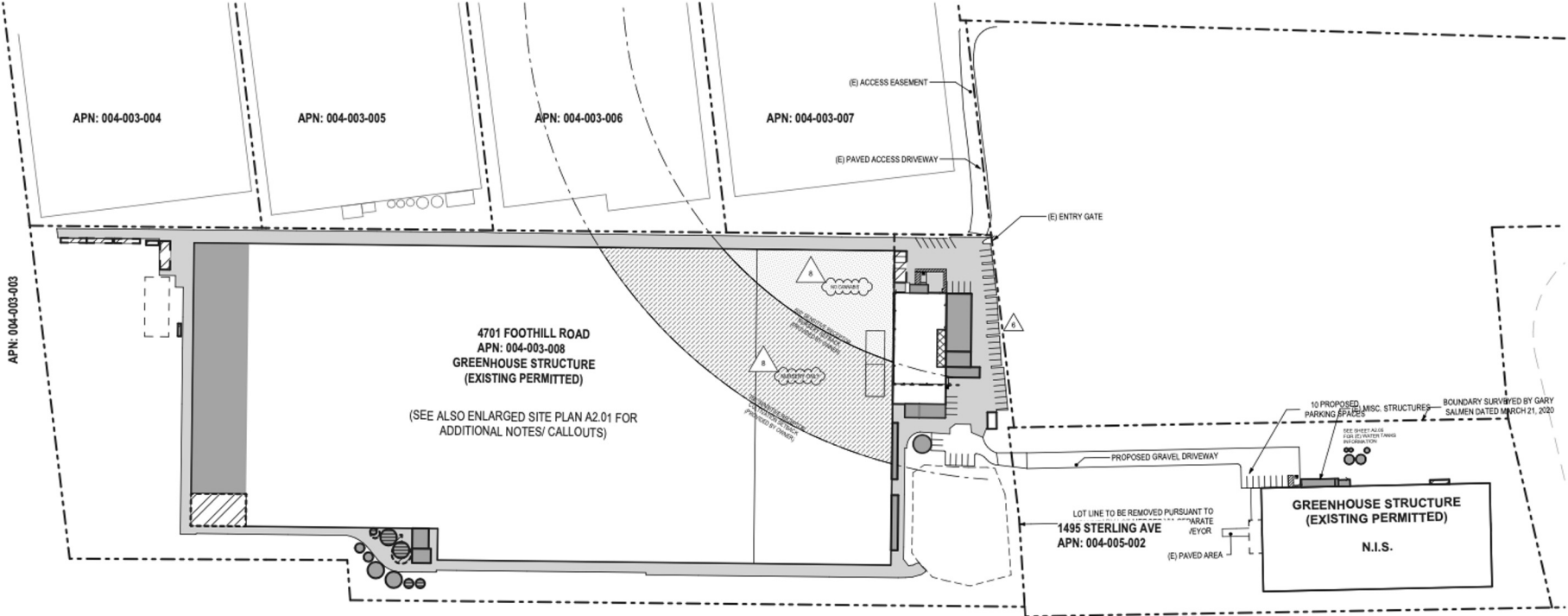
Upgrade the site to Fire/Building Codes of today

Unanimous approval at Planning Commission February 2, 2022

PROJECT SITE PLAN

Legend

-  AREA TO BE DEMOD
-  PROPOSED ALTERATION (NO NEW FLOOR AREA SQ. FT.)
-  2 HOUR FIRE RATED WALL
-  EXISTING PERMITTED
-  PROPOSED ADDITIONS
-  AS-BUILT ADDITION TO REMAIN



APN: 004-003-003

SCHOOL SETBACK

Ever-Bloom is in compliance with all applicable school and youth facility buffers.

Per Business and Professions code section 26054(b), all licensed premises onsite are located outside of a 600-foot radius of any grades 1 through 12, daycare center, or youth center.

All mixed-light cultivation premises on Ever-Bloom are located outside of the 750 foot setback from a school providing instruction in kindergarten or any grades one through 12, day care center, or youth center as defined in County of Santa Barbara's Coastal Zoning Ordinance section 35-144U.

The nursery premise is located outside of the 600 foot buffer from a school providing instruction in kindergarten or any grades one through 12, day care center, or youth center mandated by County of Santa Barbara's Coastal Zoning Ordinance section 35-144U.

OUR COMMITMENT

- Rapid testing, deployment, and operational refinement of best available odor control technologies
- Community and industry driven odor reporting, analysis, and corrective response program
- Further develop testing and monitoring techniques with the goal of detecting odor deviations *before* odor impacts surrounding areas
- Continue to be leaders in the industry when it comes to odor, control methodologies, and working with community stakeholders to address concerns

COMMUNITY FEEDBACK

COMMUNITY CONCERN

OUR RESPONSE

Vapor phase is not enough, needs to be eliminated



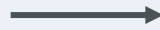
Carbon scrubbers in greenhouses

Need stronger regulations on odor



Committed to Tiered Response Protocols that exceed County standards

Given concentration of farms, how do you identify which farm is the source of odor?



Via monitoring, response and testing protocols required in our Odor Abatement Plan

Need effective response to odor complaints



Tiered Response requires acknowledgment, sharing data and corrective actions with the community and stakeholder

SITE LOCATION AND PROXIMATE RESIDENTIAL AND SCHOOL LOCATIONS

This aerial map illustrates the site location and its proximity to residential areas and schools. The site, labeled 'Ever-Bloom', is a large green rectangular area in the center. To its north are several large industrial buildings with corrugated metal roofs. To its east is a yellow-shaded area labeled 'Carpinteria High School'. To its south and west is a blue-shaded residential neighborhood. A road labeled 'Santa Monica Creek' runs vertically along the left edge of the map.

Carpinteria High School

Ever-Bloom

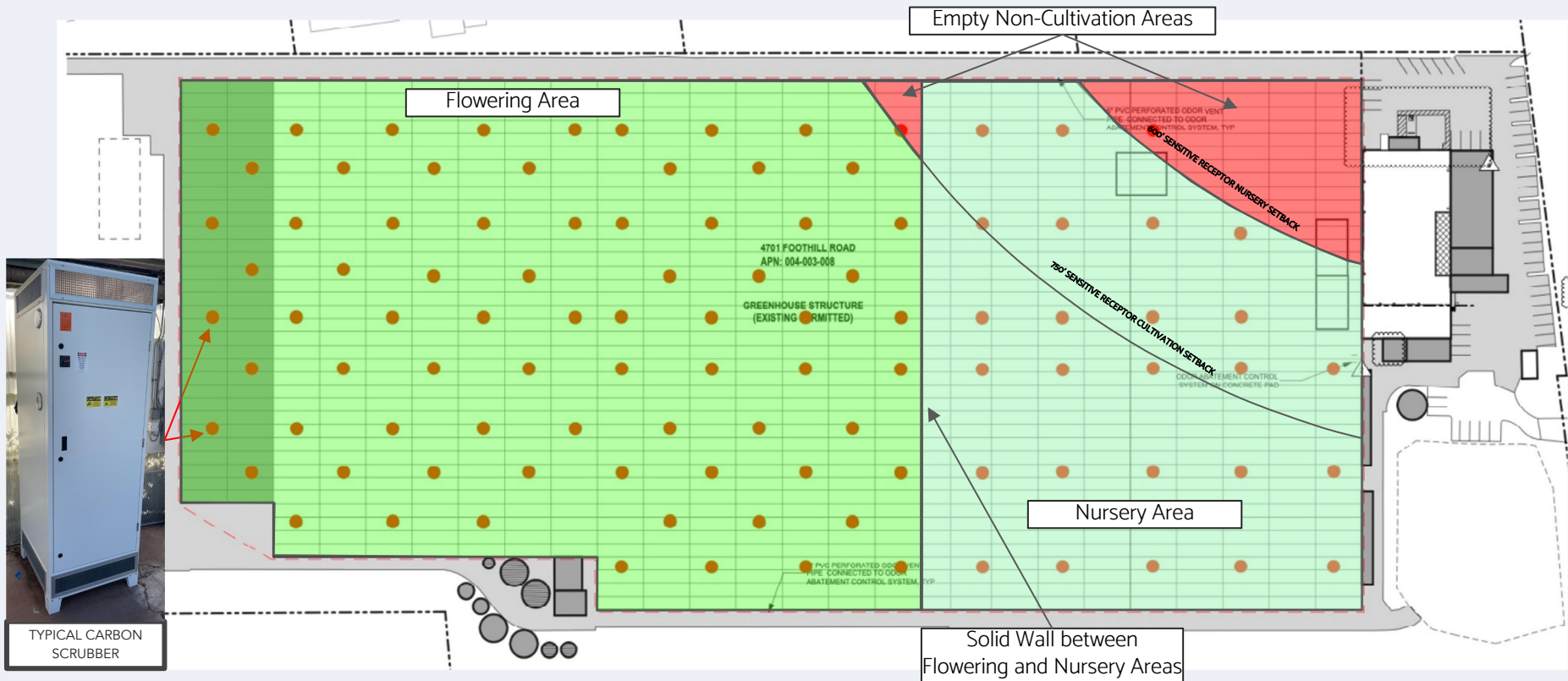
Residential Neighborhood



CARBON SCRUBBERS

- Greenhouses are not airtight by design.
- Air exchange with outside air is a key pillar of growing efficiency and environmental control.
- Ever-Bloom has installed 101 carbon scrubbers.
- Scrubbers are designed for the greenhouse environment in order to reduce the odor load *before* air exchange via the vents.
- The layout and density of scrubbers will be evaluated for peak performance and adjusted as necessary, based on community feedback, testing, and operational refinement.
- Reduced odor load *within* greenhouse will greatly reduce impacts in surrounding area.

CARBON SCRUBBER DEPLOYMENT



A large indoor cannabis cultivation facility with rows of plants under a glass roof. The plants are growing in long metal trays, and the facility is equipped with various equipment like fans and control units. The text "THANK YOU" is overlaid on a blue semi-transparent box on the left side of the image.

THANK YOU