



Environmental Health Services

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TO: Gwen Beyeler, Planner
Planning & Development Department
Development Review Division

FROM: Deanna Talerico
Environmental Health Services

DATE: March 29, 2021

SUBJECT: Case No. 19CUP-00000-00018

Project: Santa Rita Holdings

Assessor's Parcel No 099-110-060

Located at: 5423 Rancho Santa Rita Road

zoned AG-II-100

The proposed Project is a request for approval of a Conditional Use Permit to allow for a total of 2.54 acres of outdoor cannabis cultivation, including 1.88 acres under 14-ft.-tall hoop structures, 0.55 acres mature cultivation (open sun), and 0.11 acres of nursery cultivation (open sun). All cultivation will take place in raised beds in the ground or in 30-gallon pots. Hoop structures will be located at least 100 feet from the top of bank. Hoop structure coverings will be removed as needed between November and February. Irrigation will be on a timed-drip system and will utilize soil monitoring and evaporative barriers.

Hours of operation will be from 6:00 a.m. to 4:00 p.m. seven days per week. Plants will be chopped in the field, binned, and then weighed and tagged in a 120 sq. ft. shed before being loaded onto refrigerated trucks. Two other 120 sq. ft. sheds will be used for storage of pest management equipment, nutrients, and administrative records and materials and will not require electrical hook-ups. Harvested cannabis will be trucked offsite for processing, and no processing will occur onsite. Plant waste will be stored in bins that will be hauled and composted offsite. Vehicle trips generated by incoming and outgoing delivery of supplies or product will average two trips per day.

The operation will require up to three regular employees, who will either carpool to the site or live in the existing single family dwelling onsite. Aside from housing, the dwelling will not be used for any activities, including administration, related to the cannabis operation. The operation will require up to 12 temporary employees during planting and harvesting. Temporary employees will be transported to the site by a labor contractor in carpools or shuttles. There will be up to three harvests per year which will last up to three days each time.

Five 5,000 gallon water tanks, two 2,500 gallon water tanks, and one 1,500 gallon water tank will be located on site. Domestic water will continue to be provided by Vista Hills Mutual Water Company. Environmental Health Services has received and reviewed an updated Can and Will serve letter from the Vista Hills Mutual Water Company, dated August 11, 2020

Wastewater services for regular employees will be provided by an onsite wastewater treatment system (OWTS) and restrooms in the single family dwelling. The existing OWTS has been evaluated by Environmental Health Services, and the tank was recently replaced under permit in June 2020. Portable toilets and sanitation units will be provided on site for temporary employees during harvests only. Electricity will be provided by PG&E.

There is no grading proposed. Law enforcement will be provided by the County Sheriff and fire protection will be provided by County Fire. The property will be accessed off of Santa Rita Road via an existing unpaved 12-ft.-wide private driveway. The property is a 120-acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-110-060 located at 5423 Rancho Santa Rita Road within the Lompoc area, Fourth Supervisorial District.

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, along with 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 Occupancy (or Cannabis Business License approval), the applicant shall contact Environmental Health Services Hazardous Materials Program (CUPA) staff to evaluate possible permitting requirements.



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