

**ATTACHMENT 2.A: CONDITIONS OF APPROVAL FOR 20DVP-00000-00011**  
**AUTUMN BRANDS AND OCEAN HILL FARMS CANNABIS OPERATION**  
**REVISED DEVELOPMENT PLAN**  
**CASE NO. 20DVP-00000-00011**  
**APN: 005-280-041**

**Project Description**

- 1. Proj Des-01 Project Description.** This Revised Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked 1-17, dated August 24, 2021, 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 project is a request for a Coastal Development Permit (Case No. 20CDP-00000-00079) and a Revised Development Plan (Case No. 20DVP-00000-00011), which is a revision of the original Development Plan (approved November 17, 1969) to allow approximately 388,472 square feet of mixed light and nursery cannabis cultivation. Cultivation activities will occur within seven existing greenhouses. Processing will occur within Processing Building #1 (23,072 square feet) and Processing Building #2 (4,870 square feet). Onsite cultivation (as defined by the Article II Coastal Zoning Ordinance) will total approximately 9.56 acres.

An approximately 23 foot wide, 162 foot long section of Processing Building #1 will be demolished to provide separation from Greenhouse #3. An approximately 2,000 square foot as built, boiler room and approximately 950 square foot irrigation room attached to Greenhouse #6 will be validated. The equipment associated with the Byers Odor Abatement System and an emergency generator will be validated under this permit. Additionally, grading associated with the unpermitted installation of a detention basin (approximately 3,300 cubic yards cut and 1,000 cubic yards fill) and bioswale (585 cubic yards cut and 296 cubic yards fill) will be validated. An approximately 22,500 square foot area, including the area of the bioswale, will be restored to the natural riparian habitat. Portions of the existing agricultural access road will be removed so that it is outside of the Environmentally Sensitive Habitat (ESH) buffer area.

The project also includes the demolition/removal of two unpermitted water tanks, a shipping container, two storage structures, and an overhang on Processing Structure #2. The perimeter of the parcel is enclosed with an 8 foot tall chain-link fence. Privacy slats will be added to the chain-link fence for security and screening. Existing landscaping provides screening from the abutting roadway. An existing single-family dwelling will remain onsite. The current residents are co-owners and operators of Autumn Brands.

As new Best Available Control Technology (BACT) is proven to achieve superior odor control, as determined by peer reviewed data and County-approved qualified odor experts, the applicant will make the appropriate BACT upgrades, including but not limited to scrubbers to mitigate odor from cultivation activities in the greenhouses. Any BACT to be employed by the operator at a future date may require additional permits or changes to existing permit as determined by the County. After the commencement of use, the County shall retain a professional engineer or certified industrial hygienist, at the applicant's expense, to inspect and verify the installation of new best available control technology.

A total of 71 parking spaces exist and will remain. Four of the parking spaces will be reserved for

preferential carpool/van parking. The cannabis operation includes up to 150 full time employees, including six to eight managerial staff on site. The hours of operation will be between 6:00 a.m. and 4:00 p.m. Monday through Friday, and 7:00 a.m. to noon on Saturdays. The cannabis operation will be served by an existing on-site agricultural water well and the Carpinteria Valley Water District. A new septic system will provide wastewater treatment for the operation. Access will continue to be taken from the existing driveway off Foothill Road (Highway 192). The property is a 24.03-acre parcel zoned AG-I-20 located within the Coastal Zone and Area A of the Carpinteria Agricultural Overlay. The parcel is shown as APN 005-280-041 and addressed as 3615 Foothill Road, Toro Canyon Plan Area, First Supervisorial District.

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 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 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 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 applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.  
**MONITORING:** The 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 issuance 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:
    - i. Prior to commencement of use and/or issuance of Business License,
    - ii. Within the first year (during the active growing season), and
    - iii. Other instances as deemed necessary by Planning & Development
  - 4) Participate in Regular Compliance Inspections that may occur:
    - i. Upon renewal of the County Business License,
    - ii. For the life of the project, or as specific in permit conditions, and
    - iii. 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 Coastal Development Permit 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 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 Article II Coastal Zoning Ordinance (§35-144U.C.2) as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Fencing and Security Plan prior commencement of the cannabis activities that are the subject of this permit. The 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 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 Article II Coastal Zoning Ordinance (§35-144U.C.3) as that section reads as of the date of project approval. The 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 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 this permit. The applicant shall install all components of the Landscape and Screening Plan prior to commencement of the cannabis activities that are the subject of this permit. The 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 applicant shall implement the Lighting Plan stamped “Zoning Approved”.

**PLAN REQUIREMENTS:** The Lighting Plan must comply with the requirements of the Article II Coastal Zoning Ordinance (§ 35-144U.C.4 and –C.1.g) as that section reads as of the date of project approval.

**TIMING:** All components of the Lighting Plan shall be implemented prior to final building inspection. The 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 applicant shall implement the Noise Plan stamped “Zoning Approved,”.

**PLAN REQUIREMENTS:** The Noise Plan must comply with the requirements of the Article II Coastal Zoning Ordinance (§ 35-144U.C.5), as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Noise Plan prior to issuance of final building inspection. The 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 Implementation and Monitoring.** The applicant shall implement the Odor Abatement Plan stamped ‘Zoning Approved’. The Odor Abatement Plan must prevent odors from being experienced within residential zones as determined by the Director. The applicant shall follow all methods for reducing odor as outlined in the Odor Abatement Plan and shall deploy, or re-deploy the best available control technologies or methods as necessary, or as determined by the County.

**PLAN REQUIREMENTS:** The Odor Abatement system shall be graphically depicted on project plans and comply with *Article II, Section 35-144U.C.6* as that section reads as of the date of project approval. The depicted Odor Abatement system shall conform to the Odor Abatement Plan as reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist.

**TIMING:** The Odor Abatement system shall be installed prior to the commencement of cultivation activities. The Applicant shall maintain the system in good operating condition throughout duration of cannabis cultivation activities.

**MONITORING:** P&D compliance staff shall monitor implementation prior to Final Building Clearance and/or commencement of use, whichever occurs first. 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. 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.
- 13. Site Transportation Demand Management Plan.** The 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 Article II Coastal Zoning Ordinance (§ 35-144U.C.1.j) as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Site Transportation Demand Management Plan prior to the issuance of final building and/or grading inspection. The applicant shall maintain the project site in compliance with the Site Transportation Demand Management Plan throughout the life of the project.

**MONITORING:** The 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.
- 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: rainwater capture and reuse, use of recycled water, and timed drip irrigation.

**PLAN REQUIREMENTS:** The applicant shall document water-conserving features on the Site Plan stamped "Zoning Approved".
- 15. Habitat Restoration.** The Owner/Applicant shall submit for P&D approval Riparian Area Restoration Plan prepared by a P&D-approved biologist and designed to restore approximately 22,500 square feet of area to natural riparian conditions and including the following components:

  - a. Landscaping shall be with native riparian species as shown on the Riparian Restoration Planting Plan dated January 13, 2021 and stamped "Zoning Approved."
  - b. Species shall be from locally obtained plants and seed stock.
  - c. The new plantings shall be irrigated with drip irrigation during the first and second years to ensure successful germination and plant establishment

- d. Non-native species within the restoration area shall be removed from the creek, however, removal of native species in the creek shall be prohibited.

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

**TIMING:** The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable. Permit compliance staff shall conduct site inspections as needed to confirm compliance.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance. P&D compliance monitoring staff, as well as USFWS staff and/or CDFW staff as needed, shall monitor compliance with this condition prior to the commencement of project activities, which may include installation of fencing and lighting, or at the pre-construction meeting, or during grading and construction, and throughout the life of the project, as applicable. The Owner/Applicant shall demonstrate compliance with the measures outline above, listed in the plan set and as detailed in the Riparian Restoration Planting Plan dated January 13, 2021 throughout the life of the project to permit compliance staff.

16. **Wildlife Movement Plan:** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan (WMP) prepared by Storrer Environmental Services, LLC, dated January 14, 2021 and stamped "Zoning Approved". The WMP measures include:

- 1) *A worker environmental awareness training pamphlet will be prepared and posted on-site for all employees (including site supervisors)*
- 2) *A qualified biologist should be present to oversee site preparation and non-native plant removal in the Riparian Restoration Area to ensure there are no impacts to sensitive wildlife or native plant species*
- 3) *On-going activities within the prescribed 100 foot ESH buffer from Arroyo Paredon Creek will be limited to use of Processing Building #2, existing permitted greenhouses, use of the existing paved fire road, and implementation of riparian restoration*
- 4) *If listed wildlife species are observed, work will be suspended and the CCDFW and USFWS (as applicable) will be notified immediately. Sensitive wildlife species may be moved from the work area by a qualified biologist holding the necessary permits.*
- 5) *All erosion control materials shall be free from plastic to prevent entanglement of wildlife.*
- 6) *Trash and food items will be placed in secured waste storage daily so as not to attract wildlife.*

**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 installation of lighting and fencing or restoration activities. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable. Permit compliance staff shall conduct site inspections as needed to confirm compliance.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance. P&D compliance monitoring staff, as well as USFWS staff and/or CDFW staff as needed, shall monitor compliance with this condition prior to the commencement of project activities, which may include installation of fencing and lighting, or at the pre-construction meeting, or during grading and construction, and throughout the life of the project, as applicable. The Owner/Applicant shall demonstrate compliance with the measures outline above, listed in the plan set and as detailed in the WMP prepared by Storrer Environmental Services, LLC, dated January 14, 2021 throughout the life of the project to permit compliance staff.

17. **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.

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

**TIMING:** 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.

18. **EM-02 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.

19. **Greenhouse Blackout Curtains.** The owner/applicant/operator shall install and maintain a mechanized blackout screening system within growing areas to prevent interior night lighting (grow lights) from being visible outside the green houses structures between sunset and sunrise.

**PLAN REQUIREMENTS:** The mechanized blackout screen system shall be noted on plans submitted for Permit approval

**TIMING:** The system shall be installed prior to Final Building Inspection Clearance or Commence of Use.

**MONITORING:** The Owner/Applicant/Operator shall demonstrate proper installation and functioning prior to Final Building Inspection Clearance or Commence of Use. P&D Compliance staff may conduct site inspections as necessary to respond to complaints and ensure blackout screen system is maintained for the life of the project.

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, grading and building permits.

**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. **Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 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.

22. **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.

23. **Tree Protection Without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees.

- a. Prior to the issuance of a Zoning Clearance for grading or construction, all native trees shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
- b. To help ensure the long term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

**PLAN REQUIREMENTS:** Fencing shall be graphically depicted on project plans. **TIMING:** This condition shall be printed on project plans submitted for Zoning Clearance approval and installed prior to Grading or Building Permit issuance.

**MONITORING:** P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

24. **Truck Idling.** Idling of trucks shall be prohibited between 9:00 p.m. and 7:00 a.m.

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

**TIMING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance.



## County Rules and Regulations

25. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon 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 review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
26. **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.
27. **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.
28. **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.
29. **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.
30. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).
31. **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.
32. **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.

33. **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).
34. **DIMF-24g DIMF Fees-Transportation.** 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 transportation. 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:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division 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).
35. **Rules-25 Signed Agreement to Comply.** Prior to approval of Coastal Development Permit, 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.
36. **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.
37. **Rules-28 Removal of Greenhouses.** The Owner shall sign a written agreement to comply with the County to remove greenhouse or greenhouse related development, or any portion thereof, if any component of the greenhouse development is abandoned (not in operation for 24 consecutive months). If, after 24 months of non-use for greenhouse purposes, greenhouse activities resume, such activities shall be continued without interruption for longer than 90 days within the subsequent one year period, or the facility shall be deemed abandoned and notice of such abandonment shall be served upon the landowner by the County. The Owner shall submit an application for demolition of the applicable development and restoration of agricultural lands suitable to ensure continued agricultural productivity. The removal shall occur within 180 days of issuance of a Coastal

Development Permit for removal. Conversion of greenhouse development to non-agricultural uses shall not be considered in lieu of demolition or removal.

**TIMING:** The Owner shall sign the written agreement agreeing to this requirement of Article II (or any successor regulations, if the CA Overlay is amended) prior to approval of the follow on Zoning Clearance.

38. **Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated January 21, 2021;
  - b. Environmental Health Services Division dated January 20, 2021;
  - c. Fire Department dated December 3, 2020;
  - d. Flood Control Water Agency dated December 8, 2020.
  - e. Roads dated December 1, 2020.
  
39. **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.
  
40. **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.
  
41. **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.
  
42. **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.

**ATTACHMENT 2.B: CONDITIONS OF APPROVAL FOR 20CDP-00000-00079**  
**AUTUMN BRANDS AND OCEAN HILL FARMS CANNABIS OPERATION**  
**COASTAL DEVELOPMENT PERMIT**  
**CASE NO. 20CDP-00000-00079**  
**APN: 005-280-041**

**Project Description**

- 1. Proj Des-01 Project Description.** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked 1-17, dated August 24, 2021, 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 project is a request for a Coastal Development Permit (Case No. 20CDP-00000-00079) and a Revised Development Plan (Case No. 20DVP-00000-00011), which is a revision of the original Development Plan (approved November 17, 1969) to allow approximately 388,472 square feet of mixed light and nursery cannabis cultivation. Cultivation activities will occur within seven existing greenhouses. Processing will occur within Processing Building #1 (23,072 square feet) and Processing Building #2 (4,870 square feet). Onsite cultivation (as defined by the Article II Coastal Zoning Ordinance) will total approximately 9.56 acres.

An approximately 23 foot wide, 162 foot long section of Processing Building #1 will be demolished to provide separation from Greenhouse #3. An approximately 2,000 square foot as built, boiler room and approximately 950 square foot irrigation room attached to Greenhouse #6 will be validated. The equipment associated with the Byers Odor Abatement System and an emergency generator will be validated under this permit. Additionally, grading associated with the unpermitted installation of a detention basin (approximately 3,300 cubic yards cut and 1,000 cubic yards fill) and bioswale (585 cubic yards cut and 296 cubic yards fill) will be validated. An approximately 22,500 square foot area, including the area of the bioswale, will be restored to the natural riparian habitat. Portions of the existing agricultural access road will be removed so that it is outside of the Environmentally Sensitive Habitat (ESH) buffer area.

The project also includes the demolition/removal of two unpermitted water tanks, a shipping container, two storage structures, and an overhang on Processing Structure #2. The perimeter of the parcel is enclosed with an 8 foot tall chain-link fence. Privacy slats will be added to the chain-link fence for security and screening. Existing landscaping provides screening from the abutting roadway. An existing single-family dwelling will remain onsite. The current residents are co-owners and operators of Autumn Brands.

As new Best Available Control Technology (BACT) is proven to achieve superior odor control, as determined by peer reviewed data and County-approved qualified odor experts, the applicant will make the appropriate BACT upgrades, including but not limited to scrubbers to mitigate odor from cultivation activities in the greenhouses. Any BACT to be employed by the operator at a future date may require additional permits or changes to existing permit as determined by the County. After the commencement of use, the County shall retain a professional engineer or certified industrial hygienist, at the applicant's expense, to inspect and verify the installation of new best available control technology.

A total of 71 parking spaces exist and will remain. Four of the parking spaces will be reserved for

preferential carpool/van parking. The cannabis operation includes up to 150 full time employees, including six to eight managerial staff on site. The hours of operation will be between 6:00 a.m. and 4:00 p.m. Monday through Friday, and 7:00 a.m. to noon on Saturdays. The cannabis operation will be served by an existing on-site agricultural water well and the Carpinteria Valley Water District. A new septic system will provide wastewater treatment for the operation. Access will continue to be taken from the existing driveway off Foothill Road (Highway 192). The property is a 24.03-acre parcel zoned AG-I-20 located within the Coastal Zone and Area A of the Carpinteria Agricultural Overlay. The parcel is shown as APN 005-280-041 and addressed as 3615 Foothill Road, Toro Canyon Plan Area, First Supervisorial District.

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 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 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 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 applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.  
**MONITORING:** The 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 issuance 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:
    - i. Prior to commencement of use and/or issuance of Business License,
    - ii. Within the first year (during the active growing season), and
    - iii. Other instances as deemed necessary by Planning & Development
  - 4) Participate in Regular Compliance Inspections that may occur:
    - i. Upon renewal of the County Business License,
    - ii. For the life of the project, or as specific in permit conditions, and
    - iii. 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 Coastal Development Permit 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 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 Article II Coastal Zoning Ordinance (§35-144U.C.2) as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Fencing and Security Plan prior commencement of the cannabis activities that are the subject of this permit. The 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 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 Article II Coastal Zoning Ordinance (§35-144U.C.3) as that section reads as of the date of project approval. The 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 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 this permit. The applicant shall install all components of the Landscape and Screening Plan prior to commencement of the cannabis activities that are the subject of this permit. The 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 applicant shall implement the Lighting Plan stamped “Zoning Approved”.

**PLAN REQUIREMENTS:** The Lighting Plan must comply with the requirements of the Article II Coastal Zoning Ordinance (§ 35-144U.C.4 and –C.1.g) as that section reads as of the date of project approval.

**TIMING:** All components of the Lighting Plan shall be implemented prior to final building inspection. The 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 applicant shall implement the Noise Plan stamped “Zoning Approved,”.

**PLAN REQUIREMENTS:** The Noise Plan must comply with the requirements of the Article II Coastal Zoning Ordinance (§ 35-144U.C.5), as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Noise Plan prior to issuance of final building inspection. The 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 Implementation and Monitoring.** The applicant shall implement the Odor Abatement Plan stamped ‘Zoning Approved’. The Odor Abatement Plan must prevent odors from being experienced within residential zones as determined by the Director. The applicant shall follow all methods for reducing odor as outlined in the Odor Abatement Plan and shall deploy, or re-deploy the best available control technologies or methods as necessary, or as determined by the County.

**PLAN REQUIREMENTS:** The Odor Abatement system shall be graphically depicted on project plans and comply with *Article II, Section 35-144U.C.6* as that section reads as of the date of project approval. The depicted Odor Abatement system shall conform to the Odor Abatement Plan as reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist.

**TIMING:** The Odor Abatement system shall be installed prior to the commencement of cultivation activities. The Applicant shall maintain the system in good operating condition throughout duration of cannabis cultivation activities.

**MONITORING:** P&D compliance staff shall monitor implementation prior to Final Building Clearance and/or commencement of use, whichever occurs first. 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. 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.
- 13. Site Transportation Demand Management Plan.** The 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 Article II Coastal Zoning Ordinance (§ 35-144U.C.1.j) as that section reads as of the date of project approval.

**TIMING:** The applicant shall implement the Site Transportation Demand Management Plan prior to the issuance of final building and/or grading inspection. The applicant shall maintain the project site in compliance with the Site Transportation Demand Management Plan throughout the life of the project.

**MONITORING:** The 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.
- 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: rainwater capture and reuse, use of recycled water, and timed drip irrigation.

**PLAN REQUIREMENTS:** The applicant shall document water-conserving features on the Site Plan stamped "Zoning Approved".
- 15. Habitat Restoration.** The Owner/Applicant shall submit for P&D approval Riparian Area Restoration Plan prepared by a P&D-approved biologist and designed to restore approximately 22,500 square feet of area to natural riparian conditions and including the following components:

  - a. Landscaping shall be with native riparian species as shown on the Riparian Restoration Planting Plan dated January 13, 2021 and stamped "Zoning Approved."
  - b. Species shall be from locally obtained plants and seed stock.
  - c. The new plantings shall be irrigated with drip irrigation during the first and second years to ensure successful germination and plant establishment



- d. Non-native species within the restoration area shall be removed from the creek, however, removal of native species in the creek shall be prohibited.

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

**TIMING:** The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable. Permit compliance staff shall conduct site inspections as needed to confirm compliance.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance. P&D compliance monitoring staff, as well as USFWS staff and/or CDFW staff as needed, shall monitor compliance with this condition prior to the commencement of project activities, which may include installation of fencing and lighting, or at the pre-construction meeting, or during grading and construction, and throughout the life of the project, as applicable. The Owner/Applicant shall demonstrate compliance with the measures outline above, listed in the plan set and as detailed in the Riparian Restoration Planting Plan dated January 13, 2021 throughout the life of the project to permit compliance staff.

16. **Wildlife Movement Plan:** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan (WMP) prepared by Storrer Environmental Services, LLC, dated January 14, 2021 and stamped “Zoning Approved”. The WMP measures include:

- 1) *A worker environmental awareness training pamphlet will be prepared and posted on-site for all employees (including site supervisors)*
- 2) *A qualified biologist should be present to oversee site preparation and non-native plant removal in the Riparian Restoration Area to ensure there are no impacts to sensitive wildlife or native plant species*
- 3) *On-going activities within the prescribed 100 foot ESH buffer from Arroyo Paredon Creek will be limited to use of Processing Building #2, existing permitted greenhouses, use of the existing paved fire road, and implementation of riparian restoration*
- 4) *If listed wildlife species are observed, work will be suspended and the CCDFW and USFWS (as applicable) will be notified immediately. Sensitive wildlife species may be moved from the work area by a qualified biologist holding the necessary permits.*
- 5) *All erosion control materials shall be free from plastic to prevent entanglement of wildlife.*
- 6) *Trash and food items will be placed in secured waste storage daily so as not to attract wildlife.*

**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 installation of lighting and fencing or restoration activities. The requirements of this condition shall also be implemented throughout the life of the Proposed Project, as applicable. Permit compliance staff shall conduct site inspections as needed to confirm compliance.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance. P&D compliance monitoring staff, as well as USFWS staff and/or CDFW staff as needed, shall monitor compliance with this condition prior to the commencement of project activities, which may include installation of fencing and lighting, or at the pre-construction meeting, or during grading and construction, and throughout the life of the project, as applicable. The Owner/Applicant shall demonstrate compliance with the measures outline above, listed in the plan set and as detailed in the WMP prepared by Storrer Environmental Services, LLC, dated January 14, 2021 throughout the life of the project to permit compliance staff.

17. **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.

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

**TIMING:** 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.

18. **EM-02 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.

19. **Greenhouse Blackout Curtains.** The owner/applicant/operator shall install and maintain a mechanized blackout screening system within growing areas to prevent interior night lighting (grow lights) from being visible outside the green houses structures between sunset and sunrise.

**PLAN REQUIREMENTS:** The mechanized blackout screen system shall be noted on plans submitted for Permit approval

**TIMING:** The system shall be installed prior to Final Building Inspection Clearance or Commence of Use.

**MONITORING:** The Owner/Applicant/Operator shall demonstrate proper installation and functioning prior to Final Building Inspection Clearance or Commence of Use. P&D Compliance staff may conduct site inspections as necessary to respond to complaints and ensure blackout screen system is maintained for the life of the project.

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, grading and building permits.

**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. **Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 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.

22. **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.

23. **Tree Protection Without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees.

- a. Prior to the issuance of a Zoning Clearance for grading or construction, all native trees shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
- b. To help ensure the long term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

**PLAN REQUIREMENTS:** Fencing shall be graphically depicted on project plans. **TIMING:** This condition shall be printed on project plans submitted for Zoning Clearance approval and installed prior to Grading or Building Permit issuance.

**MONITORING:** P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

24. **Truck Idling.** Idling of trucks shall be prohibited between 9:00 p.m. and 7:00 a.m.

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

**TIMING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance.

## **County Rules and Regulations**

25. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon 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 review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
26. **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.
27. **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.
28. **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.
29. **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.
30. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).
31. **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.
32. **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.

33. **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).
34. **DIMF-24g DIMF Fees-Transportation.** 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 transportation. 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:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division 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).
35. **Rules-25 Signed Agreement to Comply.** Prior to approval of Coastal Development Permit, 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.
36. **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.
37. **Rules-28 Removal of Greenhouses.** The Owner shall sign a written agreement to comply with the County to remove greenhouse or greenhouse related development, or any portion thereof, if any component of the greenhouse development is abandoned (not in operation for 24 consecutive months). If, after 24 months of non-use for greenhouse purposes, greenhouse activities resume, such activities shall be continued without interruption for longer than 90 days within the subsequent one year period, or the facility shall be deemed abandoned and notice of such abandonment shall be served upon the landowner by the County. The Owner shall submit an application for demolition of the applicable development and restoration of agricultural lands suitable to ensure continued agricultural productivity. The removal shall occur within 180 days of issuance of a Coastal

Development Permit for removal. Conversion of greenhouse development to non-agricultural uses shall not be considered in lieu of demolition or removal.

**TIMING:** The Owner shall sign the written agreement agreeing to this requirement of Article II (or any successor regulations, if the CA Overlay is amended) prior to approval of the follow on Zoning Clearance.

38. **Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated January 21, 2021;
  - b. Environmental Health Services Division dated January 20, 2021;
  - c. Fire Department dated December 3, 2020;
  - d. Flood Control Water Agency dated December 8, 2020.
  - e. Roads dated December 1, 2020.
  
39. **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.
  
40. **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.
  
41. **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.
  
42. **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.



air pollution control district  
SANTA BARBARA COUNTY

January 21, 2021

Ben Singer  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

**Re: Santa Barbara County Air Pollution Control District Suggested Conditions Autumn Brands and Ocean Hill Farms, 20DVP-00000-00011**

Dear Ben Singer:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of mixed light and nursery cannabis cultivation in 402,350 square feet (SF) of existing greenhouses. Approximately 24,981 SF of the area will be used for ancillary cultivation activities such as drying, trimming and packaging. Processing including drying, trimming, and packaging will occur within an existing 4,870 SF structure. Distribution will be limited to removal of product from the site. Other modifications include the demolition and removal of two water tanks, a shipping container, two storage structures, and an overhang on a processing structure. A large area of riparian habitat on the southern side is proposed for restoration.

A Hipower HNG 210 T6 6-cylinder spark ignition emergency generator will be installed and used to power the camera and security system in the event of a power shut off. The Odor Abatement Plan includes the use of a Byers vapor-phase odor mitigation system with Ecosorb CNB107 and carbon filtration systems for the processing areas of the facility. The site is served by existing water wells, municipal water, and municipal electricity. No grading is proposed. The subject property, a 24-acre parcel zoned AG-I-20 and identified in the Assessor Parcel Map Book as APN 005-280-041, is located at 3615 Foothill Road in the unincorporated Carpinteria area.

Air Pollution Control District staff have the following specific **advisories and recommendations** related to the proposed project:

1. Based on the project description and information that has been provided, the project does not require a District permit. However, if the project description changes, the applicant should refer to the District's cannabis permitting webpage at [www.ourair.org/cannabis/](http://www.ourair.org/cannabis/) to determine if any equipment or operations will require District permits.
2. Indoor and mixed-light cultivation (e.g., greenhouses) located near residential, commercial and other sensitive receptors shall abate cannabis odors through the use of containment, ventilation, filters, control and/or deodorizing systems. Outdoor cultivation and growing operations also create strong cannabis odors, and the District recommends that such operations not be located near public locations such as residences, commercial buildings, or other sensitive

Aeron Arlin Genet, Air Pollution Control Officer

receptors. The District encourages the use of buffer zones to allow for maximum odor dispersion, as well as other odor abatement strategies, to avoid nuisance odors.

3. Any chemical used for deodorizing systems shall not cause adverse impacts to the community. Low-VOC (volatile organic compound) or no-VOC compounds are recommended, as well as compounds that do not contain toxic air contaminants (TACs) as identified by the State of California. The comprehensive list of TACs can be found at [www.arb.ca.gov/toxics/healthval/contable.pdf](http://www.arb.ca.gov/toxics/healthval/contable.pdf). If odor control systems use chemicals that contain TACs, the County shall assess the potential for health risk by performing a refined Health Risk Assessment.

Air Pollution Control District staff offer the following suggested conditions:

1. Spark ignition piston-type internal combustion engines (e.g., gasoline or propane-fired) used exclusively for emergency electrical power generation or emergency pumping of water for flood control or firefighting are **exempt** from permit requirements pursuant to District Rule 202, Section F.1.d., **provided the engine operates no more than 200 hours per calendar year and a record is maintained and is available to the District upon request**. The record shall list the identification number of the equipment, the number of operating hours on each day the engine is operated and the cumulative total hours.
2. Odor abatement strategies shall be implemented as laid out in a comprehensive odor abatement plan to ensure that cannabis odors are not detected by nearby residential areas or sensitive receptors. All odor abatement technology shall be operated according to the manufacturer's specifications and/or as recommended by a professional engineer or certified industrial hygienist. Any changes to the odor abatement chemical/solution or odor abatement technology shall be reviewed and approved by the County.
3. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (District Form ENF-28 or District Form ENF-28e), which can be downloaded at [www.ourair.org/compliance-forms/](http://www.ourair.org/compliance-forms/) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit [www.ourair.org/asbestos/](http://www.ourair.org/asbestos/) to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.
4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.
5. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see [www.ourair.org/wp-content/uploads/rule360.pdf](http://www.ourair.org/wp-content/uploads/rule360.pdf) for more information.



If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at [HoD@sbcapcd.org](mailto:HoD@sbcapcd.org).

Sincerely,

*Desmond Ho*

Desmond Ho  
Air Quality Specialist  
Planning Division

cc: Zoe Carlson, Dudek  
William Sarraf, Supervisor, District Engineering Division [email only]  
David Harris, Manager, District Engineering Division [email only]  
Planning Chron File



**Environmental Health Services**

225 Camino del Remedio ♦ Santa Barbara, CA 93110  
805/681-4900 ♦ FAX 805/681-4901

**Van Do-Reynoso, MPH, PhD** Director  
**Lars Siefert** Director of Environmental Health

2125 S. Centerpointe Pkwy. #333 ♦ Santa Maria, CA 93455-1340  
805/346-8460 ♦ FAX 805/346-8485

TO: Ben Singer, Planner  
Planning & Development Department  
Development Review Division

FROM: Deanna Talerico  
Environmental Health Services

DATE: January 20, 2021

SUBJECT: Case No. 20DVP-00000-00011, 20CDP-00000-00079

Project: Autumn Brands Cannabis

Assessor's Parcel No 005-280-041

Located at: 3615 Foothill Road in Carpinteria, CA zoned AG-1-20

The project is a request for a Coastal Development Permit, Case No. 20CDP-00000-00079, and a Revised Development Plan, Case No. 20DVP-00000-00011, of the original Development Plan (approved November 17, 1969) to allow approximately 8.92 acres (388,472 sq. ft.) of mixed light and nursery cannabis cultivation. Cultivation activities will occur within seven existing greenhouses. Processing will occur within Processing Building #1 (23,072 sq. ft.) and Processing Building #2 (4,870 sq. ft.). An approximately 23 ft. wide section of Processing Building #1 will be demolished to provide separation from Greenhouse #3. Onsite cultivation (as defined by the Article II Coastal Zoning Ordinance) will total approximately 9.56 acres. The project also includes the demolition/removal of two unpermitted water tanks, a shipping container, two storage structures, and an overhang on Processing Structure #2.

An existing single-family dwelling will remain onsite and not be associated with the cannabis cultivation operation. 71 parking spaces will be provided, including four spaces reserved for preferential carpool/van parking. The cannabis operation includes 100 to 150 full time employees with six to eight managerial staff on site. Autumn Brands will employ up to 100 employees, and Ocean Hill Farms will employ 50 employees. The hours of operation will be between 6:00 a.m. and 4:00 p.m. Monday through Friday, and 7:00 a.m. to noon on Saturdays. The property is a 24.03-acre parcel zoned AG-I-20 located within the Coastal Zone and Area A of the Carpinteria Agricultural Overlay. The parcel is shown as APN 005-280-041 and addressed as 3615 Foothill Road, Toro Canyon Area, First Supervisorial District.

Domestic water is provided by the Carpinteria Water District through an existing water meter, and an existing onsite private well provides irrigation water services for the cannabis cultivation operation.

Sanitary services will be provided to cannabis staff by a newly proposed onsite wastewater treatment system (OWTS). Environmental Health Services (EHS) has received and reviewed acceptable soils percolation testing and a feasible preliminary design for a new commercial onsite wastewater treatment system with a septic tank, dosing system, and leach line dispersal fields to accommodate the wastewater flow of up to 150 employees. The existing OWTS on the property will be abandoned under permit with EHS.

The applicant has already submitted to Environmental Health Services: verification of exemption and/or enrollment (NOA) for the Regional Water Quality Control Board waste discharge requirements, and a satisfactory solid waste management plan.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, an application for the new **Onsite Wastewater Treatment System** permit shall be submitted to Environmental Health Services. The plans shall include a layout for the installation of a 200% primary installation (dual disposal field) and 100% expansion area. The onsite wastewater treatment systems shall be designed to handle peak daily flows according to the criteria of the State Onsite Wastewater Treatment System Policy and the Santa Barbara County Code, Chapter 18-C.
2. Prior to Issuance of a Building Permit, the application for the new onsite wastewater treatment system permit shall be approved by Environmental Health Services.
3. Prior to Issuance of a Building Permit, the application for the abandonment of the existing onsite wastewater treatment system permit shall be approved by Environmental Health Services
4. Prior to Occupancy, the approved onsite wastewater treatment systems shall be installed, constructed and fully operational, to be verified by Environmental Health Services through inspection.
5. Prior to Occupancy, the existing onsite wastewater treatment systems shall be properly abandoned under permit, to be verified by Environmental Health Services through inspection.
6. Prior to Occupancy, the applicant shall contact Environmental Health Services Hazardous Materials Program (CUPA) staff to evaluate possible permitting requirements.



Deanna Talerico, REHS  
Senior Environmental Health Specialist



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

## 3615, Foothill Road, , Carpinteria, , CA, 93013, , Cannabis Facility, yes

Location	34.416015, -119.55207
Status	<span style="color: yellow;">■</span> Planning Completed
Submittal Date:	2020-12-03
Address/Location:	3615 Foothill Road Carpinteria, CA 93013
APN:	005-280-041
Comments:	Cannabis Facility
Submittal Type:	Planning
Applicant:	Dudek, Carolyn Groves
Address	621 Chapala Street Santa Barbara, CA 93101
Phone Number:	805-308-8507 C864-310-5915
Email:	cgroves@dudek.com

### Planning/Conceptual Design

Date Plan Review Completed:	2020-12-03
Permit Number:	20DVP-0-00011
Planner:	Ben Singer
Plans Checked By:	Michael LoMonaco
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Invoices Paid:	FPC-P

### Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

*“Pride in Service”*



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

## Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to the erection of combustible materials.

Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards (Section #8).

Access ways with sections in excess of 500 feet shall be provided with turnouts approximately every 500 feet. Driveway dimensions at the turnout location(s) shall provide 22 ft. of width by 50 ft. in length of driving surface not including approach and departure area.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

Dead end access roads or driveways shall terminate with a Fire District approved turnaround.

A minimum of 15 feet of vertical clearance shall be provided and maintained for fire apparatus.

Gated access ways (if provided) shall open in the direction of ingress travel; gates shall be located thirty (30') feet from the edge of road driving surface. Minimum clear width of gate opening shall be at least 2 feet wider than the road served. The location and type of gate shall be approved by the Fire District prior to installation.

A Fire District approved key entry system shall be installed in an accessible location.

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background.

Fire Lane Identification shall comply with the current CSFPD Development Standards

Access to processing and packaging buildings shall be a minimum 20' in width.

---

*"Pride in Service"*



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

## Water Requirements

Fire hydrants capable of supplying the required fire flow for fire protection shall be provided for all buildings or portions of buildings which have been or are hereafter constructed within this project.

Fire hydrants shall be installed within 250 feet driving distance of all structures. The hydrant(s) shall be of the type approved by the Fire District and acceptable to Carpinteria Valley Water District or Montecito Water District. The fire hydrant and mains supplying the same shall be installed in accordance with the current CFC and CSFPD standards. The minimum gallons per minute at 20 PSI shall be determined by the fire flow requirements in the current CFC.

On site hydrants required for processing and packaging buildings

---

## Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system.

Aggregate alterations modifications remodels and/or additions of 500 square feet or more or 50% of existing legal square footage to existing non-residential buildings or structures for which applications for building permits are filed or required to be filed with the County or City shall require the installation of an automatic fire sprinkler system throughout the entire non-residential building or structure.

Modifications to a structure with an existing fire sprinkler system shall be designed by a qualified person and submitted to this office for approval prior to installation.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Prior to occupancy all alarm systems that are monitored shall be tested.

Prior to occupancy Portable Fire Extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

---

## Additional Requirements

Deferred submittal required for CFC Section 105 Operational or Construction Permits.

Any future changes including further division intensification of use or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards

This project has a change of occupancy classification for one or more structure that will require the structure(s) meet the current California Fire code and CSFPD Ordinance and Standards

---

*“Pride in Service”*



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

## Fees

PURSUANT to Ordinance 599 Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fee of the Carpinteria Municipal Code: The applicant will be required to pay a fee PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY" for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

H. Industrial/ Manufacturing Uses Development. A fee of Forty-Eight and Six-Tenth Cents (\$0 .486) per square foot of floor space will be assessed on all new Industrial/ Manufacturing development.

PURSUANT to CSFPD Ordinance 2019-01 Sec. 2. Imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections prior to the issuance of a "CERTIFICATE OF OCCUPANCY". The amount of the fee is as follows:

A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed.

B. Two Hundred Ten (\$210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

---

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District 1  
Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at

---

Inspector's Signature:

Signed 2020-12-03 11:42:57 PST

---

*"Pride in Service"*



## Santa Barbara County Public Works Department Water Resources Division

Flood Control • Water Agency • Project Clean Water  
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101  
PH (805) 568-3440 FAX (805) 568-3434  
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

**SCOTT D. MCGOLPIN**  
Director Public Works

**THOMAS D. FAYRAM**  
Deputy Director Water Resources

March 23, 2021

Ben Singer, Planner  
County of Santa Barbara  
Planning & Development Department  
624 W. Foster Rd  
Santa Maria, CA 93455

**Re: 20DVP-00000-00011 (formerly 19CDH-00000-00001); Autumn Brands & Ocean Hill Farms – Cannabis Cultivation; APN: 005-280-041; Carpinteria**

**This condition letter supersedes that dated December 8, 2020 to remove the 50-foot setback requirement for the non-permitted warehouse considered by P&D as validated; to remove reference to upgrades required to Processing Building No. 1 incorrectly depicted in the FEMA Recovery Map High Hazard Area; to remove reference to greenhouse compliance requirements since no structural improvements are being performed with this permit.**

Dear Mr. Singer:

The Public Works Department Water Resources Division has conditions for the project which is a request for a Coastal Development Permit, Case No. 20CDP-00000-00079, and a Revised Development Plan, Case No. 20DVP-00000-00011, of the original Development Plan (approved November 17, 1969) to allow approximately 8.92 acres of mixed light and nursery cannabis cultivation. Cultivation activities will occur within seven existing greenhouses. Processing will occur within Processing Building #1 and Processing Building #2. An approximately 23 ft. wide section of Processing Building #1 will be demolished to provide separation from Greenhouse #3. A boiler room and irrigation room will be attached to Greenhouse #6.

This parcel is located adjacent to Arroyo Paredon Creek and Arroyo Paredon Tributary FEMA Regulatory Special Flood Hazard Area floodplains and is subject to compliance with Ordinance Chapter 15B, "Development Along Watercourses," of the Santa Barbara County Code.

This parcel is located within the FEMA Recovery Mapping High Hazard Area (HHA) Special Flood Hazard Area and is subject to compliance with Chapter 15A, "Floodplain Management Ordinance," of the Santa Barbara County Code.

### **A. Flood Control & Water Conservation District**

The District recommends that approval of the above referenced project be subject to the following conditions:



1. Design/ Prior to Permit Issuance

- a. The applicant shall submit site plans that comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>)
- b. Projects located in a FEMA designated Special Flood Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
- c. Should the costs of alterations proposed for the Processing Building No. 2, including demolition and labor, characterize the work as Substantial Improvement, the building
  - i. Must either be elevated with the finished floor is situated at least 2 feet above the Advisory Flood Elevation (AFE), or
  - ii. Together with attendant utilities be floodproofed to two feet above the AFE so that the structure is watertight with walls substantially impermeable to the passage of water.
- d. All non-permitted accessory structures (boiler room, irrigation room) are considered by the District to be new structures, and
  - i. Must either be elevated with the finished floor situated at least 2 feet above the AFE, or
  - ii. May have the finished floor elevation below AFE+2 feet, but shall have a minimum of two flood vents according to 15A standards at one square inch of opening per one square foot of enclosed space subject to flooding. The openings shall be installed on at least two walls and bottom of openings shall be no higher than one foot above highest adjacent grade, interior or exterior (whichever is higher), and
  - iii. Shall be used only for limited storage,
  - iv. No partitions/enclosures are permitted below AFE+2 feet
- e. All structural components for substantially improved or new structures shall capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- f. Any proposed utilities and equipment shall be elevated to a minimum of 2 feet above the AFE or be designed to eliminate infiltration of flood waters into the system.
- g. Any proposed plumbing below AFE + 2 FT must be fitted with backflow devices.
- h. The applicant shall submit all improvement plans, grading plans, drainage plans, and landscape plans to the District for review and approval. Improvement plans must include topographic survey in NAVD '88 vertical datum. All new and substantially improved buildings must be identified on the plan along with finished floor elevations, AFE plus 2 feet, and floodproofing measures.
- i. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- j. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. Please make the check payable to: *Santa Barbara County Flood Control & Water Conservation District*.

2. Prior to Permit Issuance/Zoning Clearance

- a. Non-residential structures that are designed to be watertight shall submit
  - i. a Floodproofing Certificate for Non-residential Structures (FEMA Form 086-0-34, <https://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>).
  - ii. Final Flood Emergency Operations Plan and an Inspection & Maintenance Plan prior to occupancy clearance to District for approval. See FEMA P-936 and FEMA TB-3 for more detail.

March 23, 2021

Page 3 of 3

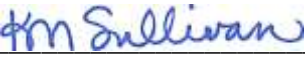
- b. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.
3. Prior to Occupancy Clearance
  - a. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format.
  - b. Prior to vertical construction, the applicant shall submit an Elevation Certificate (FEMA Form 086-0-33) to the District's Floodplain Manager for all structures located within a Special Flood Hazard Area.

## **B. Project Clean Water**

Project Clean Water has no conditions on the subject project located within the NPDES area since there are no newly proposed impervious surfaces.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By:   
Karen Sullivan, P.E.  
Development Review Engineer

Cc: Carolyn Groves, Dudek, 621 Chapala Street, Santa Barbara, CA 93101  
Autumn Brands & Ocean Hill Farms, 3615 Foothill Road, Carpinteria, CA 93013

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, California 93101  
805/568-3232 FAX 805/568-3222



December 1, 2020

TO: Ben Singer, Planner  
Development Review

FROM: William Robertson, Transportation Planner  
Public Works, Transportation Division

SUBJECT: **Autumn Brands & Ocean Hill Farms – Cannabis Cultivation  
Conditions of Approval (2 pages)  
19CDH-00000-00001, 20CDP-00000-00079, 20DVP-00000-00011  
APN: 005-280-041, Carpinteria**

#### Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule and project description, the total estimated fee for the proposed project is **\$0. Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

#### Undergrounding of Utilities

2. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.

3. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

California State Department of Transportation (Caltrans)

The following conditions are at the request of the California State Department of Transportation (Caltrans).

Encroachment Permit

4. An encroachment permit from Caltrans shall be obtained for all work within the state right of way. All Caltrans policies and the California Manual on Uniform Traffic Control Devices requirements must be satisfied. This would include any required engineering studies needed to justify the infrastructure improvements.

This project may be subject to the Caltrans Quality Management Assessment Process (QMAP) policy which considers a project's complexity and demands on its evaluation. Consult with the District Permit Engineer during the initial stages of project development.

Applicant shall prepare a drainage study and soils report as part of the Caltrans encroachment permit application as the project area includes Caltrans storm water culverts.

Contact Caltrans Permit Engineer Peter Hendrix:  
Caltrans District 5  
50 Higuera Street  
San Luis Obispo, CA 93401  
(805) 549-3152  
(805) 549-3062 FAX  
[peter.hendrix@dot.ca.gov](mailto:peter.hendrix@dot.ca.gov)

If you have any questions, please contact me at 739-8785.

Sincerely,

 12/01/2020

William T. Robertson

Date

cc: APN: 005-280-041

19CDH-00000-000001, 20CDP-00000-00079, 20DVP-00000-00011

Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

C:\Users\wmrober\Box\Traffic\Transportation Planning\Development Review\Digital File Cabinet\005-280-041\19CDH-00000-00001\19CDH-001 Autumn Brands & Ocean Hill Farms – Cannabis Cultivation - Conditions of Approval Dec 1st 2020.docx

C:\Users\wmrober\Box\Traffic\Transportation Planning\Development Review\Digital File Cabinet\005-280-041\20CDP-00000-00079\20CDP-079 Autumn Brands & Ocean Hill Farms – Cannabis Cultivation - Conditions of Approval Dec 1st 2020.docx

C:\Users\wmrober\Box\Traffic\Transportation Planning\Development Review\Digital File Cabinet\005-280-041\20DVP-00000-00011\20DVP-011 Autumn Brands & Ocean Hill Farms – Cannabis Cultivation - Conditions of Approval Dec 1st 2020.docx