

# Appeal of 3508 Via Real Creekside Blooms Nursery Cannabis Cultivation Project





# Updated Creekside Blooms Cannabis Project Map

**LEGEND**

- PROPERTY LINE
- PAVED ROAD (AC)
- PAVED ROAD (CONCRETE)
- DIRT/BASE ACCESS ROAD
- EX. FENCE
- PROPOSED FENCE
- PROPOSED BARBED WIRE FENCE
- FLOOD ZONE 'AE' BORDER
- BASE FLOOD ELEVATION
- 50' ESH SETBACK
- 100' ESH BUFFER
- 100' TOB SETBACK
- TOP OF BANK
- ENVIRONMENTALLY SENSITIVE HABITAT (ESH)
- STRUCTURE TO BE REMOVED
- 20-30% SLOPE
- > 30% SLOPE
- TRAFFIC FLOW DIRECTION

**LIGHTING NOTES**

- MECHANIZED BLACKOUT SCREEN SYSTEM WITHIN GROWING AREAS TO PREVENT INTERIOR NIGHT LIGHTING FROM BEING VISIBLE OUTSIDE THE STRUCTURE.

**ASSESSORS MAP**

**MAPPING NOTES**

- PROJECT BOUNDARIES ARE BASED ON A FIELD SURVEY BY GARY SALMEN PERFORMED MARCH 12, 2020.
- CONTOUR DATA IS BASED ON 2018 COUNTY OF SANTA BARBARA FLOOD CONTROL LIDAR INFORMATION.
- BUILDING AREAS ARE DEPICTED USING GEOREFERENCED DRONE AERIAL IMAGERY PROVIDED BY CLIENT AND SUPPLEMENTED USING COUNTY OF SANTA BARBARA FLOOD CONTROL MAPPING. AREAS MEASURED ARE OUTSIDE OF BUILDING DIMENSIONS. ACTUAL AREAS MAY DIFFER AS DETERMINED BY A GROUND SURVEY OR INTERIOR BUILDING MEASUREMENT.

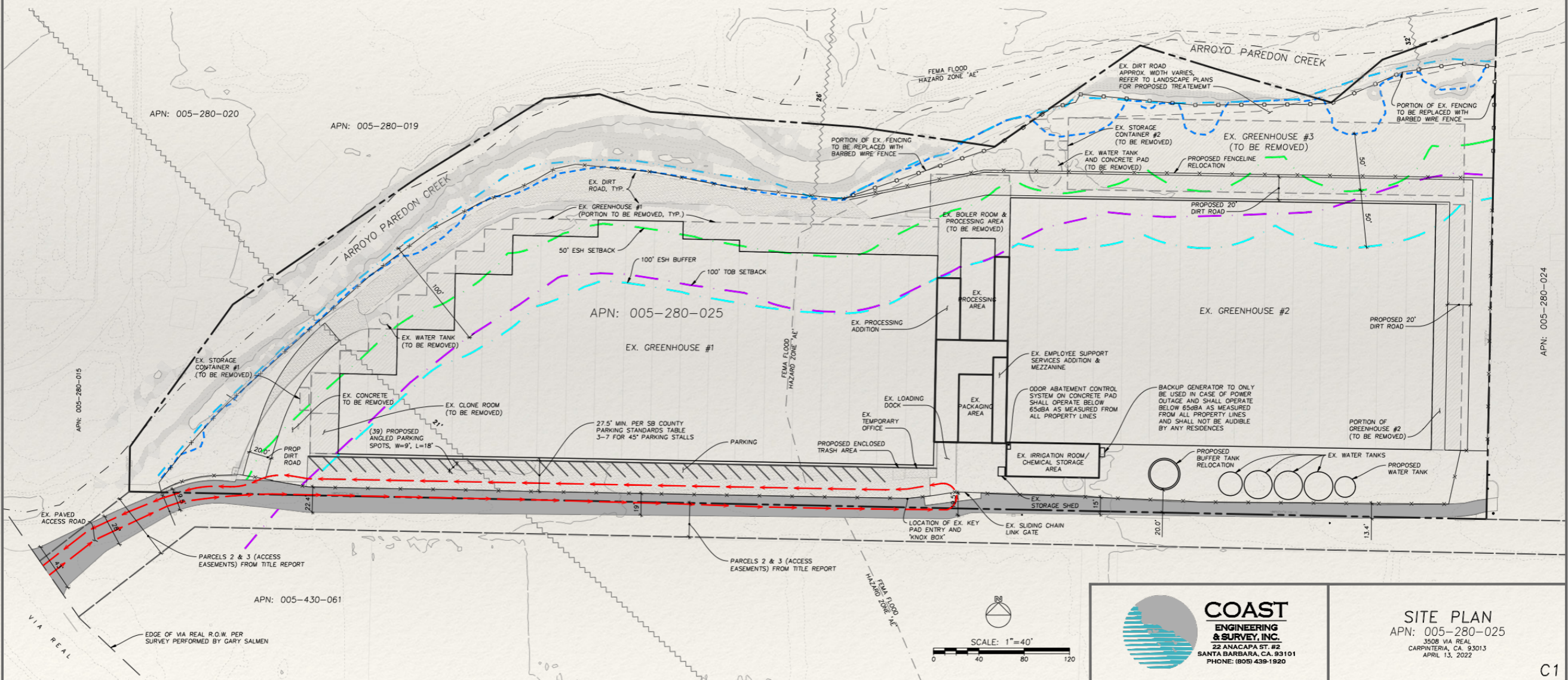
**STRUCTURE NOTES**

- REFER TO ARCHITECTURAL PLANS BY AB DESIGN STUDIO FOR SITE COVERAGE AND STRUCTURE STATISTICS.

**VICINITY MAP**

**UTILITY PROVIDERS**

SANITARY SEWER	- ON-SITE SEPTIC SYSTEM
WATER	- CARPINTERIA VALLEY WATER DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SO. CAL. EDISON COMPANY
CABLE COMMUNICATIONS	- COX COMMUNICATIONS
TELEPHONE COMMUNICATIONS	- VERIZON CALIFORNIA INC.



**COAST ENGINEERING & SURVEY, INC.**  
 22 ANACAPA ST. #2  
 SANTA BARBARA, CA. 93101  
 PHONE: (805) 439-1920

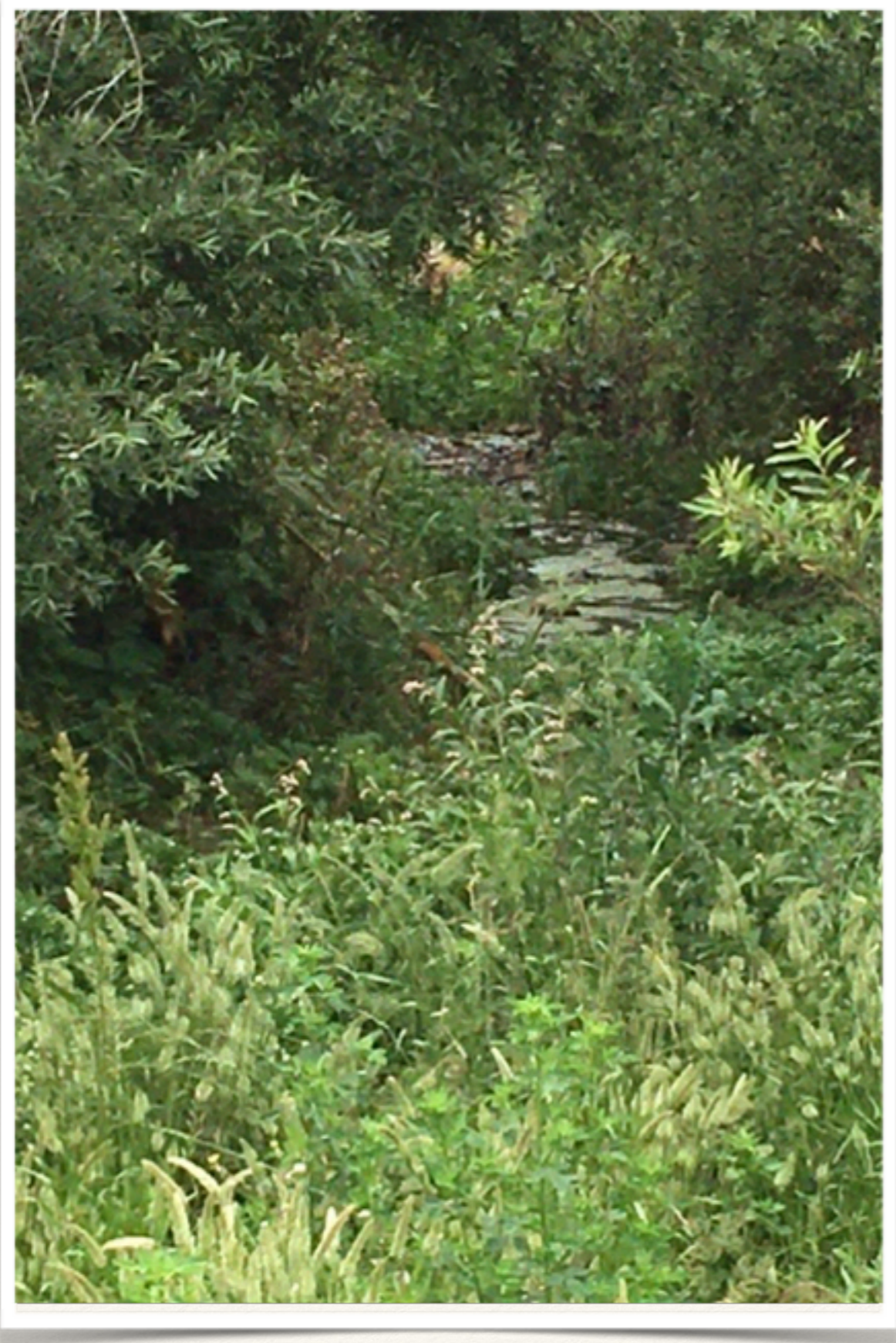
**SITE PLAN**  
 APN: 005-280-025  
 3508 VIA REAL  
 CARPINTERIA, CA. 93013  
 APRIL 13, 2022

SCALE: 1"=40'

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# Arroyo Paredon Watershed at 3508 Via Real (5/19/22)





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## Appeal Issue # 1

# Setback Modifications Will Adversely Affect Arroyo Paredon Habitat

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- ❖ Wildlife species identified using habitats associated with Arroyo Paredon Watershed are: Cooper's Hawk, California Red-legged Frog, Coast Range Newt, Steelhead, Western Pond Turtle and Tidewater Goby.
- ❖ Creekside Blooms Nursery Cannabis Cultivation Project has the largest footprint next to Arroyo Paredon Watershed
- ❖ 100 ft. Environmentally Sensitive Habitat buffer is a requirement of the Toro Canyon Community Plan, certified in 2004
- ❖ 100 ft. setback from Arroyo Paredon top of bank, 20 ft. setbacks for interior lots, and legal nonconforming structures shall not be enlarged or expanded are all requirements under Ordinance Amendment 4529 to the Coastal Zoning Ordinance (Article II) of the Carpinteria Agricultural Overlay adopted in 2004
- ❖ Setback Modifications will change 40,400 sq. ft. (0.93 acres) of permitted **non-conforming** buildings to permitted **conforming** buildings
- ❖ Setback Modifications will allow building heights to be increased and allow current permitted nonconforming structures to be enlarged and expanded within the 100 ft. setback from Arroyo Paredon top of bank, 20 ft. setbacks for interior lots, re-surfacing an access road, installing new chain link security fencing, and replacing existing chain link security fencing with "wildlife friendly" **barbed wire**.
- ❖ Setbacks were established to protect riparian habitat



# Arroyo Paredon Watershed view at Foothill Rd. Bridge (5/6/22)





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## Appeal Issue #2

### Odors May Have Adverse Effects on Endangered Species

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- ❖ Odors have been found to interfere with fish's ability to return to spawning grounds
- ❖ "Indirect impacts to habitat (wetland) functions associated with Arroyo Paredon Creek may have adverse, and cumulatively significant, impacts on one or more of the species that use Arroyo Paredon Creek and downstream habitats." (David Magney, CA Certified Consulting Botanist, Arborist, and approved biological consultant for Santa Barbara County).
- ❖ Heavy cannabis production and odor neutralizers may promote drastic changes in riparian environments
- ❖ Environmental effects of Ecosorb



# Endangered Species living in Arroyo Paredon Watershed



Coast Range Newt



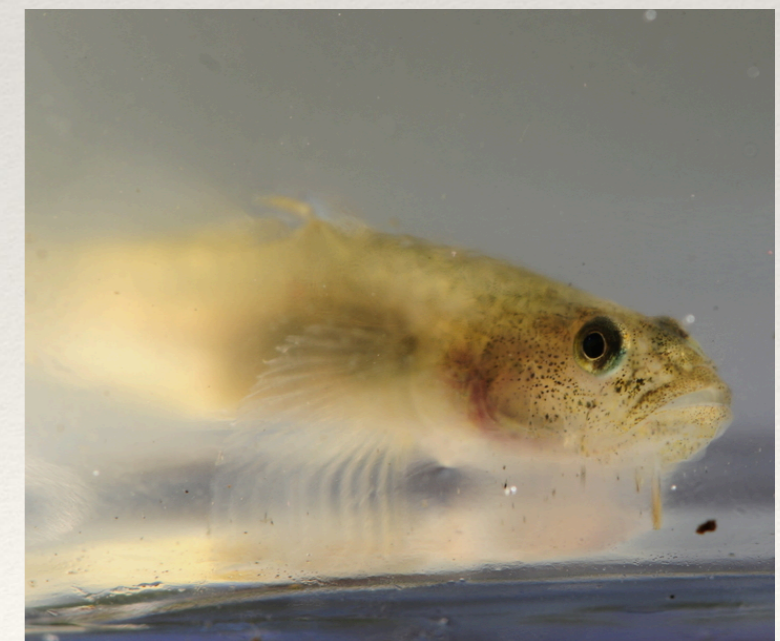
Cooper's  
Hawk



Red-legged Frog



Steelhead Trout



Tidewater Goby



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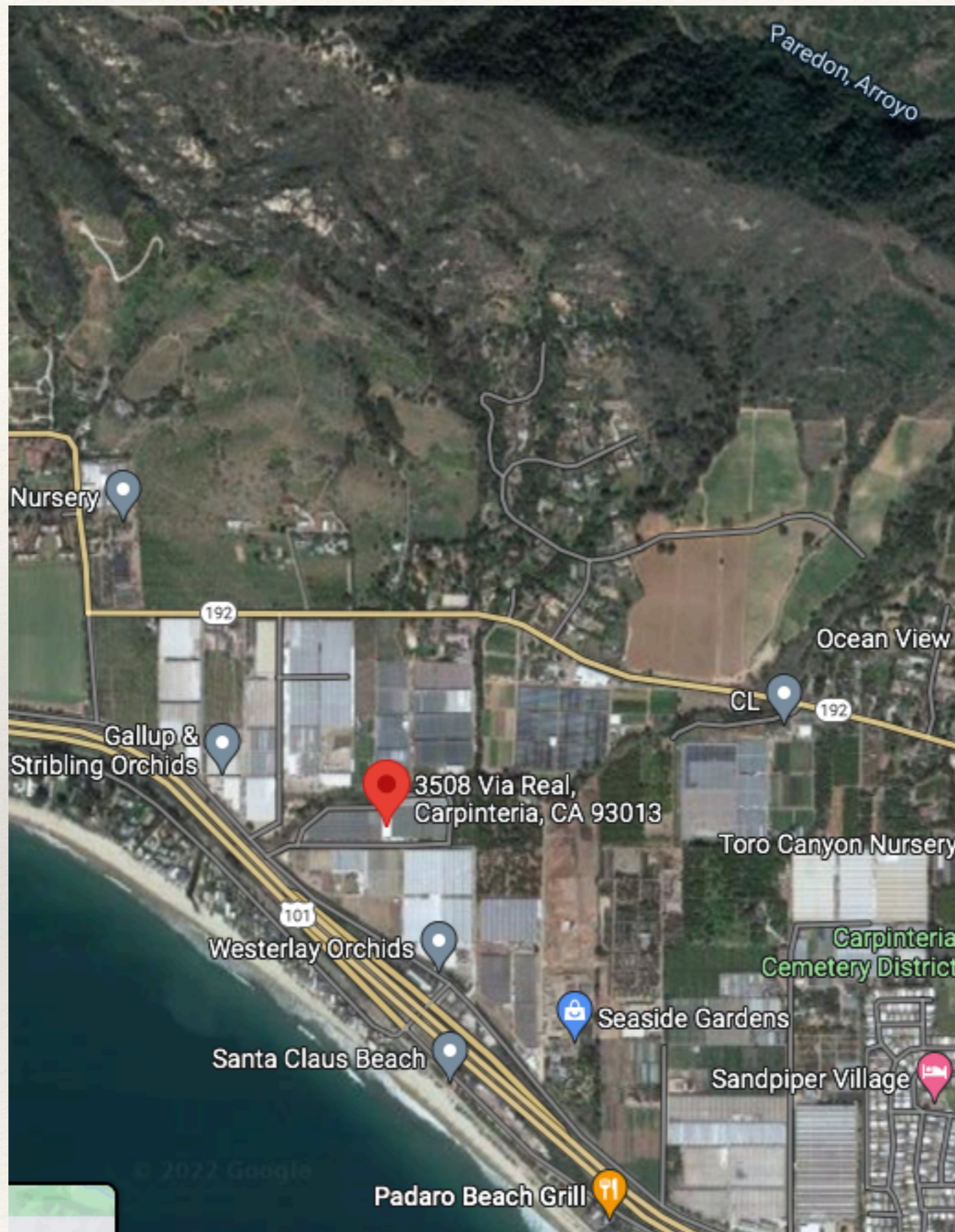
## Appeal Issue #3

### Strong Odors Negatively Impact Air Quality for Residents and Create a Public Nuisance

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- ❖ Post harvest cannabis operations potential to generate strong odors that negatively affect the surrounding community and cause a public nuisance
- ❖ Negative health impacts on residents
- ❖ PEIR acknowledgement: odors may not be controlled in all instances, unavoidable, and significant impacts from cannabis on air quality and malodors
- ❖ Inability to identify source of malodor for residential areas (especially those outside of the 1,000 ft. notification area)





La Mirada and Ocean Oaks EDRN's outside of 1,000 ft. notification area



# 3508 Via Real Signs



Below Sign from another location





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## Appeal Issue #4

### Lack of Enforcement of Regulations

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- ❖ Inadequate posting of public notification at project development sites
- ❖ Lack of odor complaint notification for residential areas outside of 1,000 ft. notification area
- ❖ 3508 Via Real un-permitted construction violations
- ❖ Shortage of enforcement staff



Truck leaving 3508 Via Real and turning onto Via Real frontage road





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## Appeal Issue #5

### Traffic, Road Maintenance, and Safety Concerns

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- ❖ Increase of 60 average daily trips, including two am and two pm peak hour trips compared to previous cut flower operation.
- ❖ Increased traffic on Via Real (2 lane frontage road)
- ❖ Increased maintenance required
- ❖ Increased safety issues



# Arroyo Paredon Lagoon





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# Conclusion:

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- ❖ Setback Modifications within the ESH do not protect Arroyo Paredon Watershed and are inconsistent with the spirit of the Toro Canyon Community Plan, the Carpinteria Agricultural Overlay, and Coastal Land Use Plan.
- ❖ Heavy cannabis production and odor neutralizers may promote drastic changes in riparian environments and air quality.
- ❖ Cannabis operations often generate strong odors that negatively impact the surrounding community including Arroyo Paredon Watershed and cause a public nuisance.
- ❖ Lack of enforcement of regulations creates an increase in violations.
- ❖ Increase in traffic results in more necessary road maintenance and safety concerns.
- ❖ Please protect Arroyo Paredon Watershed and the health, well being, and quality of life of all the residents living in Carpinteria by voting in **Favor** of my appeal.