

N

107 Total Affected Residences

87 Residences

20 Residences

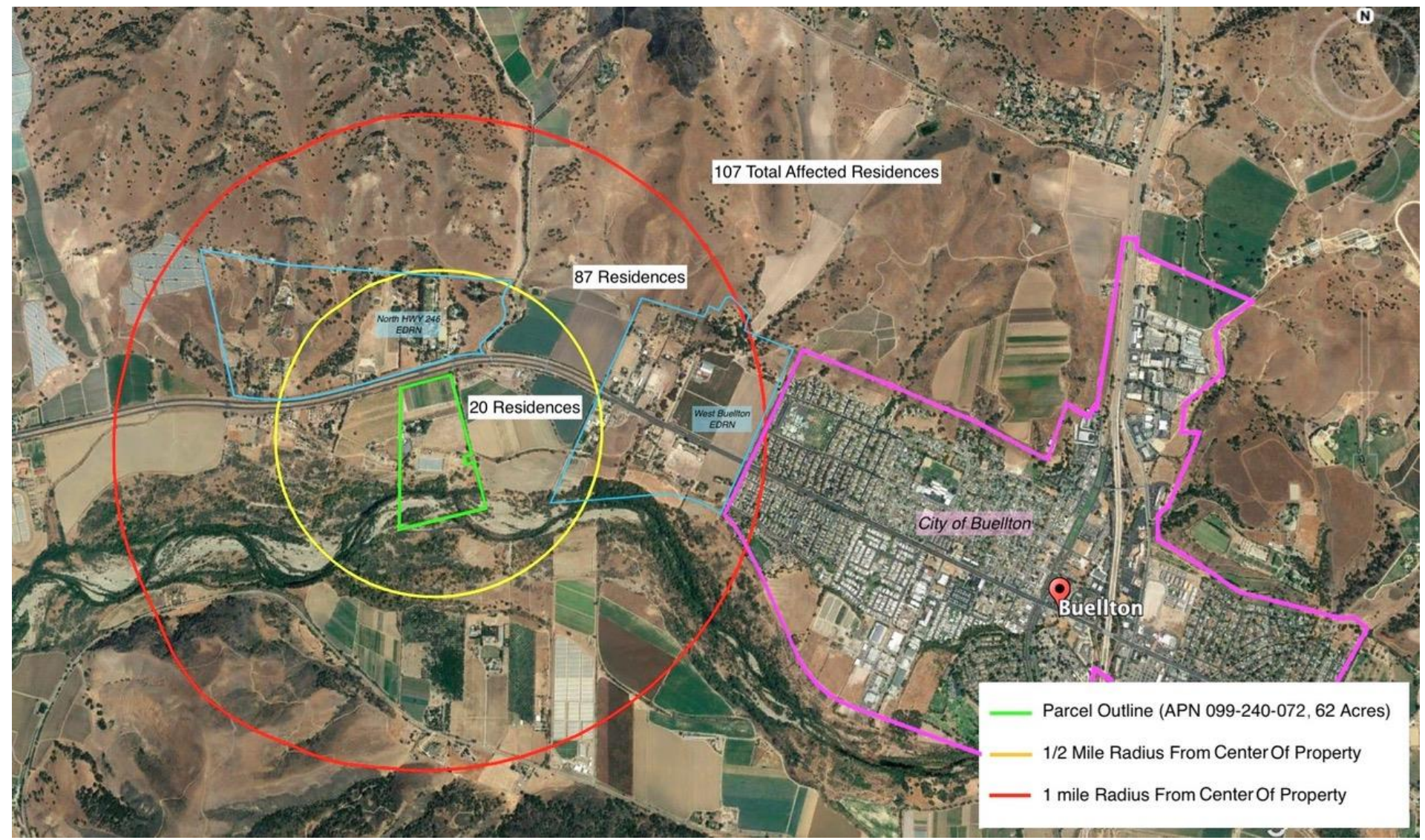
North HWY 246
EDRN

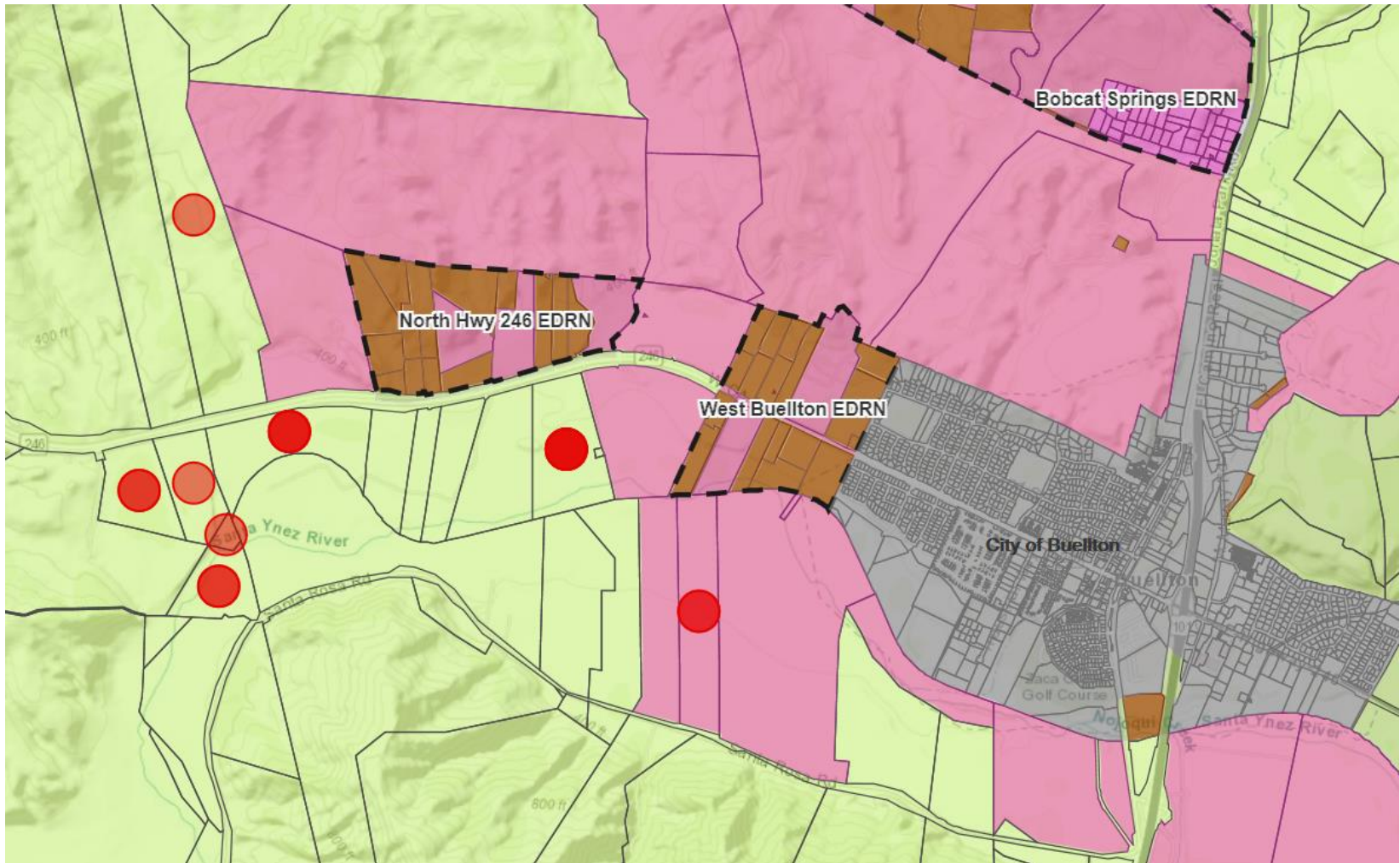
West Buellton
EDRN

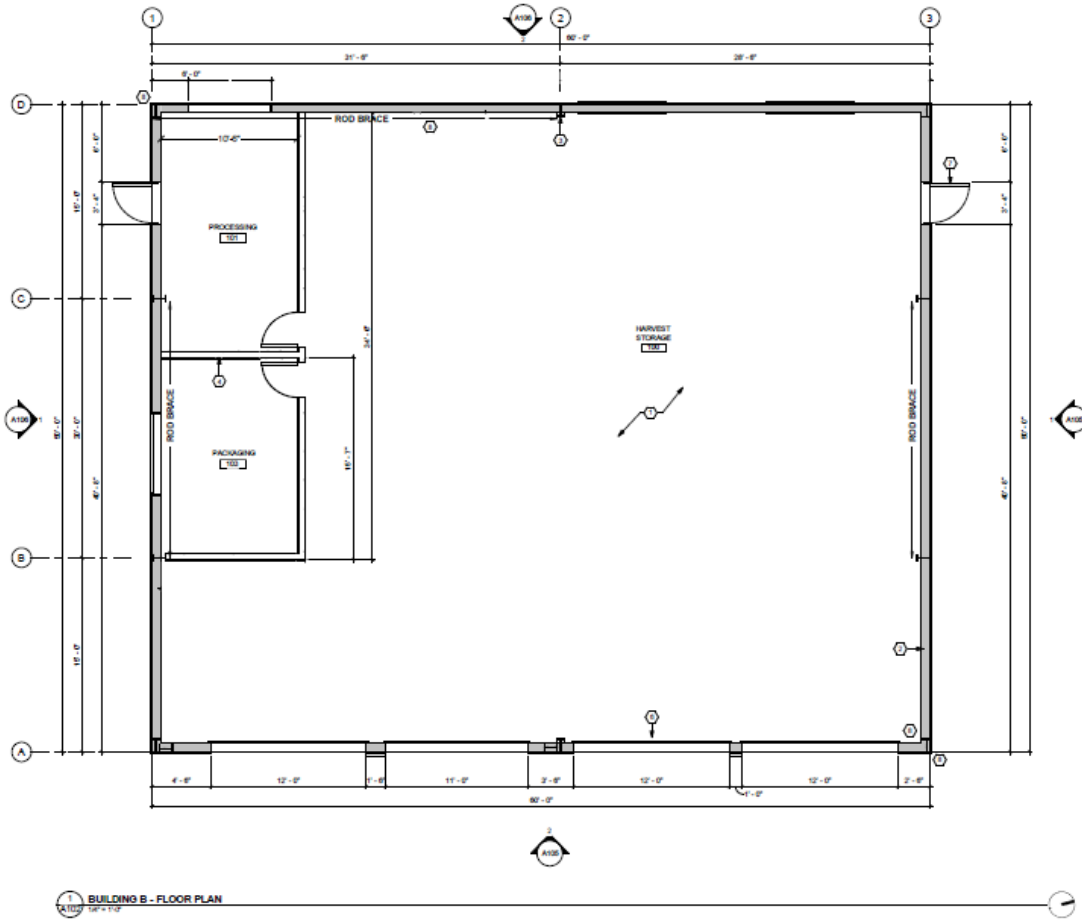
City of Buellton

Buellton

- Parcel Outline (APN 099-240-072, 62 Acres)
- 1/2 Mile Radius From Center Of Property
- 1 mile Radius From Center Of Property







| FLOOR PLAN KEYNOTES | |
|---------------------|---|
| KEYNOTE | DESCRIPTION |
| 1 | CONCRETE SLAB ON GRADE |
| 2 | PEMS GIRT WALL |
| 3 | PEMS COLUMN |
| 4 | 8" LIGHT GAUGE STEEL INTERIOR WALL |
| 5 | STOREFRONT WINDOW |
| 6 | INSULATED STEEL OVERHEAD SECTIONAL DOOR |
| 7 | HOLLOW METAL DOOR |
| 8 | SECURITY CAMERA LOCATION |

541
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BUSY BEE'S
ORGANICS

1180 W HIGHWAY 246
 BUELLTON, CA 93427

PROJECT NO. 18005
 DRAWN: JSW
 DATE: SEPTEMBER 10, 2019
 REVISION: LAND USE PERMIT SUBMITTAL
 REVISION: DESCRIPTION

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SHEET TITLE:
BUILDING FLOOR PLAN
BUILDING B

SHEET NO.
A111

LAND USE PERMIT SUBMITTAL - APN #099-240-072

BUILDING B - FLOOR PLAN
 09/10/19

Odor Plan – Action Requires Up To 3 days of Odor

Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint

Ms. Rotman will be responsible for recording and responding to written odor complaints. The procedure for receiving a complaint will begin with documenting the time and date the odor was observed. Other pertinent data will be collected, such as the location of where the odor was observed. **Within 72 hours, the complaint will then be verified by a third party licensed environmental hygienist to confirm that such odors are attributable to the Project and result in odors at the individual receptor site.** If such odors are determined not to be attributable to Project operations, **no further action will be taken.**

If such odors are determined to be attributable to Project operations, Ms. Rotman, who is the most knowledgeable person about the farm's operations, **will then take the time to walk through the various measures that have been implemented to reduce odors** (cited below). Then she will work with her staff to identify recommended actions for improving or implementing any additional odor abatement measures, and those that are determined feasible will be studied and implemented. If a "continuous public nuisance" is deemed to be caused by Busy Bee's Organics cannabis cultivation, the below listed contingency measures will be implemented to abate the nuisance.

Busy Bee's Organics strives to maintain a good neighbor policy and has received 25 letters of support from adjacent property owners, local farmers, businesses, and residents of Buellton. Additionally, Ms. Rotman is engaged in several community organizations that advocate for positive community engagement with the cannabis industry including serving as the secretary of the Lompoc Valley Cannabis Association, co-founding the North County Farmer's Guild and participating in the collective, Good Farmers Great Neighbors.

Odor Plan – Relies on Staggered Harvests

Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and contingency measures to curtail emissions in the event of a continuous public nuisance.

- The drying of cannabis plants is responsible for most odor creation. Cannabis plants drying can off gas up to 90% of the terpene content during this process.
- **Busy Bee's Organics does not traditionally dry cannabis onsite.**
- Busy Bee's Organics' standard operating procedure is to harvest fresh plants and **immediately flash freeze** them in temporary freezers on wheels or to box and ship them as fresh cut flowers upon harvest.
- All plant material is either vacuum-sealed and flash frozen or shipped offsite within two hours of harvest.
- **Odor from live cannabis plants only occurs when plants are in full bloom and agitated** (i.e. during harvest). Most harvest cycles are approximately ten days in length. To reduce odor impacts of fully blooming and agitated plants, Busy Bee's Organics traditionally **does not stagger harvest periods** throughout the property.
- This practice reduces the number of days the plants are agitated/odor emitting which in turn reduces to the degree possible the number of days odor can occur.
- Busy Bee's Organics, Inc. grows predominantly for **concentrates as an end**

Odor Plan – Incorrect Assumptions

- The subject property lies within the Santa Ynez Valley and has a naturally occurring strong and constant ocean breeze that blows 365 days a year. Known locally as the 'air conditioner' it is part of what makes Buellton so beneficial to all agricultural crops. This is what makes Buellton so windy, keeps it cool and provides the most effective solution for odor; dilution combined with evacuation of air. Most potential odors are prevented from stagnating and evacuated by this high volume of airflow and constant breeze. Additionally, Buellton has very low humidity (areas with high humidity can intensify odor). Supporting this fact is the report by industrial hygienist, SESPE, outlining the site-specific meteorological conditions which demonstrate that the potential for odor is non-existent 98 percent of each year.