



Presentation of Applicant:

F&A

CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING



CERES FARM, LLC™

19CDP-00000-00015
Nursery, Mixed Light Cannabis Cultivation & Processing

Ceres Farm, LLC
6030 Casitas Pass Road, Carpinteria

Project Summary

Project is a request for a Coastal Development Permit on a 16.77-acre parcel for 9.5 acres of cannabis cultivation, consisting of 7.86 acres of mixed light cultivation and 1.43 acres of nursery within 3 existing, permitted greenhouses, and processing and storage within existing, permitted 10,000 square foot processing and storage building.

Project Team

- **Landowner:** Van Wingerden Trust
- **Applicant:** Ceres Farm, LLC
- **Operators:** Headwaters & Alex Van Wingerden
- **Director of Compliance:** Eric Edwards, Headwaters
- **Land Use Consultant:** Gelare Macon, Flowers & Associates, Inc.

Existing Site

- ~10,000 SF footprint Ag Processing Building (6 carbon filters)
- 3 Greenhouses:
 - ~7.17-acre Greenhouse
 - ~1.26-acre Greenhouse
 - ~0.85-acre Greenhouse
- 52 parking spaces to accommodate 66 employees max, plus bicycle parking, carpooling and shuttle service
- Existing pump house, boiler room
- Water provided by existing well and CVWD
- Existing, permitted single-family residence



- Location, location, location
- Area-wide weather monitoring station
- Existing processing facility has been in operation, few complaints, completely sealed, use of carbon filters
- Existing greenhouse has been in operation, few odor complaints
- Conformance with Coalition/Carp Growers Agreement
- Ample parking, reduction in vehicle miles traveled through STDMP
- Fully screened with mature avocado trees
- **Keeps locally owned agriculture in Carpinteria: Van Wingerden Family**
- **Model operator and leader in the community: Headwaters**



Project Merits

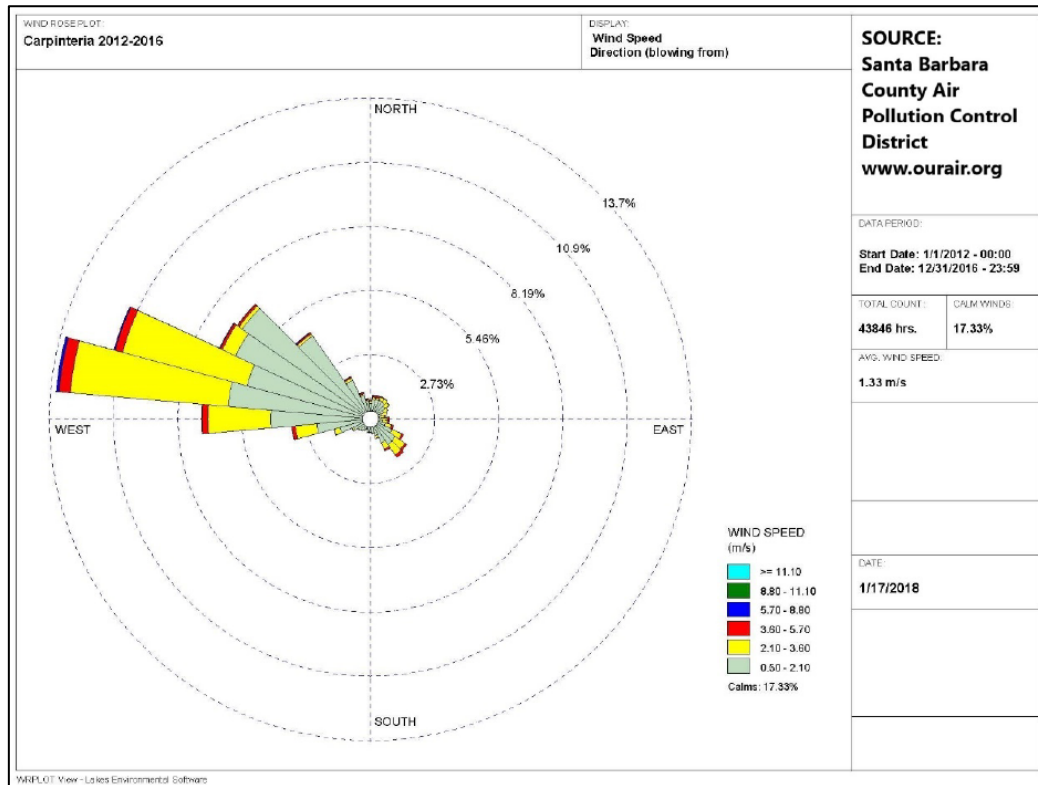
Distances to Sensitive Receptors



* Residences within 1000' considered sensitive receptors (per CarpGrowers/Coalition Agreement)

Odor Abatement

System Information



- Benzaco Scientific Odor Armor 420 (APCD approved)
- Fogco Dispersal/Nozzle System
- 6 Carbon Filters
- Smart technology
- Weather station monitoring
- **Per CarpGrowers/Coalition Agreement, all residences within 1,000 ft are considered sensitive receptors with noticing and compliance**

In Conclusion

Proposed Revised Condition:

37. Odor Abatement Plan Revision. Prior to issuance of the Coastal Development Permit, the applicant shall submit an updated Odor Abatement Plan that incorporates the following language:

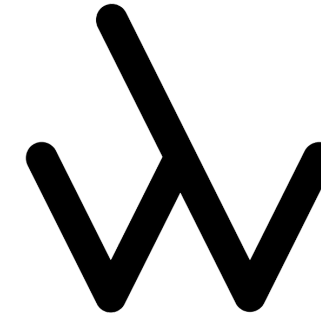
Given the research and development state of ventilated greenhouse scrubbers, the Applicant commits to utilizing internal greenhouse odor scrubbers/filters such as the Regenerative Carbon Scrubbing System (RCSS) or equivalent internal greenhouse scrubbers/filters as the means of primary odor control technology no later than **twenty-four (24) months from Coastal Development Permit issuance**. Consequently, upon installation and testing of the internal scrubber/filtration system, the facility operator shall also reduce or eliminate the use of vapor-phase neutralizing systems to the maximum extent feasible based upon the ability to prevent fugitive odors from reaching residentially zoned receptors.

The deployment ...

PLAN REQUIREMENTS AND TIMING: Applicant shall submit grid-like distribution of the odor control technology to P&D within six (6) months after issuance of Coastal Development Permit.

MONITORING: ...

Thank You



HEADWATERS

F&A FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • CONSTRUCTION ENGINEERING

 CERES FARM, LLC™