

Nojoqui Farms
1889 US Highway 101
19LUP-00000-0053



Santa Barbara County
Board of Supervisors
November 1, 2022

Applicant Team Introduction



Planning Commission Outcome

- ✓ Unanimous 4-0 approval; both appeals denied.
- ✓ Applicant volunteered to restrict Main Well water use to HALF of historic use. Added to Project Description and enforceable by County P&D.
- ✓ PC confirmed water use regulation and reporting is within the State's jurisdiction, NOT the County's.

Nojoqui Farms



One of the Earliest Certified Organic Farms in the County

GLOBAL CULTURE
315 Meigs Road, Ste A404
Santa Barbara, CA 93109
(707) 464-6913 ♦ (888) 493-7818 Fax
www.globalculture.us

FEDERALLY ACCREDITED BY THE UNITED STATES DEPARTMENT OF
AGRICULTURE, NATIONAL ORGANIC PROGRAM

CERTIFICATE OF ORGANIC OPERATION

Certified Organic Operation:

Nojoqui Farms
John Kiddie
1889 S Hwy 101
Gaviota, CA 93117
USA



Effective Date of Certification: 8/5/05
Date of Most Recent Update: 12/29/16
Organic Certificate Number: 16-080
Category of Organic Operation: Production - Crops
Growing Locations: 1889 S. Hwy 101, Gaviota, CA 93117
Organic Acreage: 40 Acres

100% Organic: Vegetables, Fruits, and Herbs.

(See attached sheet for certified products)


Executive Director

Nojoqui Farms has been certified Organic by Global Culture as compliant with the USDA National Organic Program (7 CFR Part 205). This organic certification shall continue in effect until surrendered, suspended or revoked. Update Organic System Plan by 8/5/17.

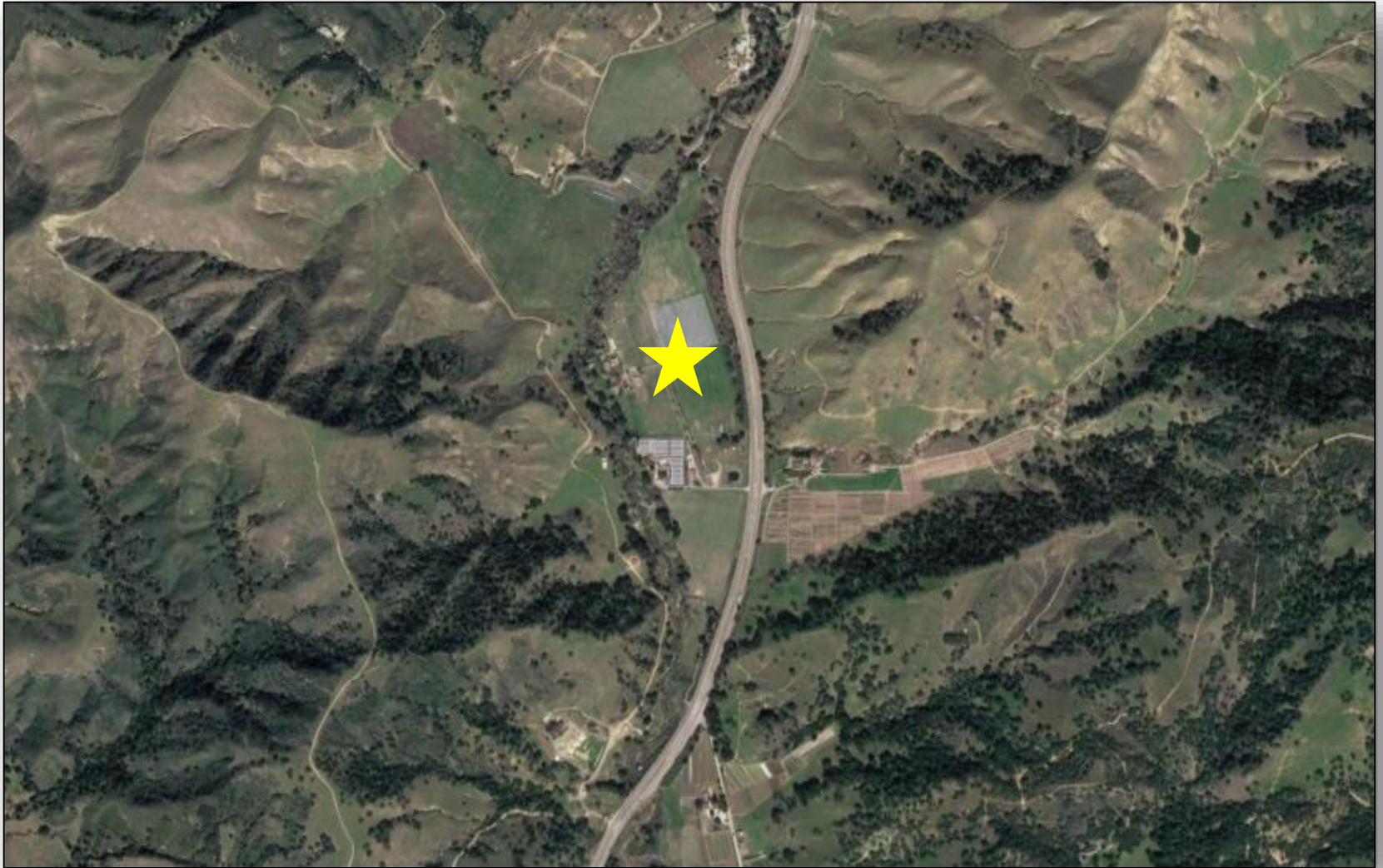
The following products are covered under
Nojoqui Farms Organic Certificate # 16-080

100% Organic:

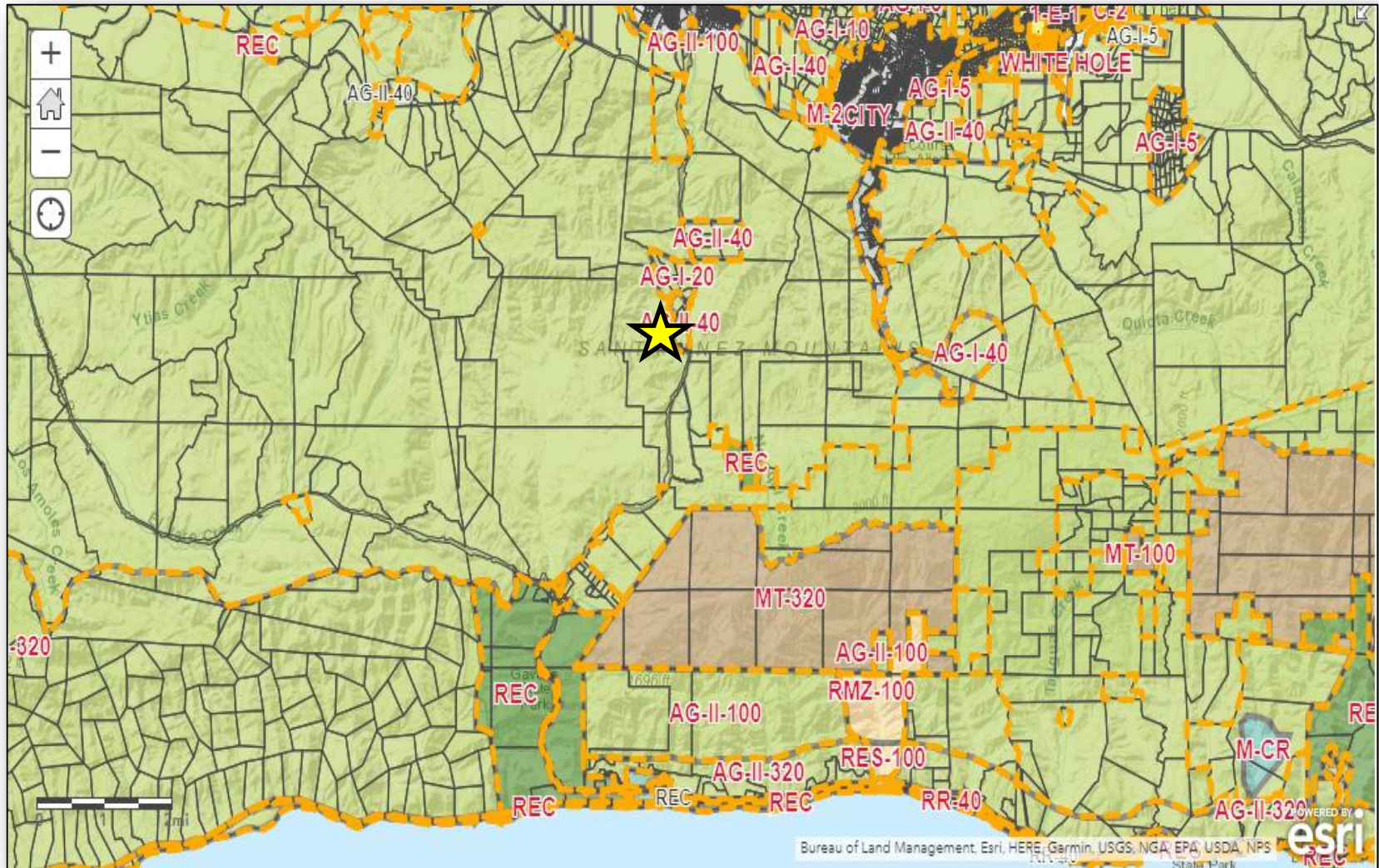
Spinach, Celery, Parsley, Kale, Romaine lettuce, Red Leaf Lettuce,
Green Leaf lettuce, Cilantro, Yellow Onions, Red Onions, White
Onions, Garlic, Spaghetti Squash, Butternut Squash, Delicata Squash,
Pumpkins, Red Kuri Squash, Acorn Squash, Kabocha Squash

Nojoqui Farms is certified by Global Culture as compliant with the USDA National Organic Program (7 CFR Part 205).

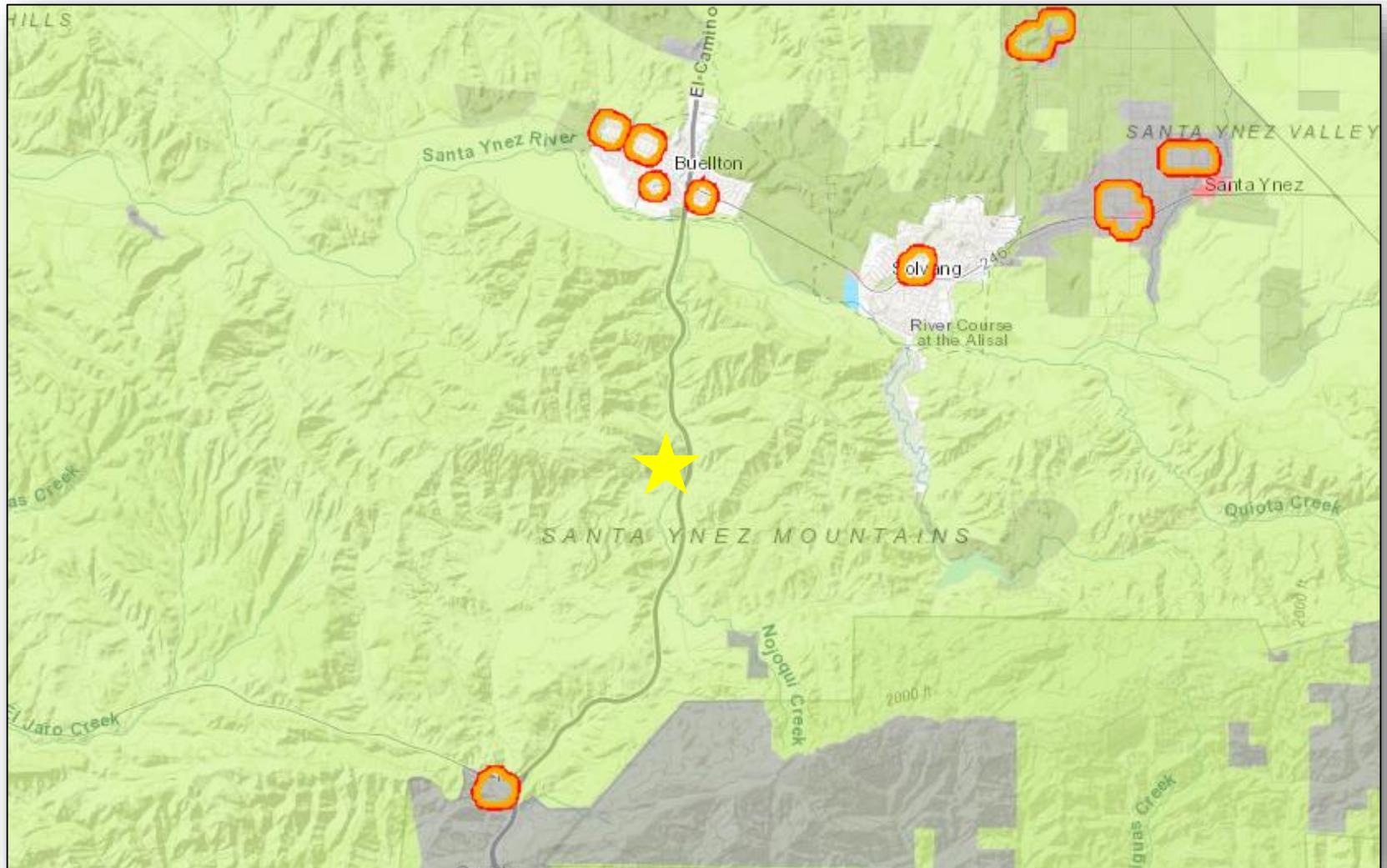
Preserves Farming Operation



Not Near Residential Zones

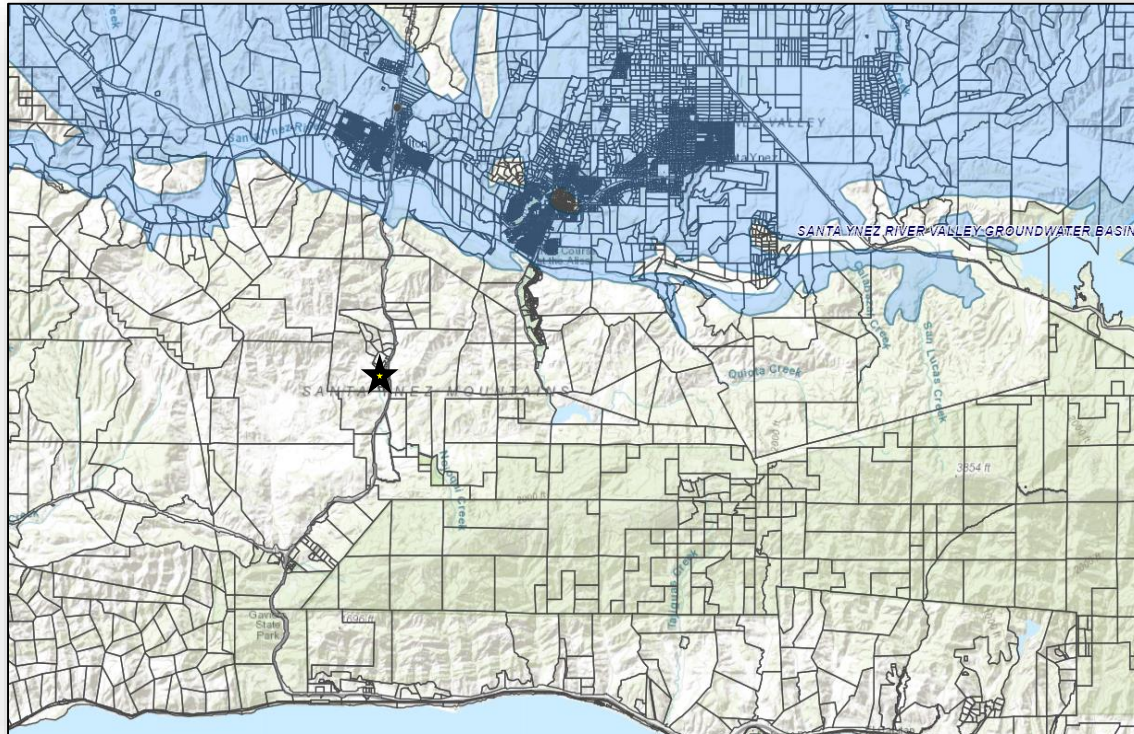


Not Near Sensitive Receptors



Not within a State or County Designated Groundwater Basin

Project site is not located within a State or County designated Groundwater Basin, and is not subject to the Sustainable Groundwater Management Act.



Project Components

- ✓ Project is a change of crop; utilizes existing farm infrastructure
- ✓ Ensures continued AG on productive, prime AG land
- ✓ 50% reduction in historic water usage
- ✓ Significant vegetative screening with drought-tolerant plants
- ✓ No significant direct or indirect impacts to biological resources
- ✓ 21.87 acres of cannabis under hoops; 42% of property
 - ✓ Ginegar advanced material with recycling program
 - ✓ North-South orientation to minimize odor
- ✓ One new processing building
 - ✓ Activated carbon filtration odor abatement system
- ✓ Property has been farmed for 30 years

Current Views from Highway 101



Timeline

Approval	Date
Land Use Permit Submitted	12/13/2019
Land Use Permit Approved	8/19/2021
Appeal #1 Filed	8/23/2021
Appeal #2 Filed	8/26/2021
Business License Deemed Complete Acreage Secured in Cap	9/30/2021
Planning Commission Appeal Hearing	8/10/2022
Board of Supervisors Appeal Hearing	11/1/2022

Project Approvals

Agencies
Planning & Development
Fire Department
Flood Control
Agricultural Commissioner
Environmental Health Services
Sheriff's Office
Sustainability Division
CEO's Office
CA Water Board Monitoring Program

State Review Timeline

Timing of State Annual License Application Submittals

In order to conduct commercial cannabis business in the County of Santa Barbara (County), business entities must obtain the appropriate State license issued by the Department of Cannabis Control. However, prior to submitting a State license application, new cannabis business entities must first obtain local authorization from the County, which consists of:

1. An issued land use entitlement
2. A cannabis business license

Should a cannabis operator submit a State license application prior to having obtained both a land use entitlement and/or a cannabis business license, the operator assumes the risk of the State licensing authority processing their State license application prior to the operator having obtained local authorization. Should this occur, the State may notify the applicant of their lack of local authorization and may provide applicants up to 90 days to cure this deficiency. Should the operator fail to cure the deficiency within the specified timeframe, the State license application may be disqualified and the associated fees paid by the applicant, may be forfeited.

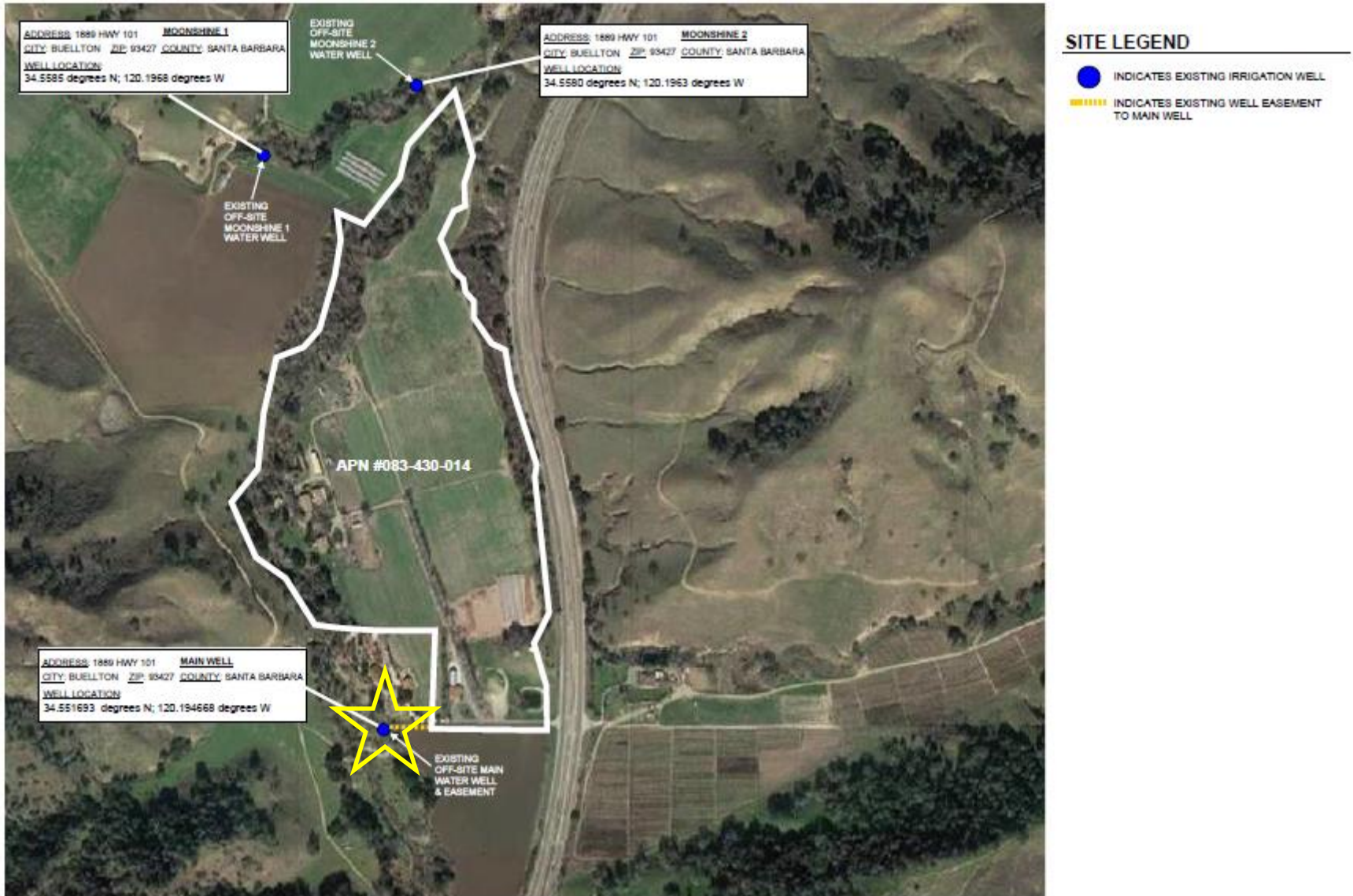
Water Resources



Significant Water Reduction

- Applicant volunteered to condition the project to approximate 50% reduction of the historic water usage on Main Well.
 - **51.5 AFY** Historic Water Use (10-year average)
 - **26.6 AFY** Proposed Max. Water Use
 - Includes (cultivation and landscaping)
- Reduction in the total footprint of cultivation on-site
 - The Applicant voluntarily reduced the cultivation acreage by approximately 4 acres prior to Planning Commission
- Water conservation features include:
 - Soil Moisture Monitoring
 - Drip Irrigation

Three Existing Off-site Wells



Cannabis Water Use Regulated by the State

Staff Response:

The appeal issues pertaining to water use and odor are addressed above and in the Staff Report dated August 2, 2022. As previously discussed, the Applicant's Water Source and Water Demand Memo demonstrates that the Project will result in a reduction of the historic water use of the subject property. The conclusions of the Water Source and Water Demand Memo with respect to historic water use of the subject property and projected water demand of the proposed Project have not been disputed. Accordingly, there is substantial evidence that the Project's use of groundwater from the Project Site's existing wells provides an adequate water supply for the proposed Project. Further, the conclusions of the Water Source and Water Demand Memo demonstrate a beneficial impact of the proposed Project with respect to groundwater resources, when compared to the historic baseline use, against which the Project is evaluated under CEQA. Accordingly, there is substantial evidence that the Project was appropriately reviewed under CEQA with respect to groundwater resources.

Ultimately, the permitting of surface water diversions, as well as diversions of groundwater that constitute a subterranean stream flowing in a known and definite channel, is within the exclusive jurisdiction of the SWRCB. In the event that the SWRCB determines that the Project's water

Groundwater Will Supply the Project

Project Geologist, Charlie Katherman conducted a comprehensive study on the Project wells and local watershed and found no connection between the groundwater supply and the surface supplies based on:

- water quality distinctions between the groundwater and surface water
- elevation of the static water levels in the wells
- completion depths of the wells
- sanitary seals
- pump test

State Agencies Ensure No Impacts to Creek or Species

- Like all cannabis projects, this project must apply for a 5-year CDFW Lake and Streambed Alteration Agreement (LSA) as part of the state licensing process. No cannabis can be cultivated until LSA and state license processes are completed.
- If CDFW requires a LSA, Applicant will be required to monitor and report groundwater use to ensure there are no impacts to the creeks or species.
- If CDFW imposes conditions on pumping through an LSA, Applicant must comply.

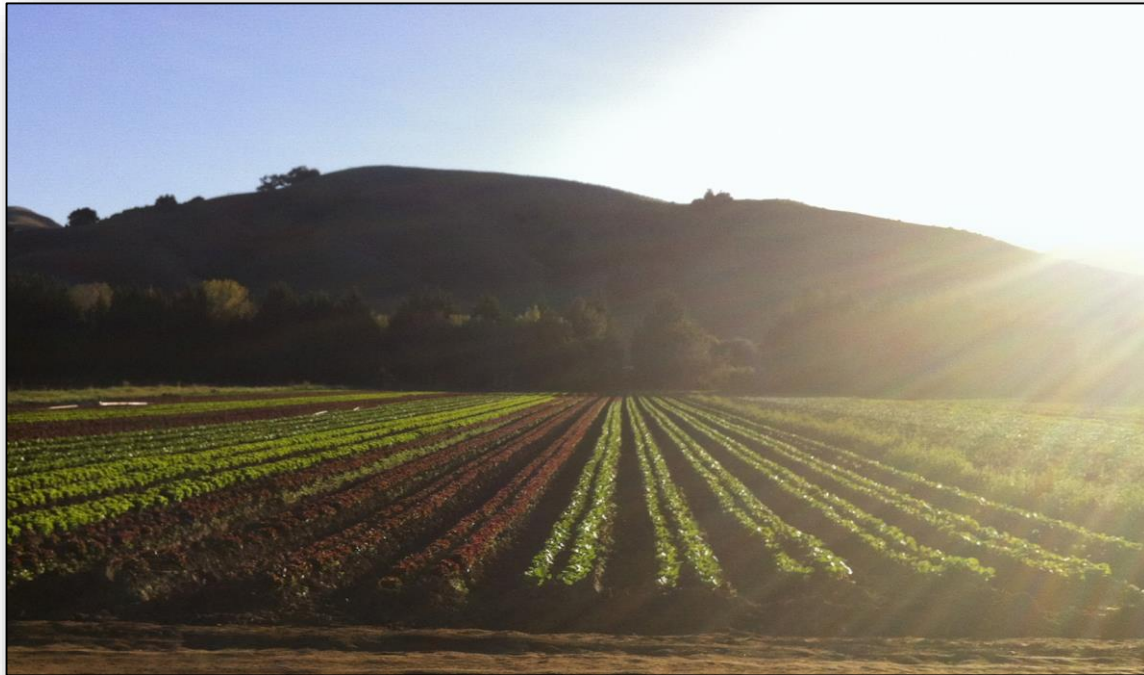
Project Benefits

- ✓ No change of use – crop change on an existing farm
- ✓ Ensures continued AG on productive, prime AG land
- ✓ 50% reduction in historic water usage
- ✓ Significant vegetative screening with drought-tolerant plants
- ✓ No significant direct or indirect impacts to biological resources
- ✓ Reduces historically farmed footprint; only 21.87 acres
- ✓ One processing building with activated carbon filtration OAS
- ✓ Utilizes existing farming infrastructure

Thank You



Backup Slide Deck



Applicant Volunteers the Following Condition:

Three existing offsite groundwater wells will provide water for the Project (irrigation, domestic, and fire protection uses). The Applicant shall provide County P&D staff, a well meter log of the Main Well that serves the cannabis cultivation project prior to commencement of use and biannually thereafter for the life of the project. The use of the well is limited to 26.6 acre-feet per year (AFY), as confirmed by the well meter log. The Project will include approval of a water system permit and repair of the existing private onsite wastewater treatment system serving the employee restroom. The Project site will continue to be accessed via an existing 24-ft.-wide asphalt driveway off Highway 101. Fire protection will be provided by the Santa Barbara County Fire Department and law enforcement will be provided by the Santa Barbara County Sheriff's Department. The Project site is a 53-acre parcel zoned Agriculture-II (AG-II-40), and shown as Assessor's Parcel Number 083-430-014, located at 1889 Highway 101 in the Buellton area, 3rd Supervisorial District.

Subject Wells Use Groundwater, Per SWRCB

During that meeting, SWRCB Water Rights Division staff confirmed that unless there is an existing determination by the State Water Board identifying a specific well as a surface water diverter, there is a presumption that all subsurface water is percolating groundwater. This information is confirmed in the email from SWRCB staff, dated April 7, 2022, and included as Attachment B to this Staff Memo. The SWRCB has not determined that the Project wells constitute subsurface stream diversions and has confirmed that absent such a determination, the wells are presumed to be sources of groundwater. Additionally, the Water Source and Water Demand Memo concluded that the Project is unlikely to substantially affect instream flows.

Coexisting Uses

Santa Barbara County was awarded the 2021 Wine Star Award for Wine Region of the Year by Wine Enthusiast—the same year in which the County had hundreds of acres of legal cannabis growing next to some of the best wineries in the world.



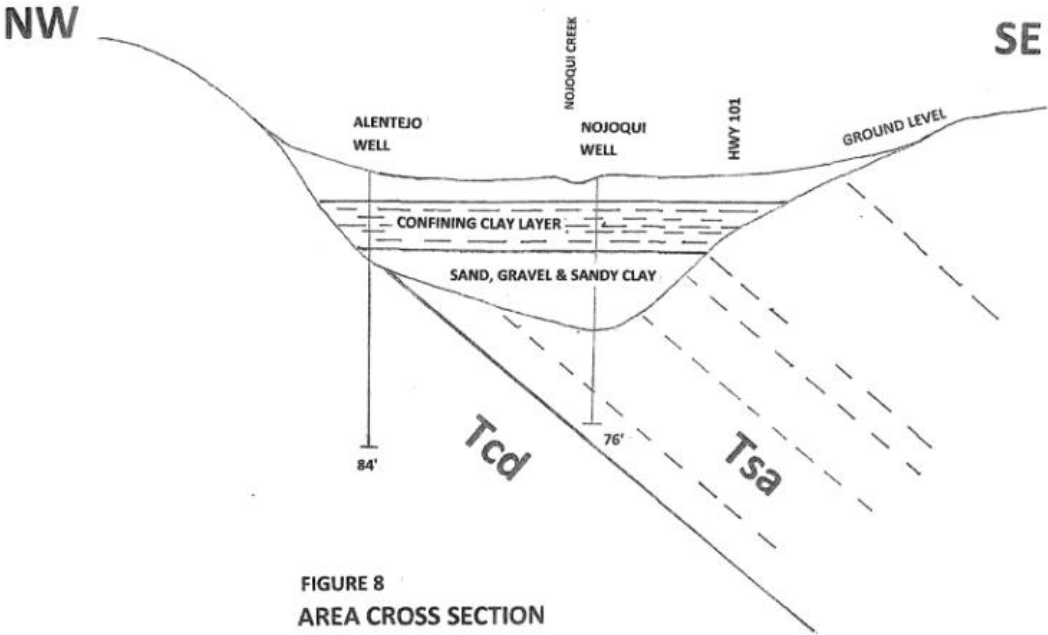


FIGURE 8
AREA CROSS SECTION
 HORIZ SCALE: 1"=100'
 VERT SCALE: 1"=30'

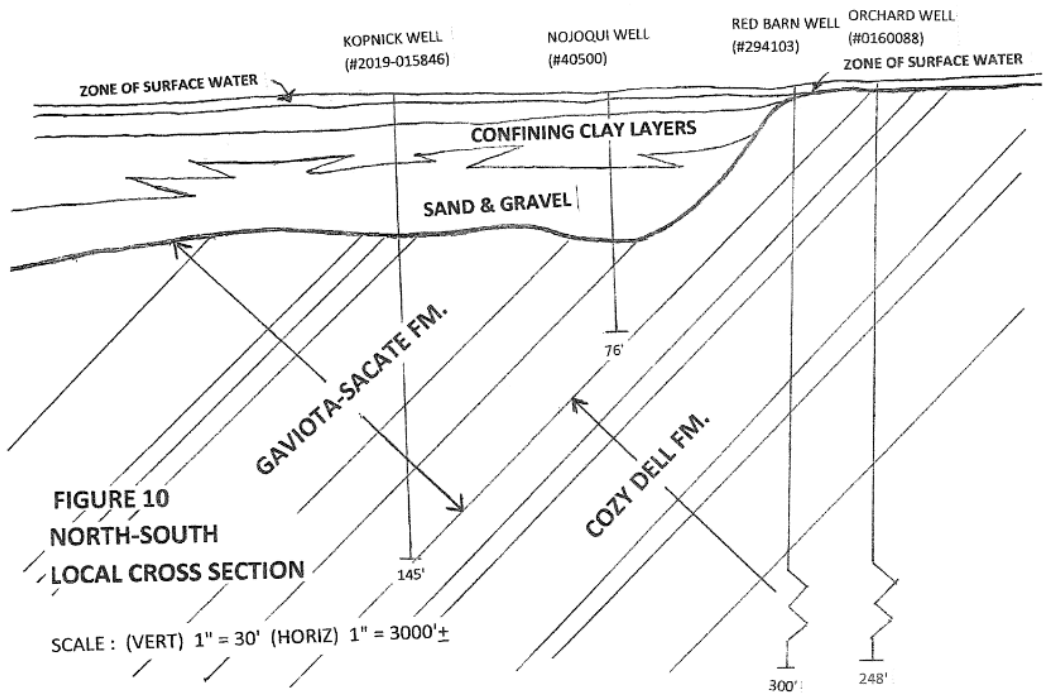



FIGURE 10
NORTH-SOUTH
LOCAL CROSS SECTION
 SCALE: (VERT) 1" = 30' (HORIZ) 1" = 3000'±

Odor Control

- All drying, curing, or trimming of harvested cannabis shall be located within the processing building with an activated carbon filtration system to mitigate odors.
- This is the County's recommended method of odor control per LUDC 35.42.075.C.6.E(1).
- Setback from cultivation to ROR >650 ft.
 - Topography
 - Landscape screening
 - Highway 101

6000V, 6500, 8500 & 10,000 Central Air Filtration Systems



Tri-HEPA **6000V**

An Amaircare central air filtration system will effectively clean and circulate air throughout your entire home or office.

Three-Stage Filtration
Removes PARTICULATES, V.O.C.'s (Volatile Organic Compounds) and ODORS.

Easy-to-Change Filters
Easy-access cover panels, and simple filter changing system.

Durable Metal Cabinet
Greater protection for filters and internal components.

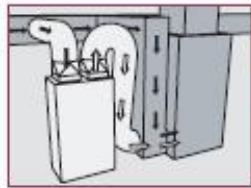
No Harmful By-Products
Emits no toxins such as OZONE.

Independent Operation
Keeps working whether the furnace is running or not.

Continuous Air Flow

- Continuous supply of clean air
- Promotes more even air temperatures in the home

Customizable Installations
To suit the available space, Amaircare central systems can be installed free-standing or adapted to hang from a wall or ceiling. They can also be ducted to an HRV to filter the supplied outdoor air.



Specifications (All models)

MATERIALS: 18 gauge cold rolled steel
FINISH: Powder coated baked enamel
MOTOR/FAN(S)

- Class "B" insulated motor
- Designed for continuous operation
- Run tested for 50,000 hours
- Service: 120 Volt, 60 Hz or 230 Volt 50/60 Hz
- U.L. and C.S.A. approved

CONTROL: Variable speed

Model 6000V
FILTER LIFE

Stage 1: Foam Pre-filter: 6-12 months
Stage 2: HEPA Filter: 2-5 years
Stage 3: V.O.C. filter: 6-12 months
DIMENSIONS: 17.25" W 28" L 18.5" H
COLOR: White
WEIGHT: 58 lbs.
AIR FLOW (C.F.M.): 200-600
HEPA SURFACE AREA: 700 sq. ft.
POWER CONSUMPTION: 160 Watts
INTAKE: 10" duct fitting
OUTFLOW: 8" duct fitting

Tri-HEPA Systems
FILTER LIFE

Stage 1: Carbon Pre-filter: 3-6 months
Stage 2: HEPA Filter: 2-5 years
Stage 3: V.O.C. filter: 6-12 months
DIMENSIONS: 17.25" W 28" L 50" H
HEPA SURFACE AREA: 300 sq. ft.
INTAKE: 10"X12" duct fitting
OUTFLOW: 10"X12" duct fitting
COLOR: Grey

Model 6500
WEIGHT: 120 lbs.
AIR FLOW (C.F.M.): 400-650
POWER CONSUMPTION: 250 Watts

Model 8500
WEIGHT: 125 lbs.
AIR FLOW (C.F.M.): 600-850
POWER CONSUMPTION: 360 Watts

Model 10000
WEIGHT: 130 lbs.
AIR FLOW (C.F.M.): 700-1000
POWER CONSUMPTION: 600 Watts

POWERFUL, EFFICIENT MOTOR/FAN
= C.S.A. AND U.L. APPROVED


PRE-FILTER (STAGE 1)
• Removes large particles, V.O.C.'s and odors

HEPA FILTER (STAGE 2)
• 99.97% EFFICIENT @ 0.3 MICRONS
• LASTS UP TO 5 YEARS

V.O.C. FILTER (STAGE 3)
• Removes Volatile Organic Compounds that carry off gas from household items made with chemical substances.

FILTER CLAMPING SYSTEM
V.O.C. CARTRIDGE (Optional) for heavy-duty removal of gases and odors.

Amaircare products available at:



maircare
Cleaning the air you breathe.

Operations

THREE HARVESTS WILL OCCUR EACH YEAR BETWEEN THE MONTHS OF MAY THORUGH JUNE, JULY THROUGH AUGUST, AND OCTOBER THROUGH NOVEMBER. EACH HARVEST WILL LAST 21 DAYS. OPERATION WILL BE FROM 7:00 AM TO 4:00 PM MONDAY THROUGH SATURDAY.

- Approved Land Use Permit

Sierra Botanical's Site Plan



WATER WELL DRILLERS REPORT

(Sections 7079, 7080, 7081, 7082, Water Code)

Do Not Fill In

THE RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

No 38481

State Well No. 6N/32W36AS

Other Well No.

DEC 3 1969

(2) LOCATION OF WELL:
County Santa Barbara District's number, if any
Township, Range, and Section 08N R12W Section 24
Distance from street, road, or creek, etc. 75 feet north of well
in report No. 38480

(3) TYPE OF WORK (check):
New Well Deepening Reconditioning Destroying
If destruction, describe material and procedure to item 11.

(4) PROPOSED USE (check):
Domestic Industrial Municipal Irrigation Test Well Other
(5) EQUIPMENT:
Rotary Cable Other

(6) CASING INSTALLED:

STEEL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>		If gravel packed	
SINGLE <input checked="" type="checkbox"/> DOUBLE <input type="checkbox"/>			
From ft.	To ft.	Diam.	Gage or Wall
0	25	10	1/2

Size of steel or well ring: _____ Size of gravel: _____
Describe joint: butt weld

(7) PERFORATIONS OR SCREEN:

Type of perforation or name of screen: Mill Blots

From ft.	To ft.	Perf. per row	Rows per ft.	Size in. x in.
2	25	5	4	3/16 x 2

(8) CONSTRUCTION:
Was a surface sanitary seal provided? Yes No To what depth _____ ft.
Was any casing used against pollution? Yes No At what case depth of casing _____ ft.
From _____ ft. to _____ ft.
Method of sealing _____

(9) WATER LEVELS:
Depth at which water was first found, if known _____ ft.
Standing level before perforating, if known _____ ft.
Standing level after perforating and developing _____ 5 ft.

(10) WELL TESTS:
Was pump test made? Yes No If yes, by whom? _____
Date: _____ at (date, with _____ ft. drawdown after _____ hrs.)
Temperature of water _____ Was a chemical analysis made? Yes No
Was electric log made of well? Yes No If yes, attach copy _____

(11) WELL LOG:

Total depth	ft.	Depth of completed well	ft.
30		33	

Formation: Describe by color, character, size of material, and structure

from	to	formation	ft.
0	2	Soil	
2	8	Gravel	
8	25	Gravel and brown clay	
25	30	Blue shale	

CONFIDENTIAL - NOT FOR PUBLIC RELEASE

Well started _____ or _____ Completed NOV 19 69
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
NAME Alexander Bros.
(Firm, firm, or corporation) (Typed or printed)
Address 415 East College Ave.,
Longton, Calif.
(SIGNED) [Signature]
(Well Driller)
License No. 206471 Dated 11/30/69