



Creekside Blooms Nursery Cannabis Cultivation Project

3508 Via Real Carpinteria CA 93013

APN: 004-280-025

Case No: 19CDP-00000-00027, 19DVP-00000-00020 & 22CUP-00000-00005

Project Land Use Team

Ivan van Wingerden, Project Applicant & 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

Jessica Peak, Storrer Environmental

Peter Candy, Land Use Council

Property History

Permitted cut flower greenhouse and packing house built 1973

Second permitted greenhouse built 1982

Leased by project team and transitioned to cannabis 2015

Purchased by project team 2017

Began land use permitting process late 2018

Unanimous approval from Planning Commission on March 2, 2022

Project Benefits

Remove all unpermitted work in today's ESH buffer

Project to conform to today's standards

Permitting as-built portions of packing house, boiler/irrigation room &
water tanks

Overall reduction in impervious area on site

Installation of 1.25 acres of landscaping & restoration plan

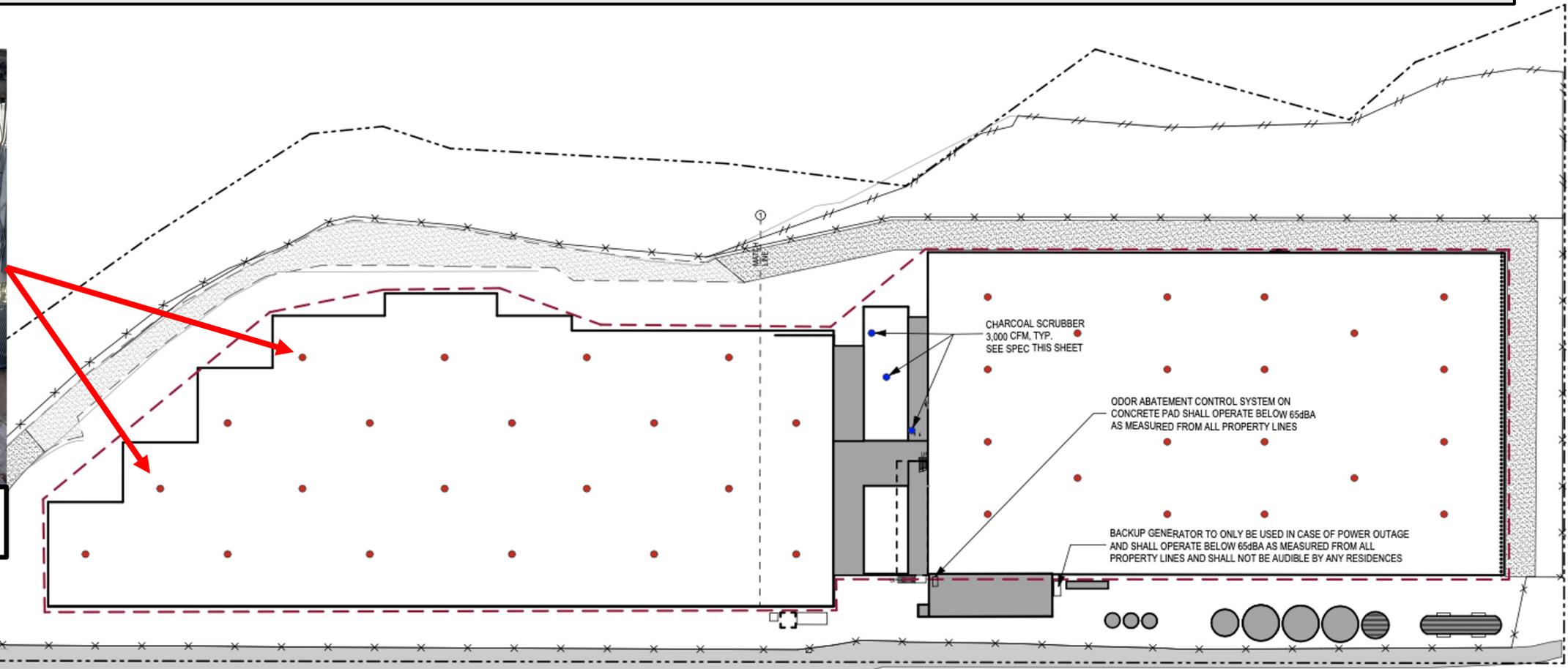
Demolition Overlay



Greenhouse Odor Control Plan



Typical Carbon Scrubber



Testing

Small-scale testing completed at Creekside Blooms in February 2021

Full-scale testing at Ever-Bloom ongoing

Measurement of terpene and sulphur levels combined with odor panel samples (including harvest day) spread across three phases:

- Baseline testing without Scrubbers

- Initial Scrubber Testing

- Follow-on Testing after Initial Scrubber Testing

Data produced from testing will also be used to further understand odor emissions, contributing factors, etc adding to overall industry knowledge and understanding of cannabis odor to further refine control methodologies.

Biological Resources

Biological Surveys Conducted 2019-2020

Project Site Historically in Agricultural Production

Arroyo Paredon Creek

County-designated Environmentally Sensitive Habitat (ESH)

Project Site isolated from creek

Arroyo Paredon Creek

USFWS-Designated Critical Habitat for Southern California Steelhead and Tidewater Goby

One contemporary (post-1980) documented occurrence of steelhead (Stoecker 2002)

Tidewater goby documented south of the Project Site, in 2001 (CNDDDB 2022)

Regularly Managed by County Flood Control

Western Sycamore-Arroyo Willow Riparian Woodland

Understory degraded and dominated by invasive plant species

No direct impacts to riparian habitat from Project

No impacts to wildlife movement or water quality from the Project

Native Habitat Restoration

43,640 square feet of demolition proposed

No unpermitted structures to remain in 100-foot ESH buffer

Relocate portion of permitted road away from Arroyo Paredon Creek

54,563 square feet of native habitat restoration & native landscaping proposed

Total of 1.25 acres of native habitat enhancement adjacent to creek

Locally sourced native planting palette

Wildlife access to restoration area

CDFW vetted January 14, 2022

Restoration & Landscape Plan



TREES



Platanus racemosa
California Sycamore



Quercus agrifolia
Coast Live Oak

SHRUBS AND GROUNDCOVER



Artemisia californica
Sagebrush



Artemisia douglasiana
Mugwort



Artemisia douglasiana
Mugwort



Baccharis salicifolia
Mulefat



Baccharis salicifolia
Mulefat



Calystegia m. cyclostegia
Chaparral Morning Glory



Clematis ligusticifolia
Creek Clematis



Elymus triticoides
Alkali Rye



Encelia californica
Bush Sunflower



Eriophyllum confertiflorum
Golden Yarrow



Frangula californica
Coffeeberry



Heteromeles arbutifolia
Toyon



Isocoma menziesii
Coastal Goldenbush



Lotus scoparius
Deerweed



Malosma laurina
Laurel Sumac



Muhlenbergia rigens
Deer Grass



Rosa californica
California Wild Rose



Rosa californica
California Wild Rose



Sambucus n. caerulea
Blue Elderberry



Scrophularia californica
California Figwort



Sisyrinchium bellum
Blue Eyed Grass



Stipa pulchra
Purple Needle Grass



Venegasia carpesioides
Canyon Sunflower



Carex praegracilis
California Meadow Sedge



Asclepias fascicularis
Narrow Leaf Milkweed



Bromus carinatus
California Brome



Rubris ursinus
CA Blackberry



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CA Blackberry



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Carpinteria, CA 93013
APN# 005-280-025

PLANT IMAGES

March 03, 2022
PLANNER: gvonkian
PLANNING & DEVELOPMENT

Date/ Issue
2021.11.10
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Thank you!

Questions?