

SANTA BARBARA COUNTY PLANNING COMMISSION

Coastal Zone Staff Report for Cresco California Mixed-Light Cannabis Cultivation and Processing

Hearing Date: August 11, 2021

Staff Report Date: August 3, 2021

Case Nos.: 18CDH-00000-00031, 20RVP-00000-00058, and 21CUP-00000-00006

Environmental Document: Cannabis Land Use Ordinance and Licensing Program PEIR (17EIR-00000-00003 and SCH No. 2017071016), Pursuant to CEQA Guidelines §15162 and §15168(c)(4)

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Assessor's Parcel No. 005-310-024, located at 3861 Foothill Road, in the Toro Canyon Community Plan Area, Carpinteria, First Supervisorial District.

1.0 REQUEST

Hearing on the request of Cresco California to consider the following:

- a) Revised Development Plan (Case No. 20RVP-00000-00058) to Development Plan Case No. 10DVP-00000-00010, to allow for the demolition of three existing greenhouses, construction of one 58,396 square foot (sq. ft.) addition to an existing greenhouse, construction of one new 24,751 sq. ft. packing and shipping building, expansion of the existing storm water detention facilities, and 9,920 cubic yards (CY) of cut, 4,430 CY of fill, and 5,490 CY of associated grading pursuant to Section 35-174 (Development Plans) of Article II, the Coastal Zoning Ordinance; and,

- b) Minor Conditional Use Permit (Case No. 21CUP-00000-00006), to allow for cannabis processing, packing and shipping within a new purpose-built facility, in compliance with Section 35-102F (Carpinteria Agricultural Overlay District) of Article II, the Coastal Zoning Ordinance; and,
- c) Coastal Development Permit with Hearing (Case No. 18CDH-00000-00031), to allow a change of crop from cut flowers to 7.98 acres of mixed-light cannabis cultivation, cannabis nursery cultivation, cannabis processing, 9,920 CY of cut, 4,430 CY of fill, and 5,490 CY of grading associated with the new processing building and expansion of the storm water detention facilities, and to demolish three existing greenhouses in compliance with Sections 35-169 (Coastal Development Permits) and Section 35-144U (Cannabis Regulations) of Article II, the Coastal Zoning Ordinance and to effectuate the Revised Development Plan and Minor Conditional Use Permit in compliance with Sections 35-174 (Development Plans) and 35-172 (Conditional Use Permits), Article II, the Coastal Zoning Ordinance.

The Project site is identified by Assessor Parcel No. 005-310-024, and is located at 3861 Foothill Road, in the Toro Canyon Community Plan area of Carpinteria, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the County Planning Commission:

1. Make the required findings for approval of the Proposed Project specified in Attachment A of this staff report, including CEQA findings;
2. Determine that the Proposed Project is an activity within the scope of the Board of Supervisors-approved Cannabis Land Use Ordinance and Licensing Program Environmental Impact Report (PEIR) (17EIR-00000-00003). The PEIR adequately describes the activity for the purposes of CEQA and no additional environmental review is required pursuant to CEQA Guidelines §§ 15162 and 15168(c)(4) (see Attachment C); and
3. Approve the Proposed Project (Case Nos. 18CDH-00000-00031, 20RVP-00000-00058, 21CUP-00000-00006) subject to the conditions included as Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The County Planning Commission is considering the Proposed Project based on Article II, Section 35-174.10.3.b, which states “A Revised Development Plan shall be processed in the same manner

as a new Preliminary or Final Development Plan”, and Section 35-174.2.4, which states “All Development Plans outside the jurisdiction of the Director or the Zoning Administrator shall be within the jurisdiction of the Planning Commission.” Furthermore, pursuant to Section 35-57C.B of Article II, the Coastal Zoning Ordinance, when two or more discretionary applications are submitted that relate to the same development project, all applications shall be under the jurisdiction of the decision-maker with the highest jurisdiction. Therefore, the County Planning Commission is the decision-maker for the Coastal Development Permit, Revised Development Plan, and Minor Conditional Use Permit.

4.0 ISSUE SUMMARY

The subject parcel is currently developed with one existing 264,500 sq. ft. greenhouse (Greenhouse 1) and three 40,700 sq. ft. greenhouse (Greenhouses 2, 3, and 4). On March 10, 2014, the County Board of Supervisors approved the existing greenhouses under a Rezone, Development Plan, and Coastal Development Permit (Case Nos. 11RZN-00000-00001, 10DVP-00000-00010, and 11CDP-00000-00009, respectively). The Development Plan and Coastal Development Permit also approved the 264,500 sq. ft. of as-built greenhouse development (Greenhouse 1).

The proper Building Permits were obtained for Greenhouses 2, 3, and 4, and they are currently being used for cannabis cultivation. However, a Building Permit application for Greenhouse 1 was never submitted to the Building and Safety Division (Building and Safety), and therefore, Greenhouse 1 was constructed without appropriate permits.

On December 6, 2018, the Applicant submitted an application for a Coastal Development Permit with Hearing (CDH) to authorize the conversion of the four greenhouses from cut flower cultivation to cannabis cultivation. When Planning Staff determined that Greenhouse 1 did not have the required Building Permits, a building enforcement case was created for Greenhouse 1 on March 29, 2019, and since that time, Greenhouse 1 has been vacant. Greenhouse 1 will not be allowed to be used for cultivating any crops until proper Building Permits are issued.

On April 19, 2019, the Applicant submitted an application for a Building Permit to abate the building violation for Greenhouse 1. During review of the application, in coordination with Public Works Flood Control Division (Flood Control), Building and Safety staff found that the existing detention basins serving the property were no longer sufficient to manage run-off from Greenhouse 1 based on updated Public Works Flood Control Division (Flood Control) regulations and Building Code requirements. Therefore, Flood Control and Building and Safety determined that an expansion of the existing storm water management system would be required prior to approval of the Building Permit for Greenhouse 1.

On July 29, 2020, the Applicant submitted an application to Planning and Development for a Revised Development Plan to expand the property's storm water management system to fulfill Flood Control and Building and Safety requirements for Greenhouse 1.

On January 21, 2021, the Applicant further revised their Project to include a new processing building and new addition to Greenhouse 1 and submitted an associated Minor Conditional Use Permit application for the new processing building. The proposed expansion of the existing storm water detention basins will fulfill Flood Control and Building and Safety requirements for Greenhouse 1, the new addition to Greenhouse 1, and the new processing building.

The Proposed Project includes removal of most of the avocado trees (*Persea Americana*) that are located in the northern portion of the parcel within the designated 100-ft. ESH buffer area. The ESH buffer area will be planted with native plant species that restore and enhance the ESH buffer area. No development is proposed within the ESH buffer.

As described in this staff report, with adoption of the recommended conditions of approval (Attachment B), the Proposed Project is consistent with all applicable policies and development standards of the Comprehensive Plan, including (but not limited to) the Coastal Land Use Plan, Toro Canyon Community Plan, and Section 35-144U (Cannabis Regulations) of Article II. On July 15, 2021, staff completed a written checklist pursuant to State CEQA Guidelines Section 15168(c)(4) to document the evaluation of the project site and the Proposed Project (Attachment C). Staff determined that all of the environmental impacts of the Proposed Project are within the scope of the PEIR for the Cannabis Land Use Ordinance and Licensing Program, and therefore a subsequent environmental document is not required.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Coastal Zone, Rural Area, Toro Canyon Community Plan Area, Agriculture A-I-10 (10-acre minimum parcel size)
Zone	Article II Coastal Zoning Ordinance, Agriculture AG-I-10 (10-acre minimum lot size), Toro Canyon Community Plan Overlay, Design Control Overlay, Carpinteria Agricultural (CA) Overlay-Area A, ESH Overlay, Coastal Commission Appeals Jurisdiction
Site Size	13.66 acres; 2.8 acres of existing cultivation area
Present Use & Development	Cannabis is currently cultivated within Greenhouses 2, 3, and 4, and processing is occurring on site between Greenhouses 2 and 3. Cannabis is stored in 12 storage containers until it is transported off site. There is one

Site Information	
	emergency generator. Greenhouse 1 is vacant. Storm water detention basins are located onsite to the east and south of Greenhouse 1.
Surrounding Uses/Zone(s)	<p>North: Agriculture, AG-I-10; Single Family Residential, 1-E-1, in the La Mirada and Ocean Oaks Existing Developed Rural Neighborhoods (EDRN) directly across Foothill Road (State Route 192)</p> <p>South: Agriculture (orchard, single family dwelling), AG-I-10</p> <p>East: Agriculture (orchard, greenhouse, open field, single family dwelling), AG-I-10</p> <p>West: Agriculture (orchard), AG-I-10</p>
Access	Existing shared private access driveway off of Foothill Road and existing shared private access driveway off of Via Real
Public Services	<p>Water Supply: Carpinteria Water District</p> <p>Sewage: New onsite wastewater treatment system and restrooms</p> <p>Fire: Carpinteria-Summerland Fire District</p> <p>Police Services: County Sheriff</p>

5.2 Site Statistics

Item	Existing	Proposed	Ordinance Standard
Structures (floor area)	Four greenhouses totaling 386,600 sq. ft. and 12 storage containers.	<ul style="list-style-type: none"> - Demolish Greenhouses 2, 3, and 4. - New 58,396 sq. ft. addition to Greenhouse 1. - New 24,751 sq. ft. processing building. - New total of 347,047 sq. ft. of structural development. - Remove 12 storage containers. 	35-68.8 of Article II: 65% of parcel area.
Max. Height of Structures	17-ft.-7-in.-tall greenhouses.	26-ft.-tall processing building.	Section 35-102F.8 of Article II: 30 ft.
Building Coverage (footprint)	65%.	58%.	35-68.8 of Article II: 65%.

Item	Existing	Proposed	Ordinance Standard
Parking	- 18 spaces onsite - Overflow parking on neighboring parcel to the east (APN 005-310-021). Neighboring parcel is under same ownership.	- 65 total spaces onsite with no overflow parking on neighboring parcel to the east.	Section 35-113 of Article II: Minimum of 15 spaces (2 spaces per cultivated acre with 7.4 acres under cultivation); minimum of 65 spaces required.
Employees	50 total.	75 total.	No stated maximum.
Grading	Existing storm water detention facilities.	A total of 9,920 CY of cut, 4,430 CY of fill, and 5,490 CY of export for the expansion of the storm water detention system and proposed processing building. No import.	No stated maximum.

5.3 Background Information

The subject parcel is a 13.66-acre parcel that was created by PM 14,440 recorded on August 7, 2000, in Book 54 of Parcel Maps, Pages 81-84 of the County of Santa Barbara Maps and Surveys. The Project site has been in agricultural production for over forty years. The La Mirada Existing Development Rural Neighborhood (EDRN) and Ocean Oaks EDRN are located on the other side of Foothill Road (State Route 192), and the EDRN property lines are approximately 575 ft. and 350 ft. from the subject parcel, respectively.

As discussed above, on March 10, 2014, the County Board of Supervisors approved the existing greenhouses under a Rezone, Development Plan, and Coastal Development Permit (Case Nos. 11RZN-00000-00001, 10DVP-00000-00010, and 11CDP-00000-00009, respectively). The Rezone removed the view corridor designation from the subject parcel, thereby allowing for over 25% of the lot area to be developed with greenhouses. The previously permitted 122,100 sq. ft. of greenhouse development (Greenhouses 2, 3, and 4) were constructed between 1968 and 1971 and were incorporated into the Development Plan approved in 2014. The Development Plan and Coastal Development Permit also approved the 264,500 sq. ft. as-built Greenhouse 1. The areas of the approved greenhouses are as follows:

- Greenhouse 1: 264,000 sq. ft.
- Greenhouse 2: 40,700 sq. ft.
- Greenhouse 3: 40,700 sq. ft.
- Greenhouse 4: 40,700 sq. ft.

The four greenhouses were previously used to grow cut flowers including Gerbera daisies and Chrysanthemums. Presently, Greenhouse 1 is vacant, and cannabis cultivation is occurring inside Greenhouses 2, 3, and 4. Processing occurs between Greenhouse 2 and 3, and cannabis is stored in 12 storage containers until it is transported off site. Under the Proposed Project, a new addition to Greenhouse 1 will be constructed, Greenhouses 2, 3 and 4 will be demolished, the 12 storage containers will be removed, a new processing building will be constructed, the existing storm water detention facility will be expanded, and a new detention basin will be installed.

5.4 Project Description

The Proposed Project is a request for a Coastal Development Permit, Minor Conditional Use Permit, and Revised Development Plan to a Development Plan (Case No. 10DVP-00000-00010) approved on March 10, 2014 to allow for 7.98 acres of mixed-light cannabis cultivation, nursery, and processing. Mature mixed-light cultivation will take place in the existing 264,500 sq. ft. greenhouse, and nursery mixed-light cultivation will take place in a new 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. The addition will include locker rooms, administrative offices, a walk-in cooler, and restrooms. Cultivation will utilize water conservation methods including timed drip, evaporative barriers, soil moisture monitors, recycled water, and rain capture. Harvests will take place continuously year round. Compost will be transported off-site by a licensed operator.

Greenhouses 2, 3 and 4 will be demolished. A new 26-ft.-tall, 24,751 sq. ft. processing building will be constructed and used for freezing, curing, drying, bucking, trimming, grading, packaging, storage, testing sampling, and offsite transport. The processing building will also include an employee break area, locker rooms, administrative offices, and restrooms. A 5-ft.-tall retaining wall will be constructed between the processing building and existing greenhouse.

The Proposed Project will be equipped with the leading active odor neutralizing technology(s) currently available to prevent cannabis nuisance odors from drifting off-site and impacting protected receptors (i.e. residential zoning). These odor control systems are described in detail within the Proposed Project's certified Odor Abatement Plan. Changes to the Odor Abatement Plan will be processed in coordination with the County and may require changes to this permit or a new permit.

The northern portion of the parcel is within the 100 ft. buffer of Arroyo Paredon Creek, which contains Environmentally Sensitive Habitat (ESH). There is no ESH in this buffer area. In the northern portion of the parcel, an existing unpaved parking area will be abandoned and avocado trees (*Persea americana*) will be removed, and the northernmost portion of the 100-ft. buffer area along an existing 7-ft.-tall fence will be restored with native vegetation to enhance the ESH buffer area. All restoration in the ESH buffer will take place outside of the nesting season. No native vegetation exists in the 100-ft. buffer area, and no native vegetation or habitat will be removed as part of the Proposed Project.

Grading for the Proposed Project will consist of expansion of the existing storm water detention basins as well as site leveling in the parking and structural development areas. Total grading for the Proposed Project will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. As part of the Proposed Project, 12 existing, as-built pre-fabricated storage containers will be removed from the subject parcel. The Proposed Project includes new landscaping planted around the processing building and parking area. As part of the Proposed Project, the landscaping plan includes maintenance of recently planted landscaping located offsite on the adjacent parcel to the east (APN 005-310-021) to provide additional screening from Foothill Road.

The perimeter of the Project site will be enclosed by an existing 7-ft.-tall chain-link fence with wood slats with a 1.5-ft.-tall mesh on the bottom to prevent wildlife entry into the cannabis operation. Wall and pole-mounted light fixtures will be mounted at a maximum height of 10 feet throughout the Project site. All exterior lighting will be fully shielded, downward directed, and on motion sensors with illumination lasting for up to five minutes after movement. A blackout shade system will be utilized within the greenhouse structures to ensure that there is no visible light emanating from the greenhouses from dusk to dawn.

The hours of operation will be from 6:30 a.m. to 7:30 p.m. daily. The cannabis operation will require a maximum of 75 employees year round. Employees will work staggered schedules and will be provided with carpool incentives in order to reduce peak hour trips. Employees will be required to utilize the Via Real access road to enter and exit the site. There will be 65 parking spaces onsite and a loading area located near the processing building.

Domestic and irrigation water will be provided by the Carpinteria Water District through an existing water meter. The Proposed Project includes a new onsite septic system. Power will be provided by Southern California Edison. One back-up emergency generator will be used in power outage situations only. Access to the site will be provided off Via Real via paved driveway with a shared access easement ranging from 16-ft.-wide to 20-ft.-wide as well as Foothill Road via a 20-ft.-wide paved driveway and shared access easement. Fire protection will be provided by the Carpinteria-Summerland Fire District. The property is a 13.66-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024, located at 3861 Foothill Road in the Toro Canyon Community Plan in the Carpinteria area, First Supervisorial District.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

On February 6, 2018, the Santa Barbara County Board of Supervisors (herein after Board of Supervisors) certified a Programmatic Environmental Impact Report (PEIR), Case No. 17EIR-00000-00003, for a Cannabis Land Use Ordinance and Licensing Program. The PEIR was prepared in accordance with the State CEQA Guidelines Section 15168 and evaluated the Program's direct,

indirect, and cumulative impacts based on Appendix G of the 2017 State CEQA Guidelines and thresholds in the County’s Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008, revised July 2015). The PEIR identified a number of significant impacts and set forth feasible mitigation measures that will be included as development standards and requirements in the land use and licensing ordinances, which will be applied to site-specific land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program. The PEIR concluded that significant and unavoidable (Class I) impacts will result from the Program. The Board of Supervisors adopted a Statement of Overriding Considerations for the Class I impacts, and the 30-day statute of limitations to challenge the adequacy of the PEIR expired.

The California Coastal Commission (CCC) review the proposed amendments and on October 10, 2018 certified Section 35-144U of Article II, the Coastal Zoning Ordinance relying on their CEQA equivalent analysis and County’s certified PEIR. Section 15168(c)(2) of the State CEQA Guidelines allows the County to approve an activity as being within the scope of the project covered by a program environmental impact report if the County finds pursuant to Section 15162 that no new environmental document is required. Prior to approval of the Land Use Permit staff completed a State CEQA Guidelines Section 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications and determined that all of the environmental impacts of the Proposed Project were within the scope of the project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. On July 15, 2021 staff prepared a checklist (Attachment C) and determined that all of the environmental impacts of the Proposed Project were within the scope of the project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. No additional cumulative impacts were identified, and no new environmental document is required under Section 15162.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
Services	
<p>California Coastal Act Policy 30250: (a) <i>New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.</i></p>	<p>Consistent: The Proposed Project is consistent with policies that require adequate public or private services and resources to be available to serve the proposed development. The Proposed Project consists of demolishing Greenhouses 2, 3, and 4, removing 12 storage containers, constructing one new addition to Greenhouse 1, constructing one new processing building, installing 65 new parking spaces, and expanding the subject property’s storm water detention systems.</p>

Coastal Land Use Plan (CLUP) Policy 2-4:

Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

CLUP Policy 2-6: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the Applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The Applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the Proposed Project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...*

The Proposed Project is located in an existing developed area. Public sewer is not available to serve the Proposed Project. A new wastewater treatment system will be installed onsite, and restrooms will be located in Greenhouse 1 and the new processing building.

Domestic and irrigation water will be provided by the Carpinteria Valley Water District (Attachment K). According to the Water Efficiency Management Plan (Attachment G, the projected water use for the Proposed Project is approximately 22.1 acre-feet per year (AFY), which is less than the historic usage of 33.6 AFY for the previously cultivated cut flower operations located onsite. Waste generated by cannabis plants will be transported off-site for disposal by MarBorg Industries (Attachment N). Parking will be provided onsite by 65 new parking spaces.

Power will be provided by Southern California Edison. There will be one emergency back-up generator on site to be used only during a power failure, and associated permits from the Santa Barbara County Air Pollution Control District (APCD) required (Attachment B Condition Nos. 23, 24, and 44) prior to issuance of Grading and Building Permits. Police protection will be provided by the County Sheriff. The Sheriff will review the proposed security plan as part of processing the Business License application. Fire protection will continue to be provided by the Carpinteria-Summerland Fire Protection District.

The Proposed Project is accessed from two separate, existing driveways. Employees will be required access the site from Via Real via a paved driveway ranging from 16-ft.-wide to 20-ft.-wide that crosses over neighboring parcels

	<p>to the east and to the south and is acceptable for Fire access. Employees will not be provided the entry gate code for the Foothill Road access gate.</p> <p>Other Project-related traffic, such as for visitors, deliveries, and transport of cannabis offsite, will be able to obtain access from Foothill Road (State Route 192) via a 20-ft.-wide paved driveway that crosses over neighboring parcels to the east and is acceptable for Fire access.</p>
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Circulation	
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<p>CA Coastal Act Policy 30252: <i>The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.</i></p> <p>Toro Canyon Plan (TCP) Policy CIRC-TC-2: <i>The County shall maintain a minimum Level of Service (LOS) B or better on classified roadways and intersections within Toro Canyon.</i></p>	<p>Consistent: The Proposed Project will not impact existing services levels and is therefore consistent with these policies. As detailed above, the Project site is accessed from via private driveways off Via Real and Foothill Road, both of which are public roads. Via Real and Foothill Road are adequate to serve the site. Roadways and intersections within the Toro Canyon Community Plan area that are in the vicinity of the Project site, including Cravens Lane, Foothill Road (State Route 192), and Nidever Road, currently operate at LOS B or better.</p> <p>The Applicant submitted a Traffic Study prepared Pinnacle Traffic Engineering (Attachment F). The Traffic Study incorporates the Site Transportation Demand Management Plan (STDMP) required by Article II. The STDMP requires that employees work staggered shifts between 6:30 a.m. and 7:30 p.m. Employees will park onsite in the 65 parking stalls. Additional incentives incorporated into the STDMP to reduce traffic trips includes rideshare and transit pass subsidies for participating employees. The STDMP is included as part of the Proposed Project by Condition No. 11 (Attachment B) and is subject</p>
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<p>TCP Policy CIRC-TC-3: <i>A determination of project consistency with the standards and policies of the Toro Canyon Plan Circulation Section shall constitute a determination of consistency with Coastal Land Use Plan Policy 2-6 and the Land Use Element's Land Use Development Policy 4 with regard to roadway and intersection capacity.</i></p>	<p>to enforcement by Permit Compliance staff. County Public Works Roads Division and Caltrans reviewed the Traffic Study and STDMP and had no comments or conditions for the Proposed Project.</p> <p>Per the Traffic Study (Attachment F), the Proposed Project is anticipated to generate a total of 124 Average Daily Trips (ADT). Thus, the Proposed Project will result in a net increase of 42 ADT compared to the existing cannabis operation, which utilizes 50 employees. The Proposed Project will utilize 75 employees who are anticipated to generate 108 ADT on Via Real.</p> <p>There will be less traffic entering the site from Foothill Road after implementation of the Proposed Project, because as discussed above, all employee traffic will be directed to the access road off Via Real. The Proposed Project is anticipated to generate a total of 16 ADT from Foothill Road for non-employee traffic, including deliveries and visitors, resulting in 66 fewer ADT on this roadway compared to the existing cannabis operation.</p> <p>According to the Traffic Study, the roadways, including Foothill Road and Via Real, and intersections within vicinity of the site will continue to operate at LOS B or better after commencement of the Proposed Project.</p>
Agriculture	
<p>Agricultural Element Goal I: <i>Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara Country. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.</i></p>	<p>Consistent: The Proposed Project is consistent with all applicable Agricultural Element goals and policies. The Proposed Project consists of cannabis cultivation, including growing plants in an existing greenhouse and new greenhouse addition and processing within a new processing building, and will therefore</p>

<p><i>Agricultural Element Policy I.A:</i> <i>The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.</i></p> <p><i>Agricultural Element Policy I.B:</i> <i>The County shall recognize the rights of operation, freedom of choice as to the methods of cultivation, choice of crops or types of livestock, rotation of crops and all other functions within the traditional scope of agricultural management decisions. These rights and freedoms shall be conducted in a manner which is consistent with: (1) sound agricultural practices that promote the long-term viability of agriculture and (2) applicable resource protection policies and regulations.</i></p> <p><i>Agricultural Element Policy I.E:</i> <i>The County shall recognize that the generation of noise, smoke, odor, and dust is a natural consequence of the normal agricultural practices provided that agriculturalists exercise reasonable measures to minimize such effects.</i></p> <p><i>Agricultural Element Policy I.F:</i> <i>The quality and availability of water, air, and soil resources shall be protected through provisions including, but not limited to, the stability of Urban/Rural boundary lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.</i></p> <p><i>Agricultural Element Policy II.D:</i> <i>Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</i></p> <p><i>CA Coastal Act Policy 30242:</i> <i>All other lands suitable for agricultural use shall not be</i></p>	<p>continue the agricultural use of the subject parcel.</p> <p>The integrity of agricultural operations will not be violated by recreational or other non-compatible uses, as no recreational or non-compatible uses are proposed. Soils on the site are Elder Sandy Loam, a Class II prime soil. The site is not subject to a Williamson Act Agricultural Preserve contract. The Proposed Project will preserve the prime soils on the site.</p> <p>Greenhouse 1 was previously used for the cultivation of cut flowers and is currently vacant. Presently, cannabis is being grown inside Greenhouses 2, 3, and 4, which are proposed to be demolished. Greenhouse 1 will be used for mature mixed-light cultivation. Mixed-light nursery cultivation will take place in the proposed 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. Proposed onsite parking will be unpaved.</p> <p>The entire parcel is covered in prime soils, except for the Arroyo Paredon riparian area in the north portion of the parcel. All proposed development, including the greenhouse addition and processing building, will be located in disturbed areas on prime soils. Alternative locations that avoid prime soils do not exist onsite. The proposed agricultural structures are in support of the cultivation of crops on the property and will not hinder or diminish the agricultural capabilities or potential of the site.</p> <p>The adjacent surrounding parcels are also zoned AG-I-10, with existing agricultural uses, including irrigated crops and greenhouses.</p> <p>The Proposed Project exercises reasonable measures to minimize noise, dust, and odors</p>
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<p><i>converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion will preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.</i></p> <p>CA Coastal Act Policy 30243: <i>The long-term productivity of soils and timberlands shall be protected ...</i></p> <p>TCP Policy LUA-TC-2: <i>Land designated for agriculture within Toro Canyon shall be preserved and protected for agricultural use.</i></p> <p>TCP DevStd LUA-TC-2.2: <i>To the maximum extent feasible, hardscaped areas associated with agricultural and greenhouse development (i.e., parking lots, loading bays, interior walkways in greenhouses, and accessory building footprints) shall be minimized in order to preserve the maximum amount of prime agricultural soils. Minimizing the covering of soils shall be accomplished through efficient site and building design and the use of pervious surfaces wherever feasible.</i></p>	<p>and is are not anticipated to impact uses in residential zone districts. Noise associated with the operation will be similar to noise generated by other agricultural uses in the vicinity, and noise will not exceed 65 decibels at the property lines pursuant to the Noise Plan (Attachment M and as required by Condition No. 9 of Attachment B). Grading for the Proposed Project includes 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. Dust control measures will be applied to the Proposed Project (Attachment B, Condition No. 25). The Proposed Project includes implementation of an Odor Abatement Plan (OAP), which is required to prevent odor from being experienced in residential zones (Attachment L).</p> <p>The quality and availability of water, air, and soil resources will continue to be protected after implementation of the Proposed Project. The Proposed Project’s agricultural practices include utilizing water conservation measures for irrigation including evaporative barriers, time drip irrigation, recycled water, rain capture, and soil moisture monitoring pursuant to the proposed Water Efficiency Management Plan (Attachment G). The site has an existing storm water management system that will be expanded as part of the Proposed Project, and permits from Public Works Flood Control and Clean Water Divisions will require compliance with all local, state and federal requirements related to air quality (Attachment B, Condition No. 43).</p>
<p>Biological Resources</p>	
<p>CA Coastal Act Policy 30231: <i>The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of</i></p>	<p>Consistent: The Proposed Project complies with all applicable biological resources policies. No development is proposed within designated ESH or ESH buffer areas. The northern property line of the subject parcel coincides with Arroyo</p>

<p><i>human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</i></p> <p>CLUP Policy 2-11: <i>All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat area shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.</i></p> <p>CLUP Policy 9-1: <i>Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the Proposed Project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the Applicant.</i></p> <p>CLUP Policy 9-35: <i>Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and</i></p>	<p>Paredon, a coastal stream that is designated as ESH. Foothill Road runs adjacent and at times parallel to Arroyo Paredon Creek to the north. Between the top-of-bank and the greenhouse development, there is an existing, paved access road and remnants of an avocado orchard which was the primary crop cultivated on the site before the greenhouse development was permitted under the existing Development Plan (Case No. 10DVP-00000-00010).</p> <p>A Biological Resources Assessment (BRA) was conducted by the Sage Institute on February 19, 2021 (Attachment I) and peer-reviewed by the County. The BRA was updated on July 6, 2021 to incorporate a reduced Project scope consisting of less grading and a smaller footprint related to the storm water detention system. The BRA delineates the extent of the ESH associated with Arroyo Paredon Creek located in the northern portion of the subject parcel on the other side of the existing paved access road. The BRA also determines the extent of the 100-ft. ESH buffer. California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and Regional Water Quality Control Board (RWQCB) reviewed the BRA and agreed with the location of the designated 100-ft. ESH buffer, which extends into the existing avocado orchard located onsite. This avocado orchard located in the ESH buffer area pre-dates the adoption of the Coastal Act and the establishment of the ESH with the certification of the County's Local Coastal Program. Pursuant to the BRA, there is no native vegetation in the ESH buffer area south of the existing driveway. The Proposed Project includes removal of most of the avocado trees (<i>Persea americana</i>). The northern portion of the ESH buffer area will be planted with native plant species that restore and enhance the ESH</p>
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grazing, should be carried out in such a manner as to avoid damage to native oak trees...

CLUP Policy 9-37: *The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis...*

TCP Policy BIO-TC-1: *Environmentally Sensitive Habitat (ESH) areas shall be protected and, where appropriate, enhanced.*

TCP Policy BIO-TC-1.3: *The County shall determine the physical extent of habitat meeting the definition of ESH on the project site, based on a site-specific biological study as described in Article II Section 35-194, prepared by a qualified biologist or environmental specialist.*

TCP DevStd BIO-TC-1.4: *Development shall be required to include the following buffer areas from the boundaries of Environmentally Sensitive Habitat (ESH): Southern Coast Live Oak Riparian Forest corridors and streams - 100 feet in Rural areas and 50 feet in Urban areas and Rural Neighborhoods, as measured from the outer edge of the canopy or the top of creek bank, whichever is greater...*

TCP DevStd BIO-TC-1.7: *Development in or adjacent to ESH or ESH Buffer shall meet the following standards:*

a. Wherever lighting associated with development adjacent to ESH cannot be avoided, exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESH in order to minimize impacts on wildlife. High intensity perimeter lighting or other light sources, e.g.,

buffer area. All restoration in the ESH buffer will take place outside of the nesting season. No development is proposed within the ESH buffer. The BRA analyzed the Proposed Project and concluded that no native vegetation or habitat will be removed.

The BRA concluded that the expansion of the existing basins and construction of the new processing building and greenhouse addition will not result in impacts to ESH. As required per Condition No. 17, the proposed Wildlife Movement Plan (WMP), included as Attachment J to the staff report, will require construction monitoring and pre-construction surveys. The WMP is subject to enforcement by Permit Compliance staff (Attachment B, Condition No. 17).

As required per Condition No. 18, the proposed Tree Protection Plan (TPP) included as Attachment J to the staff report, contains measures to protect the single native oak tree (*Quercus agrifolia*), with a diameter of 6.5" as measured 4.5 ft. from the ground, that is located in the northern portion of the parcel. The TPP measures include tree protection fencing and prohibited irrigation within the dripline. The TPP is subject to enforcement by Permit Compliance staff (Attachment B, Condition No. 18).

As required by Condition No. 21 of Attachment B, during construction activities the Applicant will be required to properly store construction equipment away from ESH areas and provide a designated equipment area. Condition No. 22 of Attachment B requires a designated equipment washout area for materials such as paint and concrete. With implementation of these conditions, the Proposed Project will not have any impacts on ESH.

<p><i>lighting for sports courts or other private recreational facilities in ESH, ESH buffer, or where night lighting will increase illumination in ESH shall be prohibited.</i></p> <p><i>b. New public access ways and trails located within or adjacent to ESH shall be sited to minimize impacts to ESH to the maximum extent feasible. ...</i></p> <p><i>c. The use of insecticides, herbicides, or any toxic chemical substance which has the potential to significantly degrade Environmentally Sensitive Habitat, shall be prohibited within and adjacent to ESH, where application of such substances will impact the ESH, except where no other feasible alternative exists and where necessary to protect or enhance the habitat itself, such as eradication of invasive plant species, or habitat restoration. Application of such chemical substances shall not take place during the breeding/nesting season of sensitive species that may be affected by the proposed activities, winter season, or when rain is predicted within a week of application.</i></p> <p>TCP DevStd BIO-TC-2: <i>Landscaping for development shall use appropriate plant species to ensure compatibility with and preservation of ESH. All landscaping shall utilize only non-invasive plants.</i></p> <p>TCP DevStd BIO-TC-2.1: <i>Development requiring habitat enhancement in ESH and habitat protection in ESH buffer areas, shall include preparation and implementation of a Restoration Plan limited to native plants. Local seed stock or cuttings propagated from the Toro Canyon region shall be used if available.</i></p> <p>TCP DevStd BIO-TC-2.2: <i>Development otherwise requiring a Landscape Plan outside</i></p>	<p>Exterior lighting will be low intensity, fully shielded, and directed downward (Attachment E). Pursuant to Condition No. 8 of Attachment B, outdoor lighting will be required to be downward facing in order to limit potential lighting spillover on adjacent properties. Additionally, exterior lighting will operate on timed motion sensors. Furthermore, Condition No. 29 of Attachment B requires comprehensive blackout shades on Greenhouse 1, including the new addition, to avoid light visibility outside of the structures during nighttime.</p> <p>New landscaping will be compatible with ESH, and the proposed plant palette includes only non-invasive plants. New coast live oak trees (<i>Quercus agrifolia</i>) will be planted along the northern portion of the parcel to restore the ESH buffer area and provide additional screening of the greenhouse, new processing building, and chain link fencing from Foothill Road. Landscaping consisting of Brisbane box trees (<i>Lophostemon confertus</i>), southern live oak trees (<i>Quercus virginiana</i>), and other species will be planted throughout the new northern parking area and around the new processing building.</p> <p>No public access ways or trails exist on the site, and none are proposed.</p> <p>Pursuant to Subsection 35-144U.C.1.d of Article II, the Coastal Zoning Ordinance, and State requirements, the Applicant is required to comply with the Regional Water Quality Control Board's (RWQCB) Cannabis Cultivation policy, which includes principles and guidelines for cannabis cultivation, including regulations on the storage and use of pesticides (rodenticides, herbicides, insecticides,</p>
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ESH and ESH buffer areas, shall utilize only non-invasive plants.

TCP DevStd BIO-TC-2.3: *Habitat restoration and invasive plant eradication may be permitted within ESH and ESH buffer areas if designed to protect and enhance habitat values provided that all activities occur outside of the breeding/nesting season of sensitive species that may be affected by the proposed activities. Habitat restoration activities shall use hand removal methods to the maximum extent feasible. Where removal by hand is not feasible, mechanical means may be allowed. Use of pesticides or other chemical techniques shall be avoided to the maximum extent feasible, and when determined to be necessary, shall include mitigation measures to ensure site-specific application with no migration to the surrounding environment.*

TCP Policy BIO-TC-4: *Development within the Coastal Zone boundary shall be consistent with the Resource Protection and Development Policies of the County Local Coastal Program.*

TCP DevStd BIO-TC-4.1: *Development shall be sited and designed at an appropriate scale (size of main structure footprint, size and number of accessory structures/uses, and total areas of paving, motor-courts and landscaping) to avoid disruption and fragmentation of biological resources in ESH areas, avoid or minimize removal of significant native vegetation and trees, preserve wildlife corridors, minimize fugitive lighting into ESH areas, and redirect development runoff/drainage away from ESH. Where appropriate, development applications for properties that contain or are adjacent to ESH shall use development envelopes and/or*

fungicides, and disinfectants) and fertilizers. The Applicant submitted a copy of their Notice of Applicability dated August 31, 2018, indicating compliance with the State Water Resources Control Board's Cannabis Cultivation Policy and that the operation was assigned waste discharge identification (WDID) number 3_42CC403605. Staff followed up with the RWQCB on June 14, 2021 and received confirmation that the Proposed Project is in compliance. Additionally, the use of pesticides is regulated by the County's Agricultural Commissioner.

The proposed Water Quality Management Plan (Attachment G) describes erosion and sediment control, waste management Best Management Practices (BMPs), nutrient management, and pesticide management practices that will protect the groundwater quality and water quality associated with Arroyo Paredon. The proposed cannabis operation is limited to cultivation and processing within existing greenhouses and application of chemicals will only occur within the structures, thereby minimizing the potential for drift and effects on the nearby creek and ESH. The greenhouses stop rain from falling on growing areas and also prevent any of the agricultural chemicals from being carried off-site or to Arroyo Paredon.

other mapping tools and site delineation to protect the resource.

TCP DevStd BIO-TC-5.3: *All construction activity, including but not limited to staging areas, storage of equipment and building materials, and employee vehicles, shall be prohibited in ESH areas and to the maximum extent feasible shall be avoided in ESH buffer areas.*

TCP Policy BIO-TC-13: *Native protected trees and non-native protected trees shall be preserved to the maximum extent feasible.*

TCP DevStd BIO-TC-13.1: *A “native protected tree” is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped), and a “non-native protected tree” is at least 25 inches in diameter at this height. Sufficient area shall be restricted from any associated grading to protect the critical root zones of native protected trees.*

TCP DevStd BIO-TC-13.2: *Development shall be sited and designed at an appropriate scale (size of main structure footprint, size and number of accessory structures/uses, and total areas of paving, motorcourts and landscaping) to avoid damage to native protected trees (e.g., oaks), non-native roosting and nesting trees, and nonnative protected trees by incorporating buffer areas, clustering, or other appropriate measures. Mature protected trees that have grown into the natural stature particular to the species should receive priority for preservation*

<p><i>over other immature, protected trees. Where native protected trees are removed, they shall be mitigated and replaced in a manner consistent with County standard conditions for tree replacement. Native trees shall be incorporated into site landscaping plans.</i></p>	
Flood Hazards	
<p>CLUP Policy 3-11: <i>All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</i></p> <p>CLUP Policy 3-12: <i>Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.</i></p> <p>TCP Policy FLD-TC-1: <i>Flood risks shall be minimized through appropriate design and land use controls, as well as through feasible engineering solutions that address existing problems.</i></p>	<p>Consistent: The Proposed Project complies with all flood hazard polices. The Project site is not located within a floodway, the floodway fringe, or 100-year floodplain. The site is generally level and slopes slightly to the southwest (less than 1%), away from Arroyo Paredon and away from the floodplain to the east. The site generally drains by sheet flow to the southwest.</p> <p>As proposed, Greenhouse 1 will remain, and Greenhouses 2, 3, and 4 will be demolished. A 58,396 sq. ft. addition to Greenhouse 1 and a new 24,751 sq. ft. processing building will be constructed. The Proposed Project includes a total of 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export for the expanded detention basins and new processing building. As discussed above under Section 4.0 of this staff report, the basins are required to be expanded to meet Flood Control District conditions for storm water management for the existing and proposed development. The Proposed Project will not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works.</p> <p>The detention basin design and calculations have been reviewed by Flood Control and are consistent with the Flood Plain Management Ordinance. The Proposed Project will be required to adhere to the Flood Control</p>

	District's condition letter (Attachment B Condition No. 43).
Hillside and Watershed Protection	
<p>CA Coastal Act Policy 30253: <i>New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</i></p> <p>CLUP Policy 2-2: <i>The long-term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe field as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful parcel be denied development of one single family residence. This policy shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.</i></p> <p>CLUP Policy 2-5: <i>Water-conserving devices shall be used in all new development.</i></p>	<p>Consistent: The Proposed Project complies with all applicable hillside and watershed protection policies. The Project site is level with minimal slope. Grading for the expansion of the existing basins and new construction will be 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export according to the Preliminary Grading Plans, which are included as Attachment E to this staff report. Required erosion and sediment control measures, which include the use of sediment basins, temporary stabilization methods, temporary vegetation, seeding, and mulching, will be implemented for the duration of the grading period and until graded areas have been stabilized by long-term erosion control measures (Attachment B, Condition Nos. 19 and 20).</p> <p>During construction, the Applicant will be required to properly store construction equipment and wash materials away from drainage areas (Attachment B, Condition Nos. 21 and 22). The new processing building and addition to Greenhouse 1 will be equipped with water-conserving devices as required by the Building Code.</p> <p>The proposed storm water management system, which includes the expansion of existing basins, will gather rain water from the impermeable roof surfaces and direct it to the previously approved drainage ways. The expanded detention basins will reduce the rate at which runoff leaves the site and allow runoff to infiltrate into the ground.</p> <p>The Proposed Project is designed to fit the topography soils, geology, and hydrology of the</p>

CLUP Policy 3-13: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*

CLUP Policy 3-14: *All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

CLUP Policy 3-15: *For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.*

CLUP Policy 3-16: *Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development*

site. The entire parcel is covered in prime soils, except for the Arroyo Paredon riparian area in the north portion of the parcel. Alternative locations that avoid prime soils do not exist onsite. No native trees or vegetation will be removed. Grading for the expanded basins and new processing building will take place in previously disturbed areas. After most of the existing avocado trees (*Persea americana*) are removed, the ESH buffer area will be planted with native vegetation to restore ESH habitat and prevent erosion. Proposed grading includes storm water and erosion control best management practices (BMPs) and will be approved by the Planning and Development Grading Inspector. There is no grading on hillsides, and measures for removing sediments and stabilizing slopes associated with the new detention basin will be in place before the beginning of the rainy season. All development has been reviewed by Flood Control.

As discussed above, pursuant to Subsection 35-144U.C.1.d of Article II, the Coastal Zoning Ordinance, cannabis cultivation projects are subject to compliance with the State Water Resources Control Board's comprehensive Cannabis Cultivation Policy. Cannabis is cultivated on site, and the subject parcel is enrolled in the State Water Resources Control Board, General Waiver Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order) for coverage as a Tier (2), Low Risk Discharger¹. The Applicant will be

¹ The Tier 2 Low Risk discharger designation applies to cultivation projects over one acre in size in which no portion of the disturbed area is located on a slope greater than 30 percent, and all of the disturbed area complies with

<p><i>process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.</i></p> <p>CLUP Policy 3-17: <i>Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.</i></p> <p>CLUP Policy 3-18: <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p> <p>CLUP Policy 3-19: <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p> <p>TCP Policy FLD-TC-2: <i>Short-term and long-term erosion associated with development shall be minimized.</i></p>	<p>required to update their existing enrollment with the State Water Resources Board prior to issuance of the annual State License and implementation of the Proposed Project.</p> <p>The cannabis operation and storm water detention basins will not degrade or pollute water quality of groundwater basins, streams, or wetlands. Water for domestic and irrigation uses will be provided by the Carpinteria Valley Water District via an existing onsite connection (Attachment K). According to the Water Efficiency Management Plan (Attachment O) and as required per Condition No. 13 of Attachment B, the Proposed Project will utilize drip irrigation, soil moisture monitoring, evaporative barriers, recycled water, and rain water capture, thereby conserving water and reducing agricultural runoff. Additionally, because the growing areas will be within the greenhouse and greenhouse addition, water used for irrigation will not be discharged into or alongside Arroyo Paredon.</p> <p>Pursuant to Condition Nos.19, 20, 21, and 22 of Attachment B, which require compliance with the Water Quality Management Plan (Attachment G) and the BRA (Attachment I), degradation of the water quality of groundwater basins and nearby streams shall not result from development of the site. Pollution of Arroyo Paredon shall be avoided with the implementation of best management practices for construction and erosion control.</p>
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<p>TCP Policy WW-TC-2: <i>Pollution of surface, ground and ocean waters shall be avoided. Where avoidance is not feasible, pollution shall be minimized.</i></p> <p>TCP DevStd WW-TC-2.10: <i>Development shall incorporate best management practices (BMPs) to reduce pollutants in storm water runoff. The BMPs can include, but are not limited to dry wells for roof drainage or other roof downspout infiltration systems, modular paving, unit pavers on sand or other porous pavement for driveways, patios or parking areas, multiple-purpose detention systems, cisterns, structural devices (e.g., grease, silt, sediment, and trash traps), sand filters, or vegetated treatment systems (e.g. bio swales/filters).</i></p> <p>TCP Policy WW-TC-4:</p> <p><i>a. Development shall avoid the introduction of pollutants into surface, ground and ocean waters. Where avoidance is not feasible, the introduction of pollutants shall be minimized to the maximum extent feasible...</i></p> <p><i>c. Development shall avoid, to the maximum extent feasible, adverse impacts to the biological productivity and quality of coastal streams, wetlands, and the ocean...</i></p> <p><i>d. Development shall protect the absorption, purification, and retention functions of natural drainage systems that exist on the site. Where feasible, drainage and project plans shall be designed to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner.</i></p>	
Groundwater Resources	
<p>Conservation Element, Groundwater Resources Policy 3.2: <i>The County shall conduct its land use planning and permitting activities</i></p>	<p>Consistent: Consistent with these Conservation Element Groundwater Resources Policies, the Proposed Project will not result in</p>

<p><i>in a manner which promotes and encourages the cooperative management of groundwater resources by local agencies and other affected parties, consistent with the Groundwater Management Act and other applicable law.</i></p> <p>Conservation Element, Groundwater Resources Policy 3.5: <i>In coordination with any applicable groundwater management plan(s), the County shall not allow, through its land use permitting decisions, any basin to become seriously over drafted on a prolonged basis.</i></p> <p>Conservation Element, Groundwater Resources Policy 3.6: <i>The County shall not make land use decision which would lead to the substantial over commitment of any groundwater basin.</i></p>	<p>any groundwater basin becoming seriously over drafted on a prolonged basis or lead to a substantial over commitment of any groundwater basin.</p> <p>Domestic and irrigation water will be provided by the Carpinteria Valley Water District through an existing water meter pursuant to the Intent to Serve Letter (Attachment K). The Carpinteria Valley Water District sources water from the Carpinteria Groundwater Basin, which is not consider to be an overdrafted basin and no withdrawal or use thresholds currently exist.</p> <p>The Carpinteria Groundwater Basin is defined by the California Department of Water Resources (DWR) as a high priority basin. The Sustainable Groundwater Management Act (SGMA) requires Groundwater Sustainability Agencies (GSAs) to be formed to develop and implement Groundwater Sustainability Plans (GSPs) in medium- and high-priority basins.</p> <p>The proposed Water Efficiency Management Plan (Attachment O) states that the Proposed Project will utilize drip irrigation, soil moisture monitoring, evaporative barriers, recycled water, and rainwater capture as required by Condition No. 13 of Attachment B. According to the Water Efficiency Management Plan, the projected water use for the Proposed Project is approximately 22.1 acre-feet per year (AFY), which is less than the historic usage of 33.6 AFY for the previously cultivated cut flower operations located onsite. The Santa Barbara County Environmental Thresholds and Guidelines Manual does not include a threshold of significance for the Carpinteria Groundwater Basin.</p>
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Noise	
<p>Comprehensive Plan – Noise Element Policy 1: <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p> <p>TCP DevStd LUG-TC-5.1: <i>Construction activities within 1,600 feet of residential receptors shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. Construction equipment maintenance shall be limited to the same hours.</i></p>	<p>Consistent: The Proposed Project complies with all applicable noise policies. The Applicant submitted a Noise Plan (Attachment M), which states that associated operational equipment will not exceed 65 decibels beyond the property line. Noise-generating equipment will include the use of fans or blowers for air circulation and temperature management within Greenhouse 1 and the new greenhouse addition, a high-pressure, low-volume blower associated with the Byers vapor phase system, as well as dehumidifiers and buckers within the new processing building. Use of the noise generating equipment will not produce sound in excess of 65 decibels at the property line. The Proposed Project will utilize an existing generator during power outages or emergencies only, and the generator will not exceed 65 decibels at the property line.</p> <p>The subject parcel is surrounded by agricultural uses and low density residential development. The nearest sensitive receptor is a single family dwelling located on the neighboring parcel to the east. The closest noise-generating equipment, including the proposed vapor phase unit and a back-up generator that will only be used in power outage situations, will be located approximately 475 ft. from the single family dwelling. On the other side of Foothill Road, the La Mirada EDRN and Ocean Oaks EDRN are approximately 1,000 ft. and 750 ft. from the noise-generating equipment, respectively.</p> <p>Expansion of the existing detention basins could create temporary construction-related noise in excess of 65 decibels at the property line. Condition No. 26 (Attachment B) will limit noise generating construction activity to</p>

	<p>between the hours of 8:00 a.m. and 5:00 p.m. on weekdays only as a condition of approval. No substantive change in noise levels is expected post-construction.</p>
Visual Resources	
<p>CA Coastal Act Policy 30251: <i>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.</i></p> <p>CLUP Policy 4-2: <i>All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.</i></p> <p>CLUP Policy 4-3: <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</i></p> <p>CLUP Policy 4-7: <i>Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Consistent: The Proposed Project complies with all visual resources policies. The parcel is located over 2,300 ft. from Highway 101 and is marginally visible in the distant background as seen from the Highway 101/Santa Claus Lane overpass. Due to the high speed of travel on Highway 101, existing structures on the subject parcel are minimally visible. Additionally, an existing windrow of cypress trees (<i>Cupressus sempervirens</i>) along the southern parcel screens the property from view of Highway 101, and all existing and proposed landscaping will be required to be maintained for the life of the Proposed Project (Attachment B, Condition No. 7). As discussed under Section 5.5 of this staff report, the subject parcel is not a designated view corridor parcel.</p> <p>While the subject parcel takes access from a driveway off of Foothill Road, the subject parcel does not have direct frontage on Foothill Road or any other public right-of-way. The parcel is setback a minimum of 140 ft. from the southern frontage of Foothill Road, and public views into the parcel are limited due to existing intervening fencing, residential and agricultural structures, and native vegetation along the Arroyo Paredon corridor. This riparian corridor is protected by its designation as ESH and maintains a visual barrier to public views of the site.</p> <p>Twelve existing storage containers used for cannabis storage will be removed from the site. The Proposed Project includes a new 26-ft.-tall processing building and new 17-ft.-tall</p>

CLUP Policy 8-7: *Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas from the nearest public road(s) within five years of project completion.*

CLUP Policy 8-11: *The following requirements shall apply to greenhouse and greenhouse related development within the Carpinteria Valley to protect the long-term productivity of prime agricultural soils.*

a. Greenhouse operations on prime agricultural soils shall encourage use of in-soil cultivation methods

b. Prime agricultural soils shall not be modified with sterilants or other chemicals that would adversely affect the long-term productivity of the soil.

c. The removal of prime agricultural soils shall be prohibited, including removal of indigenous prime soils used as a growing medium for container plants which are sold intact.

TCP Policy VIS-TC-1: *Development shall be sited and designed to protect public views.*

TCP Policy VIS-TC-2: *Development shall be sited and designed to be compatible with the rural and semi-rural character of the area, minimize impact on open space, and avoid destruction of significant natural resources.*

greenhouse addition. The new processing building, which would be partially visible to travelers along Foothill Road, will be screened by new trees around the building and throughout the northern parking area consisting of Brisbane box trees (*Lophostemon confertus*), southern live oak trees (*Quercus virginiana*), and other species. Additionally, native plants, including coast live oak trees (*Quercus agrifolia*) that will be planted in the northern portion of the parcel and will provide additional screening of the greenhouse, new processing building, and chain link fencing from Foothill Road. Additionally, the Applicant is proposing to maintain landscaping consisting of coast live oak trees (*Quercus agrifolia*), toyon (*Heteromeles arbutifolia*), and other species that were recently planted on the neighboring parcel to the east (APN 005-310-021) along Foothill Road to provide additional screening of the new processing building. All proposed and existing onsite landscaping, in addition to the offsite landscaping voluntarily proposed to be maintained by the Applicant will be required to remain for the life of Project and will be subject to monitoring and enforcement by Permit Compliance staff pursuant to Condition No. 7 (Attachment B). The Applicant is required to record a reservation of easement for maintaining this offsite landscaping (Condition No. 28).

As discussed above in the Biological Resources analysis, pursuant to Condition No. 8 (Attachment B), outdoor lighting will be required to be downward facing in order to limit any potential lighting spillover on to adjacent properties. Exterior lighting will operate on timed motion sensors, and the greenhouses will include comprehensive blackout shades in order to avoid light visibility

	<p>outside of the structures during nighttime (Attachment B, Condition No. 29).</p> <p>The South Board of Architectural Review (SBAR) conceptually reviewed the new structures, lighting, fencing, landscaping associated with the Proposed Project on March 6, 2020, August 14, 2020, September 4, 2020, January 8, 2021, and February 5, 2021. During conceptual review at the February 5, 2021 hearing, the SBAR found the Proposed Project to be acceptable (Attachment H). The Proposed Project will be conditioned to obtain final approval from the SBAR prior to Coastal Development Permit issuance (Attachment B, Condition No. 30) and to maintain the landscaping for the life of the project (Attachment B, Condition No. 7). The Applicant will file a performance security in an amount sufficient to ensure the installation and maintenance of the landscaping for two years (Attachment B, Condition No. 46).</p> <p>All proposed utilities onsite will be placed underground.</p>
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6.3 Zoning: Article II, Coastal Zoning Ordinance Compliance

As detailed below, the Proposed Project is consistent with Article II requirements for the AG-I-10 zone district as they relate to permitted uses, building heights, setbacks, and parking.

6.3.1 Intent of AG-I-10 Zoning

The Proposed Project, consisting of a cannabis cultivation operation located within Greenhouse 1, a new greenhouse addition, and a new processing building, the expansion of an existing storm water detention system, and the demolition of Greenhouses 2, 3, and 4, is consistent with the purpose and intent of the AG-I zone district. Pursuant to Section 35-68.1 of Article II, the purpose and intent of the AG-I zone district is to designate and protect land appropriate for long-term agricultural use within or adjacent to urbanized areas, and to preserve prime agricultural soils. Cannabis cultivation operations and storm water detention facilities to support agricultural operations within the Carpinteria Agricultural Overlay District are allowed uses in the AG-1-10

zone district. Therefore, the proposed cannabis operation and expanded storm water basin infrastructure are allowable uses.

6.3.2 Carpinteria Agricultural Overlay District

The subject property is located within the Carpinteria Agricultural Overlay District. The proposed cannabis operation meets the purpose and intent of the Carpinteria Agricultural Overlay District. Per Section 35-102F of Article II, the purpose of this overlay district is to designate geographic areas of AG-I zoned lands in the Carpinteria Valley appropriate to support future greenhouse development and to designate areas appropriate for the preservation of open field agricultural uses. The intent is to ensure well-designed greenhouse development and to limit the loss of open field agricultural areas from piecemeal greenhouse expansion by providing well-crafted development standards that protect the water quality, visual resources, and rural character of the Carpinteria Valley. The Proposed Project will result in a net reduction of greenhouse area and is compliant with all Carpinteria Agricultural Overlay District development standards. Additionally, water quality will be protected after implementation of the Proposed Project, because in compliance with County Public Works Flood Control and Clean Water requirements, the Proposed Project includes the expansion of existing detention basins in order to manage the run-off from Greenhouse 1, the new greenhouse addition, and the new processing building. Visual resources will also be protected. The SBAR found the Proposed Project to be acceptable during conceptual review, and the Proposed Project will be conditioned to obtain final approval from the SBAR prior to Coastal Development Permit issuance (Attachment B, Condition No. 30). Rural character of the Carpinteria Valley will be protected as well, because the subject parcel will continue to be used for cultivation of crops.

6.3.3 Setbacks

The subject property is zoned AG-I-10. Section 35-68.7 of Article II sets forth the following setback requirements for the AG-I zone:

- *Front: 50 feet from the centerline and 20 feet from the right-of-way line of any street.*
- *Side and Rear: 20 feet from the lot lines of the lot on which the building or structure is located. In addition, no hothouse, greenhouse, other plant protection, or related structure shall be located within 30 feet of the right-of-way line of any street nor within 50 feet of the lot line of a lot zone residential.*
- *On lots containing five or more gross acres, an additional setback of 30 feet from the lot lines of the lot of the lot on which the structure is located is required.*

Section 25-120F.8 of Article II sets forth the following setbacks for greenhouses, packing and shipping facilities, shade and hoop structures, and related structures within the Carpinteria Agricultural Overlay:

- *Front: 75 feet from the right of way line of any street. For parcels within identified view corridors, the front setback shall be at least 250 feet from right of way.*
- *Side and Rear: 30 feet from the lot lines on which the building or structure is located*
- *Interior Lot: 20 feet from the lot lines on which the building or structure is located.*
- *100 feet from a residentially-zoned lot or 50 feet from an adjacent parcel where there is an approved residential dwelling located within 50 feet of the parcel boundary.*
- *100 feet from top-of-bank or edge of riparian habitat of natural creek channels, whichever is greater.*

The subject parcel is considered an interior lot and the Proposed Project meets the applicable setback requirements for the AG-I zone and the Carpinteria Agricultural Overlay. Three existing greenhouses will be demolished. Greenhouse 1, which is proposed to remain, is 59 ft. from the west lot line and 56 ft. from the south lot line. The proposed addition to Greenhouse 1 will be 30 ft. from the east lot line and 66 ft. from the south lot line. The new processing building will be 47 ft. from the east lot line, the nearest lot line. Since the north lot line is located a minimum of 140 ft. from the Foothill Road right-of-way, all development on site will be located over 75 ft. from the Foothill Road right-of-way.

Greenhouse 1, the new greenhouse addition, and new processing building will be located more than 100 ft. from the top-of-bank of Arroyo Paredon.

6.3.4 Height Limit

Section 35-68.9 of Article II sets forth the following height limit requirements for the AG-I zone:

- *No building or structure shall exceed a height of 35 feet.*

Section 35-102F.8 of Article II sets forth the following height requirements for greenhouses, packing and shipping facilities, shade and hoop structures, and related structures within the Carpinteria Agricultural Overlay:

- *The maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than 30 feet above finished grade. The maximum absolute height of any shade structure or hoop structure shall be no greater than 12 feet above natural grade.*
- *Within view corridors the maximum absolute height of any greenhouse or greenhouse related development, or packing and shipping facility, shall be no greater than 25 feet above finished grade.*

The Proposed Project meets the height limit requirements for the AG-I zone and Carpinteria Agricultural Overlay. As discussed in Section 5.5 above, the subject parcel is not a designated

view corridor parcel. The maximum height of the greenhouse to remain is 17 ft. 7 in., and the new greenhouse addition will be 17-ft.-tall. The new processing building will be 26-ft.-tall.

6.3.5 Parking

Section 35-113 of Article II sets forth the following parking requirements for agricultural uses:

- *Commercial greenhouses, hothouses, or other plant protection structure: two spaces per acre of land in such use.*

Section 35-114 of Article II sets forth the following parking requirements for all uses:

- *Non-residential parking spaces shall be nine feet wide by 16.5 feet long.*
- *Offstreet parking spaces shall not be located in the required front or side yard setback area unless specifically permitted in the applicable zone district regulations. Provisions shall be made for direct access from the street to each parking space. Such access shall be adequate for standard size automobiles unless the parking area is restricted to compact cars.*
- *For non-residential structures or uses, the required parking spaces shall be provided within 500 feet of the main building or site, if there is no main building, as measured along streets not alleys.*
- *All parking areas shall be graded and drainage provided so as to dispose of all surface water without erosion, flooding, and other inconveniences or hazards.*
- *Uncovered parking areas and driveways shall be paved with a minimum of two inches of asphalt, concrete, masonry pavers, or equivalent, including pervious materials, on a suitable base.*
- *Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary. Every stall designed to accommodate compact cars shall be clearly marked as a compact car stall.*
- *The design of parking areas shall not require the moving of any car to gain access to a required parking space unless the applicable zone district regulations specifically permit tandem parking.*
- *All parking areas serving uses operating at night shall be adequately lighted. Such lighting shall be so arranged as to direct the light away from adjoining residences.*
- *The design of parking spaces and the maneuvering space in connection therewith shall be in accordance with the requirements illustrated in the Parking Diagram, Figures 1, 2 and 3, and the Parking Table.*

Section 35-115 of Article II sets forth the following landscape and screening requirements for parking areas:

- *Where non-residential parking areas abut residentially zoned or developed property a wall or solid fence of not less than five feet in height shall be erected and maintained between the parking area and the adjoining residentially zoned or developed property.*
- *Where trees already exist on the property, the design of the parking area should make the best use of this growth and shade.*
- *Screening shall be provided along each property line consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the Planning and Development Department if adjacent property already has provided a solid wall not less than four feet high.*
- *When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds 3,600 square feet, the following shall be required, in addition to other provisions of this section, as part of a landscape plan:*
 - *Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.*
 - *All kinds of parking lanes shall have landscaped islands.*
 - *Prior to the issuance of a Coastal Development Permit, performance securities, in amounts to be determined by the Planning and Development Department, to guarantee the installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for the designated time period shall be filed with the County. The performance security for installation will be released at the end of the designated time period provided the planting has been adequately maintained.*

Section 35-116 of Article II sets forth the following parking requirements for off-street loading facilities:

- *For every building hereafter erected, which is to be occupied by manufacturing, storage, warehouse, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of materials and merchandise, off-street loading spaces shall be provided as follows:*
- *Commercial Uses:*
 - *3,000 or more square feet gross floor area: One loading space.*
- *Industrial Uses:*
 - *10,000 to 24,999 square feet gross floor area: One loading space.*
 - *25,000 to 49,000 square feet gross floor area: Two loading spaces.*

- *For each additional 50,000 square feet or major fraction thereof: One loading space.*
 - *Each loading space shall not be less than 10 feet in width, 30 feet in length, and with an overhead clearance of 14 feet.*
 - *Such space may not be located in any part of any required front or side yard.*
 - *Such space shall be so designed that it will not interfere with vehicular circulation or parking nor with pedestrian circulation.*

The Proposed Project, which includes 7.98 acres of cannabis cultivation, meets the parking requirements set forth in Article II pertaining to all uses as well as uses located within the AG-I zone and the Carpinteria Agricultural overlay. The Project will utilize 65 new uncovered parking spaces with 47 spots in the northern parking area and 18 spots in the southern parking area. Consistent with Section 35-113 of Article II, the Proposed Project includes 15 spaces for the cultivated area. Consistent with Section 35-115 of Article II, the parking areas will not abut a residentially developed portion of adjacent properties. There are no existing trees located near the proposed parking areas. A windrow of cypress (*Cupressus sempervirens*) will be preserved along the southern boundary to screen the new southern parking area from the adjacent parcel to the south. The new northern parking area will be screened from neighboring parcels by landscaped strips ranging from 5-ft.-wide to 20-ft.-wide. The northern parking area will be screened by chain link fencing with slats and new landscaping that will be planted throughout the parking area. Consistent with Section 35-116 of Article II, the Proposed Project includes one 27 ft. by 45 ft. loading area for the 24,751 sq. ft. processing building.

6.3.6 Prime Soils

The Proposed Project is consistent with the Carpinteria Agricultural Overlay in regard to prime soils. Section 35-102F.8.5 of Article II states that greenhouse operations on prime soils shall encourage in-soil cultivation methods, prime soils shall not be modified with sterilants or other chemicals that adversely affect the soil's long-term productivity, and the removal of prime soils shall be prohibited. Except for the Arroyo Paredon ESH corridor, the entire subject parcel is designated as prime soils. The Proposed Project will cultivate cannabis using elevated pots, and the proposed cannabis cultivation will not utilize in-soil cultivation methods. The existing elevated pot system has been utilized in the greenhouse for decades as part of the previous cut flower operations. The elevated pot system will allow the Proposed Project to achieve compliance with the Regional Water Quality Control Board discharge requirements by capturing all fertilizers by the irrigation recycling system instead of being discharged into the soil. The Proposed Project will not modify the soils with sterilants or chemicals, and will not remove prime soils.

6.3.7 Section 35-102F.9 Greenhouses and Related Development Standards

The Carpinteria Agricultural Overlay contains 26 development standards. The Proposed Project, as conditioned, complies with all applicable standards as discussed below.

<p><i>Development Standard No. 1</i> requires submittal of a landscape plan which includes a requirement that perimeter orchard trees and windrows be preserved to the maximum extent to provide visual screening when greenhouse development is proposed within orchards and adjacent to windrows.</p>	<p>The Proposed Project complies with this development standard. The site is currently screened by the existing riparian vegetation of Arroyo Paredon. This riparian corridor is protected by its designation as ESH and maintains a visual barrier to public views of the site.</p> <p>As part of the Project, the northern portion of the parcel will be planted with native riparian trees, shrubs and ground cover, and this new landscaping will enhance the existing riparian screening of the Proposed Project. All existing and proposed landscaping is required to remain for the life of project, pursuant to Condition No. 7 (Attachment B).</p> <p>Additionally, new trees will be planted throughout the new northern parking area and around the new processing building. New trees will also be planted on the neighboring parcel to the east (APN 005-310-021) along Foothill Road to provide additional screening of the new processing building.</p> <p>A windrow of cypress (<i>Cupressus sempervirens</i>) will be preserved along the southern boundary. The Proposed Project will be conditioned to maintain the landscaping for the life of the Project (Attachment B, Condition No. 7). Additionally, the Applicant will file a performance security in an amount sufficient to ensure the installation and maintenance of the landscaping for two years (Attachment B, Condition No. 46).</p>
<p><i>Development Standard No. 2</i> requires that detention basins be included in the project,</p>	<p>The Proposed Project complies with this development standard. The Proposed Project</p>

<p><i>subject to certain design criteria, to reduce the rate of post-development peak storm water runoff from the site.</i></p>	<p>includes the expansion of existing detention basins in conformance with Flood Control and Project Clean Water standards. Preliminary review by these agencies confirmed that the Proposed Project will comply with this development standard. The Proposed Project is conditioned for compliance pursuant to the Flood Control and Project Clean Water letter (Attachment B, Condition No. 43).</p>
<p>Development Standard No. 3 requires the Applicant set aside an adequate area for wastewater disposal system components including a 100% expansion area for a wastewater disposal field.</p>	<p>The Proposed Project complies with this development standard. The proposed wastewater disposal system includes a 100% expansion area and was reviewed by EHS. The Proposed Project is required to comply with the EHS letter (Attachment B, Condition No. 43).</p>
<p>Development Standards Nos. 4 and 5 require Carpinteria Summerland Fire Protection District review and approval of storage areas for pesticides, herbicides and fertilizers, and that these areas minimize generation of polluted runoff.</p>	<p>The Proposed Project complies with these development standards. All onsite storage locations of chemicals and fertilizer were reviewed by Carpinteria-Summerland Fire Protection District. The Proposed Project will be required to comply with the Fire Protection letter (Attachment B, Condition No. 43).</p>
<p>Development Standard No. 7 states that exterior night lighting is only allowed when required for specific safety purposes. Exterior lighting will be provided to ensure safety and security for the Proposed Project.</p>	<p>The Proposed Project complies with this development standard. Proposed exterior lighting is required for safety purposes and will consist of full cut-off, downward facing, motion sensor lighting (Attachment B, Condition No. 8) and will minimize the spread of light off-site and minimize impacts to the rural nighttime character.</p>
<p>Development Standard No. 8 requires that, to the extent feasible, new greenhouse development and new packing and shipping facilities shall be oriented with the roof axis aligned from north to south to reduce glare impacts.</p>	<p>The Proposed Project complies with this development standard. As demonstrated on the Project elevations (Attachment E), the new greenhouse addition and processing building are oriented with the roof axes aligned from north to south.</p>
<p>Development Standard Nos. 9 and 10 require hardscape to be minimized and vegetative cover to be provided in areas without structural development in order to preserve</p>	<p>The Proposed Project complies with these development standards. The Proposed Project includes new permeable decomposed granite parking areas. New landscaping will be planted throughout the northern parking area</p>

<p><i>water quality and encourage storm water filtration.</i></p>	<p>and around the new processing building. Additionally, the proposed expansion of the existing storm water detention facilities will ensure that water quality will be preserved and allow for improved storm water filtration.</p>
<p><i>Development Standard Nos. 11, 12, and 13</i> require that construction equipment and industrial fans and heaters be designed such that exterior sound levels do not exceed 65 dB(A) at the property line. Grading equipment will be located a minimum of 200 ft. from sensitive receptors. Noise associated with paging and/or broadcasting music over speakers within greenhouses or packing and shipping facilities shall be limited to levels that are not audible at the property line.</p>	<p>The Proposed Project complies with these development standards. Noise generating equipment associated with the Proposed Project includes the existing pedestal fans, large exhaust fans, and interior air flow fans. The Proposed Project will also use a new bucking machine and Byers odor management system. Use of the noise generating equipment will not exceed 65 dB(A) at the property line. Fans are employed and are fully contained within the greenhouses. Additionally, the Applicant submitted a Noise Plan (Attachment E) which states that all associated operational equipment, including fans to be located within the existing greenhouse, will not exceed 65 dB(A) beyond the property line. The Noise Plan also states that noise associated with paging and/or broadcasting music over speakers within greenhouses or packing and shipping facilities shall be limited to levels that are not audible at the property line.</p> <p>Compliance with the Noise Plan is required by Condition No. 9 (Attachment B) and is subject to monitoring and enforcement by P&D Permit Compliance staff. Construction noise will be temporary and limited to weekdays between 8:00 p.m. and 5:00 p.m. (Attachment B, Condition No. 26). Grading equipment will operate over 200 ft. from the single family dwelling located on the neighboring parcel to the east.</p>
<p><i>Development Standard No. 15</i> requires that packing and distribution facilities, loading docks, and delivery bays be centrally located within the greenhouse operations. Idling of</p>	<p>The Proposed Project complies with this development standard. Packing, distribution, loading, and delivery areas are centrally located on the subject parcel. The hours of</p>

<p><i>trucks shall be prohibited between 9:00 p.m. and 7:00 a.m.</i></p>	<p>operation will be 6:30 a.m. to 7:30 p.m., and no trucks will be idling outside of those hours.</p>
<p><i>Development Standard No. 16</i> requires a mechanized black out screen system to be used when the greenhouse will employ night lighting to enhance plant growth.</p>	<p>The Proposed Project complies with this development standard. The Proposed Project will utilize the blackout screen system that is already located within the existing greenhouse, and a new blackout screen system will be utilized in the new greenhouse addition (Attachment B, Condition No. 29).</p>
<p><i>Development Standard No. 17</i> requires that all boilers, steam generators, and process heaters proposed at new or expanded greenhouse operations shall utilize low-NOx burners.</p>	<p>The Proposed Project complies with this development standard. The Project does not propose any onsite boilers, steam generators, or process heaters. Existing boilers are located on the adjacent parcel to the east and steam is distributed amongst multiple parcels, including the subject parcel. With demolition of Greenhouses 2, 3, and 4 and construction of the new addition to Greenhouse 1, the Proposed Project will result in a net decrease of 63,704 sq. ft. of greenhouse development. Therefore, the Proposed Project will yield a substantial decrease in overall boiler heating. Additionally, the APCD reviewed the boiler heating components located on the adjacent parcel that support the Proposed Project. APCD issued a condition letter, and the Proposed Project is conditioned to obtain all required APCD permits (Attachment B, Condition No. 43).</p>
<p><i>Development Standard Nos. 18 and 19</i> require that greenhouse development shall be sited and designed to minimize adverse impacts on scenic areas to the maximum extent feasible. Avoidance of impacts to visual resources through site selection and design alternatives is preferred over landscape screening, and landscape screening shall not substitute for project alternatives including re-siting or reducing the height or bulk of the greenhouse development.</p>	<p>The Proposed Project complies with these development standards. The Proposed Project includes a new 26-ft.-tall processing building and new 17-ft.-tall greenhouse addition. With the proposed demolition of Greenhouses 2, 3, and 4, the Proposed Project will result in a net reduction of 63,704 sq. ft. of greenhouse area. The new greenhouse addition will be sited in the rear of the property and will not be visible to any public viewing areas. The new processing building will be partially visible to travelers along Foothill Road.</p>

	<p>As discussed in Section 6.2 of this staff report, the Proposed Project includes new landscaping in the northern portion of the parcel, throughout the northern parking area, and around the new processing building. New landscaping located on the neighboring parcel to the east (APN 005-310-021) along Foothill Road will provide additional screening of the new processing building and will be maintained for the life of the Project (Attachment B, Condition No. 7).</p>
<p>Development Standards No. 20 and No. 21 require the implementation of post-construction structural treatment control Best Management Practices (BMPs) if determined necessary for the protection of water quality by the County, and preparation by the Applicant of a Water Quality Management Plan (WQMP).</p>	<p>The Proposed Project complies with these development standards. As discussed in Section 6.2 of this staff report, the detention basins will be consistent with all requirements, including those of Flood Control, Project Clean Water, and the RWCQB. The Applicant submitted a Water Quality Management Plan (Attachment G), which has been reviewed by Planning and Development in consultation with Flood Control, Project Clean Water, EHS, and the RWQCB. The Project utilizes BMPs including a water efficient delivery system, which minimizes surface water transport and eliminates irrigation runoff.</p>
<p>Development Standard No. 23 requires that the Carpinteria Valley Water District (CVWD) shall determine the necessary groundwater testing and reporting required to monitor nitrate loading of groundwater caused by development.</p>	<p>The Proposed Project complies with this development standard. Domestic and irrigation water will continue to be provided by the CVWD pursuant to the attached Intent to Serve Letter (Attachment K), and CVWD will continue to monitor nitrate loading of this water connection.</p>
<p>Development Standard No. 24 requires the Applicant to sign a written agreement with Santa Barbara 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). The property Owner must also submit an</p>	<p>The Proposed Project complies with this development standard. The Proposed Project is conditioned to remove greenhouse or greenhouse related development if it is not in operation for 24 consecutive months (Attachment B, Condition No. 50).</p>

<i>application for demolition of the applicable greenhouse development and restoration of agricultural lands to ensure continued agricultural productivity.</i>	
Development Standard No. 25 requires that a Traffic Management Plan shall include a focused traffic analysis that identifies details of truck deliveries such as truck size, routes, entrance and exit speeds, and parking.	The Proposed Project complies with this development standard. The STDMP (Attachment F) includes all components related to truck deliveries and traffic required by this development standard.

6.3.8 Cannabis Regulations: Section 35-144U General Commercial Cannabis Activities Development Standards

Section 35-144U of Article II provides standards that are designed to protect the public health, safety, and welfare, enact strong and effective regulatory and enforcement controls as a result of and in compliance with State law, protect neighborhood character, and minimize the potential for negative impacts on people, communities, and the environment by establishing minimum land use requirements for medicinal and adult use cannabis activities including cultivation, processing, distribution, manufacturing, testing, and sales. The Revised Development Plan, Minor Conditional Use Permit, and Coastal Development Permit applications and supporting materials demonstrate that the approved cannabis cultivation operation is in compliance with the applicable standards set forth in 35-144U of Article II, as discussed below.

- 1. Archaeological and paleontological surveys.** *When commercial cannabis activities are proposed for lots that have not been subject to prior archaeological or paleontological surveys in accordance with Section 35-65(Archaeology), the Applicant shall provide a Phase 1 cultural resource study documenting the absence or presence of cultural resources in the project area...*

The Proposed Project is consistent with this development standard. All areas of proposed cannabis cultivation, construction, and grading have been subject to previous agricultural use and soil disturbance. A Phase 1 Archaeological Survey was conducted by Central Coast Archaeological Research Consultants in May 2020. No unrecorded or recorded prehistoric or historic-period resources were identified, and the potential to encounter them during project construction or operation was determined to be low. In the unlikely event that subsurface resources are encountered onsite, as conditioned in Attachment B (Condition No. 16), the Applicant will stop work immediately, contact P&D staff, and retain a P&D-approved archaeologist and Native American representative to evaluate the significance of the find. This standard discovery process will ensure that the potential for impacts to cultural resources during Project construction and operations activities is less than significant.

- 2. Fencing and Security Plan.** *Security fencing measures for commercial cannabis activities shall be sited and designed to avoid adverse impacts to public access and minimize adverse impacts to visual resources. The Applicant for a permit to allow outdoor, mixed-light, or nursery cannabis cultivation development shall prepare and submit to the Department for review and approval a Security Fencing Plan demonstrating ample security and screening of the commercial cannabis activity. The standards of this Section shall be in addition to Section 35-123(Fences, Walls and Gate Posts), as well as all other resource protection provisions of this Article and all applicable Community and Area Plans. The Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Security Fencing Plan shall include the following:*
- a. The Fencing Plan shall depict typical fencing details, including location, fence type, and height.*
 - b. All fencing and/or walls shall be made out of material that blends into the surrounding terrain and shall minimize any visual impacts.*
 - c. Where fencing will separate an agricultural area from undeveloped areas with native vegetation and/or Habitat Management Plan easement area, said fencing shall use material or devices that are not injurious to wildlife and enable wildlife passage.*
 - d. Prohibited fencing materials include razor wire, tarps, dust guard fencing, privacy netting, or woven or non-woven polyethylene plastic.*
 - e. The fence shall include lockable gate(s) that are locked at all times, except for during times of active ingress/egress.*
 - f. No visual markers indicating that cannabis is cultivated on the site shall be visible from offsite.*
 - g. Evidence that the proposed security fencing has been sited and designed to avoid adverse impacts to public access and minimize adverse impacts to visual resources.*

As demonstrated in the Fencing and Security Plan (Sheet A-1.1 of Attachment E), the Proposed Project is consistent with this development standard. The Fencing and Security Plan includes an existing 7 ft.-tall chain link fence along the perimeter of the cannabis operations areas to provide security. Locked security gates are located at all entry points to the cannabis operation. A Biological Resources Assessment (BRA) was conducted by the Sage Institute on February 19, 2021 (Attachment I) and peer-reviewed by the County's consultant. The BRA was updated on July 6, 2021 to incorporate a reduced Project scope consisting of less grading and a smaller footprint related to the storm water detention system. The BRA concludes that with application of the Wildlife Movement Plan (Attachment J), the Proposed Project will not be injurious to wildlife and will continue to enable wildlife passage. The Fencing and Security Plan and WMP are subject to monitoring and enforcement by Permit

Compliance staff for the life of the Project in accordance with Condition Nos. 6 and 17, respectively (Attachment B).

The Proposed Project does not include the installation of visual markers that would indicate cannabis cultivation occurs on the Project site. In addition to P&D review of the Fencing and Security Plan for compliance with applicable development standards, the County Executive Office and Sheriff's Department must also review and sign-off on the plan as part of the Cannabis Business License application review process.

- 3. *Landscape Plan and Screening Plan.*** *Commercial cannabis activities shall be sited and designed to minimize adverse impacts to visual resources. Landscape screening shall not substitute for siting and design alternatives that avoid or minimize adverse impacts to public views of the ocean and other scenic areas. If it is infeasible to site and design the proposed cannabis cultivation activity to avoid being seen from public places, the Applicant for a permit to allow outdoor, indoor, mixed-light, or nursery cannabis cultivation development shall submit a Landscape Plan and Screening Plan to the Department for review and approval. The requirements in this Section shall also apply to the cannabis cultivation part of a microbusiness. All cultivation shall be screened to the maximum extent feasible to avoid being seen from public places, including, but not limited to, public rights of way, and shall comply with Section 35-115(Landscape/Screening of Parking Areas), Section 35-123(Fences, Walls and Gate Posts), the standards listed below, as well as all other resource protection provisions of this Article and all applicable Community and Area Plans. The Landscape Plan and Screening Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project as applicable. The Applicant shall demonstrate to the Department that all aspects of the Landscape Plan and Screening Plan comply with the following requirements:*
- a. Said Plan(s) shall include landscaping which, within five years, will reasonably screen the view of any new structure, including greenhouses and agricultural accessory structure, and onsite parking areas from the nearest public road(s).*
 - b. All landscaping shall be installed prior to initiating the cultivation activities that are subject to the permit for the cultivation activities.*
 - c. Prior to the issuance of any permits, a performance security, in an amount determined by a landscape architect and approved by the Department, to insure installation and maintenance for two years, shall be filed with the County. Said performance security shall be released upon a written statement from the Department that the landscaping, in accordance with the approved Landscape Plan and Screening Plan, has been installed and maintained for two years.*
 - d. If, due to site-specific conditions (e.g., slopes), an Applicant believes that screening cannot be fully achieved, the Applicant shall submit a Landscape Plan and Screening Plan showing what portion can be screened and written documentation, which sets forth the reasons other portions cannot be screened.*

e. All landscaping and screening shall minimize adverse impacts to visual resources

As demonstrated in the Landscape Plan and Screening Plan (Attachment E), the Proposed Project is consistent with this development standard. As explained above in Section 6.2, the parcel is minimally visible to public viewing areas. The Proposed Project includes a new 26-ft.-tall processing building, new 17-ft.-tall greenhouse addition, and new chain link fencing. The new processing building would be partially visible to travelers along Foothill Road, but it will be fully screened from view with new landscaping. Native landscaping, including coast live oak trees (*Quercus agrifolia*) will be planted in the northern portion of the parcel to restore the ESH buffer area and provide additional screening of the greenhouse, new processing building, and chain link fencing from Foothill Road. New landscaping consisting of Brisbane box trees (*Lophostemon confertus*), southern live oak trees (*Quercus virginiana*), and other species will be planted throughout the new northern parking area and around the new processing building.

Landscaping consisting of coast live oak trees (*Quercus agrifolia*), toyon (*Heteromeles arbutifolia*), and other species has been recently planted on the neighboring parcel to the east (APN 005-310-021) along Foothill Road to provide additional screening of the new processing building. The applicant is required to record a reservation of easement for the maintenance of this offsite landscaping (Attachment B, Condition No. 28). The landscaping irrigation will be consistent with the Model Water Efficient Landscape Ordinance (MWELo). The installation and maintenance of all existing and proposed landscaping, including the aforementioned offsite landscaping, is subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 7 (Attachment B).

- 4. *Lighting Plan.*** *Exterior lighting for commercial cannabis activities shall be sited and designed to avoid impacts to biological resources. The Applicant for any commercial cannabis activity involving artificial lighting shall submit a Lighting Plan to the Department for review and approval. The standards of this Section shall be in addition to Section 35-139(Exterior Lighting), Section 35-68.13(Findings for Major Conditional Use Permit for Greenhouse Development), Section 35-102F (CA-Carpinteria Agricultural Overlay District) and all other applicable Sections. Where there are conflicts between the standards in this Section and any other applicable standards of this Article, the standards that are most restrictive shall control. The Lighting Plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the project, as applicable. The Lighting Plan shall include the following:*
- a. Plans that identify all lighting on the lot demonstrating that all lighting will comply with the standards set forth in this Section and all applicable Community and Area Plans.*
 - b. Lighting necessary for security shall consist solely of motion-sensor lights and*

avoid adverse impacts on properties surrounding the lot on which the cannabis activity is located.

- c. Any outdoor lighting used for the illumination of parking areas and/or loading areas, or for security, shall be fully shielded and directed downward.*
- d. Lighting is prohibited in hoop structures.*
- e. Lighting is sited and designed to avoid light spill or other impacts to ESH.*

As demonstrated in the Lighting Plan (Attachment E), the Proposed Project is consistent with this development standard. Exterior lighting will solely consist of motion-sensor lights that are fully-shielded, directed downward, and mounted at a maximum height of 10 ft. to avoid illumination of adjacent properties and ESH. The motion-sensor lights will be illuminated for a maximum of five minutes when motion is detected. Furthermore, as required by Section 35-144U.C.4 of Article II, the greenhouse and greenhouse addition will be equipped with blackout shades as needed to prevent the emission of light pollution from them. Project lighting requirements are subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 8 (Attachment B).

5. Noise Plan. *The Applicant for indoor, mixed light, and nursery cultivation, and manufacturing (volatile and non-volatile) permits shall prepare and submit to the Department for review and approval a Noise Plan. The Noise Plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the project, as applicable. The Noise Plan shall demonstrate compliance with the following standards:*

- a. Buildings shall be adequately soundproofed so that interior noise shall not exceed 65 decibels beyond the property. The Plan shall identify noise-generating equipment that will be used and the noise level associated with each.*
- b. Environmental control systems shall be located and/or shielded to avoid generating noise levels above 65 decibels heard by sensitive receptors, in compliance with the Santa Barbara County Noise Element.*
- d. The combined decibel level for all noise sources, as measured at the property line of the lot on which the cannabis activity is located, shall not exceed 65 decibels.*
- e. The use of generators for cultivation is prohibited, except for temporary use in the event of a power outage or emergency. The noise produced by a generator shall not be audible by humans from neighboring residences.*

As demonstrated in the Noise Plan (Attachment M), the Proposed Project is consistent with this development standard. The Noise Plan identifies the noise-generating equipment that will be used and includes information pertaining to the noise level and distance from the property line for each. Existing noise-generating equipment used by the Proposed Project will include the fans within the greenhouses and a generator that will only be used during power outages or emergencies. Proposed noise-

generating equipment will include existing greenhouse fans as well as a new bucket machine, back-up generator, freezer compressor, and Byers odor management system. Low density residential development is located approximately 300 ft. from the closest noise-generating equipment (a greenhouse fan). The Noise Plan concludes that noise levels will not exceed the 65 decibel allowable limit at property lines. Project noise restrictions are subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 9 (Attachment B).

- 6. Odor Abatement Plan.** *The Applicant for cultivation, nursery, manufacturing (volatile and non-volatile), microbusiness, and/or distribution permits, shall (1) prepare and submit to the Department for review and approval, and (2) implement, an Odor Abatement Plan. No odor abatement plan shall be required in AG-II zoning, unless a CUP is required. The Odor Abatement Plan must prevent odors from being experienced within residential zones, as determined by the Director. The Odor Abatement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Odor Abatement Plan must include the following:*
- a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions.*
 - b. A description of the specific odor-emitting activity(ies) that will occur.*
 - c. A description of the phases (e.g., frequency and length of each phase) of odor-emitting activity(ies).*
 - d. A description of all equipment and methods to be used for reducing odors. A Professional Engineer or a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor.*
 - e. Approved odor control systems, subject to certification as required in Subsection d above, may include, but are not limited to:*
 - (1) Activated carbon filtration systems.*
 - (2) Vapor-phase systems. Vapor-phase systems must comply with the following:*
 - (a) The resulting odors must be odor-neutralizing, not odor-masking.*
 - (b) The technology must not be utilized in excessive amounts to produce a differing scent (such as pine or citrus).*
 - (c) Use of these systems must have supporting documentation to demonstrate that the systems meet United States Environmental Protection Agency's Acute Exposure Guideline Levels or similar public health threshold.*
 - (3) Other odor controls systems or project siting practices that demonstrate effectiveness in controlling odors.*

- f. Designation of an individual (local contact) who is responsible for responding to odor complaints as follow:*
- (1) The local contact shall be available by telephone on a 24-hour basis to respond to calls regarding any odor complaints.*
 - (2) The Applicant shall provide property Owners and residents of property located within 1,000-feet of the lot on which the cannabis activity is conducted, the contact information of the local contact responsible for responding to odor complaints. The operator is required to immediately notify the County of any changes to the local contact.*
 - (3) The operator of the cannabis activity is required to notify the County of any complaints that the operator receives, within 24 hours of receiving the complaint.*
 - (4) Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit. For purposes of this Subsection, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Section.*
 - (5) The operator shall implement a complaint tracking system for all complaints that the operator receives, which includes a method for recording the following information: contact information of the complainant, as well as a description of the location from which the complainant detected the odors; time that the operator received the complaint; description of the complaint; description of the activities occurring on site when the complainant detected the odors; and actions the operator implemented in order to address the odor complaint. The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections of the cannabis operation and upon the Department's request. The operator shall maintain the complaint tracking records for a minimum of five years.*
- g. The Applicant shall allow the Department access to the facility at all times, without notice, for the purpose of inspecting odor mitigation practices, odor source(s), and complaint tracking system records.*
- h. If the Department receives three verified complaints regarding odor events in any 365-day period, the Permittee shall implement corrective actions to comply with the odor abatement requirements of this Section 35.42.075.C.7. Upon the Department's request, the Permittee shall submit a written statement that sets forth the corrective actions and timing of implementation of each corrective action, subject to the Department's review and approval. The department may require the corrective actions to be re-certified by a Professional Engineer or a Certified Industrial Hygienist. Notwithstanding the requirements of this Section, the Department may take additional enforcement actions pursuant to Chapter*

35.108 (Enforcement and Penalties) which may include, but are not limited to, initiating proceedings to revoke the applicable cannabis land use entitlement(s).

As demonstrated in the OAP (Attachment L), the Proposed Project is consistent with this development standard. The OAP is certified by a Certified Industrial Hygienist, includes floor plans specifying the location of odor emitting activities and emissions, and provides a description of the specific odor emitting activities and the operational phases in which odor emitting activities will occur. The primary odor-emitting activities that will occur onsite include indoor mature plant cultivation in Greenhouse 1 and processing in the new processing building. Cannabis will be harvested from Greenhouse 1 and then weighed, frozen, dried, cured, and packaged in the processing building.

A Byers vapor phase odor control system will deliver vaporized odor neutralizer through a pipe that feeds flexible perforated pipe running along the north, east, and south perimeters of Greenhouse 1 and the new greenhouse addition. Piping will also be located throughout the ridgeline of Greenhouse 1. Carbon scrubbers will be located throughout the processing building, and HVAC exhaust ducts to the outside will be controlled with industrial grade carbon odor absorbers. The processing building will be constructed with vapor barriers and opening seals that will limit air and odor exfiltration at the exterior building envelope. Additionally, the air handling system will maintain a slight negative pressure differential between the inside and outside air in order to control odor exfiltration.

As part of the OAP, the Applicant will manage a Community Outreach List as a way to provide information about the operation to interested parties. The OAP outlines best management practices for greenhouse and processing operations that are designed to reduce odor, including employee trainings and designation of an Odor Management Specialist. The OAP also states that the Applicant will supplement or replace the greenhouse vapor phase system with greenhouse scrubbers if future development of greenhouse scrubbing technology exceeds the efficacy and consistency of vapor phase systems. The odor abatement system is subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 10 (Attachment B).

7. *Signage.* All signs shall comply with Chapter 35.38 (Sign standards).

No signs are included as part of the Proposed Project. No signs exist that indicate cannabis cultivation will occur onsite.

8. *Tree Protection, Habitat Protection, and Wildlife Movement Plans.* All commercial cannabis activities shall comply with the tree and habitat protection policies and

standards set forth in this Article, all applicable Community and Area Plans, and the Coastal Land Use Plan. Commercial cannabis activities shall be sited and designed to avoid environmentally sensitive habitat (ESH) and ESH buffers. If avoidance of ESH is infeasible and will preclude reasonable use of a parcel, then the alternative that will result in the fewest or least significant impacts shall be selected and impacts shall be mitigated. Commercial cannabis activities shall also be sited and designed to avoid native trees and wildlife movement areas to the maximum extent feasible. The Applicant for any cannabis permit for a site that will involve impacts to native trees, wildlife movement areas, or ESH, including impacts due to fuel modification, shall prepare and submit to the Department for review and approval a Tree Protection, Habitat Protection, and/or Wildlife Movement Plan in accordance with Appendix G: Cannabis Activities Additional Standards. The Tree Protection, Habitat Protection, and Wildlife Movement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project as applicable. Commercial cannabis activities in areas adjacent to ESH areas and parks and recreation areas shall be sited and designed to prevent impacts which will significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

As demonstrated in the Tree Protection Plan and Wildlife Movement Plan (Attachment J), the Proposed Project is consistent with this development standard. The Proposed Project does not include the removal of native vegetation, including the pruning or removal of native trees. There is no native habitat or vegetation within the ESH buffer area, and as designed and conditioned, the Proposed Project will not result in any detrimental impacts to ESH. Therefore, a Habitat Protection Plan is not required. The Tree Protection Plan includes measures to protect the existing oak tree (*Quercus agrifolia*) located in the northern portion of the parcel, including tree protection fencing and limits on activities within the dripline. Avoidance and minimization measures in the Wildlife Movement Plan include education trainings for employees, pre-construction surveys, and construction monitoring. The Tree Protection Plan and Wildlife Movement Plan are subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition Nos. 17 and 18 (Attachment B).

- 9. *View Impact Study.*** *The Applicant for a commercial cannabis activity outside of the boundaries of the Carpinteria Agricultural Overlay District shall prepare and submit to the Department a view impact study that analyzes the individual and cumulative visual impacts of the proposed structure(s) along with existing structures as seen from public viewing areas. Commercial cannabis activities shall be sited and designed to minimize adverse impacts to visual resources. Landscape screening shall not substitute for siting and design alternatives that minimize adverse impacts to public views of the coast, ocean and other scenic areas.*

The subject property is within the Carpinteria Agricultural Overlay District. Therefore, this development standard is not applicable to the Proposed Project.

- 10. Carpinteria Agricultural Overlay District.** *All structures for commercial cannabis activities, including accessory structures, within Area A and Area B of the Carpinteria Agricultural Overlay District shall comply with the standards of Section 35-102F(CA – Carpinteria Agricultural Overlay District).*

As discussed in Sections 6.3.2 through 6.3.7 of this staff report, the Proposed Project complies with the standards of the Carpinteria Agricultural Overlay District.

6.3.9 Cannabis Regulations: Section 35-144U.C Specific Use Development Standards for Cultivation

The standards applicable to the Proposed Project are discussed below.

- 1. AG-I Lots 20 acres or less; Lots zoned AG-I-5; and/or Lots zoned AG-I-10 and lots within two miles of an Urban-Rural boundary.** *Outdoor cannabis cultivation, including cannabis cultivation within hoop structures, is prohibited on lots zoned AG-I that are 20 acres or less in size; lots zoned AG-I-5; and/or lots zoned AG-I-10 and lots within two miles of an Urban Rural boundary. Indoor and mixed-light cultivation shall be located in existing structures to the maximum extent feasible. No more than 186 acres of cannabis cultivation, nurseries, and microbusinesses with cultivation shall be allowed at any one time within the boundaries of Area A and Area B of the Carpinteria Agricultural Overlay District, as implemented through the Cannabis Business License Ordinance.*

As demonstrated in the Site Plan (Attachment E), the Proposed Project is consistent with this development standard. The Applicant proposes to use one existing 264,500 sq. ft. greenhouse and one new 58,396 sq. ft. greenhouse addition for indoor cannabis cultivation, including nursery, mature plants, and mixed-light cultivation. No outdoor cultivation is proposed, and the Proposed Project is consistent with requirements related to the AG-I zone district and Carpinteria Agricultural Overlay District. The subject parcel is not located on the Urban Rural boundary.

- 2. Avoidance of prime soils.** *All structures for cannabis cultivation operations, including, but not limited to, greenhouses that do not rely on in-ground cultivation, that are located on premises that contain prime soils shall be sited to avoid prime soils to the maximum extent feasible. Ancillary use facilities shall not be located on prime soils unless the Director determines that an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.*

As demonstrated in the Site Plan (Attachment E), the Proposed Project is consistent with this development standard. All development, including the new greenhouse addition, processing building, and expanded detention basins, will be located on prime soils. With the exception of the northernmost portion along Arroyo Paredon, the entire parcel is Elder sandy loam prime soils. Therefore, as determined by the Director, an alternative location on nonprime soils for the greenhouse addition, processing building, and expanded detention basins does not exist.

- 3. Cannabis Waste Discharge Requirements General Order.** *The Applicant shall demonstrate compliance with the State Water Resources Control Board's comprehensive Cannabis Cultivation Policy which includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers, within the State.*

As demonstrated in the supplemental documentation and through communication with the RWQCB, the Proposed Project is consistent with this development standard. The application included a letter from the RWQCB dated August 31, 2018, indicating compliance with the State Water Resources Control Board's Cannabis Cultivation Policy and that the operation was assigned waste discharge identification (WDID) number 3_42CC403605. Staff followed up with the RWQCB on June 14, 2021 and received confirmation that the Proposed Project remains in compliance. The Applicant is required to prepare and submit annual reports to the RWQCB as part of the California State Licensing process.

- 4. Mixed-light cultivation lighting requirements.** *Lighting due to cannabis activities that are subject to mixed-light cultivation licenses shall not be visible outside of the structure in which the lighting is located between sunset and sunrise.*

As demonstrated by Condition No. 29 (Attachment B), the Proposed Project is consistent with this development standard. The Proposed Project includes mixed-light cultivation. Greenhouse 1 and the addition in which mature and nursery cultivation will be grown include blackout shades to prevent lighting from being visible between sunset and sunrise.

- 5. Site Transportation Demand Management Plan.** *The Applicant shall prepare and submit to the Department for review and approval a Site Transportation Demand Management Plan that includes the lot location, total number of employees, hours of operation, lot access and transportation routes, and trip origins and destinations. The Site Transportation Demand Management Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Site Transportation Demand Management Plan shall*

include at least one of the following methods to reduce vehicle trips generated by the cultivation operation:

- a. Provide for carpool/shuttle/mini bus service for employees, especially during harvesting periods, on cultivation lots.*
- b. Provide shared parking areas for ridesharing on large and/or rural lots.*
- c. Provide bicycle storage/parking facilities.*
- d. Provide incentives to employees to rideshare or take public transportation.*
- e. Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed.*

As demonstrated by the Site Transportation Demand Management Plan (STDMP) and traffic analysis (Attachment F), the Proposed Project is consistent with this development standard. According to the STDMP, employees will work staggered shifts between 6:30 a.m. and 7:30 p.m. Employees will be required to enter the site from the existing Via Real access road and will not be provided the code for the Foothill Road entry gate. Employees will park onsite in the 65 parking spaces. Carpool incentives incorporated into the STDMP include rideshare and transit pass subsidies for participating employees. The traffic analysis (Attachment F) concluded that with the implementation of the STDMP, the Proposed Project will result in negligible peak-hour traffic. The transportation management requirements are subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 11 (Attachment B).

6. *Water efficiency for commercial cannabis activities.* *To the maximum extent feasible, and to the Director's satisfaction, water-conserving features shall be included in the design of proposed cannabis cultivation. These features may include, but are not limited to:*

- 1) Evaporative barriers on exposed soils and pots.*
- 2) Rainwater capture and reuse.*
- 3) Re-circulated irrigation water (zero waste).*
- 4) Timed drip irrigation.*
- 5) Soil moisture monitors.*
- 6) Use of recycled water.*

As demonstrated by the Water Quality Management Plan (Attachment G) and Water Efficiency Management Plan (Attachment O), and to the Director's satisfaction, the Proposed Project is consistent with this development standard. Irrigation will include the use of evaporative barriers, soil moisture monitors, recycled water, rainwater, and timed drip irrigation. The required water efficiency measures are subject to monitoring and enforcement by Permit Compliance staff for the life of the Project in accordance with Condition No. 13 (Attachment B).

6.3.10 Environmentally Sensitive Habitat Overlay District: Section 35-97.19 Stream Habitats Development Standards

The ESH Overlay contains six development standards for stream habitats. The standard applicable to the Proposed Project is discussed below.

- 1. *The minimum buffer strip for streams in rural areas, as defined by the Coastal Land Use Plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of the following factors and after consultation with the California Department of Fish and Game and California Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams:***
 - a. Soil type and stability of stream corridors.*
 - b. How surface water filters into the ground.*
 - c. Slope of land on either side of the stream.*
 - d. Location of the 100-year flood plain boundary.*

Riparian vegetation shall be protected and shall be included in the buffer. Where riparian vegetation has previously been removed, except for channelization, the buffer shall allow for the re-establishment of riparian vegetation to its prior extent to the greatest degree possible.

As demonstrated by the BRA (Attachment I) and the biological resources discussion in Section 6.2 above, the northern property line of the subject parcel coincides with the centerline of Arroyo Paredon, a coastal stream that is designated as ESH. Between the top-of-bank and the edge of the riparian canopy and the onsite greenhouse development is an existing 12- to 14- ft.-wide private driveway and adjacent 7-ft.-tall chain link fence that provides legal access, via an underlying 40-ft.-wide access easement, to the property west of the subject parcel. The driveway pre-dates the adoption of the Coastal Act and the establishment of the ESH with the certification of the County's Local Coastal Program. South of the driveway and north of the greenhouses is a remnant of the avocado orchard that was cultivated on site before the conversion to cut flowers and greenhouse development. The area consists of avocado trees (*Persea americana*) and does not include any native vegetation, according to the BRA (Attachment I).

No native vegetation will be removed. As required by Condition No. 18, the implementation of the Tree Protection Plan (Attachment J) will ensure protection measures that the single oak tree (*Quercus agrifolia*) located in the ESH buffer area located near the avocado trees to be removed. The proposed restoration of the ESH buffer with native riparian plant species will benefit ESH. There is currently no native

habitat or vegetation within the ESH buffer area, and as designed and conditioned, the Proposed Project will not result in any detrimental impacts to ESH. Therefore, a Habitat Protection Plan is not required.

The BRA concluded that with the implementation of the Wildlife Movement Plan (Attachment J), the Proposed Project will not be injurious to wildlife. A portion of the existing 7-ft.-tall chain link fence will be replaced with a 3-ft.-tall wire cable wildlife-friendly fence. The incorporated avoidance and minimization measures will ensure that no impacts will occur as a result of construction of the basin. The avoidance and minimization measures include educational trainings, pre-construction surveys, and construction monitoring (Attachment B, Condition No. 17). Additional measures taken to prevent erosion and water quality degradation will be subject to review and monitoring by the County Grading Inspector (Condition Nos. 19 and 20).

Riparian vegetation will be protected, and the ESH buffer allows for the re-establishment of riparian vegetation. The CDFW and RWQCB reviewed the Proposed Project and have no further comments. The existing cannabis operation is currently a Tier 2 Low Risk Discharger. The Applicant will be required to update their existing enrollment with the State Water Resources Board prior to issuance of the annual State License and implementation of the Proposed Project.

6.4 Subdivision/Development Review Committee (SDRC)

The SDRC reviewed the Proposed Project on January 10, 2019 and February 4, 2021. At the SDRC meetings, the Applicant received comments from Carpinteria-Summerland Fire District, Planning and Development Building & Safety Division, Public Works Flood Control/Project Clean Water Division, Air Pollution Control District, County Public Works Department Roads Division, and Public Health Environmental Health Services. As required by Condition No. 43 (Attachment B), the Proposed Project is required to address and comply with the conditions put forth in the letters received from Carpinteria-Summerland Fire District, Public Works Flood Control/Project Clean Water Division, Air Pollution Control District, and Public Health Environmental Health Services Division.

6.5 Design Review

The subject parcel is within the Design Control Overlay, and therefore, the Proposed Project is subject to design review pursuant to Sections 35-98- of Article II. The SBAR conceptually reviewed the Proposed Project on March 6, 2020, August 14, 2020, September 4, 2020, January 8, 2021, and February 5, 2021. On February 5, 2021, SBAR requested that the Proposed Project return for Preliminary Approval after final action from the decision maker. The minutes are included as Attachment H to this staff report. Final approval by the SBAR is required prior to Coastal Development Permit issuance (Attachment B, Condition No. 30).

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action. For developments that are appealable to the Coastal Commission under Section 35-182.6, no appeal fee will be charged.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days of receipt by the Coastal Commission of the County's Notice of Final Action.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
 - B-1. Conditions of Approval for Case No. 20RVP-00000-00058
 - B-2. Conditions of Approval for Case No. 21CUP-00000-00006
 - B-3. Conditions of Approval for Case No. 18CDH-00000-00031
- C. CEQA Guidelines 15168(c)(4) Environmental Checklist
- D. Link to the Program Environmental Impact Report for the Cannabis Land Use Ordinance and Licensing Program, 17EIR-00000-00003
- E. Project Plans
- F. Site Transportation Demand Management Plan and Traffic Analysis
- G. Water Quality Management Plan
- H. South Board of Architectural Review (SBAR) Minutes
- I. Biological Resources Assessment
- J. Wildlife Movement Plan and Tree Protection Plan
- K. Carpinteria Valley Water District Can and Will Serve Letter
- L. Odor Abatement Plan dated June 15, 2021
- M. Noise Plan
- N. MarBorg Industries Can and Will Serve Letter
- O. Water Efficiency Management Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

SUBSEQUENT ACTIVITIES WITHIN THE SCOPE OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15162 AND 15168:

1.1 CONSIDERATION OF THE SUBSEQUENT ACTIVITIES IN THE PROGRAM

The County Planning Commission (Planning Commission) considered the previously certified PEIR for the Cannabis Land Use Ordinance and Licensing Program, 17EIR-00000-00003 (Attachment D to the staff report, dated August 3, 2021, and incorporated herein by reference), along with the Proposed Project which is an activity within the scope of the PEIR. Staff prepared a written checklist in compliance with State CEQA Guidelines § 15168(c)(4) to document the evaluation of the site and the activity to determine that the environmental effects of the operation are covered in the PEIR (Attachment C to the staff report, dated August 3, 2021, and incorporated herein by reference). As shown in the written checklist, the Proposed Project is within the scope of the PEIR and the effects of the Proposed Project were examined in the PEIR. Therefore, on the basis of the whole record, including the written checklist, the previously certified PEIR, and any public comments received, the Planning Commission finds that the Proposed Project will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment, and there is no new information of substantial importance under State CEQA Guidelines Section 15162 warranting the preparation of a new environmental document for the Proposed Project.

1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

2.0 ADMINISTRATIVE FINDINGS

2.1 COASTAL DEVELOPMENT PERMIT FINDINGS

- A. *Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the Applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.***

The Planning Commission finds that the Proposed Project is adequately served by public or private services and resources. As discussed in the staff report, dated August 3, 2021 and incorporated herein by reference, adequate services are available to serve the cannabis operation and expanded storm water detention basins. Water for the site will be provided by the Carpinteria Valley Water District. Wastewater treatment will be provided by a new wastewater treatment system. The Carpinteria-Summerland Fire Protection District and Santa Barbara County Sheriff's Department will continue to serve the parcel. Access will be provided by existing driveways off Foothill Road and Via Real. Storm water detention will be provided by the existing basins to be expanded as well as the new detention basin north of the greenhouses.

- B. *Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development subject to Section 35-169.4.3 for development that may not be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:***

2.1.1 *The proposed development conforms:*

- a. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;***
- b. The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).***

The Planning Commission finds that as discussed in the staff report, dated August 3, 2021 and incorporated herein by reference, the development conforms to the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Community Plan. In addition, the proposed development is consistent with the Article II requirements for the Cannabis Regulations and the AG-I-10 zone district, as they relate to permitted uses, building heights, setbacks, and parking.

2.1.2 *The proposed development is located on a legally created lot.*

The Planning Commission finds that the subject parcel was created by PM 14,440 recorded on August 7, 2000, in Book 54 of Parcel Maps, Pages 81-84, and therefore the proposed development is located on a legally created lot.

- 2.1.3 *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).***

The Planning Commission finds that as conditioned, the Proposed Project and subject property will be, in full compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks and all other applicable provisions of the Article II Zoning Ordinance, for the AG-I zone district and Carpinteria Agricultural Overlay, as described in detail under Section 6.3 of the staff report dated August 3, 2021, herein incorporated by reference. Additionally, all processing fees have been paid to date.

- 2.1.4 *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.***

The Planning Commission finds that, as discussed under Section 6.2 of the staff report dated August 3, 2021, incorporated herein by reference, that Proposed Project will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast since the subject parcel is minimally visible to travelers on Foothill Road and Highway 101 due to topography and existing vegetation. Additionally, the Proposed Project includes the implementation of a Landscaping and Screening Plan that will further screen the new 26-ft.-tall processing building while also restoring the detention basin area within the ESH buffer. The expanded detention basins will not create any obstructions to public views or impact any recreation areas. The Proposed Project is located over 1,300 ft. from Highway 101, and a windrow of cypress (*Cupressus sempervirens*) will be preserved along the southern boundary. Due to the high speed of travel, distance, and existing vegetation, the Proposed Project will not be readily visible from Highway 101. The new 26-ft.-tall processing building would be partially visible from Foothill Road, however the proposed onsite landscaping will screen the building fully from Foothill Road. The Proposed Project also includes additional offsite landscaping that will provide further screening from Foothill Road.

- 2.1.5 *The proposed development will be compatible with the established physical scale of the area.***

The Planning Commission finds that, as discussed under Section 6.2 of the staff report dated August 3, 2021, herein incorporated by reference, the Proposed Project will be

compatible with the established physical scale of the area. The surrounding area is made up of agricultural uses and low density residential development. The Proposed Project will consist of cannabis cultivation located within an existing greenhouse and greenhouse addition as well as processing within a new processing building. The Proposed Project will result in a net reduction of greenhouse area, with Greenhouses 2, 3, and 4 proposed to be demolished. The Proposed Project also includes expanding existing detention basins. The new greenhouse addition and new processing building are compatible in character to development in the Toro Canyon area. There are dozens of similar greenhouses south of Foothill Road within half of a mile radius of the subject parcel. All exterior lighting will be fully shielded and directed downward in keeping with the character of surrounding agricultural and residential development. The development conforms to the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan and the Toro Canyon Community Plan. In addition, the proposed development is consistent with the Article II requirements for the AG-I-10 zone district and Cannabis Regulations.

2.1.6 *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

The Planning Commission finds, as discussed under Section 6.2 of the staff report dated August 3, 2021, incorporated herein by reference, that the Proposed Project complies with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan. There are no public access or recreation facilities on the subject property. County Community Services Parks Division reviewed the Proposed Project and had no comments or conditions.

2.2 Additional findings required for sites within the Toro Canyon Plan area.

A. *In compliance with Section 35-194.6.3 of the Article II Coastal Zoning Ordinance, upon recommendation by the Board of Architectural Review, the decision-maker may approve or conditionally approve an application for a Coastal Development Permit on sites within the Toro Canyon Plan area that includes an exemption to architectural review standards h. or i. of Section 35-194.6.3. if written findings are made that the exemptions would allow a project that: 1) furthers the intent of protecting hillsides and watersheds, 2) enhances and promote better structural and/or architectural design, and 3) minimizes visual or aesthetic impacts.*

The Planning Commission finds that the Proposed Project does not require exemptions to the architectural review standards h. or i. of Section 35-194.6.3, and therefore, this finding is not applicable to the Proposed Project.

2.2.1 *In compliance with Section 35-194.9 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development*

Permit on sites within the Toro Canyon Plan that allows a deviation from a policy or standard of the Local Coastal Program to provide a reasonable use the decision-maker shall first make all of the following findings:

- a. Based on the economic information provided by the Applicant, as well as any other relevant evidence, each use allowed by the Local Coastal Program policies and/or standards would not provide an economically viable use of the Applicant's property.**
- b. Application of the Local Coastal Program policies and/or standards would unreasonably interfere with the Applicant's investment-backed expectations.**
- c. The use proposed by the Applicant is consistent with the applicable zoning.**
- d. The use and project design, siting, and size are the minimum necessary to avoid a taking.**
- e. The project is the least environmentally damaging alternative and is consistent with all provisions of the certified Local Coastal Program other than the provisions for which the exception is requested.**
- f. The development will not be a public nuisance. If it would be a public nuisance, the development shall be denied.**

The Planning Commission finds that the Proposed Project does not allow a deviation from a policy or standard of the Local Coastal Program, and therefore, this finding is not applicable to the Proposed Project.

2.3 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

2.3.1 That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

The Planning Commission finds that, as discussed under Sections 6.2 and 6.3 of the staff report dated August 3, 2021, incorporated herein by reference, the site for the Proposed Project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed. The subject property is a 13.66 acre parcel located within Area A of the Carpineria Agricultural Overlay District. Greenhouses have been onsite since 1968 and have been used for cultivation activities. Adjacent, surrounding parcels are used for agriculture and low density residential development. Project activities will take place within Greenhouse 1, its new addition, and the new purpose building, processing, packing and shipping building totaling 7.98 acres of cultivation. Twelve as-built storage containers currently supporting the on-

going cannabis operations will be removed from the site. The subject parcel is currently being used for cannabis cultivation. The expanded detention basins have been designed in consultation with Flood Control and have been reviewed by CDFW and RWQCB. Employees will use the 65 new unpaved parking spaces located onsite. As detailed in the evidence to support Coastal Development Permit Finding 2.1.1 (above), there will be adequate services to serve the Proposed Project. As detailed in the evidence to support Coastal Development Permit Finding 2.1.3 (above), the Proposed Project meets all zoning requirements.

2.3.2 *That adverse impacts are mitigated to the maximum extent feasible.*

The Planning Commission finds that, as discussed under Section 6.1 of the staff report dated August 3, 2021, incorporated herein by reference, adverse impacts are mitigated to the maximum extent feasible. Standard conditions of approval have been imposed on the Proposed Project. Additionally, the Proposed Project will not have any new impacts that were not discussed in the PEIR, and potentially significant environmental impacts as identified in the PEIR will be mitigated to the maximum extent feasible. On February 6, 2018, the Santa Barbara County Board of Supervisors (herein after Board of Supervisors) certified a Programmatic Environmental Impact Report (PEIR), Case No. 17EIR-00000-00003, for a Cannabis Land Use Ordinance and Licensing Program. The PEIR was prepared in accordance with the State CEQA Guidelines Section 15168 and evaluated the Program's direct, indirect, and cumulative impacts based on Appendix G of the 2017 State CEQA Guidelines and thresholds in the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008, revised July 2015). The PEIR identified a number of significant impacts and set forth feasible mitigation measures that would be included as development standards and requirements in the land use and licensing ordinances, which would be applied to site-specific land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program. The PEIR concluded that significant and unavoidable (Class I) impacts would result from the Program. The Board of Supervisors adopted a Statement of Overriding Considerations for the Class I impacts, and the 30-day statute of limitations to challenge the adequacy of the PEIR expired without legal challenge.

Section 15168(c) of the State CEQA Guidelines allows the County to approve an activity as being within the scope of the project covered by a program environmental impact report without a new environmental document, if the County finds pursuant to Section 15162 that no new effects could occur or no new mitigation measures will be required and the later activity would not have effects that were not examined in the programmatic environmental impact report.

On July 15, 2021, staff completed the written checklist pursuant to State CEQA Guidelines Section 15168(c)(4) which evaluated the Proposed Project pursuant to the requirements of Section 15162 of the State CEQA Guidelines (Attachment C to the staff

report, dated August 3, 2021, incorporated herein by reference) and determined that all of the environmental impacts of the cannabis operation will be within the scope of the Proposed Project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. No additional cumulative impacts were identified, and no new environmental document is required. Mitigation measures which were discussed in the PEIR have been incorporated into the Proposed Project (Attachment B to the staff report, dated August 3, 2021, and incorporated herein by reference). The mitigation measures incorporated from the PEIR will mitigate significant environmental impacts to the maximum extent feasible.

2.3.3 *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The Planning Commission finds that, as discussed under Section 6.2 of the staff report dated August 3, 2021, incorporated herein by reference, streets and highways are adequate and properly designed to carry the vehicles related to operations, deliveries, and employees of the Proposed Project. All employee traffic to the subject parcel will utilize an existing driveway off Via Real that will enter the site via a gate located in the southeast corner of the parcel. All other traffic to the subject parcel will utilize Highway 101 to Foothill Road and then will enter the site via an existing driveway from the neighboring parcels to the east. Condition No. 27 (Attachment B to the staff report dated August 3, 2021, herein incorporated by reference) requires the Owner/Applicant to record a Reservation of Easement for the access driveways to ensure that access will continue to be provided even if parcel ownership changes in the future. Via Real and Foothill Road are public roads maintained by the County. Highway 101 is a public highway maintained by Caltrans. All of these roadways are able to support the trips that will be generated as part of the Proposed Project according to Caltrans and Santa Barbara County Public Works Department.

Per the Traffic Study (Attachment F), the Proposed Project is anticipated to generate a total of 124 Average Daily Trips (ADT) and will result in a net increase of 42 ADT compared to the existing cannabis operation, which utilizes 50 employees. Additionally, the Proposed Project will utilize 75 employees who are anticipated to generate 108 ADT on Via Real.

There will be less traffic entering the site from Foothill Road after implementation of the Proposed Project, because as discussed above, all employee traffic will be directed to the access road off Via Real. The Proposed Project is anticipated to generate a total of 16 ADT from Foothill Road for non-employee traffic, including deliveries and visitors, resulting in 66 fewer ADT on this roadway compared to the existing cannabis operation.

The Santa Barbara County Public Works Department Transportation Division reviewed the Proposed Project and had no comments or conditions. The Carpinteria-Summerland Fire

District reviewed the Proposed Project and issued a condition letter (Attachment B to the staff report, dated August 3, 2021, Condition No. 43, incorporated herein by reference).

2.3.4 *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Planning Commission finds that there are adequate public services to serve the Proposed Project. As discussed in Section 6.2 of the staff report dated August 3, 2021 and herein incorporated by reference as well as detailed under the Coastal Development Permit Findings, there will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the Proposed Project.

2.3.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The Planning Commission finds that the Proposed Project, as conditioned, will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area. The Proposed Project is a change of use from cultivating cut flowers to cultivating cannabis and is a continuation of agricultural use on an agriculturally zoned property. Project activities will take place within an existing greenhouse, new greenhouse addition, and new processing building totaling 7.98 acres of cultivation. As part of the Proposed Project, 12 existing, as-built storage containers will be removed from the subject parcel and three existing greenhouses will be demolished.

Total grading for the detention basins and the new construction will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. The detention basins are designed to improve run-off and the percolation of storm water into the ground. The construction and expansion of the basins are conditioned to meet Flood Control and Project Clean Water requirements for storm water detention on the subject parcel.

As detailed in Sections 6.2 and 6.3 of the staff report and herein incorporated by reference, the proposed Landscape and Screening Plan (Attachment E to the staff report, dated August 3, 2021, incorporated herein by reference), includes new landscaping around the processing building and the northern parking area. The proposed Lighting Plan (Attachment E to the staff report, dated August 3, 2021, incorporated herein by reference) includes proposed fixtures that would be fully shielded and directed downward. The South Board of Architectural Review (SBAR) conceptually reviewed the Proposed Project, including the landscaping, lighting, and fencing on multiple occasions and requested the Applicant return once zoning approval has been obtained from the decision maker. Approval of the landscape and screening plan by the SBAR is required prior to Coastal Development Permit issuance (Attachment

B to the staff report, dated August 3, 2021, Condition No. 30, incorporated herein by reference).

The Odor Abatement Plan (included as Attachment L to the staff report, dated August 3, 2021, and incorporated herein by reference) describes the proposed vapor phase system in which odor neutralizing chemicals would be emitted through a series of pipes that surround the existing greenhouse and new greenhouse addition. There will also be carbon scrubbers located in the new processing building, and HVAC exhaust ducts to the outside will be controlled with industrial grade carbon odor absorbers. The processing building will be constructed with vapor barriers and opening seals that will limit air and odor exfiltration at the exterior building envelope. Additionally, the air handling system will maintain a slight negative pressure differential between the inside and outside air in order to control odor exfiltration.

The Applicant submitted a Site Transportation Demand Management Plan (STDMP) (Attachment F to the staff report, dated August 3, 2021, and incorporated herein by reference) which describes carpooling and staggered work shifts as mechanisms to reduce average daily trips (ADT). According to the STDMP, all employees will be required to enter the site using the Via Real access road, whereas all traffic currently enters the site from Foothill Road as part of the existing cannabis operation. With the proposed use of the Via Real access road for employees, there will be a net reduction of 66 ADT from Foothill Road and a net increase of 108 ADT from Via Real. County Public Works Roads Division reviewed the Proposed Project, determined that there will be no significant impacts to the public road system, and did not have any comments or conditions. Additionally, the Carpinteria-Summerland Fire Department reviewed the Proposed Project, including access, for compliance with fire safety regulations, and issued a condition letter (Attachment B to the staff report, dated August 3, 2021, Condition No. 43, incorporated herein by reference).

The APCD reviewed the Proposed Project for compliance with air quality regulations, and issued a condition letter (Attachment B to the staff report, dated August 3, 2021, Condition No. 43, incorporated herein by reference).

2.3.6 *That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.*

The Planning Commission finds that the Proposed Project is in conformance with the Comprehensive Plan, including the Coastal Land Use Plan and Toro Canyon Community Plan. As discussed in Section 6.3 of the staff report, dated August 3, 2021, and incorporated herein by reference, the development conforms to the applicable provisions of Article II, including:

- Section 35-68.1 Purpose and Intent [of the AG-I Zone]
- Section 35-68.7 Setbacks for Buildings and Structures [in the AG-I Zone]
- Section 35-68.9 Height Limit [in the AG-I Zone]
- 35-97.19 Development Standards for Stream Habitats [in the Environmentally Sensitive Habitat Overlay District]
- 35-102F.8.2 Height [in the Carpinteria Agricultural Overlay District]
- 35-102F.8.3 Setbacks [in the Carpinteria Agricultural Overlay District]
- 35-102F.8.5 Prime Agricultural Soils [in the Carpinteria Agricultural Overlay District]
- 35-102F.9 Development Standards for Greenhouses and Related Development [in the Carpinteria Agricultural Overlay District]
- Section 35-113 Required Number of Spaces: Agriculture
- Section 35-114.3 Construction and Design [of All Parking]
- Section 35-144U.C General Commercial Cannabis Activities Development Standards
- Section 35-144U.C Specific Use Development Standards for Cultivation [of Cannabis]

As discussed in Section 6.2 of the staff report, dated August 3, 2021, incorporated herein by reference, the Proposed Project meets all applicable requirements of the Comprehensive Plan, including the Coastal Land Use Plan and Toro Canyon Community Plan.

2.3.7 *That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.*

The Planning Commission finds that the Proposed Project is compatible with and subordinate to the scenic, agricultural, and rural character of the area. The site is a 13.66-acre, AG-zoned parcel located within Carpinteria Agriculture Overlay. The subject property is surrounded by agriculture and low density residential development such as Existing Developed Residential Neighborhoods (EDRNs). The subject parcel is currently used for commercial cannabis cultivation and has historically been use for cut flower cultivation. The Proposed Project will continue the cultivation of crops and agricultural activities on the site.

As described in Sections 6.2 and 6.3 of the staff report dated August 3, 2021, herein incorporated by reference, the parcel does not directly abut Foothill Road or Via Real, and it is not visible from Via Real. The subject parcel is an interior lot, located a minimum of 140 ft. from the Foothill Road right-of-way. Although public views from Foothill Road traveling westbound are screened by existing development and agricultural uses, the new 26-ft.-tall processing building will be partially visible from Foothill Road. However, the proposed onsite landscaping will fully screen the Proposed Project as viewed from

Foothill Road. The Applicant also proposes to maintain landscaping along Foothill Road that was recently planted on the neighboring parcel to the east, and this landscaping will provide additional screening of the Proposed Project. The parcel is only marginally visible in the distant background as seen from the Highway 101/Santa Claus Lane overpass, as it is over 1,300 ft. away. Further, an existing windrow of cypress trees (*Cupressus sempervirens*) will be preserved along the southern boundary of the subject parcel that provides screening from the south. Due to the high speed of travel on Highway 101, the parcel is minimally visible from Highway 101.

There are dozens of similar greenhouses south of Foothill Road within half of a mile radius of the subject parcel. The Proposed Project includes greenhouses and a purpose built processing, packing and shipping building, all of which adhere to the surrounding development and character of the area. Furthermore, all development will conform to Article II and Comprehensive Plan standards and policies. All exterior lighting will be fully shielded and directed downward in keeping with the scale of surrounding agricultural and residential development. The expanded detention basins will not be visible from any public areas. The northern portion of the parcel will be planted with native riparian vegetation, which will further screen the new processing building and new greenhouse addition from view from Foothill Road. The new greenhouse addition and new processing building are compatible with the rural character of the area.

Traveling eastbound, the site is screened by the existing riparian vegetation of Arroyo Paredon. This riparian corridor is protected by its designation as ESH and maintains a visual barrier to public views of the site. Landscaping to be planted around the new detention basin, the northern parking area, and the new processing building would be required to remain for life of project, pursuant to Condition No. 7 (Attachment B to the staff report dated August 3, 2021, incorporated herein by reference.)

2.3.8 *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The Planning Commission finds that the Proposed Project will not conflict with any easements required for public access through or public use of a portion of the property. There are no easements for public access through the subject property, nor are there easements for public use of a portion of the subject property. County Community Services Department Parks Division reviewed the subject parcel and Proposed Project and has no comments or conditions.

2.4 CONDITIONAL USE PERMIT FINDINGS

A. *Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or*

conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

2.4.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.*

The Planning Commission finds that the site for the Proposed Project is adequate to accommodate the Proposed Project. As discussed in the evidence to support Development Plan Finding 2.3.1 (above), the Project site is adequate in terms of location, physical characteristics, shape, and size to accommodate the development and cultivation associated with the Proposed Project.

2.4.2 *That adverse impacts are mitigated to the maximum extent feasible.*

The Planning Commission finds that adverse impacts are mitigated to the maximum extent feasible. Standard conditions have been imposed on the Proposed Project. Additionally, the Proposed Project will not have any new impacts that were not discussed in the PEIR, and the Proposed Project's significant environmental impacts will be mitigated to the maximum extent feasible. As discussed in the evidence to support Development Plan Finding 2.3.2 (above), the mitigation measures incorporated from the PEIR will mitigate significant environmental impacts to the maximum extent feasible.

2.4.3 *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The Planning Commission finds that streets and highways are adequate and properly designed to carry the vehicles related to operations, deliveries, and employees of the Proposed Project. As discussed in the evidence to support Development Plan Finding 2.3.3 (above), Foothill Road, Via Real, and Highway 101 are able to support the trips that will be generated as part of the Proposed Project.

2.4.4 *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Planning Commission finds that there are adequate public services to serve the Proposed Project. As discussed in the evidence to support Development Plan Finding 2.3.4 (above), water supply, sewage disposal, fire protection, police protection, and adequate access will be provided for the Proposed Project.

2.4.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The Planning Commission finds that the Proposed Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. As discussed in the evidence to support Development Plan Finding 2.3.5 (above), the Proposed Project will be compatible with the surrounding area.

2.4.6 *That the project is in conformance with the applicable provisions of Article II and the Coastal Land Use Plan.*

The Planning Commission finds that the Proposed Project is in conformance with the Comprehensive Plan, including Article II, the Coastal Land Use Plan, and the Toro Canyon Community Plan. As discussed in the evidence to support Development Plan Finding 2.3.6 (above), the Proposed Project meets all zoning requirements.

2.4.7 *That in designated rural areas, the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.*

The Planning Commission finds that the Proposed Project is compatible with and subordinate to the scenic, agricultural, and rural character of the area. As discussed in the evidence to support Development Plan Finding 2.3.7 (above), the cannabis operation will continue the agricultural use of the parcel and will be in keeping with the surrounding area.

2.4.8 *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The Planning Commission finds that the Proposed Project will not conflict with any easements required for public access through or public use of a portion of the property. As discussed in the evidence to support Development Plan Finding 2.3.8 (above), there are no easements for public access through the subject property, nor are there easements for public use of a portion of the subject property.

2.4.9 *That the proposed use is not inconsistent with the intent of the zone district.*

The Planning Commission finds that the Proposed Project is consistent with the intent of the AG-I zone district. As discussed in Section 6.3 of the staff report, dated August 3, 2021, incorporated herein by reference, the Proposed Project is consistent with the intent of the AG-I zone district, which is to ensure well-designed greenhouse development and limit the loss of open field agricultural areas from piecemeal greenhouse expansion by protecting the water quality, visual resources, and rural character of the Carpinteria Valley. The subject parcel is currently developed with four greenhouses, and the Proposed Project will not result in the loss of any open field agricultural areas.

ATTACHMENT B-1: CONDITIONS OF APPROVAL

**CRESO CALIFORNIA CANNABIS OPERATION
REVISED DEVELOPMENT PLAN
CASE NO. 20RVP-00000-00058
APN: 005-310-024**

- 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 A-O, dated August 3, 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 Proposed Project is a request for a Coastal Development Permit, Minor Conditional Use Permit, and Revised Development Plan to a Development Plan (Case No. 10DVP-00000-00010) approved on March 10, 2014 to allow for 7.98 acres of mixed-light cannabis cultivation, nursery, and processing. Mature mixed-light cultivation will take place in the existing 264,500 sq. ft. greenhouse, and nursery mixed-light cultivation will take place in a new 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. The addition will include locker rooms, administrative offices, a walk-in cooler, and restrooms. Cultivation will utilize water conservation methods including timed drip, evaporative barriers, soil moisture monitors, recycled water, and rain capture. Harvests will take place continuously year round. Compost will be transported off-site by a licensed operator.

Greenhouses 2, 3 and 4 will be demolished. A new 26-ft.-tall, 24,751 sq. ft. processing building will be constructed and used for freezing, curing, drying, bucking, trimming, grading, packaging, storage, testing sampling, and offsite transport. The processing building will also include an employee break area, locker rooms, administrative offices, and restrooms. A 5-ft.-tall retaining wall will be constructed between the processing building and existing greenhouse.

The Proposed Project will be equipped with the leading active odor neutralizing technology(s) currently available to prevent cannabis nuisance odors from drifting off-site and impacting protected receptors (i.e. residential zoning). These odor control systems are described in detail within the Proposed Project's certified Odor Abatement Plan. Changes to the Odor Abatement Plan will be processed in coordination with the County and may require changes to this permit or a new permit.

The northern portion of the parcel is within the 100 ft. buffer of Arroyo Paredon Creek, which contains Environmentally Sensitive Habitat (ESH). There is no ESH in this buffer area. In the northern portion of the parcel, an existing unpaved parking area will be abandoned and avocado trees (*Persea americana*) will be removed, and the northernmost portion of the 100-ft. buffer area along an existing 7-ft.-tall fence will be restored with native vegetation to enhance the ESH buffer area. All restoration in the ESH

buffer will take place outside of the nesting season. No native vegetation exists in the 100-ft. buffer area, and no native vegetation or habitat will be removed as part of the Proposed Project.

Grading for the Proposed Project will consist of expansion of the existing storm water detention basins as well as site leveling in the parking and structural development areas. Total grading for the Proposed Project will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. As part of the Proposed Project, 12 existing, as-built pre-fabricated storage containers will be removed from the subject parcel. The Proposed Project includes new landscaping planted around the processing building and parking area. As part of the Proposed Project, the landscaping plan includes maintenance of recently planted landscaping located offsite on the adjacent parcel to the east (APN 005-310-021) to provide additional screening from Foothill Road.

The perimeter of the Project site will be enclosed by an existing 7-ft.-tall chain-link fence with wood slats with a 1.5-ft.-tall mesh on the bottom to prevent wildlife entry into the cannabis operation. Wall and pole-mounted light fixtures will be mounted at a maximum height of 10 feet throughout the Project site. All exterior lighting will be fully shielded, downward directed, and on motion sensors with illumination lasting for up to five minutes after movement. A blackout shade system will be utilized within the greenhouse structures to ensure that there is no visible light emanating from the greenhouses from dusk to dawn.

The hours of operation will be from 6:30 a.m. to 7:30 p.m. daily. The cannabis operation will require a maximum of 75 employees year round. Employees will work staggered schedules and will be provided with carpool incentives in order to reduce peak hour trips. Employees will be required to utilize the Via Real access road to enter and exit the site. There will be 65 parking spaces onsite and a loading area located near the processing building.

Domestic and irrigation water will be provided by the Carpinteria Water District through an existing water meter. The Proposed Project includes a new onsite septic system. Power will be provided by Southern California Edison. One back-up emergency generator will be used in power outage situations only. Access to the site will be provided off Via Real via paved driveway with a shared access easement ranging from 16-ft.-wide to 20-ft.-wide as well as Foothill Road via a 20-ft.-wide paved driveway and shared access easement. Fire protection will be provided by the Carpinteria-Summerland Fire District. The property is a 13.66-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024, located at 3861 Foothill Road in the Toro Canyon Community Plan in the Carpinteria 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 Owner/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 Permittee sells or transfers its interest in the cannabis operations facility, the Permittee and/or succeeding carrier shall resume all responsibilities concerning the Project and shall be held responsible to the County to maintain consistency with all conditions of approval. The succeeding operator shall immediately notify the County and provide accurate contact and billing information to the County for remaining compliance work for the life of the facility.
DOCUMENTATION: The Permittee shall notify the County of changes in Ownership to any or all of the cannabis operations facility.
TIMING: Notification of changes in property Ownership shall be given by the Permittee to Planning and Development within 30 days of such change.
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 Owner/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 Owner/Applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.
MONITORING: The Owner/Applicant shall provide the documentation for review, inspection, examination and audit by the Department.

- 6. Fencing and Security Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Fencing and Security Plan prior to 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.

- 7. Landscape and Screening Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/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.

- 8. Lighting Plan.** The Owner/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 they existed at the time of approval.

TIMING: All components of the Lighting Plan shall be implemented prior to final building inspection. The Owner/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.

- 9. Noise Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Noise Plan prior to issuance of final building inspection. The Owner/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.

- 10. 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.

- 11. Site Transportation Demand Management Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Applicant shall implement the Site Transportation Demand Management Plan prior to the commencement of cannabis activities. 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

- 12. Cannabis Waste Discharge Requirements.** Prior to issuance of the Conditional Use Permit, the Applicant shall demonstrate compliance with the State Water Resources Control Board’s comprehensive Cannabis Cultivation Policy that includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers.
TIMING: The Owner/Applicant shall provide the P&D processing planner with evidence of compliance with the SWRCB Requirements prior to Coastal Development Permit issuance.
MONITORING: P&D compliance staff shall ensure compliance through Business License application review and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.
- 13. Water Efficiency for Commercial Cannabis Activities.** Water-conserving features shall be included in the design of cannabis cultivation. Water-conserving features include evaporative barriers, time drip irrigation, recycled water, rain capture, and soil moisture monitoring
DOCUMENTATION: The applicant shall document water-conserving features on the Site Plan stamped “Zoning Approved”.
- 14. Revocation.** This entitlement to allow commercial cannabis activities may be revoked in compliance with Chapter 35.84.060 (Revocation of Entitlement to Land Use).
- 15. Records.** Permittees of commercial cannabis activities shall maintain clear and adequate records and documentation, in accordance with State law, the State’s track-and-trace program, and as required by this Section, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. All records, unless otherwise specified in this Section, shall be maintained for five years and shall be subject to review, inspection, examination and audit by the Department.
- 16. 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 site plans.
MONITORING: P&D permit processing planner shall check plans prior to issuance of the Coastal Development Permit, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
- 17. Biological Resources – Wildlife Movement Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan (WPP) included in the Biological Resources Assessment

Addendum prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The WPP measures are summarized below:

- a. Landscape Restoration,
- b. Fencing Modifications,
- c. Tailgate Education Training,
- d. Construction Monitoring,
- e. Pre-construction Monitoring Report,
- f. Special-status Wildlife Pre-construction Surveys, and Detention Basin Maintenance,

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the WPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 18. Biological Resources – Tree Protection Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Tree Protection Plan (TPP) included in the Biological Resources Assessment prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The TPP measures are summarized below:

- a. Tree protection fencing,
- b. No irrigation shall be located within 6 feet of the dripline,
- c. A Department-approved arborist shall oversee any development within the dripline,
- d. If hand tools are deemed infeasible by the Director, work with rubber-tired construction equipment weighing 5 tons or less may be authorized by the Director, and
- e. Grading shall be designed to avoid ponding and ensure proper drainage within the dripline.

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the TPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 19. Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the Proposed Project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP, SWMP, or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to issuance of Coastal Development Permit. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

- 20. Erosion and Sediment Control Revegetation.** The Owner/Applicant shall revegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use of hydro-seed, straw blankets, other geo-textile binding fabrics or other P&D-approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not

commence within 30 days of grading.

PLAN REQUIREMENTS: The Owner/Applicant shall include this measure as a note on all grading and building plans.

TIMING: P&D staff verify that erosion and sediment control revegetation plans are included in plan sheets prior to approval of grading permits.

MONITORING: Grading inspection staff and P&D permit compliance staff perform site inspections throughout the construction phase.

- 21. 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 Coastal Development, 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.

- 22. Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits prior to Zoning Clearance issuance.

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.

- 23. 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. For diesel generators, engines shall be certified to meet EPA Tier 4 Final emissions standards. 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. 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 emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater unless the equipment qualifies for an exemption based on low usage.

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

TIMING: If required, Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

- 24. 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.

TIMING: The time meter and particulate filter shall be installed prior to Final Building Inspection Clearance.

- 25. Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.

- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check. Grading and building inspectors shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 26. 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.

- 27. Access Easements.** The Owner/Applicant shall enter into and record agreements in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve the following access easements:

- a. An access easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- b. An access easement over the neighboring properties (Assessor Parcel Number 005-310-042 and 005-310-043) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- c. An access easement over the neighboring property (Assessor Parcel Number 005-310-026) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.

These agreements are to be recorded with the appropriate instruments as determined by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development recorded copies of these easement reservations prior to issuance of Zoning Clearance.

- 28. Landscape Easement.** The Owner/Applicant shall enter into and record an agreement in

a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) for the maintenance of off-site landscaping at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development a recorded copy of this reservation of easement prior to issuance of Zoning Clearance.

- 29. Cannabis Regulations Mixed-Light Cultivation Lighting, Carpinteria Agricultural Overlay District Interior Night Lighting/Blackout Screens.** 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.

- 30. SBAR Required.** The Owner/Applicant shall obtain Southern Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to approval of 20BAR-00000-00021.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Coastal Development Permit. Grading plans shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 31. 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.

County Rules and Regulations

- 32. 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].
- 33. 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.
- 34. 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.
- 35. 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.
- 36. 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.
- 37. 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).

- 38. 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.
- 39. 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.
- 40. DIMF-24d DIMF Fees-Roads.** 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 County Public Works Department Roads Division. 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: Roads DIMFs shall be paid to the County Public Works Department Roads 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).
- 41. 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).
- 42. 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.

- 43. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated March 15, 2021;
 - b. Environmental Health Services Division dated March 29, 2021;
 - c. Fire Department dated April 21, 2021;
 - d. Flood Control Water Agency dated May 7, 2021.
- 44. 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.
- 45. 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 for Payment for compliance monitoring costs and remit a security deposit prior to approval of Coastal Development Permit 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:
 - a. Prior to commencement of use and/or issuance of Business License,
 - b. Within the first year (during the active growing season), and
 - c. Other instances as deemed necessary by Planning & Development
 4. Participate in Regular Compliance Inspections that may occur:
 - a. Upon renewal of the County Business License,
 - b. For the life of the project, or as specific in permit conditions, and
 - c. 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.

- 46. 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.
- 47. 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.
- 48. 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.
- 49. 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.
- 50. 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 Carpinteria Agricultural Overlay is amended) prior to approval of the Coastal Development Permit.

ATTACHMENT B-2: CONDITIONS OF APPROVAL

**CRESCO CALIFORNIA CANNABIS OPERATION
MINOR CONDITIONAL USE PERMIT
CASE NO. 21CUP-00000-00006
APN: 005-310-024**

- 1. Proj Des-01 Project Description.** This Minor Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-O, dated August 3, 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 Proposed Project is a request for a Coastal Development Permit, Minor Conditional Use Permit, and Revised Development Plan to a Development Plan (Case No. 10DVP-00000-00010) approved on March 10, 2014 to allow for 7.98 acres of mixed-light cannabis cultivation, nursery, and processing. Mature mixed-light cultivation will take place in the existing 264,500 sq. ft. greenhouse, and nursery mixed-light cultivation will take place in a new 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. The addition will include locker rooms, administrative offices, a walk-in cooler, and restrooms. Cultivation will utilize water conservation methods including timed drip, evaporative barriers, soil moisture monitors, recycled water, and rain capture. Harvests will take place continuously year round. Compost will be transported off-site by a licensed operator.

Greenhouses 2, 3 and 4 will be demolished. A new 26-ft.-tall, 24,751 sq. ft. processing building will be constructed and used for freezing, curing, drying, bucking, trimming, grading, packaging, storage, testing sampling, and offsite transport. The processing building will also include an employee break area, locker rooms, administrative offices, and restrooms. A 5-ft.-tall retaining wall will be constructed between the processing building and existing greenhouse.

The Proposed Project will be equipped with the leading active odor neutralizing technology(s) currently available to prevent cannabis nuisance odors from drifting off-site and impacting protected receptors (i.e. residential zoning). These odor control systems are described in detail within the Proposed Project's certified Odor Abatement Plan. Changes to the Odor Abatement Plan will be processed in coordination with the County and may require changes to this permit or a new permit.

The northern portion of the parcel is within the 100 ft. buffer of Arroyo Paredon Creek, which contains Environmentally Sensitive Habitat (ESH). There is no ESH in this buffer area. In the northern portion of the parcel, an existing unpaved parking area will be abandoned and avocado trees (*Persea americana*) will be removed, and the northernmost portion of the 100-ft. buffer area along an existing 7-ft.-tall fence will be restored with native vegetation to enhance the ESH buffer area. All restoration in the ESH

buffer will take place outside of the nesting season. No native vegetation exists in the 100-ft. buffer area, and no native vegetation or habitat will be removed as part of the Proposed Project.

Grading for the Proposed Project will consist of expansion of the existing storm water detention basins as well as site leveling in the parking and structural development areas. Total grading for the Proposed Project will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. As part of the Proposed Project, 12 existing, as-built pre-fabricated storage containers will be removed from the subject parcel. The Proposed Project includes new landscaping planted around the processing building and parking area. As part of the Proposed Project, the landscaping plan includes maintenance of recently planted landscaping located offsite on the adjacent parcel to the east (APN 005-310-021) to provide additional screening from Foothill Road.

The perimeter of the Project site will be enclosed by an existing 7-ft.-tall chain-link fence with wood slats with a 1.5-ft.-tall mesh on the bottom to prevent wildlife entry into the cannabis operation. Wall and pole-mounted light fixtures will be mounted at a maximum height of 10 feet throughout the Project site. All exterior lighting will be fully shielded, downward directed, and on motion sensors with illumination lasting for up to five minutes after movement. A blackout shade system will be utilized within the greenhouse structures to ensure that there is no visible light emanating from the greenhouses from dusk to dawn.

The hours of operation will be from 6:30 a.m. to 7:30 p.m daily. The cannabis operation will require a maximum of 75 employees year round. Employees will work staggered schedules and will be provided with carpool incentives in order to reduce peak hour trips. Employees will be required to utilize the Via Real access road to enter and exit the site. There will be 65 parking spaces onsite and a loading area located near the processing building.

Domestic and irrigation water will be provided by the Carpinteria Water District through an existing water meter. The Proposed Project includes a new onsite septic system. Power will be provided by Southern California Edison. One back-up emergency generator will be used in power outage situations only. Access to the site will be provided off Via Real via paved driveway with a shared access easement ranging from 16-ft.-wide to 20-ft.-wide as well as Foothill Road via a 20-ft.-wide paved driveway and shared access easement. Fire protection will be provided by the Carpinteria-Summerland Fire District. The property is a 13.66-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024, located at 3861 Foothill Road in the Toro Canyon Community Plan in the Carpinteria 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 Owner/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 Permittee sells or transfers its interest in the cannabis operations facility, the Permittee and/or succeeding carrier shall resume all responsibilities concerning the Project and shall be held responsible to the County to maintain consistency with all conditions of approval. The succeeding operator shall immediately notify the County and provide accurate contact and billing information to the County for remaining compliance work for the life of the facility.
DOCUMENTATION: The Permittee shall notify the County of changes in Ownership to any or all of the cannabis operations facility.
TIMING: Notification of changes in property Ownership shall be given by the Permittee to Planning and Development within 30 days of such change.
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 Owner/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 Owner/Applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.
MONITORING: The Owner/Applicant shall provide the documentation for review, inspection, examination and audit by the Department.

- 6. Fencing and Security Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Fencing and Security Plan prior to 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.

- 7. Landscape and Screening Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/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.

- 8. Lighting Plan.** The Owner/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 they existed at the time of approval.

TIMING: All components of the Lighting Plan shall be implemented prior to final building inspection. The Owner/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.

- 9. Noise Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Noise Plan prior to issuance of final building inspection. The Owner/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.

- 10. 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.

- 11. Site Transportation Demand Management Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Applicant shall implement the Site Transportation Demand Management Plan prior to the commencement of cannabis activities. 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

- 12. Cannabis Waste Discharge Requirements.** Prior to issuance of the Conditional Use Permit, the Applicant shall demonstrate compliance with the State Water Resources Control Board’s comprehensive Cannabis Cultivation Policy that includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers.
TIMING: The Owner/Applicant shall provide the P&D processing planner with evidence of compliance with the SWRCB Requirements prior to Coastal Development Permit issuance.
MONITORING: P&D compliance staff shall ensure compliance through Business License application review and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.
- 13. Water Efficiency for Commercial Cannabis Activities.** Water-conserving features shall be included in the design of cannabis cultivation. Water-conserving features include evaporative barriers, time drip irrigation, recycled water, rain capture, and soil moisture monitoring
DOCUMENTATION: The applicant shall document water-conserving features on the Site Plan stamped “Zoning Approved”.
- 14. Revocation.** This entitlement to allow commercial cannabis activities may be revoked in compliance with Chapter 35.84.060 (Revocation of Entitlement to Land Use).
- 15. Records.** Permittees of commercial cannabis activities shall maintain clear and adequate records and documentation, in accordance with State law, the State’s track-and-trace program, and as required by this Section, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. All records, unless otherwise specified in this Section, shall be maintained for five years and shall be subject to review, inspection, examination and audit by the Department.
- 16. 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 site plans.
MONITORING: P&D permit processing planner shall check plans prior to issuance of the Coastal Development Permit, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
- 17. Biological Resources – Wildlife Movement Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Wildlife Movement Plan (WPP) included in the Biological Resources Assessment

Addendum prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The WPP measures are summarized below:

- a. Landscape Restoration,
- b. Fencing Modifications,
- c. Tailgate Education Training,
- d. Construction Monitoring,
- e. Pre-construction Monitoring Report,
- f. Special-status Wildlife Pre-construction Surveys, and
- g. Detention Basin Maintenance

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the WPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 18. Biological Resources – Tree Protection Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Tree Protection Plan (TPP) included in the Biological Resources Assessment prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The TPP measures are summarized below:

- a. Tree protection fencing,
- b. No irrigation shall be located within 6 feet of the dripline,
- c. A Department-approved arborist shall oversee any development within the dripline,
- d. If hand tools are deemed infeasible by the Director, work with rubber-tired construction equipment weighing 5 tons or less may be authorized by the Director, and
- e. Grading shall be designed to avoid ponding and ensure proper drainage within the dripline.

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the TPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 19. Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the Proposed Project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP, SWMP, or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to issuance of Coastal Development Permit. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

- 20. Erosion and Sediment Control Revegetation.** The Owner/Applicant shall revegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use of hydro-seed, straw blankets, other geo-textile binding fabrics or other P&D-approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not

commence within 30 days of grading.

PLAN REQUIREMENTS: The Owner/Applicant shall include this measure as a note on all grading and building plans.

TIMING: P&D staff verify that erosion and sediment control revegetation plans are included in plan sheets prior to approval of grading permits.

MONITORING: Grading inspection staff and P&D permit compliance staff perform site inspections throughout the construction phase.

- 21. 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 Coastal Development, 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.

- 22. Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits prior to Zoning Clearance issuance.

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.

- 23. 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. For diesel generators, engines shall be certified to meet EPA Tier 4 Final emissions standards. 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. 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 emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater unless the equipment qualifies for an exemption based on low usage.

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

TIMING: If required, Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

- 24. 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.

TIMING: The time meter and particulate filter shall be installed prior to Final Building Inspection Clearance.

- 25. Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.

- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check. Grading and building inspectors shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 26. 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.

- 27. Access Easements.** The Owner/Applicant shall enter into and record agreements in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve the following access easements:

- a. An access easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- b. An access easement over the neighboring properties (Assessor Parcel Number 005-310-042 and 005-310-043) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- c. An access easement over the neighboring property (Assessor Parcel Number 005-310-026) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.

These agreements are to be recorded with the appropriate instruments as determined by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development recorded copies of these easement reservations prior to issuance of Zoning Clearance.

- 28. Landscape Easement.** The Owner/Applicant shall enter into and record an agreement in

a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) for the maintenance of off-site landscaping at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development a recorded copy of this reservation of easement prior to issuance of Zoning Clearance.

- 29. Cannabis Regulations Mixed-Light Cultivation Lighting, Carpinteria Agricultural Overlay District Interior Night Lighting/Blackout Screens.** 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.

- 30. SBAR Required.** The Owner/Applicant shall obtain Southern Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to approval of 20BAR-00000-00021.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Coastal Development Permit. Grading plans shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 31. 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.

County Rules and Regulations

- 32. 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].
- 33. 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.
- 34. 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.
- 35. 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.
- 36. 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.
- 37. 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).

- 38. 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.
- 39. 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.
- 40. DIMF-24d DIMF Fees-Roads.** 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 County Public Works Department Roads Division. 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: Roads DIMFs shall be paid to the County Public Works Department Roads 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).
- 41. 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).
- 42. 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.

- 43. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated March 15, 2021;
 - b. Environmental Health Services Division dated March 29, 2021;
 - c. Fire Department dated April 21, 2021;
 - d. Flood Control Water Agency dated May 7, 2021.
- 44. 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.
- 45. 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 for Payment for compliance monitoring costs and remit a security deposit prior to approval of Coastal Development Permit 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:
 - a. Prior to commencement of use and/or issuance of Business License,
 - b. Within the first year (during the active growing season), and
 - c. Other instances as deemed necessary by Planning & Development
 4. Participate in Regular Compliance Inspections that may occur:
 - a. Upon renewal of the County Business License,
 - b. For the life of the project, or as specific in permit conditions, and
 - c. 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.

- 46. 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.
- 47. 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.
- 48. 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.
- 49. 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.
- 50. 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 Carpinteria Agricultural Overlay is amended) prior to approval of the Coastal Development Permit.

ATTACHMENT B-3: CONDITIONS OF APPROVAL

**CRESO CALIFORNIA CANNABIS OPERATION
COASTAL DEVELOPMENT PERMIT
CASE NO. 18CDH-00000-00031
APN: 005-310-024**

- 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 A-O, dated August 3, 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 Proposed Project is a request for a Coastal Development Permit, Minor Conditional Use Permit, and Revised Development Plan to a Development Plan (Case No. 10DVP-00000-00010) approved on March 10, 2014 to allow for 7.98 acres of mixed-light cannabis cultivation, nursery, and processing. Mature mixed-light cultivation will take place in the existing 264,500 sq. ft. greenhouse, and nursery mixed-light cultivation will take place in a new 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. The addition will include locker rooms, administrative offices, a walk-in cooler, and restrooms. Cultivation will utilize water conservation methods including timed drip, evaporative barriers, soil moisture monitors, recycled water, and rain capture. Harvests will take place continuously year round. Compost will be transported off-site by a licensed operator.

Greenhouses 2, 3 and 4 will be demolished. A new 26-ft.-tall, 24,751 sq. ft. processing building will be constructed and used for freezing, curing, drying, bucking, trimming, grading, packaging, storage, testing sampling, and offsite transport. The processing building will also include an employee break area, locker rooms, administrative offices, and restrooms. A 5-ft.-tall retaining wall will be constructed between the processing building and existing greenhouse.

The Proposed Project will be equipped with the leading active odor neutralizing technology(s) currently available to prevent cannabis nuisance odors from drifting off-site and impacting protected receptors (i.e. residential zoning). These odor control systems are described in detail within the Proposed Project's certified Odor Abatement Plan. Changes to the Odor Abatement Plan will be processed in coordination with the County and may require changes to this permit or a new permit.

The northern portion of the parcel is within the 100 ft. buffer of Arroyo Paredon Creek, which contains Environmentally Sensitive Habitat (ESH). There is no ESH in this buffer area. In the northern portion of the parcel, an existing unpaved parking area will be abandoned and avocado trees (*Persea americana*) will be removed, and the northernmost portion of the 100-ft. buffer area along an existing 7-ft.-tall fence will be restored with native vegetation to enhance the ESH buffer area. All restoration in the ESH

buffer will take place outside of the nesting season. No native vegetation exists in the 100-ft. buffer area, and no native vegetation or habitat will be removed as part of the Proposed Project.

Grading for the Proposed Project will consist of expansion of the existing storm water detention basins as well as site leveling in the parking and structural development areas. Total grading for the Proposed Project will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. As part of the Proposed Project, 12 existing, as-built pre-fabricated storage containers will be removed from the subject parcel. The Proposed Project includes new landscaping planted around the processing building and parking area. As part of the Proposed Project, the landscaping plan includes maintenance of recently planted landscaping located offsite on the adjacent parcel to the east (APN 005-310-021) to provide additional screening from Foothill Road.

The perimeter of the Project site will be enclosed by an existing 7-ft.-tall chain-link fence with wood slats with a 1.5-ft.-tall mesh on the bottom to prevent wildlife entry into the cannabis operation. Wall and pole-mounted light fixtures will be mounted at a maximum height of 10 feet throughout the Project site. All exterior lighting will be fully shielded, downward directed, and on motion sensors with illumination lasting for up to five minutes after movement. A blackout shade system will be utilized within the greenhouse structures to ensure that there is no visible light emanating from the greenhouses from dusk to dawn.

The hours of operation will be from 6:30 a.m. to 7:30 p.m daily. The cannabis operation will require a maximum of 75 employees year round. Employees will work staggered schedules and will be provided with carpool incentives in order to reduce peak hour trips. Employees will be required to utilize the Via Real access road to enter and exit the site. There will be 65 parking spaces onsite and a loading area located near the processing building.

Domestic and irrigation water will be provided by the Carpinteria Water District through an existing water meter. The Proposed Project includes a new onsite septic system. Power will be provided by Southern California Edison. One back-up emergency generator will be used in power outage situations only. Access to the site will be provided off Via Real via paved driveway with a shared access easement ranging from 16-ft.-wide to 20-ft.-wide as well as Foothill Road via a 20-ft.-wide paved driveway and shared access easement. Fire protection will be provided by the Carpinteria-Summerland Fire District. The property is a 13.66-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024, located at 3861 Foothill Road in the Toro Canyon Community Plan in the Carpinteria 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 Owner/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 Permittee sells or transfers its interest in the cannabis operations facility, the Permittee and/or succeeding carrier shall resume all responsibilities concerning the Project and shall be held responsible to the County to maintain consistency with all conditions of approval. The succeeding operator shall immediately notify the County and provide accurate contact and billing information to the County for remaining compliance work for the life of the facility.
DOCUMENTATION: The Permittee shall notify the County of changes in Ownership to any or all of the cannabis operations facility.
TIMING: Notification of changes in property Ownership shall be given by the Permittee to Planning and Development within 30 days of such change.
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 Owner/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 Owner/Applicant shall maintain the documentation for a minimum of five years following the preparation and/or approval of the documentation.
MONITORING: The Owner/Applicant shall provide the documentation for review, inspection, examination and audit by the Department.

- 6. Fencing and Security Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Fencing and Security Plan prior to 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.
- 7. Landscape and Screening Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/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.
- 8. Lighting Plan.** The Owner/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 they existed at the time of approval.

TIMING: All components of the Lighting Plan shall be implemented prior to final building inspection. The Owner/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.
- 9. Noise Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Owner/Applicant shall implement the Noise Plan prior to issuance of final building inspection. The Owner/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.

- 10. 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.

- 11. Site Transportation Demand Management Plan.** The Owner/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 they existed at the time of approval.

TIMING: The Applicant shall implement the Site Transportation Demand Management Plan prior to the commencement of cannabis activities. 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

- 12. Cannabis Waste Discharge Requirements.** Prior to issuance of the Conditional Use Permit, the Applicant shall demonstrate compliance with the State Water Resources Control Board’s comprehensive Cannabis Cultivation Policy that includes principles and guidelines for cannabis cultivation, including regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers.
TIMING: The Owner/Applicant shall provide the P&D processing planner with evidence of compliance with the SWRCB Requirements prior to Coastal Development Permit issuance.
MONITORING: P&D compliance staff shall ensure compliance through Business License application review and site inspections as needed in compliance with the Cannabis Policy and Cannabis General Order.
- 13. Water Efficiency for Commercial Cannabis Activities.** Water-conserving features shall be included in the design of cannabis cultivation. Water-conserving features include evaporative barriers, time drip irrigation, recycled water, rain capture, and soil moisture monitoring
DOCUMENTATION: The applicant shall document water-conserving features on the Site Plan stamped “Zoning Approved”.
- 14. Revocation.** This entitlement to allow commercial cannabis activities may be revoked in compliance with Chapter 35.84.060 (Revocation of Entitlement to Land Use).
- 15. Records.** Permittees of commercial cannabis activities shall maintain clear and adequate records and documentation, in accordance with State law, the State’s track-and-trace program, and as required by this Section, demonstrating that all cannabis or cannabis products have been obtained from, and are provided to, other permitted and licensed cannabis operations. All records, unless otherwise specified in this Section, shall be maintained for five years and shall be subject to review, inspection, examination and audit by the Department.
- 16. 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 site plans.
MONITORING: P&D permit processing planner shall check plans prior to issuance of the Coastal Development Permit, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
- 17. Biological Resources – Wildlife Movement Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the

Wildlife Movement Plan (WPP) included in the Biological Resources Assessment Addendum prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The WPP measures are summarized below:

- a. Landscape Restoration,
- b. Fencing Modifications,
- c. Tailgate Education Training,
- d. Construction Monitoring,
- e. Pre-construction Monitoring Report,
- f. Special-status Wildlife Pre-construction Surveys, and Detention Basin Maintenance

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the WPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 18. Biological Resources – Tree Protection Plan.** The Owner/Applicant shall implement the avoidance and minimization measures and all associated components included in the Tree Protection Plan (TPP) included in the Biological Resources Assessment prepared by the Sage Institute on February 19, 2021 and stamped "Zoning Approved". The TPP measures are summarized below:

- a. Tree protection fencing,
- b. No irrigation shall be located within 6 feet of the dripline,
- c. A Department-approved arborist shall oversee any development within the dripline,
- d. If hand tools are deemed infeasible by the Director, work with rubber-tired construction equipment weighing 5 tons or less may be authorized by the Director, and
- e. Grading shall be designed to avoid ponding and ensure proper drainage within the dripline.

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 cultivation activities or construction of new buildings, whichever occurs first. 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 planset and as detailed in the TPP included in the Biological Resources Assessment prepared by Sage Institute on February 19, 2021 throughout the life of the project to permit compliance staff.

- 19. Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the Proposed Project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP, SWMP, or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to issuance of Coastal Development Permit. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

- 20. Erosion and Sediment Control Revegetation.** The Owner/Applicant shall revegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use of hydro-seed, straw blankets, other geo-textile binding fabrics or other P&D-approved methods as necessary to hold slope soils until vegetation is established. P&D may require the

reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.

PLAN REQUIREMENTS: The Owner/Applicant shall include this measure as a note on all grading and building plans.

TIMING: P&D staff verify that erosion and sediment control revegetation plans are included in plan sheets prior to approval of grading permits.

MONITORING: Grading inspection staff and P&D permit compliance staff perform site inspections throughout the construction phase.

- 21. 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 Coastal Development, 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.

- 22. Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits prior to Zoning Clearance issuance.

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.

- 23. 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. For diesel generators, engines shall be certified to meet EPA Tier 4 Final emissions standards. 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. 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 emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater unless the equipment qualifies for an exemption based on low usage.

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

TIMING: If required, Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

- 24. 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.

TIMING: The time meter and particulate filter shall be installed prior to Final Building Inspection Clearance.

- 25. Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check. Grading and building inspectors shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 26. 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.

- 27. Access Easements.** The Owner/Applicant shall enter into and record agreements in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve the following access easements:

- a. An access easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- b. An access easement over the neighboring properties (Assessor Parcel Number 005-310-042 and 005-310-043) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.
- c. An access easement over the neighboring property (Assessor Parcel Number 005-310-026) in favor in favor of the subject property (Assessor Parcel Number 005-310-024) at the time of conveyance of either parcel.

These agreements are to be recorded with the appropriate instruments as determined by the County Surveyor.

TIMING: The Owner/Applicant shall submit to Planning and Development recorded copies of these easement reservations prior to issuance of Zoning Clearance.

- 28. Landscape Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an easement over the neighboring property (Assessor Parcel Number 005-310-021) in favor of the subject property (Assessor Parcel Number 005-310-024) for the maintenance of off-site landscaping at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
TIMING: The Owner/Applicant shall submit to Planning and Development a recorded copy of this reservation of easement prior to issuance of Zoning Clearance.
- 29. Cannabis Regulations Mixed-Light Cultivation Lighting, Carpinteria Agricultural Overlay District Interior Night Lighting/Blackout Screens.** 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.
- 30. SBAR Required.** The Owner/Applicant shall obtain Southern Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to approval of 20BAR-00000-00021.
TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Coastal Development Permit. Grading plans shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
- 31. 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.

County Rules and Regulations

- 32. 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].
- 33. 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.
- 34. 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.
- 35. 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.
- 36. 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.
- 37. 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).

- 38. 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.
- 39. 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.
- 40. DIMF-24d DIMF Fees-Roads.** 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 County Public Works Department Roads Division. 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: Roads DIMFs shall be paid to the County Public Works Department Roads 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).
- 41. 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).
- 42. 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.

- 43. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated March 15, 2021;
 - b. Environmental Health Services Division dated March 29, 2021;
 - c. Fire Department dated August 19, 2020;
 - d. Flood Control Water Agency dated May 7, 2021.
- 44. 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.
- 45. 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 for Payment for compliance monitoring costs and remit a security deposit prior to approval of Coastal Development Permit 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:
 - a. Prior to commencement of use and/or issuance of Business License,
 - b. Within the first year (during the active growing season), and
 - c. Other instances as deemed necessary by Planning & Development
 4. Participate in Regular Compliance Inspections that may occur:
 - a. Upon renewal of the County Business License,
 - b. For the life of the project, or as specific in permit conditions, and
 - c. 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.

- 46. 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.
- 47. 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.
- 48. 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.
- 49. 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.
- 50. 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 Carpinteria Agricultural Overlay is amended) prior to approval of the Coastal Development Permit.

ATTACHMENT C: CEQA GUIDELINES § 15168(c)(4) ENVIRONMENTAL CHECKLIST



State CEQA Guidelines § 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications

A. Purpose

On February 6, 2018, the Santa Barbara County Board of Supervisors certified a programmatic environmental impact report (PEIR) that analyzed the environmental impacts of the Cannabis Land Use Ordinance and Licensing Program (Program). The PEIR was prepared in accordance with the State CEQA Guidelines (§ 15168) and evaluated the Program's impacts with regard to the following environmental resources and subjects:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation and Traffic
- Utilities and Energy Conservation
- Population, Employment, and Housing

The PEIR evaluated the direct and indirect impacts, as well as the project-specific and cumulative impacts, that would result from the implementation of the Program. The PEIR identified a number of significant impacts and set forth feasible mitigation measures that were included as development standards and requirements in the land use and licensing ordinances, which are applied to site-specific land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program.

The following checklist was prepared pursuant to the State CEQA Guidelines (§ 15168(c)(4)) to document the evaluation of the sites and activities that are the subject of land use entitlement and business licensing applications for commercial cannabis operations authorized under the Program, in order to determine whether the environmental effects of proposed commercial cannabis operations are within the scope of the PEIR.

B. Project Description

Please provide the following project information.

1. Land Use Entitlement Case Number(s): 18CDH-00000-00031, 20RVP-00000-00058, 21CUP-00000-00006
2. Business Licensing Ordinance Case Number(s): _____

3. Project Applicant(s): Cresco California
4. Property Owner(s): Van Wingerden Family Trust
5. Project Site Location and Tax Assessor Parcel Number(s): 3861 Foothill Road, Carpinteria, CA 93103; APN: 005-310-024

6. Project Description:

The Proposed Project is a request for a Coastal Development Permit, Minor Conditional Use Permit, and Revised Development Plan to Case No. 10DVP-00000-00010 to allow for 7.98 acres of mixed-light cannabis cultivation, nursery, and processing. Mature mixed-light cultivation will take place in the existing 264,500 sq. ft. greenhouse, and nursery mixed-light cultivation will take place in a new 17-ft.-tall, 58,396 sq. ft. addition to Greenhouse 1. The addition will include locker rooms, administrative offices, a walk-in cooler, and restrooms. Cultivation will utilize water conservation methods including timed drip, evaporative barriers, soil moisture monitors, recycled water, and rain capture. Harvests will take place continuously year round. Compost will be transported off-site by a licensed operator.

Greenhouses 2, 3 and 4 will be demolished. A new 26-ft.-tall, 24,751 sq. ft. processing building will be constructed and used for freezing, curing, drying, bucking, trimming, grading, packaging, storage, testing sampling, and offsite transport. The processing building will also include an employee break area, locker rooms, administrative offices, and restrooms. A 5-ft.-tall retaining wall will be constructed between the processing building and existing greenhouse.

The Proposed Project will be equipped with the leading active odor neutralizing technology(s) currently available to prevent cannabis nuisance odors from drifting off-site and impacting protected receptors (i.e. residential zoning). These odor control systems are described in detail within the Proposed Project's certified Odor Abatement Plan. Changes to the Odor Abatement Plan will be processed in coordination with the County and may require changes to this permit or a new permit.

The northern portion of the parcel is within the 100 ft. buffer of Arroyo Paredon Creek, which contains Environmentally Sensitive Habitat (ESH). There is no ESH in this buffer area. In the northern portion of the parcel, an existing unpaved parking area will be abandoned and avocado trees (*Persea americana*) will be removed, and the northernmost portion of the 100-ft. buffer area along an existing 7-ft.-tall fence will be restored with native vegetation to enhance the ESH buffer area. All restoration in the ESH buffer will take place outside of the nesting season. No native vegetation exists in the 100-ft. buffer area, and no native vegetation or habitat will be removed as part of the Proposed Project.

Grading for the Proposed Project will consist of expansion of the existing storm water detention basins as well as site leveling in the parking and structural development areas. Total grading for the Proposed Project will require 9,220 CY of cut, 4,430 CY of fill, and 5,490 CY of export. As part of the Proposed Project, 12 existing, as-built pre-fabricated storage containers will be removed from the subject parcel. The Proposed Project includes new landscaping planted around the processing building and parking area. As part of the Proposed Project, the landscaping plan a portion of recently planted landscaping located offsite on the adjacent parcel to the east (APN 005-310-021) will be maintained to provide additional screening from Foothill Road.

The perimeter of the Project site will be enclosed by an existing 7-ft.-tall chain-link fence with wood slats with a 1.5-ft.-tall mesh on the bottom to prevent wildlife entry into the cannabis operation. Wall and pole-mounted light fixtures will be mounted at a maximum height of 10 feet throughout the Project site. All exterior lighting will be fully shielded, downward directed, and on motion sensors with illumination lasting for up to five minutes after movement. A blackout shade system will be utilized within the greenhouse structures to ensure that there is no visible light emanating from the greenhouses from dusk to dawn.

The hours of operation will be from 7:00 a.m. to 3:30 p.m. daily. The cannabis operation will require a maximum of 75 employees year round. Employees will work staggered schedules and will be provided with carpool incentives in order to reduce peak hour trips. Employees will be required to utilize the Via Real access road to enter and exit the site. There will be 65 parking spaces onsite and a loading area located near the processing building.

Domestic and irrigation water will be provided by the Carpinteria Water District through an existing water meter. The Proposed Project includes a new onsite septic system. Power will be provided by Southern California Edison. One back-up emergency generator will be used in power outage situations only. Access to the site will be provided off Via Real via paved driveway with a shared access easement ranging from 16-ft.-wide to 20-ft.-wide as well as Foothill Road via a 20-ft.-wide paved driveway and shared access easement. Fire protection will be provided by the Carpinteria-Summerland Fire District. The property is a 13.66-acre parcel zoned AG-I-10 and shown as Assessor’s Parcel Number 005-310-024, located at 3861 Foothill Road in the Toro Canyon Community Plan in the Carpinteria area, First Supervisorial District.

C. PEIR Mitigation Measures/Requirements for Commercial Cannabis Operations

The following table lists the specific mitigation measures set forth in the PEIR and questions to determine if the proposed commercial cannabis operation requires the preparation of a subsequent environmental impact report or negative declaration. Please answer all questions set forth in the following table; Planning and Development Department (P&D) staff complete § C.1 and County Executive Office (CEO) staff complete § C.2. If a question does not apply to the proposed cannabis operation, please check the corresponding “N/A” box.

C.1 Mitigation Measures/Requirements for P&D Staff Review

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Aesthetics and Visual Resources		
MM AV-1. Screening Requirements	LUDC § 35.42.075.C.3	Is the proposed cannabis operation visible from a public viewing location? ✓ Yes <input type="checkbox"/> No
	Article II § 35-144U.C.3	If so, does the proposed project include implementation of the required landscape and screening plan? ✓ Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Agricultural Resources		
MM AG-1. Cannabis Cultivation Prerequisite Ancillary Use Licenses	LUDC §§ 35.42.075.D.3 and -4	Does the proposed project include ancillary cannabis uses (e.g., manufacturing of cannabis products)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Article II § 35-144U.C.2.a and -3.a	If the proposed project includes ancillary cannabis uses, does the proposed project comply with the minimum cultivation requirements to allow ancillary cannabis uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
MM AG-2. New Structure Avoidance of Prime Soils	LUDC § 35.42.075.D.1.b	Does the proposed project site have prime soils located on it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Article II § 35-144U.C.1.b	Does the proposed project involve structural development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the proposed project involves structural development, are the structures sited and designed to avoid prime soils? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Air Quality and Greenhouse Gas Emissions		
MM AQ-3. Cannabis Site Transportation Demand Management	LUDC § 35.42.075.D.1.j	Does the proposed project include cannabis cultivation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Article II § 35-144U.1.j	If so, does the project include implementation of the required Site Transportation Demand Management Plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
MM AQ-5. Odor Abatement Plan	LUDC § 35.42.075.C.6	<i>This mitigation measure/requirement does not apply to projects in the AG-II zone, unless a Conditional Use Permit is required for the proposed commercial cannabis operation.</i>
	Article II § 35-144U.C.6	Does the proposed project include cannabis cultivation, a nursery, manufacturing, microbusiness, and/or distribution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, does the project include implementation of the required odor abatement plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Biological Resources		
MM BIO-1a. Tree Protection Plan	LUDC § 35.42.075.C.8 and Appendix J	Does the proposed project involve development within proximity to, alteration of, or the removal of,

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
	Article II § 35-144.C.8 and Appendix G	a native tree? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, does the project include implementation of the required tree protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
MM BIO-1b. Habitat Protection Plan	LUDC § 35.42.075.C.8 and Appendix J	<i>Inland.</i> Will the project result in the removal of native vegetation or other vegetation in an area that has been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a Federal or State-listed special-status plant species? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If so, does the project include implementation of the required habitat protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Article II § 35-144.C.8 and Appendix G	<i>Coastal.</i> Does the project involve development within environmentally sensitive habitat (ESH) or ESH buffers that will result in impacts to ESH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If so, does the project include implementation of the required habitat protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
MM HWR-1a. Cannabis Waste Discharge Requirements Draft General Order	LUDC § 35.42.075.D.1.d	Does the proposed project involve cannabis cultivation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Article II § 35-144U.C.1.d	If so, did the applicant submit documentation from the State Water Resources Control Board demonstrating compliance with the comprehensive Cannabis Cultivation Policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
MM BIO-3. Wildlife Movement Plan	LUDC § 35.42.075.C.8 and Appendix J	Is the proposed project site located in or near a wildlife movement area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Article II § 35-144.C.8 and Appendix G	If so, does the project include implementation of the required wildlife movement plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Cultural Resources		
MM CR-1. Preservation MM CR-2. Archaeological and Paleontological Surveys	LUDC § 35.42.075.C.1	Does the proposed project involve development within an area that has the potential for cultural resources to be located within it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Article II §§ 35-144U.C.1 and 35-65	If so, was a Phase I cultural study prepared? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		If so, did the Phase I cultural study require a Phase II cultural study? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If so, does the project involve implementation of cultural resource preservation measures set forth in the Phase II cultural study? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Hazards and Hazardous Materials		
MM HAZ-3. Volatile Manufacturing Employee Training Plan	LUDC § 35.42.075.D.4.c	Does the proposed project involve volatile manufacturing of cannabis products? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Article II § 35-144U.C.3.c	If so, does the project involve implementation of the required Volatile Manufacturing Employee Training Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Hydrology and Water Quality Impacts		
MM HWR-1. Cannabis Waste Discharge Requirements General Order	<i>See the Biological Resources items, above.</i>	
MM BIO-1b. Cannabis Waste Discharge Requirements General Order	<i>See the Biological Resources items, above.</i>	
Land Use Impacts		
MM LU-1. Public Lands Restriction	LUDC § 35.42.075.D.1.h	Does the proposed project involve cannabis cultivation on public lands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Article II § 35-144U.C.1.h	
MM AQ-3. Cannabis Site Transportation Demand Management	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
MM AQ-5. Odor Abatement Plan	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
MM TRA-1. Payment of Transportation Impact Fees	County Ordinance No. 4270	Is the proposed project subject to the countywide, Goleta, or Orcutt development impact fee ordinance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, did will applicant pay the requisite fee? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Compliance with Comprehensive Plan Environmental	LUDC § 35.10.020.B	<i>All cannabis applications.</i> Does the proposed project comply with all applicable environmental resource protection policies set forth in the

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Resource Protection Policies		Comprehensive Plan? ✓ Yes <input type="checkbox"/> No
	CLUP Chapter 3, § 3.1 and Policy 1-4	<i>Coastal cannabis applications.</i> Does the proposed project comply with all applicable coastal resources protection policies set forth in the Coastal Land Use Plan? ✓ Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Noise		
MM AQ-3. Cannabis Site Transportation Demand Management	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
Transportation and Traffic		
MM AQ-3. Cannabis Site Transportation Demand Management	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
MM TRA-1. Payment of Transportation Impact Fees	<i>See the Land Use Impacts items, above.</i>	
Unusual Project Site Characteristics and Development Activities		
Activities and Impacts within the Scope of the Program/PEIR	State CEQA Guidelines § 15168(c)(1)	<p>Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to:</p> <ul style="list-style-type: none"> • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California endangered species acts, in order to gain access to a project site; • structural development that cannot be screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County's <i>Environmental Thresholds and Guidelines</i>

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		<p style="text-align: center;"><i>Manual (March 2018).</i></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

LUDC = Land Use and Development Code; Chapter 35, Article 35.1 et seq., of the Santa Barbara County Code
 Article II = Coastal Zoning Ordinance; Chapter 35, Article II, § 35-50 et seq., of the Santa Barbara County Code
 CLUP = Santa Barbara County Coastal Land Use Plan
 State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

C.1.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.1, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

- All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.

 - Certification is certification and the PEIR is certified for all purposes.
 - The PEIR’s certification is not limited to particular purposes or particular areas of the County.
 - The Coastal Commission considered the County’s PEIR, and reached their own conclusion using their certified regulatory program, and found the PEIR consistent with the County of Santa Barbara’s Local Coastal Program.
 - When the County of Santa Barbara takes action on cannabis entitlements in the Coastal Zone, the County of Santa Barbara relies on both the PEIR and the Local Coastal Program in making consistency findings.

- The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

Gwen Beyeler
 Name of Preparer of § C.1


 Signature of Preparer of § C.1

June 15, 2021
 Date

C.2 Mitigation Measures/Requirements for CEO Staff Review

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
Air Quality and Greenhouse Gas Emissions		
MM UE-2a. Energy Conservation Best Management Practices	BLO § 50-10(b)	Does the proposed project include the implementation of the required energy conservation plan? <input type="checkbox"/> Yes <input type="checkbox"/> No
MM UE-2b. Participation in a Renewable Energy Choice Program	BLO § 50-10(b)2.ii	Does the proposed project include participation in a renewable energy choice program to meet the applicable energy reduction goals for the proposed project? <input type="checkbox"/> Yes <input type="checkbox"/> No
MM UE-2c. Plan review by the County Green Building Committee	BLO § 50-10(b)2.iii.K	Did the County Green Building Committee review the proposed project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If so, does the proposed project conform to the recommendations of the County Green Building Committee? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Utilities and Energy Conservation		
MM UE-2a. Energy Conservation Best Management Practices	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
MM UE-2b. Participation in a Renewable Energy Program	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
MM UE-2c. Licensing by the County Green Building Committee	<i>See the Air Quality and Greenhouse Gas Emissions items, above.</i>	
Unusual Project Site Characteristics and Development Activities		
Activities and Impacts within the Scope of the Program/PEIR	State CEQA Guidelines § 15168(c)(1)	Does the proposed project involve a project site with sensitive or unusual environmental characteristics, or require unusual development activities, which will result in a significant environmental impact that was not evaluated in the PEIR? Examples of unusual environmental characteristics or development activities which might cause a significant environmental impact include, but are not limited to: <ul style="list-style-type: none"> • construction of a bridge across a riparian corridor that supports listed species protected under the Federal or California endangered species acts, in order to gain

Mitigation Measure/Requirement	Code/Plan Sections*	Requirement
		access to a project site; <ul style="list-style-type: none"> • structural development that cannot be screened from a public viewing location pursuant to the requirements of PEIR mitigation measure MM AV-1 (Screening Requirements); or • development activities that will have a significant impact on cultural resources, which cannot be mitigated to a less-than-significant level pursuant to the County’s <i>Environmental Thresholds and Guidelines Manual</i> (March 2018). <input type="checkbox"/> Yes <input type="checkbox"/> No

* BLO = Commercial Cannabis Business Licensing Ordinance; Chapter 50, § 50-1 et seq., of the Santa Barbara County Code
 State CEQA Guidelines = California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.

C.2.1 Environmental Document Determination

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.2, above, and pursuant to the requirements set forth in State CEQA Guidelines §§ 15162 and 15168.

- All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the PEIR, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.
- The proposed commercial cannabis operation will have environmental effects that were not examined in the PEIR, and an initial study must be prepared to determine whether a subsequent environmental impact report or negative declaration must be prepared.

 Name of Preparer of § C.2

 Signature of Preparer of § C.2

 Date

Attachment 1

Additional Information for the Proposed Cannabis Activity

CEQA Environmental Determination

The following discussion supports the determinations made in the Checklist for the SLO Cultivation LLC (dba Cresco) Case Nos. 18CDH-00000-00031 and 20RVP-00000-00058 (Proposed Project), pursuant to the requirements of the State CEQA Guidelines §§ 15168(c) and 15162. The State CEQA Guidelines §§ 15168(c)(1) and -(2) state:

(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. That later analysis may tier from the program EIR as provided in Section 15152.

(2) If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.

The requirements of the State CEQA Guidelines § 15168 and 15162 are set forth below, along with an analysis of the Proposed Project with regard to these requirements. The following analysis supplements the information set forth in the State CEQA Guidelines § 15168 checklist prepared for the Proposed Project.

State CEQA Guidelines § 15168(c)(1)

As discussed below, the PEIR analyzed the environmental impacts of the Cannabis Land Use Ordinance and Licensing Program. The effects of this particular Project were anticipated and examined in the PEIR and there are no project-specific effects that were not examined in the program EIR. Therefore, no new initial study is required and the PEIR can be relied upon for this Project based upon the checklist prepared pursuant to State CEQA Guidelines 15168(c)(4).

State CEQA Guidelines § 15162

State CEQA Guidelines § 15162 states that when a lead agency has prepared an EIR for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that certain conditions exist. The specific conditions that warrant the preparation of a subsequent EIR are set forth below, with an analysis of the proposed project immediately following the respective condition.

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Proposed Project includes a request for a commercial cannabis cultivation activity that was anticipated and evaluated in the PEIR. The Proposed Project site is zoned AG-I-10, which is one of the zones that was evaluated for proposed cannabis cultivation activities in the PEIR (PEIR page 2-36, Table 2-5). Furthermore, the South Coast region in which the Proposed Project site is located was one of five regions identified in the PEIR for organizing the data and analyzing the impacts of the Program (Ibid, page 2-5).

As discussed below, the Proposed Project consists of an activity the impacts of which were disclosed in, the PEIR. Mixed-light cultivation within greenhouses and indoor processing is a cannabis activity that was anticipated to occur on AG-I-10 zoned lands, such as the AG-II zoned lands which exist in the Lompoc region on which the Proposed Project site is located. The PEIR evaluated the potential increases in employment, traffic, noise, air emissions (including odors), etc., that would result from the Proposed Project and other commercial cannabis activities allowed under the Program. The Project does not include any new structures, and the PEIR reviewed cultivation within greenhouses. There is nothing unusual about the Project.

Therefore, the Proposed Project will not result in substantial changes to the Program which will require major revisions of the PEIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Currently, there are approximately 17 land use entitlement applications involving proposed or permitted cannabis activities located in the Carpinteria area south of Summerland and west of Santa Monica Road and Santa Monica Creek (Santa Barbara County Interactive Map for Cannabis, available at <https://sbcopad.maps.arcgis.com/apps/webappviewer/index.html?id=f287d128ab684ba4a87f1b9cf438f91>, accessed on June 15, 2021). The PEIR anticipated that certain areas in which cannabis activities historically have occurred would continue to experience cannabis activities under the Program. Furthermore, the PEIR projected the demand for cannabis cultivation that could occur under the Program (i.e., 1,126 acres of cultivation countywide), based on information that was known at the time the PEIR was prepared. The Program that was analyzed in the PEIR did not include a cap or other requirement to limit either the concentration or total amount of cannabis activities that could occur within any of the zones that were under consideration for cannabis activities (PEIR, pages 3-3, 3-5, 3-12, 3.1-19, and 3.12-26).¹ Although the PEIR did not predict the

¹ The PEIR states, "...[T]he impact analysis in this EIR assumes that **future cannabis activity licenses would not be limited under the Project**, with the total area permitted to be unincorporated areas Countywide that are under

specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development that has resulted from the Program. Therefore, the number and/or location of the commercial cannabis activities that have been either permitted or are currently under consideration within the general area of the Proposed Project site, do not constitute a substantial change with respect to the circumstances under which the project is undertaken.

Furthermore, the potential concentration of cannabis activities near the Proposed Project site will not create new significant environmental effects or a substantial increase in the severity of previously identified significant effects evaluated in the PEIR. The PEIR evaluated the cumulative impacts to which cannabis activities, as well as other pending, recently approved, and reasonably foreseeable non-cannabis projects, would contribute (Ibid, page 3-11, Section 3.0.4). The PEIR concluded that unavoidable and significant (Class I) impacts would result from the Program with regard to the following environmental resources or issues:

- Aesthetics and visual resources
- Agricultural resources
- Air quality (including odor impacts)
- Noise
- Transportation and traffic

The Board of Supervisors adopted a Statement of Overriding Considerations concluding that the benefits of the Program outweigh the unavoidable adverse environmental effects identified above.

For this particular Project, the subject parcel is minimally visible to public viewing areas on Foothill Road and Highway 101. There are no new structures or changes to the existing structures. All cultivation would take place in the ground and would utilize the underlying prime soils. The Odor Abatement Plan would consist of a Byers Odor Control system installed on the outer edges of all greenhouses and filtration systems in the processing building. All noise-emitting equipment would produce decibel levels well under 65 at the property lines, pursuant to the Noise Plan. According to the Site Transportation Demand Management Plan, employees would be required to participate in carpooling and gain access using the Via Real entrance. The Proposed Project would be subject to the mitigation measures set forth in the PEIR to reduce the Proposed Project's contribution to these cumulative impacts.

These are not new impacts resulting from a substantial change in the Program. As stated above, the Proposed Project is an activity that was anticipated to result from the Program and, consequently, the impacts associated with the Proposed Project were disclosed in the PEIR. As such, the PEIR analysis of cumulative impacts accounted for the impacts from the Proposed Project.

Therefore, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken under the Program which will require major revisions of the PEIR, due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The PEIR evaluated the direct and indirect impacts of the Program as well as cumulative impacts that would result from the implementation of the Program. More specifically, the PEIR identified the following unavoidably significant (Class I) impacts that would result from the Program:

- Cumulative impacts to aesthetics and visual resources
- Cumulative impacts to agricultural resources
- Project-specific and cumulative impacts to air resources (including odors)
- Project-specific and cumulative noise impacts
- Project-specific and cumulative transportation and traffic impacts

The PEIR also identified the following significant but mitigable (Class II) impacts that would result from the Program:

- Project-specific impacts to aesthetics and visual resources
- Project-specific impacts to agricultural resources
- Project-specific and cumulative impacts to biological resources
- Project-specific impacts to cultural resources
- Project-specific impacts related to hazards and hazardous materials
- Project-specific impacts related to hydrology and water quality
- Project-specific land use impacts
- Project-specific impacts related to utilities and energy conservation

The PEIR identified a number of mitigation measures to reduce the significant impacts that would result from the implementation of the Program. The mitigation measures were included as development standards and other regulations of Chapters 35 and 50 of the County Code, which are applied to commercial cannabis activities resulting from the Program. As shown in Section C of the State CEQA Guidelines § 15168(c)(4) checklist that was prepared for the Proposed Project, the Proposed Project would be subject to the applicable mitigation measures that were included as development standards and other regulations of Chapters 35 and 50 of the County Code.

As stated above, the PEIR did not assume that there would be a cap or other limitation on activities or location. Therefore, although the PEIR did not predict the specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development that has

resulted from the Program. Furthermore, the concentration of commercial cannabis activities will not result in a new significant impact which was not disclosed in the PEIR. The cumulative impacts associated with aesthetics and visual resources, agricultural resources, air resources (including odors), noise, and traffic resulting from the Proposed Project and other proposed projects located within proximity to the Proposed Project site were discussed in the PEIR.

The Project includes implementation of a Site Transportation Demand Management Plan, Landscape and Screening Plan, Fencing and Security Plan, Odor Abatement Plan, Lighting Plan, Noise Plan, Water Efficiency Plan, Wildlife Movement Plan, and Habitat Protection Plan. As such, the Proposed Project will not have any new impacts which were not discussed in the PEIR, because there is nothing unusual about the proposed development or the project site.

Therefore, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, which shows that the Proposed Project will have one or more significant effects not discussed in the PEIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As stated above, the Proposed Project consists of a cannabis activity that was analyzed as part of the Program studied in the PEIR. There are no unique features of the Proposed Project such that the Proposed Project could cause more severe impacts than shown in the PEIR. The PEIR analyzed the impacts of mixed light cultivation within greenhouses on AG-I-10 zoned lots within the South Coast region. As shown in Section C of the State CEQA Guidelines § 15168(c)(4) checklist that was prepared for the Proposed Project, the Proposed Project complies with the applicable mitigation measures.

Furthermore, the PEIR did not assume that there would be a cap or other limitation on activities or location. Although the PEIR did not predict the specific commercial cannabis applications on the properties located on and around the Proposed Project site, the programmatic analysis was broad enough to account for this pattern of development, and disclosed the corresponding impacts that would result.

Therefore, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was certified, which shows that significant effects previously examined will be substantially more severe than shown in the PEIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the Proposed Project which are available at this time for the project proponents to consider.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There is no new information which was not known and could not have been known at the time the PEIR was certified that shows any mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR which would substantially reduce one or more significant effects on the environment. The Project includes 8.8 acres of nursery and mature plant cultivation within four existing greenhouses. The expanded detention basins would enhance storm water management associated with the existing greenhouse and proposed development. The project applicant agrees to adopt all applicable mitigation measures as demonstrated by Section C.1 of the 15168(c)(4) Checklist hereby incorporated into this attachment.

Attachment 2 – Biological Resources Assessment

SLO CULTIVATION - CARPINTERIA

3861 FOOTHILL ROAD, CARPINTERIA, CA

APN: 005-310-024

REVISED BIOLOGICAL RESOURCES ASSESSMENT

Prepared for:

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July 22, 2021

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APPENDIX C

- Design Drawings: Architectural, Landscape, & Civil Plans

1.0 INTRODUCTION AND PURPOSE

SLO Cultivation, Inc. (Applicant), dba as Cresco California, requests approval of a Coastal Development Permit- With Hearing (CDH), Minor Conditional Use Permit, and a Revision to an existing Development Plan (10DVP-00000-00010) to authorize the development and operation of a cannabis cultivation facility (project) in an unincorporated portion of Santa Barbara County near the city of Carpinteria, California. The subject property (Project Site) is located at 3861 Foothill Road (APN: 005-310-024). This revised BRA has been prepared in response to the County's peer review comment letter dated July 20, 2020.

The purpose of this Biological Resources Assessment (BRA) is to document existing conditions of the Project Site to evaluate the potential for any direct or indirect significant impacts on biological resources, or adverse effects on any rare, threatened, or endangered plant or wildlife species (special-status species) from implementation of the proposed project. This report is intended to document satisfactory compliance with the *Santa Barbara County Article II Coastal Zoning Ordinance* land use permit process, and environmental review factors detailed in the *Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report (PEIR)*, Section 3.4 Biological Resources.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Project Site is located at 3861 Foothill Road (APN 005-310-024) in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The Project Site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. The Project Site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level). Surrounding land uses are predominantly agricultural operations including greenhouses, hoop houses, orchards, and annually cultivated fields. Low density residential development is interspersed mostly north of Foothill Road in this predominately agricultural area.

Arroyo Paredon Creek crosses the northern fringe of the parcel from east to west. The National Hydrography Dataset designates Arroyo Paredon Creek as a perennial stream less than 0.75 miles upstream of the site, and in the project area it is designated as intermittent. Based on field observations in July 2020, the reach of Arroyo Paredon Creek within the study area likely maintains minimal perennial flow in most years through the dry season. In dry / drought years, it is possible that flows would dissipate in the dry season. Assuming the native vegetation surrounding Arroyo Paredon Creek meet the definition of Environmentally Sensitive Habitat (ESH), then a 100-foot ESH buffer extends into the existing avocado orchard on the northern portion of the Project Site. With exception of some overhanging oak branches, the limits of the actual ESH are bound on the south side by an existing, paved access road used to travel to a parcel west of the Project Site. Use of this paved access road is for the benefit of the adjacent parcel owner and is not a component of this Project.

The Project Site and associated greenhouses have been historically used to cultivate non-cannabis products such as cut flowers (gerbera daisies) and avocados. Since on or about October 2015 the Project Site has been used to cultivate cannabis. As allowed by the conditions of 10DVP-00000-00010, the Project Site utilizes some common facilities and infrastructure with the adjacent parcel to the east, APN 005-310-026, for shared resources such as an irrigation water supply well, electrical supply, domestic septic system for employee use, and employee parking areas. Primary access to the Project Site is provided via a shared access agreement with the adjacent property known as APN 005-310-021. The

private access road is approximately 400 linear feet in length, 20 feet wide, and paved with asphalt. Secondary access to the southern side of the Project Site from Via Real (via private roads) is also allowed via a shared access agreement with the adjacent property owners.

The Project Site is composed of approximately 10.79 acres of developed uses including four (4) existing greenhouse structures and twelve (12) prefabricated supporting structures (containers used for agricultural storage and other supporting uses). The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. The remainder of the Project Site is occupied by approximately 1.16 acres of fallow avocado orchard and agricultural materials stockpile; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. Outside the fenced Project Site but within the parcel is a private road and security fence that separates approximately 0.57 acres of riparian canopy and channel associated with Arroyo Paredon Creek from the rest of the developed site.

The updated BRA Figure 5 (Habitat Map) includes detailed mapping of all native trees south of the centerline of Arroyo Paredon Creek. Native trees within this area included coast live oak (*Quercus agrifolia*), California walnut (*Juglans hindsii*), and Western sycamore (*Platanus racemosa*). One (1) native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities. Native oaks within or in close proximity to construction activity will be protected in-place as further detailed in the project's Tree Protection Plan (TPP).

A series of existing linear-shaped stormwater detention basins are located along the southeast and western property boundaries (See figure 5). These basins are vegetated primarily by non-native weedy herbaceous forbs and grasses but do support some widely scattered mulefat and willow. Based on July 2020 field observations and discussions with onsite operations staff, these basins were designed for prior agricultural uses and do not ever support ponding. As the current project includes modifying the existing basins along the west property line, these areas have been added to the revised impact assessment below.

1.2 PROJECT DESCRIPTION

The proposed project includes the use of the existing greenhouse structures, access roads, and other improvements for mixed-light cannabis cultivation and subordinate supporting uses, removal of twelve (12) existing non-conforming pre-fabricated containers, minor ancillary improvements including installation of security cameras and lighting, installation and use of irrigation recycling equipment, placement of cannabis waste storage containers, and expansion of the existing stormwater detention basin system. This Biological Resources Assessment is primarily focused on the proposed physical expansion of the site's existing storm water detention system and proposed landscape plan as well as the application of road base (decomposed granite) to an existing parking area (Appendix C). Approximately 660 sq. ft. of existing GH1 overlaps into the 100' ESH buffer but no modifications are proposed to that structure. In order to provide superior visual screening of the Project Site the existing avocado trees will be removed and the northern fence line will be planted with appropriate native riparian and transitional upland vegetation (refer to Appendix C for details). All other proposed project elements consist of using existing structures or installing mechanical equipment in previously developed areas, thus no biological impacts are anticipated. Existing detention basins on the western and southern edge of the parcel will be expanded to provide additional holding volume. It is important to note that the expansion of the storm water detention basins is needed to complete ministerial permitting of the

existing greenhouse 1 (GH1) irrespective of the proposed cannabis uses. In the event cannabis use is not approved for the site, the storm water improvements are still required to continue use of the GH1 structure for cut flowers or other agricultural products.

Clearing the existing avocado orchard is proposed for a window between September 1st to February 1st that is outside the nesting season for birds. No work is proposed beyond the existing fence line and access road on the northern edge of the parcel. No disturbance or project related activities will occur in the Arroyo Paredon Creek riparian corridor (core ESH area) and removal or pruning of native trees will not be required. Proposed maintenance within the basin area will be minimal and is anticipated to occur every 5 to 10 years, depending on annual rainfall and surface runoff amounts. These maintenance activities will include minor / as-needed sediment removal and vegetation trimming to ensure proper function of the basin.

Pesticide and chemical storage will occur within the southern portion of Greenhouse 1, approximately 700 feet south of the ESH buffer and other sensitive biological resources.

2.0 METHODS

SII conducted a review of available background information including the proposed Project information, local soils survey, multiple years of aerial photographs, and a search and review of the current California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDDB) within a 10-mile radius of the proposed Project Site. The CNDDDB provided a list and mapped locations of special-status plant and wildlife species, and natural communities of special concern, that have been recorded in the region of the Project Site. The CNDDDB records help to focus the field survey efforts and evaluation of potential Project effects on specific species or habitats. It is noted that the CNDDDB does not necessarily include all potential special-status species potentially occurring onsite, but rather only those that have been recorded by the CNDDDB (Appendix A, Figures 1 and 2). Other species may occur as determined by field surveys of the Project Site. In addition, U.S. Fish and Wildlife Service (USFWS) critical habitat data was reviewed (Figures 1 through 3).

Santa Barbara County Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) and the Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report were also used for the evaluation of potential effects of the proposed project.

SII Principal Biologist Jason Kirschenstein conducted a field reconnaissance walking survey of the proposed Project Site on April 24, 2020. The overall purpose and objectives of the field survey was to document existing conditions in terms of habitat for plants and wildlife species, and to evaluate the potential for the site to support suitable habitat for special-status species. Plant and wildlife species observed in the field were recorded. The onsite habitat types were described by the aggregation of plants and wildlife based on the composition and structure of the dominant vegetation observed at the time field reconnaissance was conducted. Mr. Kirschenstein is the primary author and principal in charge of this study and report preparation. The survey data collected on plant and wildlife species and conclusions presented in this biological assessment are based on the methods and field reconnaissance conducted for the Project Site as described above.

All native trees south of the centerline of Arroyo Paredon creek with a minimum diameter at breast height (DBH) of 4-inches were mapped in the field using ESRI Collector GPS field data collection software. One native coast live oak tree is rooted south of the existing access road that separates the

existing riparian corridor from proposed project activities. Tree height ranged from approximately 10 to 70 feet.

3.0 ENVIRONMENTAL SETTING

3.1 SOILS TYPES

The USDA Natural Resources Conservation Service (NRCS; Soil Conservation Service) has mapped two soil mapping units within the Project Site (Figure 4). The following briefly describes the soil series and/or mapping units within the biological study area. The surface layer and formation descriptions of soil types can help in predicting suitability for certain plants, plant communities, and wildlife use. The Project Site itself is mapped as Elder sandy loam that was confirmed by observations of surface soils during SII field surveys.

Elder sandy loam, 0 to 2 percent slopes, MLRA 14 – The Elder series consists of very deep, well drained soils that formed in alluvium derived from mixed rock sources. The Elder series representative profile is a dark gray loam surface layer to about eight inches, a dark gray loam about four inches thick, a dark gray sandy loam about 10 inches thick, a grayish brown loamy sand about four inches thick, a grayish brown sandy loam about nine inches thick, and a dark gray loam to a depth of about 46 inches. This component is on flood plains, alluvial fans, alluvial plains where parent material consists of mixed alluvium.

Riverwash – Riverwash is derived from sandy, gravelly, stony and bouldery alluvium. This map unit is limited to the active Arroyo Paredon Creek flood plain. The Santa Barbara County, California, South Coastal Part Soil Survey identifies Riverwash as a hydric soil.

3.2 PLANT COMMUNITIES AND VEGETATION

Plant communities are generally described by the assemblages of plant species that occur together in the same area forming habitat types. Native plant community alliance and alliance codes used in this report follow *A Manual of California Vegetation, Second Edition* (online). Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). Plant communities within the study area consist of Orchard/Ruderal/Disturbed, and California Sycamore Woodland riparian habitat, and Developed Land (existing greenhouses). Figure 5 provides a plant community map of the study area. Figure 6 provides a set of representative photographs of the study area plant communities. The following provides a description of the plant community composition observed within the study area.

ORCHARD / RUDERAL / DISTURBED habitat within the study area include the 1.16 acres of fallow/senescent avocado orchard that is currently being utilized for temporary agriculture supply storage and the associated access road(s). This area includes approximately 43 remnant mature avocado trees (*Persea americana*) that are no longer being managed for agricultural production purposes. Ruderal non-native annual grasses and herbaceous broadleaf plant species dominate the understory. This area was observed to be relatively low in species diversity and dominated by non-native weedy species that are typical of ruderal/disturbed areas. Dominant plant species observed in the understory included rip gut brome (*Bromus diandrus*) and filarees (*Erodium botrys* and *E. cicutarium*), soft chess (*Bromus hordeaceus*), wild oats (*Avena barbata*), telegraph weed (*Heterotheca grandiflora*), and cheeseweed (*Malva parviflora*).

DEVELOPED LAND within the Project Site includes the 10.79 acres of the existing four greenhouses and appurtenant facilities and roads lacking any sensitive biological resource values.

PLATANUS RACEMOSA WOODLAND ALLIANCE (CALIFORNIA SYCAMORE WOODLANDS; CNPS 61.310.00) along the Arroyo Paredon riparian corridor includes California sycamore (*Platanus racemose*) as the dominant or co-dominant species in the tree canopy with California walnut (*Juglans californica*), coast live oak (*Quercus agrifolia*), red willow (*Salix laevigata*), and arroyo willow (*Salix lasiolepis*). Trees are generally less than 30 meters tall and the canopy is open to intermittent. The shrub layer is mostly lacking with an open understory of patchy willow thickets and dominated by mats of non-native Cape ivy (*Delairea odorata*), Nasturtium (*Tropaeolum* sp.), English ivy (*Hedera helix*), and castor bean (*Ricinus communis*). Native understory species observed include, California blackberry (*Rubus ursinus*), California sunflower (*Helianthus californicus*), poison oak (*Toxicodendron diversilobum*), California mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica* sp.), and blue elderberry (*Sambucus nigra*). The riparian habitat within the study area is in a somewhat degraded condition restricted to a narrow corridor due to its proximity to historic agricultural uses, residential development, and the highly travelled Foothill Road State Highway 192. Approximately 0.57 acres of riparian habitat are mapped within the Project Site parcel.

3.3 WILDLIFE

The Orchard/Ruderal/Disturbed habitat type within the Project Site provides only limited habitat values for resident and migratory wildlife species typical in the predominantly agricultural land uses in the region such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). The ruderal / disturbed habitat onsite supports limited habitat for native and non-native wildlife species. Common reptiles such as western fence lizard and alligator lizard are expected to frequent this area. Due to the relatively “fallow” nature of the orchard, limited habitat is available for nesting birds, including ground nesting species. This is also likely used by common mammal species such as Botta’s pocket gopher, racoon, and opossum. Inspection of the Project Site and surrounding trees during April 2020 surveys did not reveal any raptor nesting on or around the Project Site.

Riparian habitats can provide high quality habitat for a large variety of wildlife species. They also contribute woody debris to the duff in the woodland understory which provides foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including acorn woodpecker (*Melanerpes formicivorus*), western bluebird (*Sialia mexicana*), western scrub jay (*Aphelocoma corulescens*), yellow-billed magpie (*Pica nuttalli*), American crow (*Corvus brachyrhynchos*), great horned owl (*Bubo virginianus*), western gray squirrel (*Sciurus griseus*), big-eared woodrat (*Neotoma macrotis macrotis*), racoon (*Procyon lotor*), and black-tailed deer (*Odocoileus emionus*). Riparian habitat provides nesting habitat for numerous passerine birds as well as for raptors. Common passerines observed in riparian habitats include pacific slope flycatcher, Bewick’s wren (*Thryomanes bewickii*), hummingbirds (*Calypte* spp.), and song sparrows. Raptors, such as red-tailed hawk (*Buteo jamaicensis*), barn owl (*Tyto alba*), American kestrel (*Falco sparverius*) and red-shouldered hawk (*Buteo lineatus*), may use open riparian areas for foraging and nesting purposes.

Riparian habitats can be expected to support mammals such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). Lizards such as western fence lizard (*Sceloporus occidentalis*) and alligator lizard (*Elgaria multicarinata*) are expected to occur in the study area where suitable soils and food resources occur. Other reptiles such as western skink (*Plestiodon skiltonianus*), northern pacific

rattlesnake (*Crotalus oreganus*), gopher snake (*Pituophis catenifer*), and common garter snake (*Thamnophis sirtalis*) are expected to occur in this habitat type within the study area.

Direct observations (or evidence) of the following wildlife species were observed within the riparian corridor during field reconnaissance: California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), pacific slope flycatcher (*Empidonax difficilis*), song sparrow (*Melospiza melodia*), brewers blackbird (*Euphagus cyanocephalus*), wrenit (*Chamaea fasciata*), Western scrubjay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), spotted towhee (*Pipilo maculatus*), California towhee (*Melospiza crissalis*), and house finch (*Haemorhous mexicanus*).

3.4 WATERS OF THE U.S., WATERS OF THE STATE & WETLANDS

There are no waters of the U.S./State within the proposed project footprint. Although Arroyo Paredon Creek is considered a jurisdictional waters of the U.S./State as a tributary to a navigable water, no project work or impacts are proposed in the riparian corridor that would trigger regulatory compliance or permitting from the Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), or Regional Water Quality Control Board (RWQCB). As depicted in Figure 5, the jurisdictional limits of Arroyo Paredon Creek extend to the outside edge of the riparian canopy overhanging the private paved road.

3.5 SPECIAL-STATUS SPECIES AND NATURAL COMMUNITIES OF SPECIAL CONCERN

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring on lists 1B, 2, and 4 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*. Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the CNDDDB by the CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDDB revealed 18 special-status plant species, 35 special-status wildlife species, and one natural community of special concern with recorded occurrences within the 10-mile search radius of the study area. Figure 1 provides a map of the CNDDDB plant and wildlife special-status species recorded occurrences respectively within 10 miles of the study area. None of the CNDDDB occurrences fall within the study area. The following briefly describes or summarizes the special-status species issues and potential for occurrence within the study area. Table B-1 in Appendix B includes scientific and common names, listing status, habitat requirements, and likelihood for occurrence within the study area for the special-status species discussed below.

3.5.1 Special-Status Botanical Resources

The CNDDDB 10-mile radius search revealed observations or the recorded occurrences of 18 special-status plant species and one natural communities of special concern within a 10-mile radius of the study area. The special-status plant species occurrences recorded in the CNDDDB are commonly associated with natural habitats, a specific soil type, habitat, and/or elevation range that dictates the range or

microhabitat of the species. SII observations of plant growth in April 2020 suggest the habitat is low in species diversity and is typical southern California disturbed riparian and ruderal habitats.

There is no southern coastal salt marsh habitat within the study area and there were no observations of perennial woody special-status plants like the Nuttall's scrub oak (*Quercus dumosa*) or Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*). Further there were no observations of mesa horkelia (*Horkelia cuneata* ssp. *puberula*) or black-flowered figwort (*Scrophularia atrata*) that would have been observable during the April 2020 site visit.

There is no suitable habitat within the study area for specialized wetland/marsh species such as the Santa Barbara morning-glory (*Calystegia sepium* ssp. *binghamiae*), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Gambel's water cress (*Nasturtium gambelii*), or Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*). As such, these species are not expected to occur onsite lacking wetland habitat and will not be impacted by project activities.

Miles' milk vetch (*Astragalus didymocarpus* var. *milesianus*), Coulter's saltbush (*Atriplex coulteri*), late-flowered mariposa-lily (*Calochortus fimbriatus*), Palmer's mariposa-lily (*Calochortus palmeri* var. *palmeri*), umbrella larkspur (*Delphinium umbracolorum*), Ojai fritillary (*Fritillaria ojaiensis*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), chaparral nolina (*Nolina cismontana*), and southern jewelflower (*Streptanthus campestris*) are associated with native habitats and specialized soils in predominantly scrub, chaparral, and lower montane woodlands that are absent from the site. As such, these species are also not expected to occur onsite or be impacted by project activities.

Although not reported by the CNDDDB, riparian habitat associated with Arroyo Paredon Creek is considered to be a Natural Community of Special Concern by CDFW and is mapped as Environmentally Sensitive Habitat Overlay (ESH) for Santa Barbara county.

The SII field observations and desktop review stand as definitive negative findings for potential special-status plant species potentially occurring within the proposed project area, and no additional surveys are recommended.

3.5.2 Special-Status Wildlife

The CNDDDB search revealed the recorded occurrences of 35 special-status wildlife species within the 10-mile search radius of the Project Site. None of the CNDDDB mapped recorded occurrences are within the study area/Project Site. Special-status wildlife species known from the region evaluated for this study are discussed by groups or based upon habitat preferences, specific habitat use requirements (i.e. terrestrial or aquatic), mobility, and seasonal migratory patterns. In summary, no special-status wildlife species were observed in the study area, and the project area developed, orchard/ruderal/disturbed habitats lack any suitability for special-status wildlife. No project activities will occur in the Arroyo Paredon Creek riparian habitat.

Invertebrates – The CNDDDB has recorded occurrences for the monarch butterfly within the 10-mile search range. No monarch butterflies were observed during SII field surveys of the study area and no suitable winter roosting habitat is present. No habitat for the vernal pool fairy shrimp occurs within the study area. The Crotch bumble bee requires grassland and flowering plants with occurrences recorded by the CNDDDB are historic (circa 1972) and are located over nine miles from the site to the west. Typical grassland habitat and suitable host plants do not occur onsite for this species. The sandy beach tiger beetle (*Cicindela hirticollis gravida*), globose dune beetle (*Coelus globosus*), and wandering (=saltmarsh)

skipper (*Panoquina errans*) all required highly specialized soil and vegetation conditions such as dry light-colored sand, dune vegetation, and salt marsh that do not occur on the Project Site. The SII field observations and desktop review stand as definitive negative findings for potential special-status invertebrates potentially occurring within the proposed project area, and no additional surveys are recommended.

Aquatic Species – The CNDDDB has recorded occurrence in different watersheds for the arroyo toad (*Anaxyrus californicus*) that requires large river floodplains that is not present in Arroyo Paredon Creek. The foothill yellow-legged frog (*Rana boylei*) occurrences are historic records and not from the watershed of the Project Site. The coast range newt (*Taricha torosa*) needs native woodland uplands for most of its lifecycle that are absent from the areas surrounding the creek and is not expected to occur. All these species are closely associated with permanent and seasonal aquatic habitats of streams, ponds, and seasonal pools. These species require perennial or seasonal aquatic habitats for reproduction but may also move overland between areas of suitable aquatic habitat and for foraging / sheltering purposes. However, the surrounding developed and agricultural uses precludes overland movement.

The CNDDDB has a 2008 recorded occurrence of one juvenile California red-legged frog (*Rana draytonii*; CRLF) in Arroyo Paredon Creek 0.5 mile upstream of Hwy 192 crossing. While upstream and downstream movement through the creek riparian corridor is possible, there are no other creeks or suitable aquatic habitat in the immediate project vicinity to prompt upland dispersal. Santa Monica Creek also supports a recorded 2005 CRLF occurrence approximately 1.5 miles northeast of the site at the outer limits of potential CRLF upland movement, and is separated by significant geographical, agricultural, and urban barriers making migration between the two creeks highly constrained. In addition, the existing developed and long-standing historic intensive agricultural uses surrounding the site are likely to constrain CRLF movements to available “undeveloped” areas along the creek corridor.

The two-striped gartersnake (*Thamnophis hammondi*) is highly aquatic, found in or near permanent fresh water often along streams with rocky beds and riparian growth. The western pond turtle (*Emys marmorata*) is a thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation. This species requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying. No suitable upland habitat occurs for either species within the Project Site or surrounding developed and agricultural land uses.

The tidewater goby (*Eucyclogobius newberryi*) occurs in brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. The CNDDDB occurrence is at the confluence of Arroyo Paredon Creek and the Pacific Ocean and does not near the project parcel creek and riparian area.

The steelhead (*Oncorhynchus mykiss irideus*); southern California distinct population segment refers to populations from Santa Maria River to the southern extent of range (San Mateo Creek in San Diego County). Southern California steelhead likely have greater physiological tolerances to warmer water and more variable conditions than other DPS. Arroyo Paredon Creek is designated as critical habitat for the species but there are no CNDDDB recorded occurrences in this creek. The designation of critical habitat affects only Federal agency actions and does not increase or decrease the current restrictions on private property concerning take of steelhead. Based on the April SII field survey, it appears that the project parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during

periods of sufficient flows. There are only a few exposed shallow pools (12" to <36" deep) with little to no undercut banks or other areas for escaping predation further reducing suitability for steelhead along the project reach.

Reptiles – The coast patch-nosed snake (*Salvadora hexalepis virgulata*) typically inhabits brushy or shrubby vegetation in coastal Southern California where it utilizes small mammal burrows for refuge and overwintering sites. The northern California (silvery) legless lizard (*Anniella pulchra*), California legless lizard (*Anniella* spp.), and coast horned lizard (*Phrynosoma blainvillii*) are mostly associated with sandy soils in grassland, coastal sage scrub or chaparral habitats. None of these reptiles were observed during SII field surveys of the Project Site does not support suitable habitat for these species.

Birds – The CNDDDB includes the wide-ranging Cooper's hawk and other raptors such as sharp-shinned hawk, red-shouldered hawk, red-tailed hawk, and short-eared owl that could utilize mature trees within Arroyo Paredon Creek riparian corridor for nesting purposes although habitat quality and foraging opportunities are severely reduced due to the narrow riparian corridor restricted by the ongoing urban and agricultural operations surrounding the site.

The California condor (*Gymnogyps californianus*) requires vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. No suitable nesting or foraging habitat is available for this species within the study area.

The CNDDDB includes the following bird species that require highly specialized coastal and/or marshland habitats that are lacking from the study area: western snowy plover (*Charadrius alexandrinus nivosus*), yellow rail (*Coturnicops noveboracensis*), California black rail (*Laterallus jamaicensis coturniculus*), black-crowned night heron (*Nycticorax nycticorax*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), California brown pelican (*Pelecanus occidentalis californicus*), light-footed Ridgway's rail (*Rallus obsoletus levipes*), and California least tern (*Sternula antillarum browni*). The snowy egret (*Egretta thula*) is mostly a coastal and estuary species and colonial nesting near suitable foraging areas not observed in the project parcel.

The bank swallow (*Riparia riparia*) is colonial nester; nests primarily in riparian and other lowland habitats west of the desert. It requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig a nesting hole. Suitable habitat for this species is not located within the project parcel riparian area. No CNDDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

The southwestern willow flycatcher (*Empidonax traillii extimus*), yellow warbler (*Setophaga petechia*), and least Bell's vireo (*Vireo bellii pusillus*) are breeding season migrants that typically nest in well-developed riparian areas with dense understory vegetation with perennial or semi-perennial water sources. Due to its degraded condition, lack of developed dense native understory, and narrow corridor restricted by agricultural and urban development, these species are not expected to occur in the project parcel riparian area. No CNDDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

Mammals – The CNDDDB has two species of bats recorded from the region. The Townsend's big-eared bat (*Corynorhinus townsendii*) is typically associated with caves, crevices, and buildings for roosting. The Big free-tailed bat (*Nyctinomops macrotis*) needs high cliffs or rocky outcrops for roosting sites and

feeds principally on large moths. No suitable habitat is present within the project parcel for these bat species.

San Diego desert woodrat (*Neotoma lepida intermedia*) inhabits Coastal scrub of Southern California from San Diego County to San Luis Obispo County. This species requires moderate to dense canopies and they are particularly abundant in rock outcrops, rocky cliffs, and south-facing slopes. No suitable habitat is present for this species within the project parcel.

4.0 IMPACT ANALYSIS

4.1 THRESHOLDS OF SIGNIFICANCE

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(a.), disturbance to habitats or species may be significant, based on substantial evidence in the record (not public controversy or speculation), if they substantially impact significant resources in the following ways:

- (1) *Substantially reduce or eliminate species diversity or abundance.*
- (2) *Substantially reduce or eliminate quantity or quality of nesting areas.*
- (3) *Substantially limit reproductive capacity through losses of individuals or habitat.*
- (4) *Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.*
- (5) *Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).*
- (6) *Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.*

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(b.), there are many areas in the County where there is little or no importance to a given habitat and it is presumed that disruption would not create a significant impact. Examples of areas where impacts to habitat are presumed to be insignificant include:

- (1) *Small acreages of non-native grassland if wildlife values are low.*
- (2) *Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.*
- (3) *Areas of historical disturbance such as intensive agriculture.*
- (4) *Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.*
- (5) *Areas of primarily ruderal species resulting from pre-existing man-made disturbance.*

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(c.), Impact Assessment Factors, the following questions and factors are used in assessing the significance of Project impacts on biological resources.

- (1) *Size. How much of the resource in question both on and off the Project Site would be impacted? (Percentage of the whole area and square footage and/or acreage are both useful to know) How does the area or species that would be impacted relate to the*

- remaining populations off the Project Site? (Percentage of total area or species population, either quantitatively or qualitatively.)*
- (2) *Type of Impact. Would it adversely indirectly affect wildlife (light, noise, barriers to movement, etc.)? Would it remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area? Would it fragment the area's resource?*
 - (3) *Timing. Would the impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, or flowering periods)? Is the impact temporary or permanent? If it is temporary, how long would the resource take to recover? Would the impact be periodic, of short duration, but recur again and again?*

Additionally, Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(D.) provides the following habitat-specific impact assessment guidelines pertinent to this proposed Project analysis.

Section (6)(D.)(2.) Riparian Habitats Impact Assessment Guidelines:

- a. *Description. Riparian habitat is the terrestrial or upland area adjacent to freshwater bodies, such as the banks of creeks and streams, the shores of lakes and ponds, and aquifers which emerge at the surface such as springs and seeps. A rich assemblage of wildlife series, including birds, mammals and amphibians are found in riparian habitats. In Santa Barbara County, riparian habitat occurs in and along the County's four major rivers (Santa Ynez, Santa Maria, Cuyama and Sisquoc) and in and along the County's many creeks and streams. This habitat can also occur along arroyos and barrancas, and other types of drainages throughout the County.*
- b. *Riparian Impact Assessment Guidelines: The following types of project-related impacts may be considered significant:*
 - (1) *Direct removal of riparian vegetation.*
 - (2) *Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation.*
 - (3) *Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers listed in the previous section), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion.*
 - (4) *Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e. g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.*
 - (5) *Construction activity which disrupts critical time periods (nesting, breeding) for fish and other wildlife species.*

The PEIR Cannabis Land Use Ordinance and Licensing Program articulates the following four potential impacts resulting from cannabis cultivation activities:

- *Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.*

- *Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.*
- *Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.*
- *Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.*

Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) requires a Tree Protection, Habitat Protection, and Wildlife Movement Plans for projects that result in impacts listed above from the PEIR and/or removal of native trees. In addition, projects should be sited and designed to avoid environmentally sensitive habitats (ESH) and minimize impacts within ESH buffers (100 feet from edge of riparian canopy in rural areas).

Finally, Chapter 15B of the County Code, *Development Along Watercourses*, prohibits development (e.g., structures, dredging, filling, grading, paving, excavation, drilling) within 50 feet of the top of the bank of any watercourse.

4.2 PROJECT-SPECIFIC BIOLOGICAL RESOURCES IMPACT ANALYSIS

The proposed project is within the fence line of existing developed facilities with any vegetation removal and ground disturbance limited to the existing fallow orchard/ruderal/disturbed habitat areas of the Project Site. No native trees will be impacted or removed. No wetlands, riparian, or aquatic habitats occur within the proposed project footprint so no impacts on any wetland/aquatic reliant species would occur from project implementation. The Project Site is currently fenced along the existing private access road separating the project area from Arroyo Paredon Creek. As such, under existing conditions, the Project Site does not represent a movement corridor for resident or migratory wildlife. The upland developed/disturbed areas on the Project Site, as well as the agricultural/urban land uses in the surrounding vicinity does not support habitat that plays a critical role in supporting riparian dependent wildlife.

Implementation of the proposed Project would result in the conversion of up to 1.16 acres of fallow/ruderal/disturbed avocado orchard (43 senescent avocado trees) to the oaks and ground cover vegetation; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. The applicant proposes to conduct the clearing, grubbing, and excavation of the parking area between September 1st and February 1st outside the nesting season for birds. As such, the proposed project would avoid any potential impacts on nesting/breeding of resident or migratory birds, both common and special-status species.

Proposed construction and long-term operational activities have the potential to injure or kill terrestrial wildlife as a result of vehicle strikes, excavation/grading, and maintenance of the facilities. Potential indirect impacts could result from noise, vibration, lighting, or from unintended hazardous waste runoff into Arroyo Paredon Creek / trash from construction and operational uses (including vehicles and equipment). However, all these potential impacts are currently, and have historically occurred onsite as part of the existing agricultural operations. Post-project conditions would include significantly enhanced stormwater runoff protection and filtration for Arroyo Paredon Creek. No increase in noise, lighting, or

vibration towards Arroyo Paredon Creek would result from proposed activities, and as such, potential indirect impacts to the creek and wildlife utilizing the creek would not increase as a result of the project. Furthermore, the proposed native restoration have been designed to enhance the ESH buffer along the creek with the intent to further separate agricultural activities from the creek corridor.

Based on the current project design, no native trees identified in Figure 5 will require pruning or removal. Any native tree canopy that hangs over the existing fence line will be avoided during native plant installation activities. The proposed project is not proposing any long-term maintenance (including pruning) to any trees associated with Arroyo Paredon Creek. Recommended avoidance and minimization measures are provided below to ensure impacts are avoided to native trees during construction. Per county Standards, an applicant for a land use entitlement for a commercial cannabis activity that would involve pruning, damage, or removal of a native tree, shall prepare and submit to the Department a Tree Protection Plan prepared by a Department-approved arborist designed to determine whether avoidance, minimization, or compensatory measures are necessary.

As indicated in the county's comments, "Rainbow trout averaging 4-6 inches" were documented downstream from the Highway 192 bridge in 2000, based on a Stoecker et al. 2002 study. As indicated above and based on site-specific observations, the project parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during periods of sufficient flows and is not expected to support rearing or spawning habitat based on lack of deep / protected pool habitat. It is also noted that per the final rule for steelhead critical habitat, this reach of Arroyo Paredon Creek is identified as not supporting spawning habitat; but does support "fair migration habitat" and "poor quality rearing habitat".

Although unlikely to occur based on the highly disturbed and historically maintained nature of the site, special-status amphibians or reptiles could be present in upland areas adjacent to the creek during the winter months. As such, avoidance and minimization measures have been provided to ensure direct impacts to special-status reptiles and amphibians are avoided during the construction phase.

As currently proposed, the existing avocado trees will be removed and revegetated with a carefully selected suite of native species. Project activities will result in a net biological and water quality benefit to the area as it removes agricultural disturbance and restores it to natural vegetation consistent with Arroyo Paredon Creek to the north.

Proposed maintenance activities within the basin have the potential to result in similar potential direct and indirect impacts as those described for the orchard removal. As such, recommendations have been provided in Section 5.0 below to ensure compliance with this potential County requirement.

According to Santa Barbara County Thresholds of Significance, the proposed project impacts are at an insignificant level as it is a small Project Site, impacts only avocado trees and ruderal species in a historical agricultural setting from pre-existing man-made disturbance, and project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds. No impacts on Arroyo Paredon Creek riparian corridor would result from the proposed project. Therefore, all project impacts would be at a less than significant level. Further, Table 1 below summarizes the project impacts as articulated in the PEIR.

TABLE 1 – PEIR IMPACT AND MITIGATION ANALYSIS SUMMARY		
PEIR POTENTIAL IMPACTS	PROJECT IMPACTS	MITIGATION REQUIREMENT
Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Project implementation timing outside the nesting season for birds, and disturbance to fallow orchard, ruderal, and disturbed habitat are not anticipated to impact or have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Construction timing and monitoring requirements as described in detail below.
Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.	No native habitat(s) or sensitive natural communities will be impacted or adversely effected by the project.	No mitigation required. Project will result in NET benefit to natural communities.
Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.	The existing conditions of the Project Site being fenced fallow orchard ruderal habitat and developed uses support limited movement patterns of resident or migratory species. Post-project conditions will result in a NET benefit to potential movement patterns.	No mitigation required.
Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	All project activities are greater than 50 feet from the top of bank of Arroyo Paredon Creek. Although activities will encroach into the 100' ESH buffer, the project will result in a NET benefit to the ESH via replacing existing fallow avocado with native riparian and upland transition plant species.	No mitigation requires.

5.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

- 1) **Tailgate Education Training:** To ensure all onsite workers are aware of potential special-status species associated with Arroyo Paredon Creek, a County-approved biologist shall provide a tailgate education training session for all onsite workers. The purpose of this training shall be to familiarize all workers with the potential biological resources occurring onsite and required avoidance and minimization measures. Penalties and procedures for non-compliance will also be reviewed. All training recipients will be required to sign-in documenting they have attended the training, and a copy of the sign-in sheet will be provided to the County.
- 2) **Construction Monitoring:** All ground disturbance and vegetation clearing activities shall be conducted under the direct supervision of the County-approved biologist. The monitoring biologist will work with construction crews to slowly remove any debris piles or potential upland refuge habitat (by hand or gentle excavation) for special-status wildlife species.
- 3) **Post-construction Monitoring Report:** A post-construction monitoring report will be provided to the County detailing any unintended impacts to native trees or other biological resources during construction and any additional mitigation measures implemented at the direction of the authorized biologist.

- 4) **Special-status Wildlife Pre-construction Surveys:** Within 48 hours of initial disturbance activities, the authorized biologist shall conduct a pre-construction survey in all upland areas of the site and within Arroyo Paredon Creek for the purposes of identifying any CRLF, two-striped garter snake, steelhead, or other special-status species that may be present within or adjacent to project activities. Special focus shall be taken in potential upland refuges such as debris piles. The County-approved monitoring biologist shall move out of harm's way any non-listed wildlife species encountered during initial ground disturbing activities to the extent feasible.
- 5) **Detention Basin Maintenance:** The timing of detention basin maintenance shall be limited to between September 1st to February 1st to ensure activities occur outside the nesting season for birds. If deemed to be required by the County, the applicant shall submit a Habitat Protection Plan for county review and approval at a minimum of 60 days prior to initiating any maintenance activity.

6.0 CONCLUSIONS

In conclusion, based on the findings described above establishing the existing conditions of biological resources within the project parcel and applicant proposed vegetation removal, the proposed project would not result in any substantial adverse effects on biological, botanical, wetland, or riparian habitat resources. As such, direct and indirect project impacts on biological resources would be at a less than significant level as follows:

- The small Project Site of 1.16-acres of fallow orchard habitat only impacts avocado trees and ruderal species in an historical agricultural setting from pre-existing man-made disturbance.
- Avoidance and minimization measures have been proposed to ensure no direct impacts occur to special-status species or natural communities of special concern.
- Project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds.
- A NET benefit to the Arroyo Paredon Creek riparian corridor and 100-ft. ESH buffer would result from the proposed project (refer to Appendix D for details).
- The project's existing structures, proposed detention basin expansion, and new parking area are located outside of the core ESH area (i.e. the limits of the riparian canopy) associated with Arroyo Paredon Creek. All native vegetation within the ESH area will remain undisturbed.

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APPENDIX A

FIGURES

Figure 1: Regional Location and CNDDDB Occurrences Map

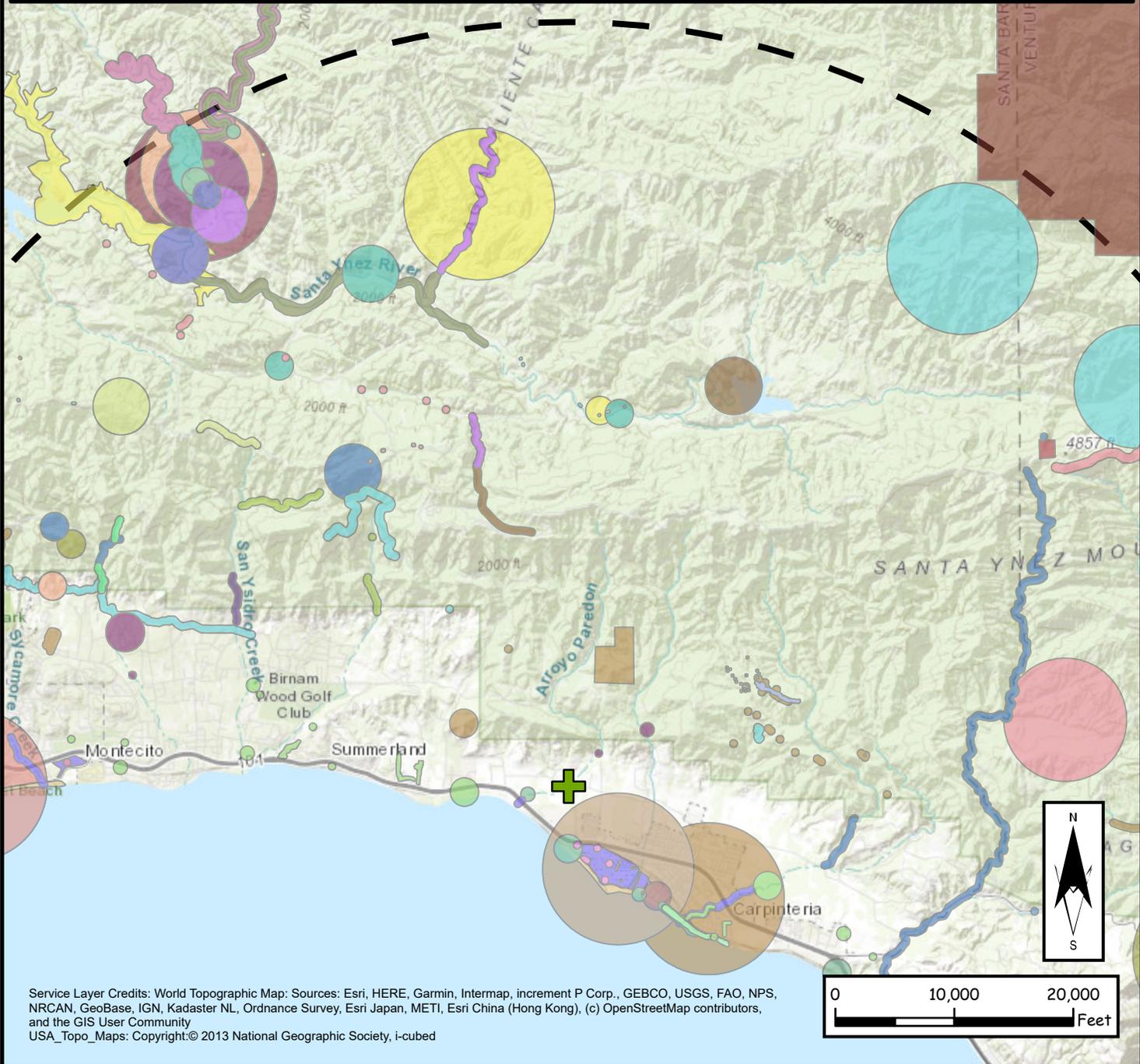
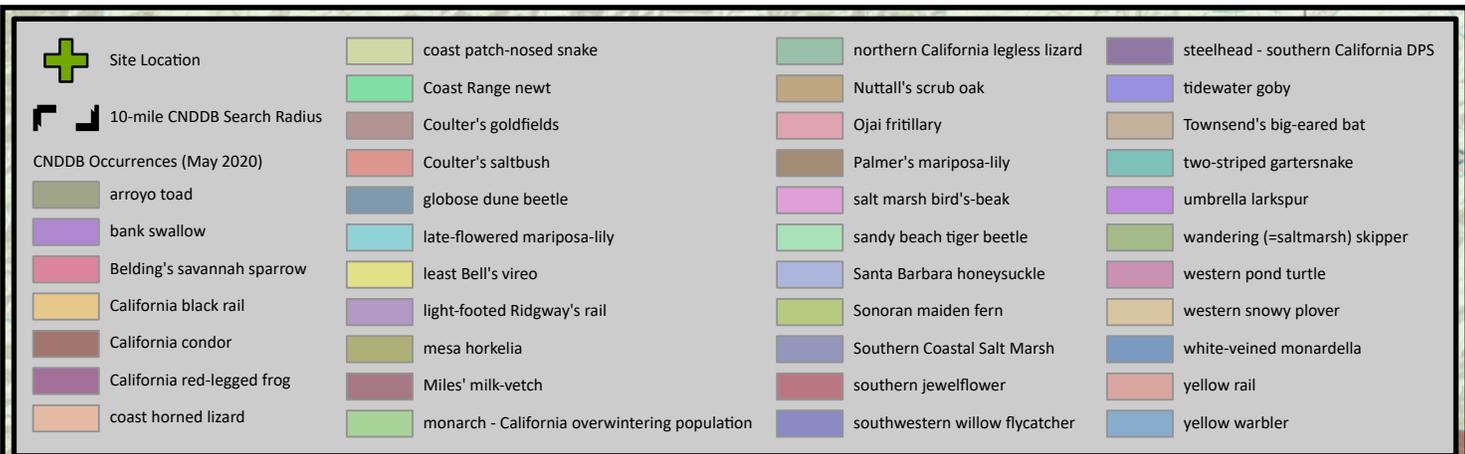
Figure 2: USGS QUAD Map and CNDDDB Occurrences Map

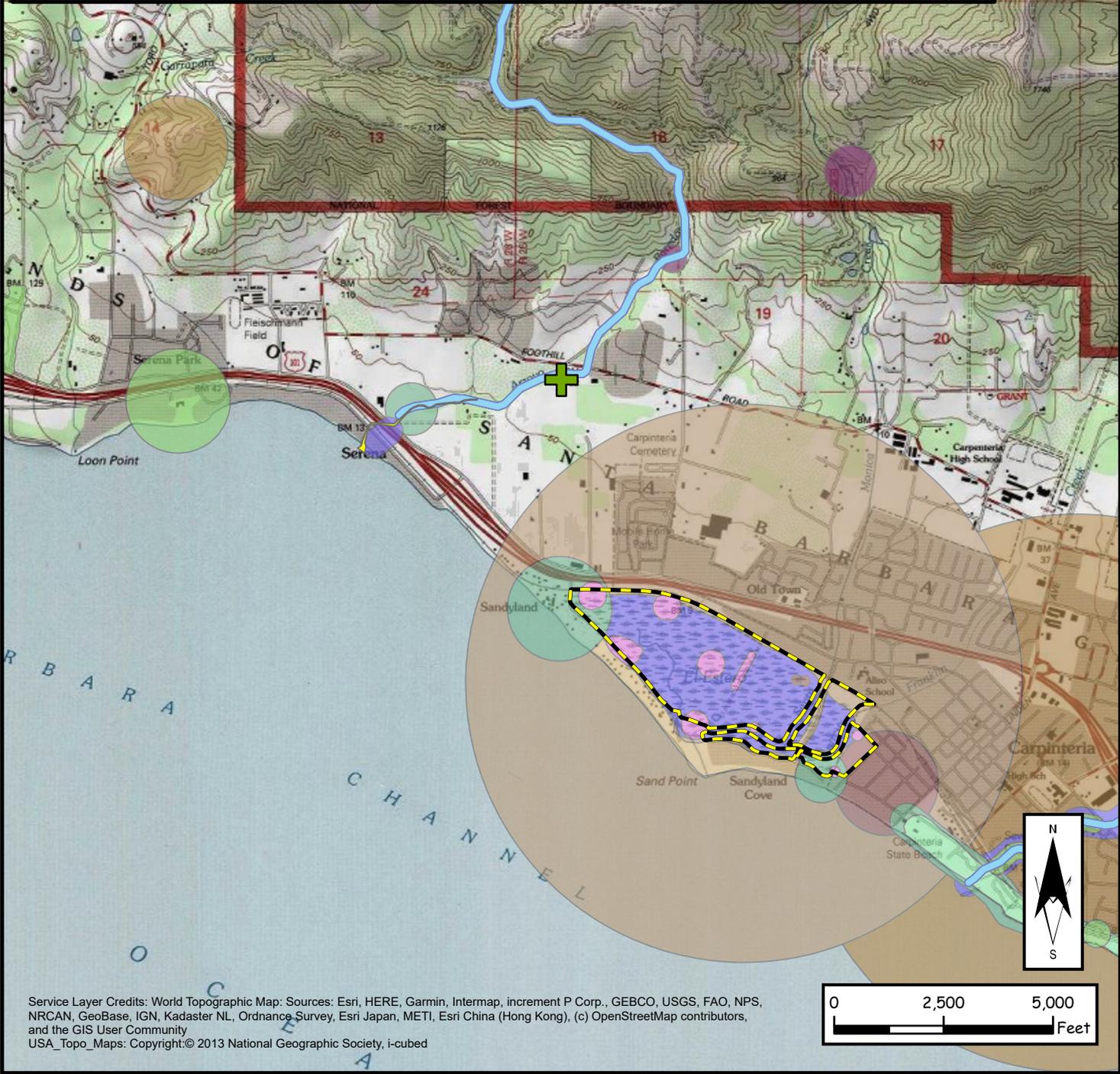
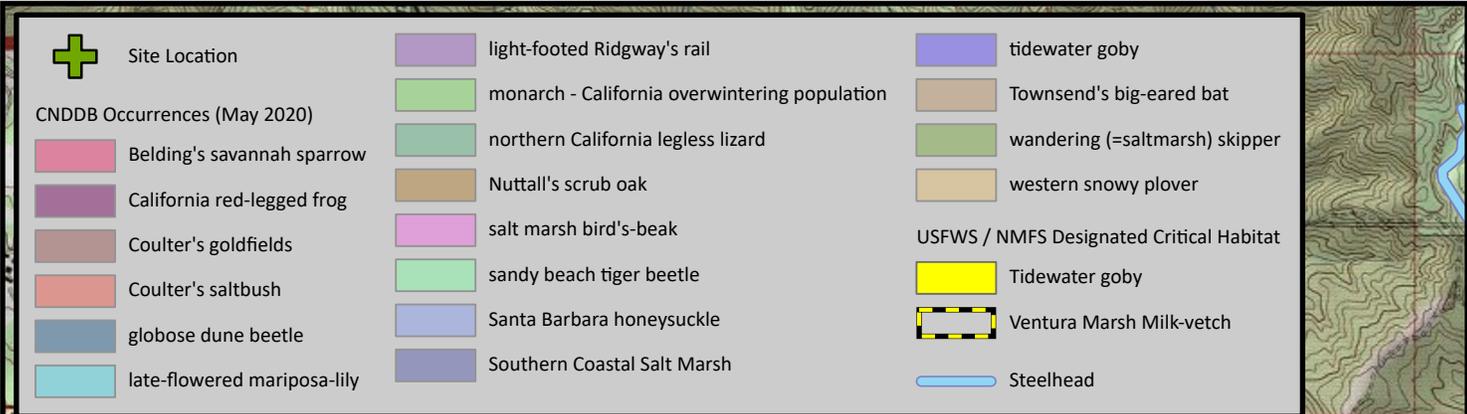
Figure 3: Aerial Overview

Figure 4: Soils Map

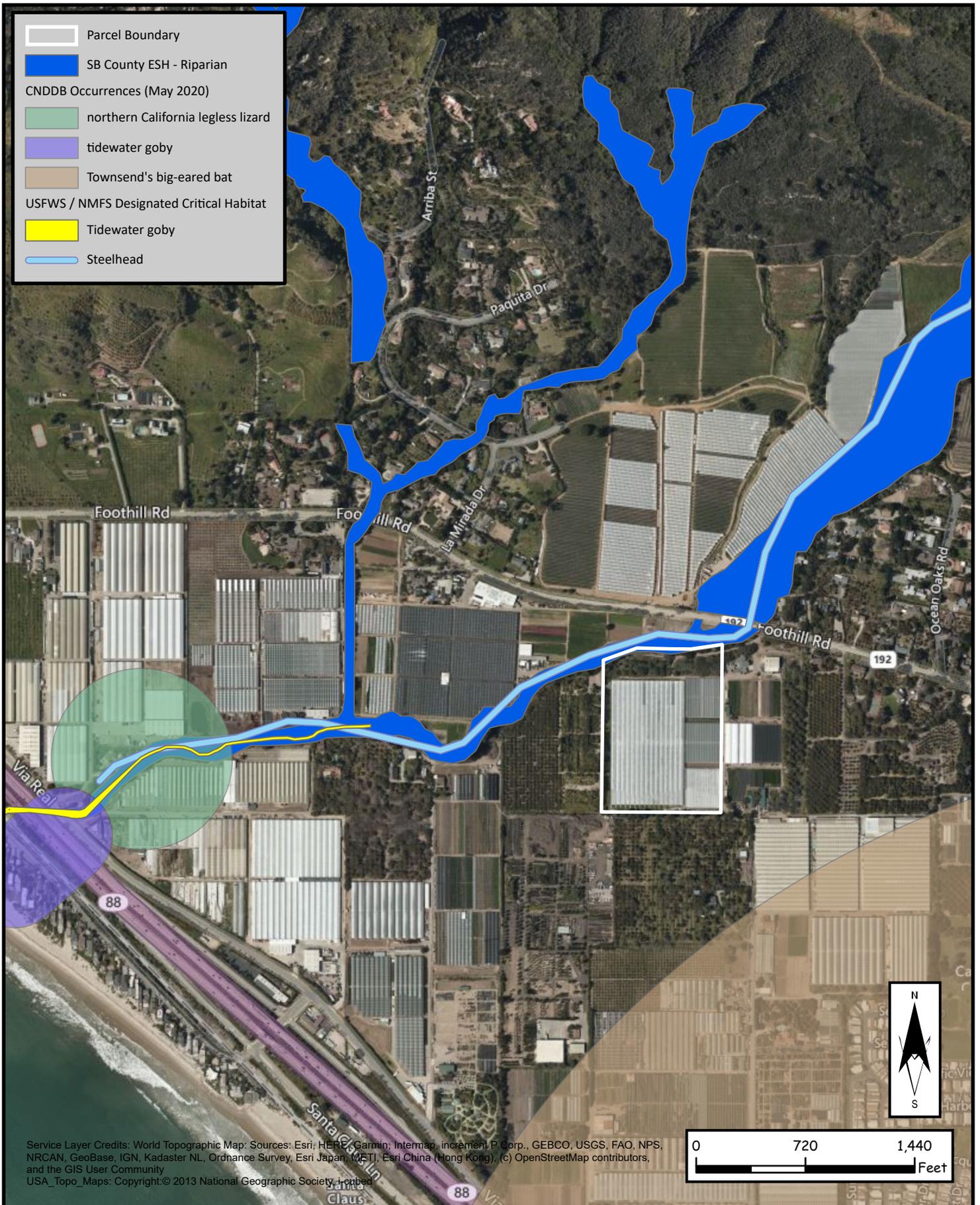
Figure 5: Revised Habitat Map (July 2020)

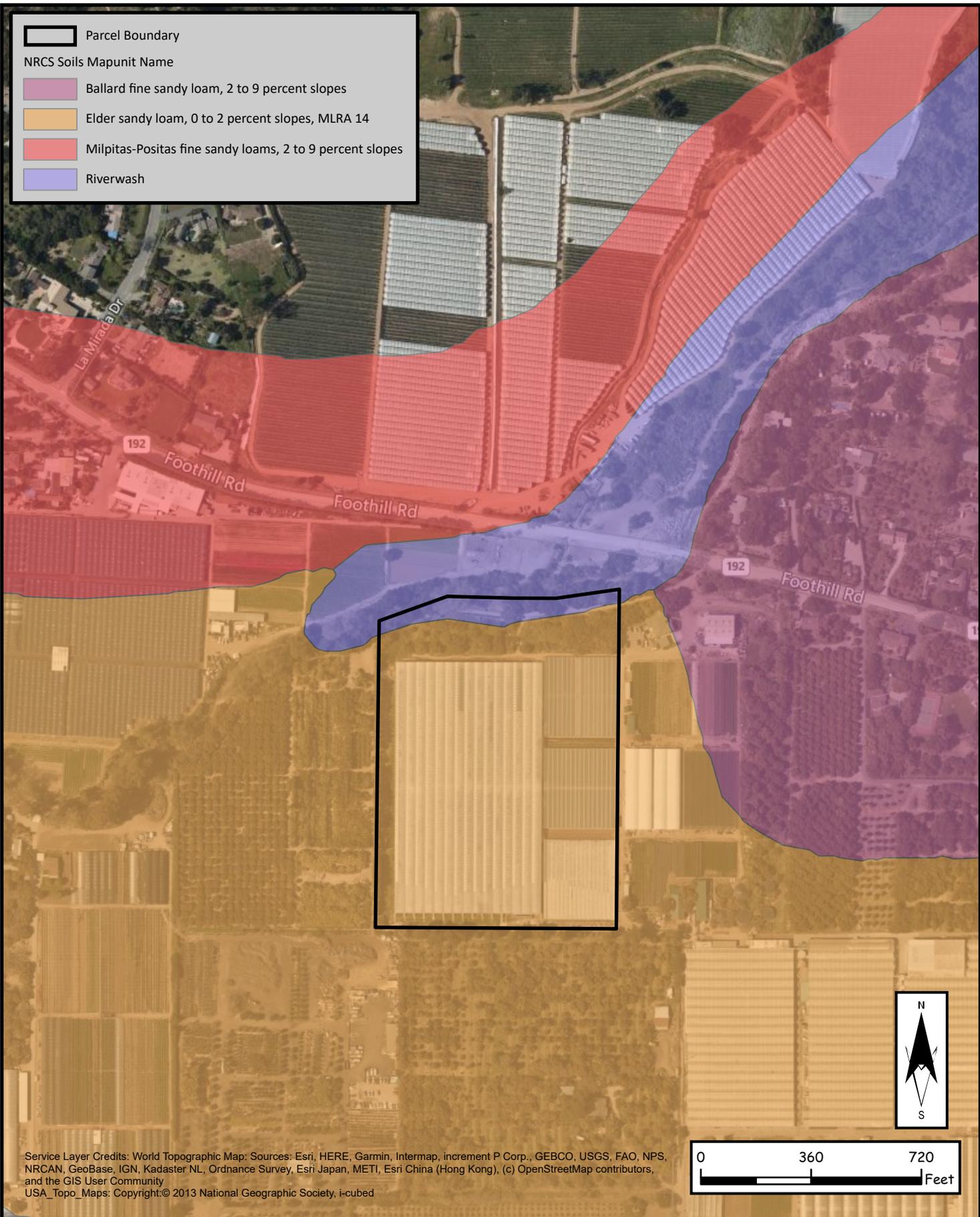
Figure 6: Representative Photographs





Service Layer Credits: World Topographic Map: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 USA_Topo_Maps: Copyright:© 2013 National Geographic Society, i-cubed





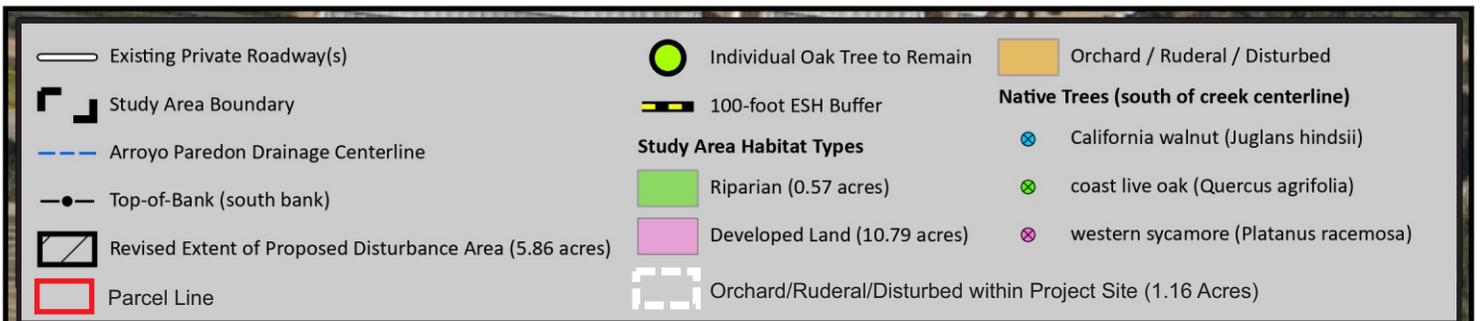




Photo 1 – View northeast at existing avocado trees to be removed. **04/24/2020**



Photo 2 – View east at orchard to be removed. **07/30/2020**



Photo 3 – View east at orchard to be removed adjacent to existing greenhouse(s). **04/24/2020**



Photo 4 – View orchard to be removed adjacent to existing greenhouse(s). **04/24/2020**

FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS



Photo 5 – View southeast from existing access road towards proposed disturbance area. 04/24/2020



Photo 6 – View west at existing access road between Arroyo Paredon Creek and the proposed disturbance area. No disturbance is proposed north of the fence. 04/24/2020



Photo 7 – Typical view of Arroyo Paredon Creek looking upstream (east). 04/24/2020



Photo 8 – Typical view of Arroyo Paredon Creek looking downstream (west). 04/24/2020

FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS

APPENDIX B

TABLE B-1: CNDDDB SPECIAL-STATUS SPECIES

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

Scientific Name	Common Name	Federal Status	State Status	SRank	CNPS Rank	General Habitat Requirements	Micro Habitat Requirements	Potential to Occur w/in Study Area
Birds								
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	S4		Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Yes (creek only; outside project footprint)
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None, SSC	S2S3		Sandy beaches, salt pond levees & shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	No
<i>Coturnicops noveboracensis</i>	yellow rail	None	None, SSC	S1S2		Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No
<i>Egretta thula</i>	snowy egret	None	None	S4		Colonial nester, with nest sites situated in protected beds of dense tules.	Rookery sites situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	No
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered	Endangered	S1		Riparian woodlands in Southern California.	Nesting typically associated with perennial water sources with abundance of insect prey base.	No
<i>Gymnogyps californianus</i>	California condor	Endangered	Endangered, FP	S1		Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude.	Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	No
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None	Threatened, FP	S1		Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	No
<i>Nycticorax nycticorax</i>	black-crowned night heron	None	None	S4		Colonial nester, usually in trees, occasionally in tule patches.	Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.	No
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None	Endangered	S3		Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	No
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted, FP	S3		Colonial nester on coastal islands just outside the surf line.	Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	No
<i>Rallus obsoletus levipes</i>	light-footed Ridgway's rail	Endangered	Endangered, FP	S1		Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.	No
<i>Riparia riparia</i>	bank swallow	None	Threatened	S2		Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	No
<i>Setophaga petechia</i>	yellow warbler	None	SSC	S3S4		Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	Yes (creek only; outside project footprint)
<i>Sternula antillarum browni</i>	California least tern	Endangered	Endangered, FP	S2		Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	No
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	S2		Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No
Amphibians								
<i>Anaxyrus californicus</i>	arroyo toad	Endangered	SSC	S2S3		Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No
<i>Rana draytonii</i>	California red-legged frog	Threatened	SSC	S2S3		Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Yes (creek only; outside project footprint)
<i>Taricha torosa</i>	Coast Range newt	None	SSC	S4		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	Yes (creek only; outside project footprint)
Reptiles								
<i>Anniella pulchra</i>	northern California legless lizard	None	SSC	S3		Sandy or loose loamy soils under sparse vegetation.	Soil moisture is essential. They prefer soils with a high moisture content.	No
<i>Anniella spp.</i>	California legless lizard	None	SSC	S3S4		Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of <i>Anniella</i> not yet assigned to new species within the <i>Anniella pulchra</i> complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

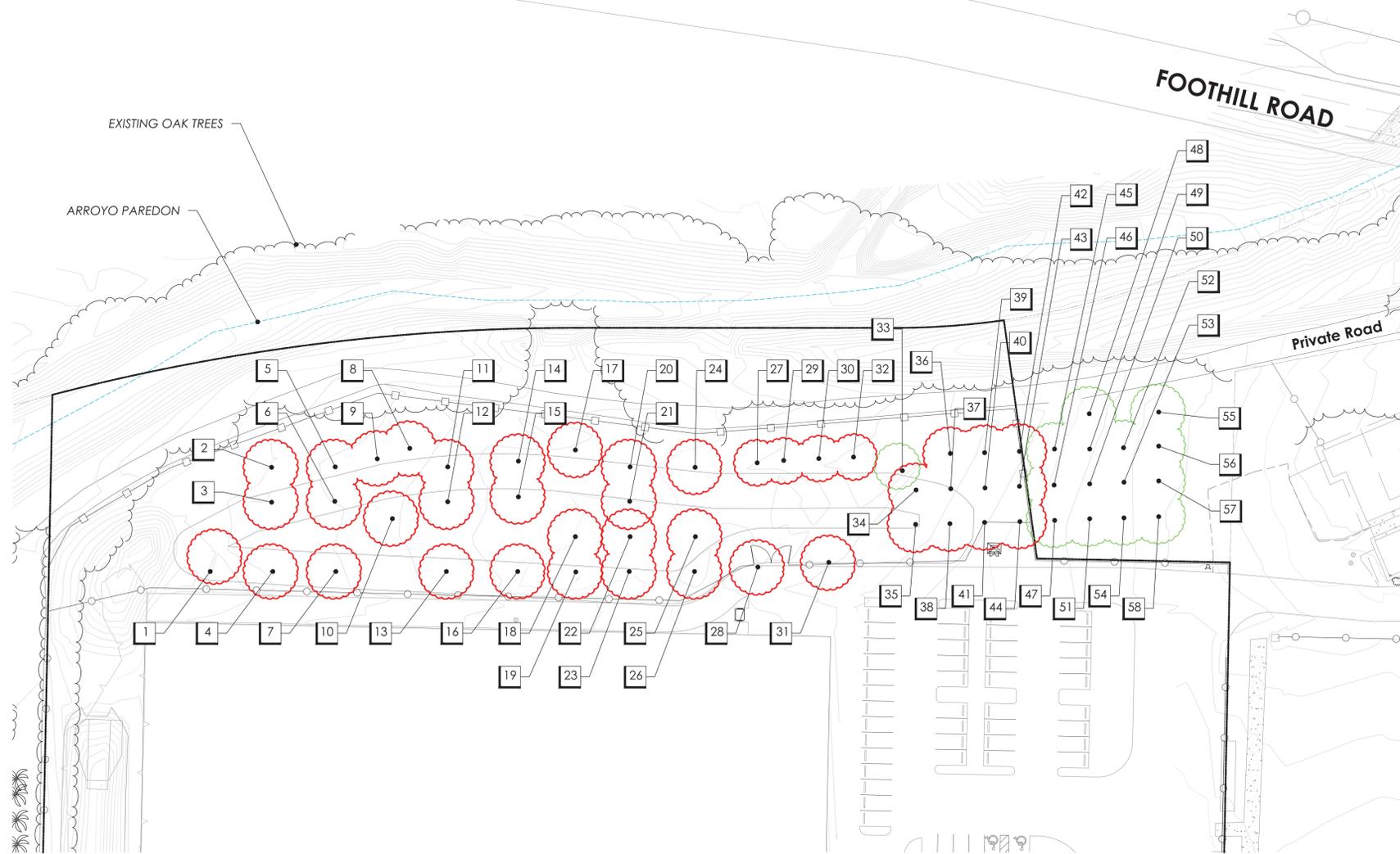
<i>Emys marmorata</i>	western pond turtle	None	SSC	S3		A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Yes (creek only; outside project footprint)	
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	SSC	S3S4		Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No	
<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	None	SSC	S2S3		Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No	
<i>Thamnophis hammondi</i>	two-striped gartersnake	None	SSC	S3S4		Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No	
Fish									
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	SSC	S3		Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	No	
<i>Oncorhynchus mykiss irideus pop. 10</i>	steelhead - southern California DPS	Endangered	None	S1		Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	Yes (migration only / not within project footprint)	
Mammals									
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None	SSC	S2		Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No	
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	SSC	S3S4		Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No	
<i>Nyctinomops macrotis</i>	big free-tailed bat	None	SSC	S3		Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No	
Invertebrates									
<i>Bombus crotchii</i>	Crotch bumble bee	None	Candidate Endangered	S1S2		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No	
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	None	None	S2		Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	No	
<i>Coelus globosus</i>	globose dune beetle	None	None	S1S2		Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	No	
<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	None	None	S2S3		Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	No	
<i>Panoquina errans</i>	wandering (=saltmarsh) skipper	None	None	S2		Southern California coastal salt marshes.	Requires moist saltgrass for larval development.	No	
Plants									
<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Miles' milk-vetch	None	None	S2	1B.2	Coastal scrub.	Clay soils. 50-385 m.	No	
<i>Atriplex coulteri</i>	Coulter's saltbush	None	None	S1S2	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	No	
<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	None	None	S3	1B.3	Chaparral, cismontane woodland, riparian woodland.	Dry, open coastal woodland, chaparral; on serpentine. 270-1645 m.	No	
<i>Calochortus palmeri</i> var. <i>palmeri</i>	Palmer's mariposa-lily	None	None	S2	1B.2	Meadows and seeps, chaparral, lower montane coniferous forest.	Vernally moist places in yellow-pine forest, chaparral. 195-2530 m.	No	
<i>Calystegia sepium</i> ssp. <i>binghamiae</i>	Santa Barbara morning-glory	None	None	SX	1A	Marshes and swamps (coastal).	0-30 m.	No	
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	Endangered	Endangered	S1	1B.2	Marshes and swamps, coastal dunes.	Limited to the higher zones of salt marsh habitat. 0-10 m.	No	
<i>Delphinium umbracolorum</i>	umbrella larkspur	None	None	S3	1B.3	Cismontane woodland, chaparral.	Mesic sites. 215-2075 m.	No	
<i>Fritillaria ojaiensis</i>	Ojai fritillary	None	None	S3	1B.2	Broadleaved upland forest (mesic), chaparral, lower montane coniferous forest, cismontane woodland.	Rocky sites. Sometimes on serpentine; sometimes along roadsides. 95-1140 m.	No	
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	None	None	S1	1B.1	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No	
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	None	None	S2	1B.1	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No	

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

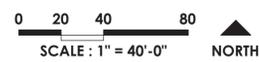
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle	None	None	S2?	1B.2	Chaparral, cismontane woodland, coastal scrub.	5-825 m.	No
<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	None	None	S3	1B.3	Chaparral, cismontane woodland.	Dry slopes. 50-1280 m.	No
<i>Nasturtium gambelii</i>	Gambel's water cress	Endangered	Threatened	S1	1B.1	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-305 m.	No
<i>Nolina cismontana</i>	chaparral nolina	None	None	S3	1B.2	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.	No
<i>Quercus dumosa</i>	Nuttall's scrub oak	None	None	S3	1B.1	Closed-cone coniferous forest, chaparral, coastal scrub.	Generally on sandy soils near the coast; sometimes on clay loam. 15-640 m.	No
<i>Scrophularia atrata</i>	black-flowered figwort	None	None	S2?	1B.2	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, riparian scrub.	Sand, diatomaceous shales, and soils derived from other parent material; around swales and in sand dunes. 10-445 m.	No (not observed in April 2020)
<i>Streptanthus campestris</i>	southern jewelflower	None	None	S3	1B.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland.	Open, rocky areas. 605-2590 m.	No
<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	None	None	S2	2B.2	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	No
Natural Communities of Concern								
<i>Southern Coastal Salt Marsh</i>	Southern Coastal Salt Marsh	None	None	S2.1				No

APPENDIX C

REVISED DESIGN DRAWINGS / LANDSCAPE PLAN



TREE INVENTORY PLAN



TREE SURVEY

Client: SLO Cultivation

Date: 15-Aug-19
Rev. Date 1: 21-Apr-20
Rev. Date 2: 14-Jun-21

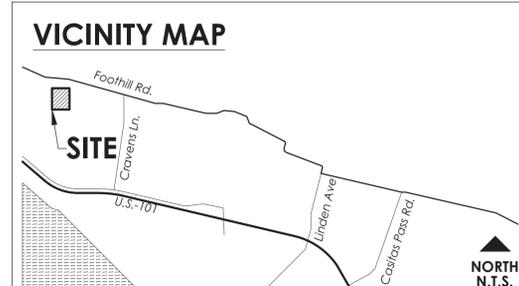
- [1] Remain
- [2] Remove
- [3] Prune
- [4] Dead
- [5] Replace

Tree #	Species	Common Name	Canopy	Disposition	Notes
1	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
2	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
3	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
4	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
5	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
6	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
7	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
8	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
9	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
10	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
11	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
12	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
13	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
14	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
15	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
16	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
17	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
18	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
19	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
20	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
21	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
22	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
23	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
24	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
25	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
26	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
27	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
28	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
29	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
30	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
31	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
32	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
33	Quercus agrifolia	Coast Live Oak	25' Dia	1	DBH = 6.5"
34	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
35	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
36	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
37	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
38	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
39	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
40	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
41	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
42	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
43	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
44	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
45	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
46	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
47	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
48	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
49	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
50	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
51	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
52	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
53	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
54	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
55	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
56	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
57	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
58	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel

TREE INVENTORY LEGEND

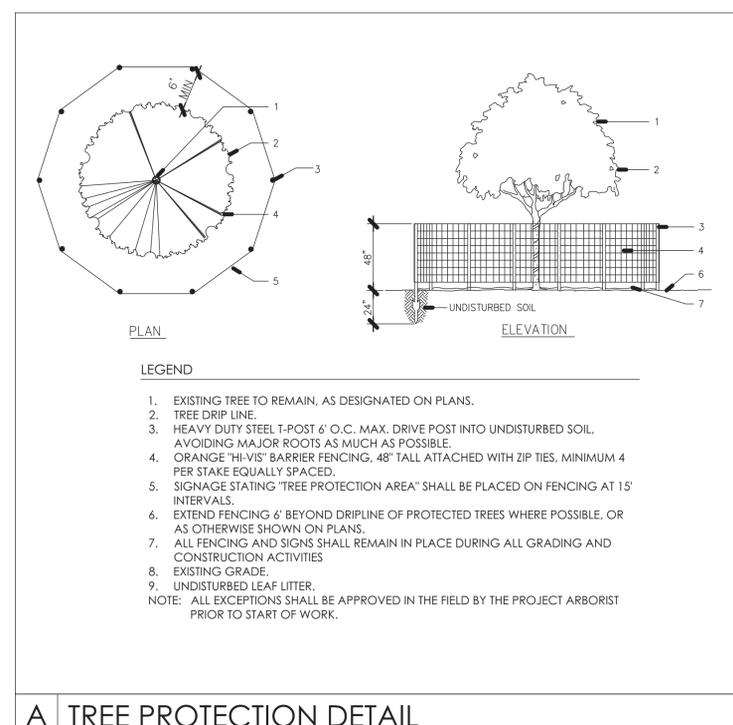
SYMBOL	NAME
	EXISTING TREE CANOPY
	EXISTING TREE CANOPY TO BE REMOVED
	TREE TRUNK

NOTE:
GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



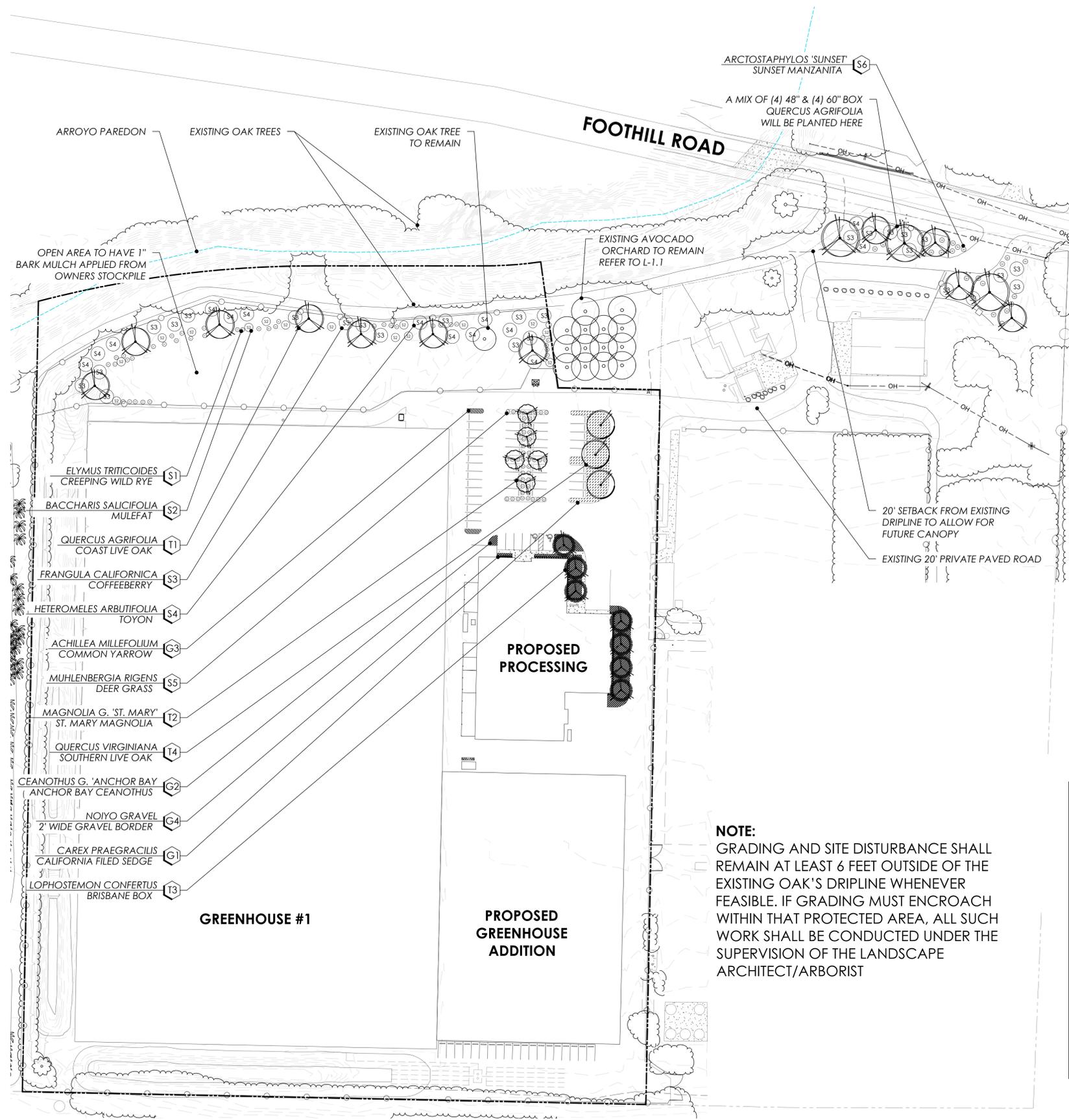
TREE PROTECTION NOTES

- PRIOR TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL LOCATION OF FENCING TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.
- ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- PRIOR TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.
- REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.
- NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO GRADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- IF UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVED AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST:
 - WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
 - EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.
 - ALL ROOTS LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.
 - ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
 - ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL.
 - WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.
 - TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- ANY DISCREPANCIES AND/OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFERRED TO THE PROJECT ARBORIST.
- ALL EXISTING SHRUBBERY AND GROUND COVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN.
- ALL DOWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE AS MUCH AS POSSIBLE.
- TREES SHALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- ANY PRUNING TO BE SUPERVISED BY PROJECT ARBORIST.

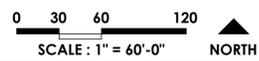


TREE PROTECTION DETAIL

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NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCRANCH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT

TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

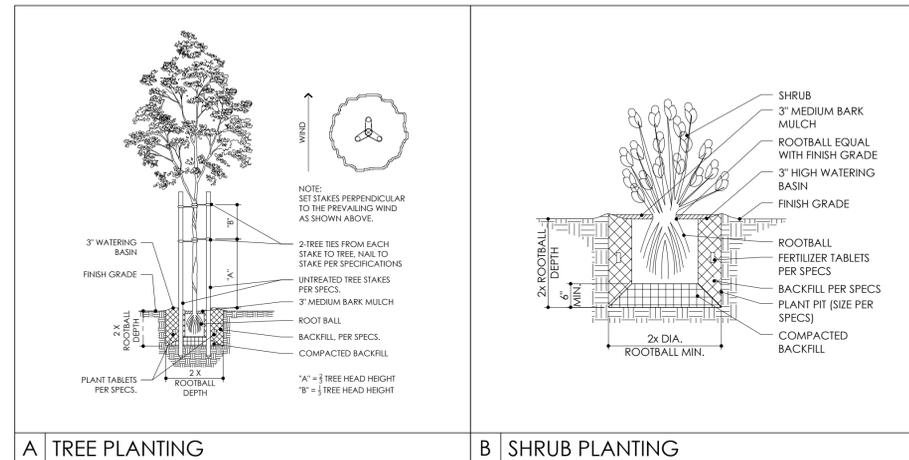
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

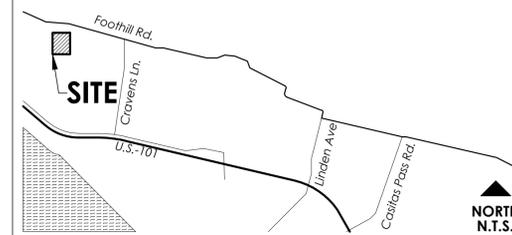
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

1. ALL TREES ARE TO BE STAKED PER DETAIL A
2. ALL SHRUBS ARE TO BE PLANTED PER B
3. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
4. CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
5. CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
6. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
7. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
8. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



VICINITY MAP



**Attachment 3 –
Board of Supervisors Findings for Approval and Statement of
Overriding Consideration Cannabis Land Use Ordinances dated
February 6, 2018**

ATTACHMENT 2

FINDINGS FOR APPROVAL AND STATEMENT OF OVERRIDING CONSIDERATION CANNABIS LAND USE ORDINANCES

February 6, 2018

**Case Nos. 17ORD-00000-00004, 17ORD-00000-00010, 17ORD-00000-00009,
18ORD-00000-00001, and 17EIR-00000-00003**

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1.1 FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CEQA GUIDELINES SECTIONS 15090, 15091, AND 15163:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Board of Supervisors (Board) find that the Final Programmatic Environmental Impact Report (EIR) (17EIR-00000-00003) dated December 2017, and EIR Revision Letter (RV 01), dated January 4, 2018, were presented to the Board and all voting members of the Board reviewed and considered the information contained in the EIR and its appendices and RV 01 prior to approving the project. In addition, all voting members of the Board have reviewed and considered testimony and additional information presented at, or prior to, its public hearings. The EIR, appendices, and RV 01 reflect the independent judgment and analysis of the Board and are adequate for this project. Attachments 7 and 8, of the Board letter, dated February 6, 2018, are incorporated herein by reference.

1.1.2 FULL DISCLOSURE

The Board finds and certifies that the EIR, appendices, and RV 01 constitute a complete, accurate, adequate, and good faith effort at full disclosure pursuant to CEQA. The Board further finds and certifies that the EIR, appendices, and RV 01 were completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) and 15097 require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The EIR has been prepared as a program EIR pursuant to CEQA Guidelines Section 15168. The degree of specificity in the EIR corresponds to the specificity of the general or program level policies of the project and to the effects that may be expected to follow from the adoption of the project.

A detailed Mitigation Monitoring and Reporting Program (MMRP) has been provided in Section 7.0 of the EIR, incorporated herein by reference, and all mitigation measures identified in the MMRP have been incorporated directly into the Cannabis Land Use Ordinance and Licensing Program as shown in Attachments 1, 2, 3, 6 and 13 of the Board letter dated February 6, 2018, incorporated herein by reference, and into the resolution and amendments to the Uniform Rules for Agricultural Preserves and Farmland Security Zones as shown in Attachment 5 of the Board letter dated February 6, 2018, incorporated herein by reference. To ensure compliance with adopted mitigation measures during implementation of Cannabis Land Use Ordinance and Licensing Program the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC) and the Coastal Zoning Ordinance (CZO) amendments include requirements that future development projects comply with each policy, action, or development standard required by each adopted mitigation measure in the MMRP, as applicable to the type of proposed development. Therefore, the Board adopts the MMRP to comply with Public Resource Code Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097, and finds that the Cannabis Land Use Ordinance and Licensing Program's above referenced ordinance amendments in the LUDC, MLUCD, and CZO are sufficient for a monitoring and reporting program.

1.1.5 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS¹ ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The EIR (17EIR-00000-00003), its appendices, and EIR Revision Letter (RV 01), for the Cannabis Land Use Ordinance and Licensing Program identify several environmental impacts which cannot be fully mitigated and, therefore, are considered unavoidable (Class I). These impacts involve: agricultural resources; air quality and greenhouse gas emissions; noise; transportation and traffic; and aesthetic and visual resources. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. For each of these Class I impacts described in the EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects to the maximum extent feasible, as discussed below. The Board letter, dated February 6, 2018, and its attachments are incorporated by reference.

Agricultural Resources

Impacts: The EIR identified significant project-specific and cumulative impacts related to the conversion of prime agricultural soils to a non-agricultural use or the impairment of agricultural land productivity (Impact AG-2).

¹ The discussion of impacts related to aesthetics and visual resources discussed in this section of these findings (below), addresses both the unavoidable cumulative impacts (Class I), as well as the project-specific impacts found to be significant but mitigable to a less-than-significant level (Class II), that are set forth in the EIR.

Mitigation: Mitigation Measure AG-2 requires that any new structures proposed for cannabis site development are sited on areas of the property that do not contain prime soils, to the maximum extent feasible. During the review of applications for cannabis site development, the County Planning and Development Department shall review the proposed location of any new structures proposed for cannabis-related structural development to ensure that they would avoid prime agricultural soils on-site. No other feasible mitigation measures are known that will further reduce impacts. Under a reasonable buildout scenario for cannabis related development, impacts to prime soils will remain significant and unavoidable.

Cumulative impacts to agricultural resources are mitigated to the maximum extent feasible with measure MM AG-2. Program approval would contribute to cumulative agricultural impacts associated with pending and future growth and development projects Countywide. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to agricultural resources.

Findings: The Board finds that the feasible mitigation measure (MM AG-2) has been incorporated into the Cannabis Land Use Ordinance and Licensing Program to reduce the significant environmental effects identified in the EIR to the maximum extent feasible. This mitigation measure will be implemented during the review of entitlement applications for cannabis development, to mitigate project-specific and cumulative impacts to agricultural resources to the maximum extent feasible. However, even with this mitigation measure, impacts to agricultural resources (Impact AG-2) will remain significant and unavoidable. Therefore, the Board finds the Cannabis Land Use Ordinance and Licensing Program's residual impacts to agricultural resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations in Finding 1.1.8 below.

Air Quality and Greenhouse Gas Emissions

Impacts: The EIR identified significant project-specific and cumulative impacts related to air quality and greenhouse gas emissions from future cannabis activities that would be permitted if the Project is approved. Specifically, the EIR identified the following adverse and unavoidable effects: inconsistency with the Clean Air Plan (Impact AQ-1), traffic generated emissions (Impact AQ-3), inconsistency with the Energy and Climate Action Plan (Impact AQ-4), and exposure of sensitive receptors to objectionable odors (Impact AQ-5).

Mitigation: The EIR identifies two mitigation measures, MM AQ-3 and MM AQ-5 to reduce impacts associated with traffic-generated emissions and objectionable odors, respectively.

MM AQ-3 requires that cannabis Permittees implement feasible transportation demand management (TDM) measures that reduce vehicle travel to and from their proposed sites. Each Permittee must consider location, total employees, hours of operation, site access and transportation routes, and trip origins and destinations associated with the cannabis operation. Once these are identified, the Permittee is required to identify a range of TDM measures as feasible for County review and approval. No other feasible mitigation measures are known that will further reduce traffic-generated emissions impacts. Under a reasonable buildout

scenario for cannabis related development, impacts from traffic-generated emissions will not be fully mitigated and will remain significant and unavoidable.

MM AQ-5 requires that cannabis licensees implement feasible odor abatement plans (OAPs) consistent with Santa Barbara County Air Pollution Control District requirements and subject to the review and approval of the County. No other feasible mitigation measures are known that will further reduce odor impacts. Under a reasonable buildout scenario for cannabis-related development, impacts from objectionable odors will not be fully mitigated and will remain significant and unavoidable.

Cumulative impacts related to air quality and greenhouse gas emissions are mitigated to the maximum extent feasible with measures MM AQ-3 and MM AQ-5. Since the Project is inconsistent with the Clean Air Plan and the Energy and Climate Action Plan, and the County is anticipated to remain in non-attainment, the Project's contribution to cumulative air quality impacts would be cumulatively considerable and, therefore, significant and unavoidable (Class I).

Findings: The Board finds that feasible mitigation measures (MM AQ-3 and MM AQ-5) have been incorporated into the Cannabis Land Use Ordinance and Licensing Program to reduce the significant environmental effects identified in the EIR to the maximum extent feasible. These mitigation measures are implemented during project review to mitigate project-specific and cumulative impacts related to air quality and greenhouse gas emissions, to the maximum extent feasible. However, even with these mitigation measures, impacts related to inconsistency with the Clean Air Plan (Impact AQ-1), traffic generated emissions (Impact AQ-3), inconsistency with the Energy and Climate Action Plan (Impact AQ-4), and exposure of sensitive receptors to objectionable odors (Impact AQ-5), will remain significant and unavoidable. Therefore, the Board finds the Cannabis Land Use Ordinance and Licensing Program's residual impacts related to air quality and greenhouse gas emissions are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations in Finding 1.1.8 below.

Noise

Impacts: The EIR identified significant project-specific and cumulative impacts to sensitive receptors from long-term increases in noise from traffic on vicinity roadways (Impact NOI-2).

Mitigation: As discussed above in the summary of air quality impacts, MM AQ-3 would require cannabis Permittees to implement feasible TDM measures that reduce vehicle travel to and from their proposed sites, subject to the review and approval of the County. No other feasible mitigation measures are known that will further reduce impacts. Under a reasonable buildout scenario for cannabis-related development, impacts to sensitive receptors from long-term noise increases from Project traffic will not be fully mitigated and will remain significant and unavoidable.

Cumulative impacts to sensitive receptors from traffic-generated noise are mitigated to the maximum extent feasible with measure MM AQ-3. The Project has the potential to contribute to cumulative noise impacts from roadway noise effects on ambient noise levels in the County. Combined with other development, increased vehicle trips could increase congestion and daily travel on roadways in rural areas that experience relatively minimal traffic noise. As the Project's contribution would be cumulatively considerable, even with implementation of MM AQ-3 to require reduced employee trips through TDM measures, cumulative impacts from the Project would be significant and unavoidable.

Findings: The Board finds that the feasible mitigation measure (MM AQ-3) has been incorporated into the Cannabis Land Use Ordinance and Licensing Program to reduce the significant environmental effects identified in the EIR, to the maximum extent feasible. This mitigation measure will be implemented during the review of entitlement applications for cannabis activities, in order to mitigate project-specific and cumulative impacts to sensitive receptors from traffic generated noise, to the maximum extent feasible. However, even with this mitigation measure, noise impacts related to long-term noise increases (Impact NOI-2) will remain significant and unavoidable. Therefore, the Board finds the Cannabis Land Use Ordinance and Licensing Program's residual noise impacts are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations in Finding 1.1.8 below.

Transportation and Traffic

Impacts: The EIR identified significant project-specific and cumulative impacts related to transportation and traffic from future cannabis activities that would be permitted if the Project is approved. The following adverse and unavoidable effects were identified: increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system (Impact TRA-1), and adverse changes to the traffic safety environment (Impact TRA-2).

Mitigation: The EIR identifies two mitigation measures, MM AQ-3 and MM TRA-1, to reduce impacts associated with traffic.

As discussed above in the summary of air quality impacts, MM AQ-3 would require cannabis Permittees to implement feasible TDM measures that reduce vehicle travel to and from their proposed sites, subject to the review and approval of the County. No other feasible mitigation measures are known that will further reduce these traffic impacts. Under a reasonable buildout scenario for cannabis-related development, impacts from traffic will not be fully mitigated and will remain significant and unavoidable.

MM TRA-1 requires that cannabis Permittees pay into the County's existing Development Impact Mitigation Fee Program, at an appropriate level (e.g., Retail Commercial and Other Nonresidential Development) in effect at the time of permit issuance for the County and Goleta and Orcutt Planning Areas to improve performance of the circulation system. No other feasible mitigation measures are known that will further reduce these traffic impacts. Under a

reasonable buildout scenario for cannabis related development, impacts from traffic will not be fully mitigated and will remain significant and unavoidable.

Cumulative impacts related to traffic would be mitigated to the maximum extent feasible with measures MM AQ-3 and MM TRA-1. The Project's contribution to cumulative changes in the transportation environment as a result of generation of new vehicle trips could still result in exceedances of acceptable road segment or intersection Level of Service, as well as inconsistency with the Regional Transportation Plan-Sustainable Communities Strategy. Therefore, the proposed Project would make a cumulatively considerable contribution to a significant cumulative traffic impact, and impacts are considered significant and unavoidable.

Findings: The Board finds that feasible mitigation measures (MM AQ-3 and MM TRA-1) have been incorporated into the Cannabis Land Use Ordinance and Licensing Program to reduce the significant environmental effects identified in the EIR, to the maximum extent feasible. These mitigation measures will be implemented during the review of entitlement applications for cannabis activities in order to mitigate project-specific and cumulative impacts related to traffic, to the maximum extent feasible. However, even with these mitigation measures, increases of traffic and daily vehicle miles of travel that affect the performance of the existing and planned circulation system (Impact TRA-1) and adverse changes to the traffic safety environment (Impact TRA-2) would remain significant and unavoidable. Therefore, the Board finds the Cannabis Land Use Ordinance and Licensing Program's residual impacts related to traffic are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations in Finding 1.1.8 below.

Aesthetics/Visual Resources

Impacts: Although the EIR identifies that project-specific impacts to County scenic resources would be mitigated to a less-than-significant level, it also found that Project-related future development in combination with other County projects and plans would contribute considerably to aesthetic and visual impacts. Thus, potential cumulative impacts resulting from changes to scenic resources and existing character would be significant and unavoidable.

Mitigation: Mitigation Measure MM AV-1 would reduce direct visual impacts associated with hoop structures and ancillary development for cannabis cultivation, such as fencing, by requiring appropriate screening in compliance with the land use entitlement (e.g., LUP, CDP, or CUP) that would be required for the cannabis operation. To the maximum extent feasible, screening for cannabis cultivation sites shall consist of natural barriers and deterrents to enable wildlife passage, prevent trespass from humans, and shall be visually consistent, to the maximum extent possible, with surrounding lands. Screening requirements would be set forth in the conditions of, and on the plans related to, the entitlement for the cannabis operation. While project-specific impacts to aesthetics/visual resources will be less-than-significant (Class II) with implementation of this mitigation measure, cumulative impacts would remain significant and unavoidable (Class I).

Findings: The Board finds that the feasible mitigation measure (MM AV-1) has been incorporated into the Cannabis Land Use Ordinance and Licensing Program to reduce the significant environmental effects identified in the EIR, to the maximum extent feasible. This mitigation measure will be implemented during the review of entitlement applications for cannabis operations in order to mitigate project-specific impacts to a less-than-significant level. However, even with this mitigation measure, the Project's contribution to significant cumulative visual impacts would remain cumulatively considerable, and would be significant and unavoidable. Therefore, the Board finds the Cannabis Land Use Ordinance and Licensing Program's residual cumulative impacts to aesthetic and visual resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations in Finding 1.1.8 below.

1.1.6 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY MITIGATION MEASURES

The EIR (17EIR-00000-00003), its appendices, and EIR Revision Letter (RV 01), for the Cannabis Land Use Ordinance and Licensing Program, identify several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below.

Aesthetics/Visual Resources

As discussed in Section 1.1.4 of these findings (above), the EIR identified potentially significant but mitigable project-specific impacts to County scenic resources from development associated with cannabis cultivation (Impact AV-1). The Board finds that implementation of MM AV-1 would reduce the significant project-specific environmental effects related to aesthetic and visual resources (Impact AV-1) to a less-than-significant level (Class II).

Agricultural Resources

Impacts: The EIR identified potentially significant but mitigable project-specific impacts as a result of potential land use incompatibility from manufacturing and distribution uses on agriculturally zoned lands (Impact AG-1).

Mitigation: MM AG-1 would require cannabis Permittees for manufacturing or distribution on lands designated for agricultural use (e.g., AG-I and AG-II), to cultivate cannabis on-site and have approval for a cultivation license. The requirement would specify that non-cultivation activities must be clearly ancillary and subordinate to the cultivation activities on-site so that the majority of cannabis product manufactured and/or distributed from a cannabis site is sourced from cannabis plant material cultivated on the same site. The requirement would also specify that the accessory use must occupy a smaller footprint than the area dedicated to cannabis cultivation. Further, the requirement would apply to microbusiness licenses (Type

12) to ensure that proposed manufacturing or distribution would be ancillary and subordinate to the proposed cultivation area.

Findings: The Board finds that MM AG-1 has been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM AG-1 will reduce the significant project-specific environmental effects related to incompatibility with existing zoning for agricultural uses (Impact AG-1) to a less-than-significant level (Class II).

Biological Resources

Impacts: The EIR identified the following potentially significant but mitigable project-specific impacts from future cannabis activities: adverse effects on unique, rare, threatened, or endangered plant or wildlife species (Impact BIO-1); adverse effects on habitats or sensitive natural communities (Impact BIO-2); adverse effects on the movement or patterns of any native resident or migratory species (Impact BIO-3); and conflicts with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources (Impact BIO-4).

Mitigation: The EIR identifies several mitigation measures that would reduce potentially significant impacts to a less-than-significant level.

MM BIO-1a would require applicants who apply for a cannabis permit for a site that would involve pruning, damage, or removal of a native tree or shrub, to submit a Tree Protection Plan (TPP) prepared by a County-approved arborist/biologist. The TPP would set forth specific avoidance, minimization, or compensatory measures, as necessary, given site-specific conditions and the specific cannabis operation for which the applicant would be requesting a permit.

MM BIO-1b would require applicants who apply for a cannabis permit for a site that would involve clearing of sensitive native vegetation, to submit a Habitat Protection Plan (HPP) prepared by a County-approved biologist. The HPP would set forth specific avoidance, minimization, or compensatory measures, as necessary, given site-specific conditions and the specific cannabis operation for which the applicant would be requesting a permit.

MM BIO-3, Wildlife Movement Plan, would be required for outdoor cultivation sites that would include fencing. The Wildlife Movement Plan would analyze proposed fencing in relation to the surrounding opportunities for migration, identify the type, material, length, and design of proposed fencing, and identify non-disruptive, wildlife-friendly fencing, such as post and rail fencing, wire fencing, and/or high-tensile electric fencing, to be used to allow passage by smaller animals and prevent movement in and out of cultivation sites by larger mammals, such as deer. Any required fencing would also have to be consistent with the screening requirements outlined in MM AV-1, which is discussed in these findings (above).

MM HWR-1 would require applicants for cultivation permits to provide evidence of compliance with the State Water Resources Control Board (SWRCB) requirements (or

certification by the appropriate Water Board stating a permit is not necessary). The SWRCB has drafted a comprehensive Cannabis Cultivation Policy which includes principles and guidelines for cannabis cultivation within the state. The general requirements and prohibitions included in the draft policy address a wide range of issues, from compliance with state and local permits to riparian setbacks. The draft general order also includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers.

Findings: The Board finds that MM BIO-1a, MM BIO-1b, MM BIO-3, and MM HWR-1 have been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM BIO-1a, MM BIO-1b, MM BIO-3, and MM HWR-1 would reduce the significant project-specific environmental effects related to biological resources (Impacts BIO-1, BIO-2, BIO-3, and BIO-4) to a less-than-significant level (Class II).

In addition, the Board finds that implementation of MM BIO-1a, MM BIO-1b, MM BIO-3, and MM HWR-1 would reduce the Project's contribution to significant, cumulative impacts to biological resources, such that the Project would not make a cumulatively considerable contribution and, therefore, the Project's contribution to cumulative impacts to biological resources would be less-than-significant with mitigation (Class II).

Cultural Resources

Impacts: The EIR identified potentially significant but mitigable impacts to historical resources (Impact CR-1) as well as to archaeological resources, tribal cultural resources, human remains, or paleontological resources (Impact CR-2) from future cannabis activities.

Mitigation: The EIR identifies two mitigation measures that would reduce potentially significant impacts to a less-than-significant level.

MM CR-1 would require cannabis licensees to preserve, restore, and renovate onsite structures consistent with the requirements of CEQA and the County Cultural Resources Guidelines. This mitigation measure requires an applicant for a cannabis permit to retain a qualified historian to perform a Phase I survey, and if necessary, a Phase II significance assessment and identify appropriate preservation and restoration/renovation activities for significant onsite structures in compliance with the provisions of the most current County Cultural Resources Guidelines.

MM CR-2 would require a Phase I archaeological and paleontological survey in compliance with the provisions of the County Cultural Resources Guidelines for areas of proposed ground disturbance. If the cannabis development has the potential to adversely affect significant resources, the applicant would be required to retain a Planning and Development Department-approved archaeologist to prepare and complete a Phase II subsurface testing program in coordination with the Planning and Development Department. If the Phase II program finds that significant impacts may still occur, the applicant would be required to retain a Planning and Development Department-approved archaeologist to prepare and complete a Phase III

proposal for data recovery excavation. All work would be required to be consistent with County Cultural Resources Guidelines. The applicant would be required to fund all work.

Findings: The Board finds that the feasible MM CR-1 and MM CR-2 have been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM CR-1 and MM CR-2 would reduce the significant project-specific effects related to cultural resources (Impacts CR-1 and CR-2) to a less-than-significant level (Class II).

Hydrology and Water Resources

Impacts: The EIR identified potentially significant but mitigable impacts to surface water quality (Impact HWR-1) as well as groundwater quality (Impact HWR-2) from future cannabis activities.

Mitigation: MM HWR-1 would require applicants for cultivation licenses to provide evidence of compliance with the SWRCB requirements (or certification by the Regional Water Quality Control Board stating that a permit is not necessary). The SWRCB has drafted a comprehensive Cannabis Cultivation Policy which includes principles and guidelines for cannabis cultivation within the state. The general requirements and prohibitions included in the draft policy address a wide range of issues, from compliance with state and local permits to riparian setbacks. The draft general order also includes regulations on the use of pesticides, rodenticides, herbicides, insecticides, fungicides, disinfectants, and fertilizers.

Findings: The Board finds that the feasible MM HWR-1 has been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM HWR-1 would reduce the significant project-specific effects related to surface water quality (Impact HWR-1) and groundwater quality (Impact HWR-2) to a less-than-significant level (Class II).

Land Use

Impacts: The EIR identified potentially significant but mitigable impacts related to conflicts with an applicable land use plan, policy, or regulation, specifically with regard to conflicts with public land uses (Impact LU-1).

Mitigation: MM LU-1 would establish a regulation prohibiting cannabis activities on publicly owned lands within the County.

Findings: The Board finds that the feasible MM LU-1 has been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM LU-1 would reduce the significant project-specific effects related to conflicts with uses on public lands (Impact LU-1) to a less-than-significant level (Class II).

Utilities and Energy Conservation

Impacts: The EIR identified potentially significant but mitigable impacts related to increased demand for new energy resources (Impact UE-2) from future cannabis activities.

Mitigation: The EIR identifies several mitigation measures that would reduce potentially significant impacts to a less-than-significant level.

MM UE-2a would require cannabis licensees to implement energy conservation best management practices to the maximum extent feasible. This would include the use of renewable energy sources and energy efficient development and operations.

MM UE-2b would require that cannabis licensees participate in a Regional Renewable Choice (RRC) program, Green Rate program, Community Renewable program, or similar equivalent renewable energy program, if feasible.

MM UE-2c would encourage cannabis Permittees to participate in the Smart Build Santa Barbara (SB2) Program as part of the permit review process. This measure would ensure that Permittees receive direction on feasible energy conservation measures, incentives, or other energy-saving techniques.

Findings: The Board finds that the MM UE-2a, MM UE-2b, and MM UE-2c have been incorporated into the Cannabis Land Use Ordinance and Licensing Program. The Board finds that implementation of MM UE-2a, MM UE-2b, and MM UE-2c would reduce the significant project-specific effects related to increased demand for new energy resources (Impact UE-2) to a less-than-significant level (Class II).

1.1.7 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES ARE NOT FEASIBLE

The EIR (17EIR-00000-00003) evaluated a no project alternative and three additional alternatives (Alternative 1 - Exclusion of Cannabis Activities from the AG-I Zone District, Alternative 2 - Preclusion of Cannabis Activities from Williamson Act Land, and Alternative 3 - Reduced Registrants) as methods of reducing or eliminating significant environmental impacts. The Board letter, dated February 6, 2018, and its attachments are incorporated by reference. The Board finds that the identified alternatives are infeasible for the reasons stated.

1. No Project Alternative

The No Project Alternative addresses the potential environmental impacts that could result if the proposed Project is not adopted and the mitigation measures of the Project are not implemented. Under the No Project Alternative, the direct impacts associated with licensing of an expanded cannabis industry would not occur. However, this alternative would not address unregulated and illegal cannabis activities, and would not offer an avenue for licensing and permitting. Thus, it is likely that illegal cannabis activities would continue to

exist. Under the No Project Alternative, existing County law enforcement would continue on a primarily response-to-complaints and call-for-service basis. Over the more than three decades of local, state and federal law enforcement activities cannabis cultivation and related activities have not been eradicated. Even with local, state, and federal participation in cannabis law enforcement, as well as pending state-level regulations and programs developed from MAUCRSA, the illicit cultivation and sale of cannabis in California and the County would likely continue to be a major illicit business. Therefore, there would be no orderly development, nor oversight of cannabis activities within the County, with potential for expanded illegal activities.

Under the No Project Alternative, aesthetic/visual and agricultural resource impacts would likely be reduced. However, potential impacts related to air quality, biology, cultural resources, geology and soils, hazards, hydrology, land use, public services, transportation, and utilities/energy would be more severe under the No Project Alternative.

The No Project Alternative fails to achieve the objectives of the project. Therefore, the Board finds that the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) is preferable to the No Project Alternative.

2. Alternative 1: Exclusion of Cannabis Activities from the AG-I Zone District

Under Alternative 1 - the Exclusion of Cannabis Activities from the AG-I Zone District, cannabis-related activities would not be allowed within the AG-I zone districts throughout the County. This would reduce the areas of eligibility in the County, particularly within the Carpinteria Valley and the Santa Ynez Valley. Alternative 1 would reduce the total amount of eligible area and sites as compared to the proposed Project, and would require substantial relocation or abandonment of existing cannabis operations. Existing cultivators would need to find locations within the reduced area of eligibility.

The classification of all impacts under Alternative 1 would be similar to those under the proposed Project, including significant and unavoidable impacts to agricultural resources; air quality and greenhouse gas emissions; noise; and transportation and traffic. Adoption of Alternative 1 would achieve most of the Project objectives, which include regulating cannabis activities within the County including: providing an efficient and clear cultivation and manufacturing permit process and regulations; and regulating sites and premises to avoid degradation of the visual setting and neighborhood character, odors, hazardous materials, and fire hazards. However, adoption of Alternative 1 would not achieve Project objectives related to development of a robust and economically viable legal cannabis industry (Objective 1), encouraging businesses to operate legally and secure a license to operate in full compliance with County and state regulations (Objective 4), and minimization of adverse effects of cultivation and manufacturing and distribution activities on the natural environment (Objective 6).

Although this alternative would be consistent with some of the objectives of the Proposed Project, it would not adequately meet Objectives 1, 4, and 6. As such, it has been found infeasible for social, economic and other reasons. The Board finds that the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) is preferable to Alternative 1.

3. Alternative 2: Preclusion of Cannabis Activities from Williamson Act Land

Alternative 2 considers environmental impacts under a modified set of licensing regulations that would reduce the area of eligibility on lands that are subject to a Williamson Act contract in the County where licenses may be issued for cannabis cultivation activities. Under Alternative 2, cannabis activities would not count towards the minimum cultivation requirements to qualify for an agricultural preserve contract pursuant to the Williamson Act; however, cannabis activities would be considered compatible uses on lands that are subject to agricultural preserve contracts. Cannabis cultivation activities would be limited to a maximum of 22,000 square feet of cannabis canopy cover for each Williamson Act contract premises. Agricultural use data for commercial production and reporting that would be used to determine compliance with minimum productive acreage and annual production value requirements would not include cannabis activities.

This alternative would result in limiting the potential for cannabis activities on over 50 percent of eligible County area, and would eliminate hundreds of potential cannabis operations from occurring on Williamson Act lands. As compared to the proposed Project, the approximate total area of eligibility for manufacturing and distribution would be reduced while retail sales and testing area would remain about the same.

Adoption of Alternative 2 would achieve some of the Project objectives which include regulating commercial cannabis cultivation, manufacturing, and distribution activities within the County, providing an efficient and clear cultivation and manufacturing permit process and regulations, and regulating sites and premises to avoid degradation of the visual setting and neighborhood character, odors, hazardous materials, and fire hazards. However, Alternative 2 would not reduce any significant impacts to a less-than-significant level. Moreover, adoption of this alternative would not achieve some of the basic Project objectives, including those related to development of a robust and economically viable legal cannabis industry (Objective 1), encouraging businesses to operate legally and secure a license to operate in full compliance with County and state regulations (Objective 4), and minimization of adverse effects of cultivation and manufacturing and distribution activities on the natural environment (Objective 6).

Although this alternative would be consistent with some of the objectives of the Proposed Project, it would not adequately meet Objectives 1, 4, and 6. As such, it has been found infeasible for social, economic, and other reasons. The Board finds that the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) is preferable to Alternative 2.

4. Alternative 3: Reduced Registrants

Under the Reduced Registrants Alternative, the total number of licenses issued by the County would consist of half of the number of each category of licenses that were indicated as part of the 2017 Cannabis Registry. This would restrict the County to issuing a total of 962 licenses (50 percent of the 1,924 identified), which would subsequently limit the representative buildout of the Project analyzed in the EIR by a commensurate 50 percent. Existing operators identified in the 2017 Cannabis Registry would be prioritized for licensing under this alternative, which would substantially reduce the net new buildout, while allowing for limited growth.

Alternative 3 would result in substantial reductions in the severity of most impacts compared to the Project, and would reduce significant and unavoidable impacts to agricultural resources to a less-than-significant level. However, it would not achieve the most basic Project objectives, including those related to development of a robust, economically viable, and legal cannabis industry (Objective 1), and encouraging businesses to operate legally and secure a license to operate in full compliance with County and state regulations (Objective 4).

Although this alternative would be consistent with some of the objectives of the Proposed Project, it would not adequately meet Objectives 1 and 4. As such, it has been found infeasible for social, economic and other reasons. The Board finds that the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) is preferable to Alternative 3.

1.1.8 STATEMENT OF OVERRIDING CONSIDERATIONS

The Board makes the following Statement of Overriding Considerations: The Cannabis Land Use and Licensing Program EIR (17EIR-00000-00003) found that impacts related to agricultural resources, air quality and greenhouse gas emissions, noise, transportation and traffic, and aesthetic and visual resources (cumulative) will remain significant and unavoidable (Class I). The Board has balanced “the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits” of the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) against these effects and makes the following Statement of Overriding Considerations, which warrants approval of the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) notwithstanding that all identified adverse environmental effects are not fully avoided or substantially lessened [CEQA Guidelines Section 15093(a)]. The Board finds that the benefits of the “proposed project outweigh the unavoidable adverse environmental effects,” and therefore, “the adverse environmental effects may be considered ‘acceptable’” [CEQA Guidelines Section 15093(a)].

Each of the reasons for approval cited below is a separate and independent basis that justifies approval of the Cannabis Land Use Ordinance and Licensing Program. Thus, even if a court

were to set aside any particular reason or reasons, the Board finds that it would stand by its determination that each reason, or any combinations of reasons, is a sufficient basis for approving the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) notwithstanding the significant and unavoidable impacts that may occur. The substantial evidence supporting the various benefits can be found in the other Findings for Approval set forth in this document, the EIR, and in the Record of Proceedings, including, but not limited to, public comment received at the numerous public hearings listed in the incorporated Board letter dated February 6, 2018.

Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any unavoidable adverse environmental effects of the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) are acceptable due to the following environmental benefits and overriding considerations:

- A. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) provides for a robust and economically viable legal cannabis industry to ensure production and availability of high quality cannabis products to help meet local demands, and, as a public benefit, improves the County's tax base. For a detailed discussion of the economic viability, see the Fiscal Analysis of the Commercial Cannabis Industry in Santa Barbara County, prepared by Hdl Companies and dated October 31, 2017 and incorporated herein by reference:
<https://santabarbara.legistar.com/View.ashx?M=F&ID=5685428&GUID=E6A9F289-B740-40DC-A302-B4056B72F788>
- B. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) enhances the local economy and provides opportunities for future jobs, business development, and increased living wages. Moreover, the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) promotes continued agricultural production as an integral part of the region's economy by giving existing farmers access to the potentially profitable cannabis industry, which in turn would provide relief for those impacted by competition from foreign markets and rising costs of water supply.
- C. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) expands the production and availability of medical cannabis, which is known to help patients address symptoms related to glaucoma, epilepsy, arthritis, and anxiety disorders, among other illnesses.
- D. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) allows for the orderly development and oversight of commercial cannabis activities by applying development standards that

- require appropriate siting, setbacks, security, and nuisance avoidance measures, thereby protecting public health, safety, and welfare.
- E. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) provides a method for commercial cannabis businesses to operate legally and secure a permit and license to operate in full compliance with County and state regulations, maximizing the proportion of licensed activities and minimizing unlicensed activities. Minimization of unlicensed activities will occur for two reasons. First, the County will be providing a legal pathway for members of the industry to comply with the law. Secondly, the County will use revenue from the project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) to strengthen and increase code enforcement actions in an effort to remove illegal and noncompliant operations occurring in the County unincorporated areas.
 - F. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) establishes land use requirements for commercial cannabis activities to minimize the risks associated with criminal activity, degradation of neighborhood character, groundwater basin overdraft, obnoxious odors, noise nuisances, hazardous materials, and fire hazards.
 - G. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) minimizes the potential for adverse impacts on children and sensitive populations by imposing appropriate setbacks and ensuring compatibility of commercial cannabis activities with surrounding existing land uses, including residential neighborhoods, agricultural operations, youth facilities, recreational amenities, and educational institutions. For detailed discussions on compatibility, see Section 3.9, *Land Use and Planning*, in the EIR, incorporated herein by reference, as well as the other Findings for Approval in this document.
 - H. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) provides opportunities for local testing labs that protect the public by ensuring that local cannabis supplies meet product safety standards established by the State of California.
 - I. The project (as modified by incorporation of EIR mitigation measures, and additional development standards shown in RV 01) protects agricultural resources, natural resources, cultural resources, and scenic resources by limiting where cannabis activities can be permitted and by enacting development standards that would further avoid or minimize potential impacts to the environment.

2.0 ADMINISTRATIVE FINDINGS FOR CANNABIS LAND USE ORDINANCES

In compliance with Section 35.104.060.A (Findings for Comprehensive Plan, Development Code and Zoning Map Amendments) of the Santa Barbara LUDC the Board shall make the

findings below in order to approve a text amendment to the County Land Use and Development Code (LUDC).

The findings to approve a text amendment to the County's certified Local Coastal Program are set forth in Section 35-180.6 (Findings Required for Approval of Rezone or Ordinance Amendment) of the Coastal Zoning Ordinance (CZO). In compliance with Chapter 2, Administration, Article V, Planning and Zoning, Section 2-25.2, Powers and Duties, the Board shall make the following findings in order to approve the text amendment to the CZO.

In compliance with Section 35.494.050 (Action on Amendment) of the Montecito Land Use and Development Code (MLUDC), the Board shall make the following findings in order to approve the text amendment to the MLUDC.

2.1 The request is in the interests of the general community welfare.

The proposed ordinance amendments are in the interest of the general community welfare since the amendments will serve to (1) define new land uses associated with cannabis activities (2) indicate those zones that allow the Cannabis land uses, and (3) set forth development standards for various permitted commercial cannabis activities to avoid compromising the general welfare of the community, as analyzed in the Board letter, dated February 6, 2018, which is hereby incorporated by reference.

2.2 The request is consistent with the County Comprehensive Plan, the requirements of state planning and zoning laws, and the LUDC, CZO, and MLUDC.

Adoption of the proposed ordinances, as analyzed in the Board letter, dated February 6, 2018, which is hereby incorporated by reference, will provide more effective implementation of the State planning and zoning laws by revising the LUDC, CZO, and MLUDC to provide clear zoning standards that will benefit the public, consistent with the state licensing program for the cannabis industry. The proposed ordinances: define the uses associated with commercial cannabis activities; identify the zones in which cannabis land uses would be prohibited; and set forth a number of development standards and other requirements that would apply to personal cultivation, in order to avoid or otherwise minimize adverse effects from cannabis activities. The proposed ordinances would be consistent with the adopted policies and development standards of the Comprehensive Plan, including the Community Plans. The proposed ordinance amendments are also consistent with the remaining portions of the LUDC, CZO, and MLUDC that these ordinance amendments would not be revising. Therefore, the proposed ordinance amendments would be consistent with the Comprehensive Plan including the Community Plans, the requirements of State Planning and Zoning Laws, and the LUDC, CZO, and MLUDC.

2.3 The request is consistent with good zoning and planning practices.

The proposed ordinances, as analyzed in the Board letter, dated February 6, 2018, which are hereby incorporated by reference, clearly and specifically address personal cultivation and commercial cannabis activities within the unincorporated area of Santa Barbara County. The ordinances are consistent with sound zoning and planning practices to regulate land uses for

the overall protection of the environment and community values since it provides for clear direction regarding where cannabis land uses are allowed and prohibited, which serves to minimize potential adverse impacts to the surrounding area. As discussed in Finding 2.2, above, the amendments are consistent with the Comprehensive Plan, including the Community Plans, LUDC, CZO and MLUDC. Therefore, the proposed ordinances are consistent with sound zoning and planning practices to regulate land uses.

3.0 ADMINISTRATIVE FINDINGS FOR AMENDMENTS TO ARTICLE X (CASE NO. 18ORD-00000-00001)

In compliance with Section 35.104.060.A (Findings for Comprehensive Plan, Development Code and Zoning Map Amendments) of the Santa Barbara LUDC the Board shall make the findings below in order to approve the amendment and partial rescission of Article X, Medical Marijuana Regulations, of Chapter 35, Zoning, of the Santa Barbara County Code (Case no. 18ORD-00000-00001).

3.1 The request is in the interests of the general community welfare.

The proposed ordinance to amend and partially rescind Article X is in the interest of the general community welfare since it will:

- Maintain the amortization of Legal Nonconforming medical marijuana operations as established by the Board in November of 2017.
- Clarify the timing of the amortization periods for Legal Nonconforming medical marijuana operations, thereby providing certainty to the operators and the public alike regarding the status of the operations.
- Rescind the existing prohibition against medical marijuana cultivation upon the operative dates of the Cannabis Land Use Ordinances (Case Nos. 17ORD-00000-00004, -00009, -00010), thereby ensuring that the new regulations are not in conflict with existing regulations.
- Rescind the entirety of Article X upon the termination of Legal Nonconforming uses, thereby removing obsolete regulations.

3.2 The request is consistent with the County Comprehensive Plan, the requirements of state planning and zoning laws, and the LUDC and CZO.

Adoption of the proposed ordinance, as analyzed in the Board letter, dated February 6, 2018, which is hereby incorporated by reference, will ensure that the provisions in Article X are consistent with the new regulations in the LUDC, CZO, and MLUDC should the Board adopt the Cannabis Land Use Ordinances (Case Nos. 17ORD-00000-00004, -00009, -00010). The amended Article X would be consistent with the adopted policies and development standards of the Comprehensive Plan, including the Community Plans. Together with the Cannabis Land Use Ordinances, the amended Article X will allow for more effective implementation of the State planning and zoning laws by ensuring consistency with the new State licensing program for the cannabis industry. Therefore, the proposed ordinance amendments would be

consistent with the Comprehensive Plan including the Community Plans, the requirements of State Planning and Zoning Laws, and the LUDC, CZO and MLUDC.

3.3 The request is consistent with good zoning and planning practices.

The proposed amendments to Article X are consistent with sound zoning and planning practices since they will ensure that there is no conflict between the new cannabis regulations and the existing medical marijuana regulations. Moreover, the amendments provide a clear timeframe for the termination of Legal Nonconforming uses for medical marijuana cultivation. Finally, the amendments provide for Article X to be rescinded entirely once Legal Nonconforming medical marijuana operations are terminated and the separate medical marijuana regulations are no longer necessary. Thus, the proposed amendments are consistent with sound zoning and planning practices to regulate land uses.

4.0 AMENDMENT TO THE UNIFORM RULES FINDINGS (Case No. 17ORD-00000-00019)

4.1 The request is in the interests of the general community welfare.

The proposed amendment to the Uniform Rules would limit the amount and types of cannabis activities that would be permitted on Williamson Act lands. This is in the interests of the general community welfare because the preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources, and also for the assurance of adequate, healthful, and nutritious food for residents of the state and the nation. The amendment would also specify that cannabis activities are not compatible with Williamson Act contracts for open space or Williamson Act contracts for recreation, thereby ensuring the continued protection of scenic, biological and recreational resources in those preserves.

4.2 The request is consistent with the County Comprehensive Plan, the requirements of state planning and zoning laws, and the LUDC and CZO.

The amendment of the Uniform Rules, as analyzed in the Board letter, dated February 6, 2018, which is hereby incorporated by reference, would be consistent with the adopted policies and development standards of the Comprehensive Plan, including the Land Use and Agricultural Elements. The Agricultural Element contains goals and policies which require the protection of agriculture lands, the reservation of prime soils for agricultural uses, and the preservation of a rural economy. The amendment would limit the types and amounts of cannabis activities that would be permitted on Williamson Act lands. It would also specify that some cannabis activities, including cultivation, are compatible with the agricultural uses on Williamson Act lands, thereby ensuring consistency with the Cannabis Land Use Ordinances (Case Nos. 17ORD-00000-00004, -00010).

4.3 The request is consistent with good zoning and planning practices.

The Agricultural Preserve Advisory Committee (APAC) held three hearings on the matter of cannabis activities to be permitted on Williamson Act lands. At the hearings, public input was received and information such as current zoning and planning practices, assessor policies and procedures, potential environmental impacts, and approaches taken by other counties was discussed. The purpose of agricultural preserve program and uniform rules was also discussed

as a factor in making a recommendation to the Board. APAC recommended the proposed amendments to the Uniform Rules on December 1, 2017, with particular consideration given to applying good zoning/planning practices while preserving agricultural and open space land in the County. As also stated under 4.2 above, the proposed Uniform Rules amendment is consistent with all applicable policies of the Comprehensive Plan and Land Use and Development Code.

**ATTACHMENT D: LINK TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE CANNABIS LAND USE AND LICENSING PROGRAM, 17EIR-00000-00003**

<https://cosantabarbara.app.box.com/s/o9fp2865sykagn98s0702plaa96xi7t5/folder/728875796>
62

ATTACHMENT E: PROJECT PLANS



PHOTO RENDERING FROM FOOTHILL (Exist'g Condition)

Only existing landscaping shown. Proposed Processing Building upper roof partially seen from Foothill Road.



PHOTO RENDERING FROM FOOTHILL (+ Project Landscaping)

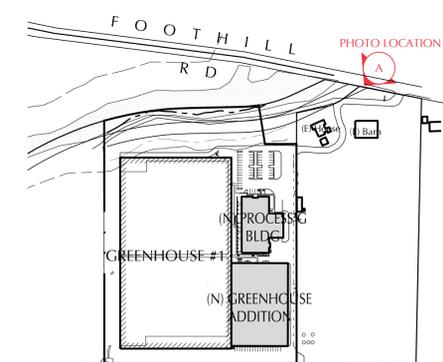
With proposed project landscaping, no aspect of the project can be seen from Foothill Road.



PHOTO RENDERING FROM FOOTHILL (+ Project Landscaping and Caltrans Landscaping)

By further adding landscaping proposed by Caltrans, existing fence also becomes screened.

PHOTO POSITION



ARCHITECTURE

924 anacapa st
suite: 2-U
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93101
805.564.6074

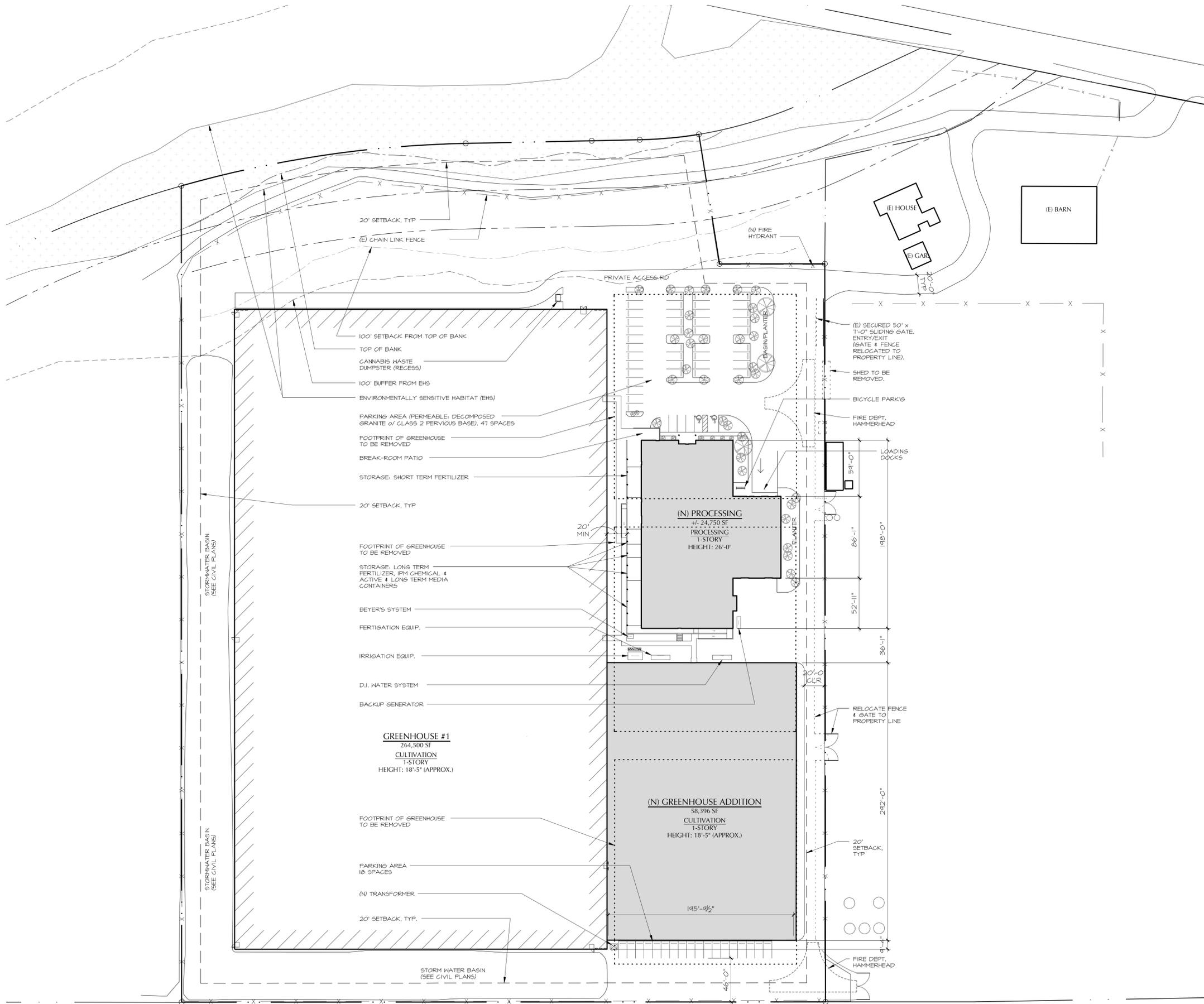
SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
PHOTO EXHIBIT
LANDSCAPING

- date:
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
 - 9-9-2020
 - 9-17-2020
 - 12-9-2020
 - 12-18-2020
 - 12-29-2020
 - 1-13-2021
 - 2-3-2021
 - 2-9-2021
 - 2-10-2021
 - 2-18-2021
 - 4-27-2021
 - 6-1-2021
 - 7-6-2021
 - ..
 - ..

sheet no:
G-2.2



SITE PLAN

1"=50'



SITE PLAN GENERAL NOTES:

1. This plan is for architectural reference. See civil plans for specific grading and drainage information.
2. Positive drainage shall be provided away from the structure at a minimum slope of 5% for 10 feet.
3. Contractor shall verify location of all underground utilities prior to excavation.
4. Rain gutters and downspouts shall collect and discharge roof rain water run-off through an approved storm drain system. See civil plans for additional information.
5. Verify depth & separation of utilities within trenches w/ governing jurisdiction and comply w/ all applicable codes. Architect to be notified of any conflicts.



ARCHITECTURE

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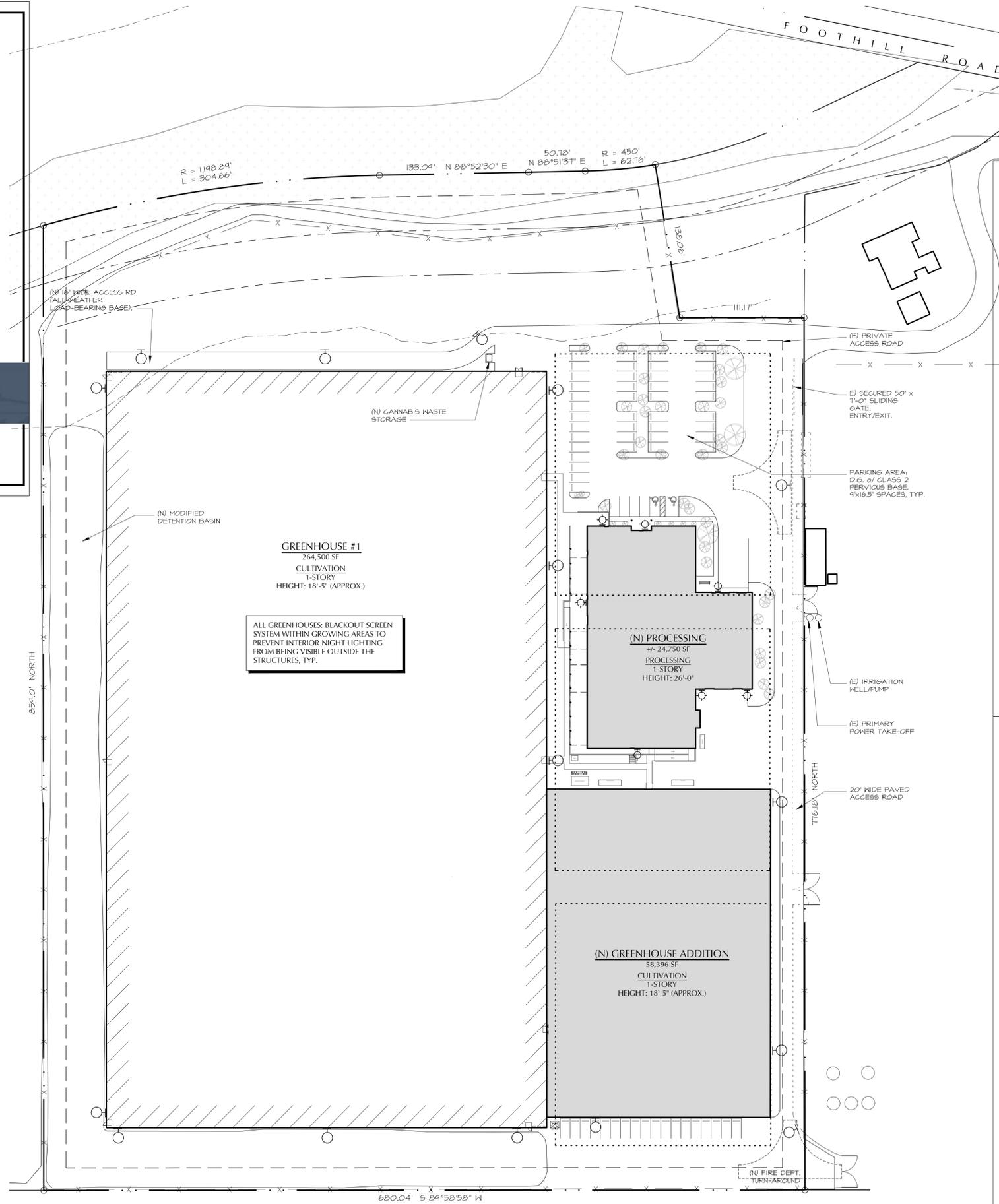
sheet description
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- date:**
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
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 - 9-17-2020
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 - 4-27-2021
 - 6-1-2021
 - 7-6-2021

sheet no:
A-1



THE ORIGINAL™ LED WALL SCONCE



SITE LIGHTING PLAN

1"=50'

LIGHTING SYMBOLS:

- = LED FLOODLIGHT w/ MOTION SENSOR. LIGHTS TO BE DIRECTED DOWNWARD, WALL-MOUNTED, +10'-0". SEE MFR SPEC'S. THIS SHEET.
- = LED FLOODLIGHT w/ MOTION SENSOR. LIGHTS TO BE DIRECTED DOWNWARD, POLE-MOUNTED, +8'-0". SEE MFR SPEC'S. THIS SHEET.
- = LED BARNLIGHT w/ MOTION SENSOR. LIGHTS TO BE DIRECTED DOWNWARD, WALL-MOUNTED, +8'-0". SEE MFR SPEC'S. THIS SHEET.

CIMARRON LED CL1S	Cat.#	Type	HUBBELL Outdoor Lighting
	Job	Approvals	

SPECIFICATIONS

Construction:

- Stylish vertically flared die-cast solid top housing for maximum heat dissipation. Stops collection of unsightly debris.
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance.
- One piece die-cut silicone gasket with mechanically compressed stainless steel bezel ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Control (BC) option available for 80% spill light reduction, doesn't change future appearance or EPA, recommended for Type II and Type IV distributions.
- Weight - 19 pounds, EPA - 45 Ft

Optics:

- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions.

Electrical:

- 300K, 70 CR, 400K, 70 CR, 500K, 70 CR, 700mA drive current standard. 350mA and 525mA options available with 32L and 48L LED models.
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery.
- Surge protection - 20KA. Turns future off at end of life; includes LED for end of life indication (see surge suppressor page 3).
- Optional 0-10VDC continuous dimming to 10%.
- Automatic thermal self-protection.
- LED electrical assembly, including PFC devices, consumes no power in the "off" state.

Control:

- Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control.

Installation:

- Quick-mount plate included for easy installation.
- The decorative integral arm houses two stage hinge mechanism.
- Safety latch holds luminaire door to prevent "free swing".
- Quick-connect wiring for simplified, hassle-free installation.
- Suitable for applications requiring 3G testing prescribed by ANSI @136.31

Finish:

- TGC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness.

Warranty:

- Five year limited warranty, for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>
- 700mA models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/DLC/>
- DA approved
- IP66

Listing:

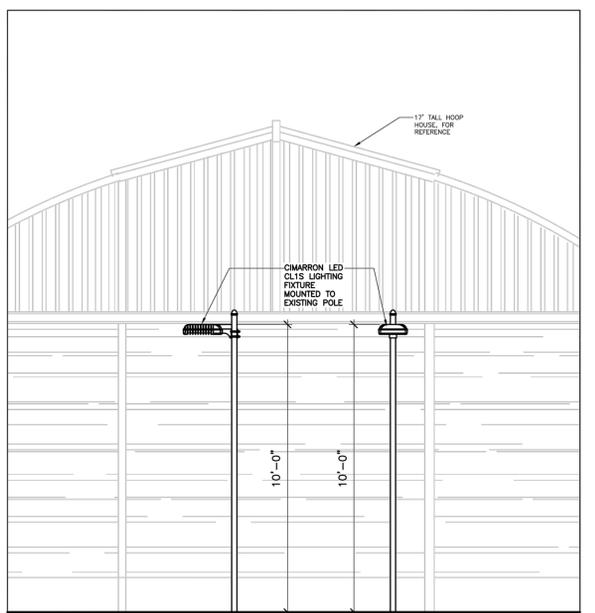
- UL1598 and CSA C22.2#250.0-24 for wet locations

Product Images:

- 48 LED 3/4 VIEW
- 16 LED
- 32 LED
- 48 LED

CERTIFICATIONS/LISTINGS

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
© 2018 HUBBELL OUTDOOR LIGHTING, All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA. CL1S-SPEC August 08, 2018 4:58 PM



SCS ENGINEERS 2370 SKYWAY DR. STE 101 SANTA MARIA, CA 93455 FEBRUARY 2021	SLO CULTIVATION 3861 FOOTHILL RD. CARPINTERIA, CA 93103	LIGHTING ELEVATION
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ARCHITECTURE

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suite: 2-U
santa barbara, ca
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805.564.6074

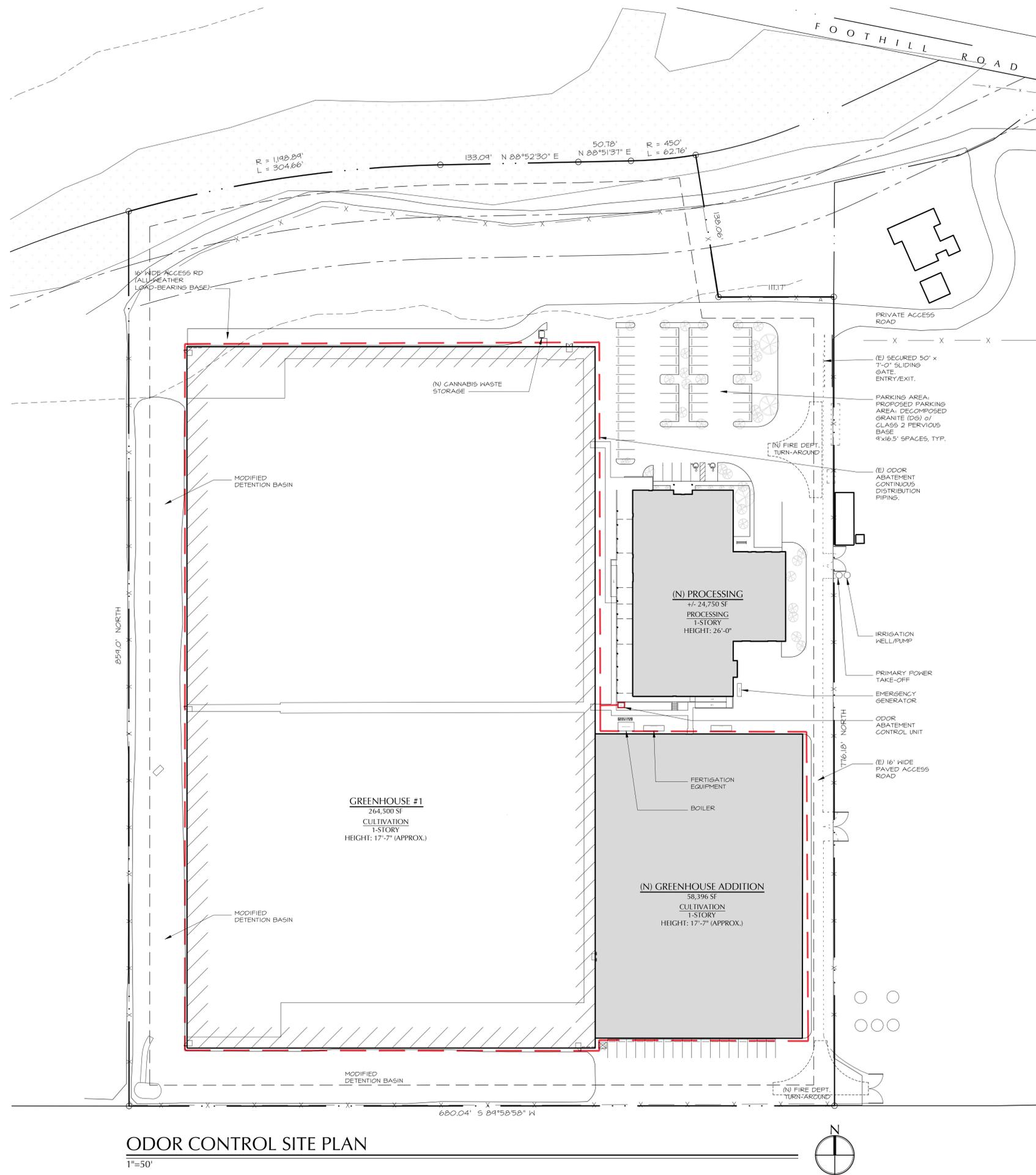
SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
SITE LIGHTING PLAN

- date:**
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
 - 9-9-2020
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 - 2-18-2021
 - 4-27-2021
 - 6-1-2021
 - 7-6-2021

sheet no:
A-1.2



ODOR CONTROL SITE PLAN

1"=50'



ODOR CONTROL NOTES:

1. Odor Abatement: Dry Vapor Odor Control System (by Byers, U.N.O.) on Concrete Pad. See Odor Abatement Plan by SCS Engineers for Additional Information.
2. Locate Neutralizing Agent and Blower per MFR.
3. Distribution Pipe to be PVC, U.N.O.



ARCHITECTURE

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Carpinteria, CA



sheet description
ODOR CONTROL PLAN

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 - 4-27-2021
 - 6-1-2021
 - 7-6-2021
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sheet no:
A-1.3

Preliminary: NOT FOR CONSTRUCTION

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Processing Floor Plan

3/32"=1'-0"

Mezzanine Plan



ARCHITECTURE

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SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
PROCESSING BLDG
FLOOR PLANS

date:
8-7-2020
8-20-2020
8-28-2020
9-3-2020
9-9-2020
9-17-2020
12-9-2020
12-18-2020
12-29-2020
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2-18-2021
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7-6-2021
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sheet no:
A-2

Preliminary: NOT FOR CONSTRUCTION

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Processing Bldg North Elevation
3/32"=1'-0"



Processing Bldg East Elevation
3/32"=1'-0"



Processing Bldg South Elevation
3/32"=1'-0"



Processing Bldg West Elevation
3/32"=1'-0"

MATERIAL SCHEDULE:

- Roof: Aluminum, Corrugated; AEP Span; Color: Cool Zinc Gray
- Walls: Aluminum, Batten Siding; AEP Span; Flex Siding, Color: Cool Parchement
- Doors: Aluminum Clad, Dark Bronze
- Windows: Aluminum Clad, Dark Bronze



ARCHITECTURE

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suite: 2-U
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805.564.6074

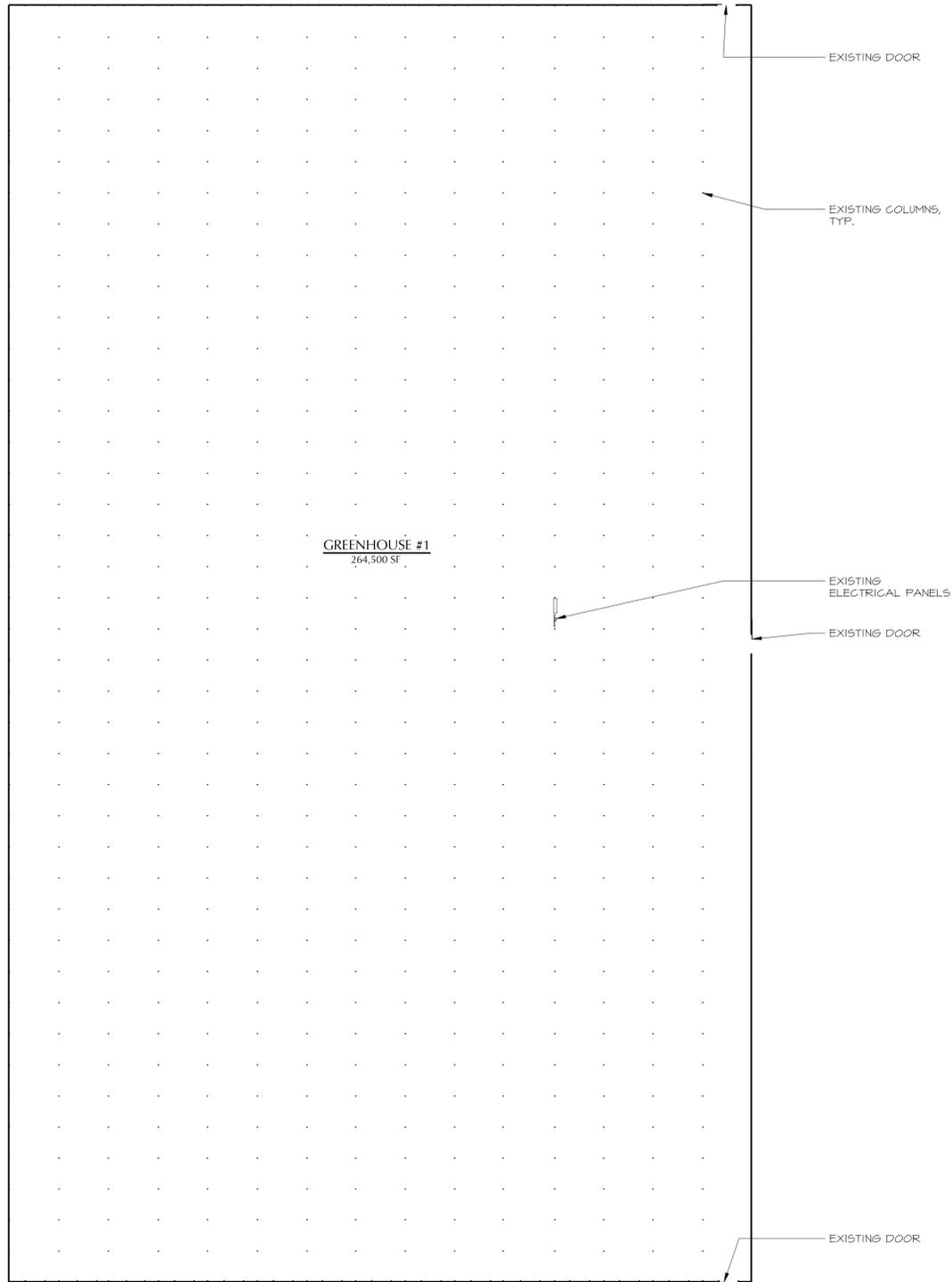
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3861 Foothill Rd
Carpinteria, CA



sheet description
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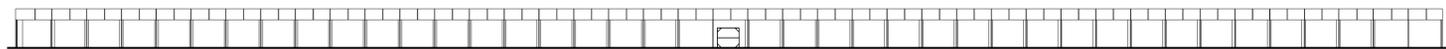
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 - 2-18-2021
 - 4-27-2021
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 - 7-6-2021
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sheet no:
A-3



GREENHOUSE 1 EXISTING FLOOR PLAN

1"=40'



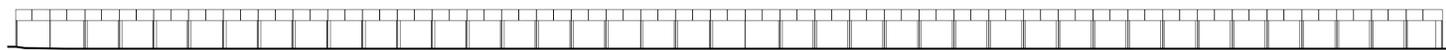
EXISTING EAST ELEVATION

1"=40'



EXISTING SOUTH ELEVATION

1"=40'



EXISTING WEST ELEVATION

1"=40'



EXISTING NORTH ELEVATION

1"=40'



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3861 Foothill Rd
Carpinteria, CA



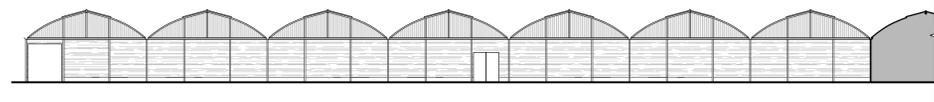
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GREENHOUSE 1
EXIST'G FLR PLAN

date:

- 8-7-2020
- 8-20-2020
- 8-28-2020
- 9-3-2020
- 9-9-2020
- 9-17-2020
- 12-9-2020
- 12-18-2020
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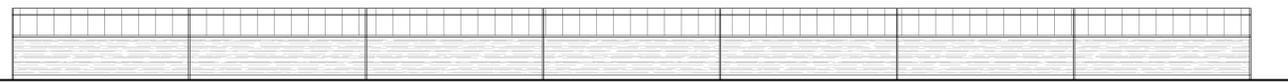
sheet no:

GH-1



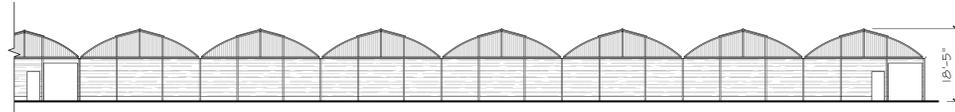
NORTH ELEVATION

1"=20'



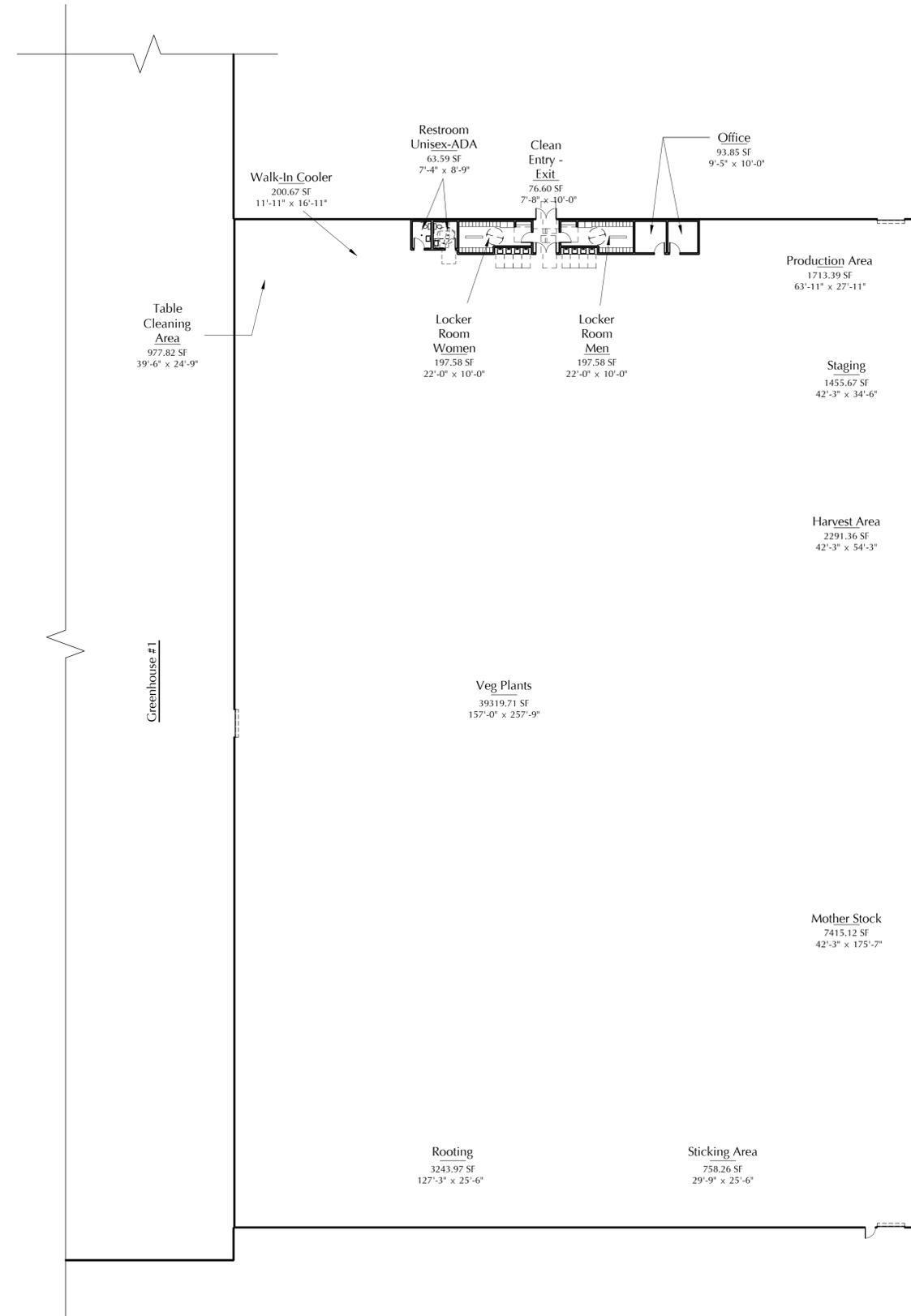
EAST ELEVATION (WEST ELEV = GREENHOUSE #1)

1"=20'



SOUTH ELEVATION

1"=20'



FLOOR PLAN

1"=20'



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santa barbara, ca
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SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
GREENHOUSE ADDITION

- date:**
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
 - 9-9-2020
 - 9-17-2020
 - 12-9-2020
 - 12-18-2020
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 - 2-9-2021
 - 2-10-2021
 - 2-18-2021
 - 4-27-2021
 - 6-1-2021
 - 7-6-2021

sheet no:
GH-2

GRADING AND DRAINAGE PLANS

FOR

SLO CULTIVATION - 3861 FOOTHILL RD

CARPINTERIA, CALIFORNIA COUNTY OF SANTA BARBARA



SITE PLAN MAP

N.T.S.

DRAWING INDEX		
SHEET NUMBER	REV	DRAWING TITLE
C1	H	Title Sheet
C2	H	PRELIMINARY GRADING PLAN
C3	H	CROSS SECTIONS A-B

COUNTY GENERAL NOTES

1. OWNER AND OR OWNER'S CONTRACTOR SHALL PROTECT PUBLIC INFRASTRUCTURE FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. NOTE: THE EXISTING STREET SECTIONS MAY BE SUBSTANDARD, AND THE CONTRACTOR SHALL PROTECT THE PUBLIC INFRASTRUCTURE FROM DAMAGE BY HEAVY LOADINGS/ EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT OWNER'S EXPENSE, ANY/ ALL DAMAGE TO PUBLIC INFRASTRUCTURE INCURRED DURING AND/ OR DUE TO CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER.
2. WHERE DETERMINED NECESSARY BY THE COUNTY ENGINEER, DAMAGED PORTIONS OF THE EXISTING CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER BEFORE FINAL APPROVAL.
3. ENCROACHMENT PERMIT(S) MUST BE OBTAINED BEFORE ANY/ ALL WORK IN PUBLIC RIGHT- OF-WAY.
4. COUNTY STREETS ARE TO REMAIN OPEN TO THROUGH TRAFFIC AT ALL TIMES. NO TEMPORARY OR LONG TERM PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS SHALL OCCUR WITHOUT PRIOR ISSUANCE OF AN ENCROACHMENT PERMIT.
5. A TRAFFIC AND PEDESTRIAN CONTROL PLAN IS REQUIRED FOR ANY DETOURS OR REROUTING OF TRAFFIC. DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAFFIC CONTROL IN AND AROUND THE SITE. THIS MAY INCLUDE BUT SHALL NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS AS DIRECTED BY THE BUILDING OFFICIAL OR THE COUNTY ENGINEER.
6. EXCAVATION WITHIN THE STREETS SHALL BE COVERED WITH TRAFFIC RATED STEEL PLATES OR BACKFILLED AND PAVED, TO THE SATISFACTION OF THE COUNTY ENGINEER, PRIOR TO THE END OF WORK EACH DAY.
7. EROSION AND DRAINAGE CONTROL FEATURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE. EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES. THE APPLICANT SHALL NOTIFY THE ENGINEERING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES OR OTHER CHANGES TO THE EROSION CONTROL PLAN.
8. WASTE MATERIALS SHALL NOT BE WASHED INTO THE STORM DRAIN SYSTEM. THIS INCLUDES BUT IS NOT LIMITED TO SOIL, PAINT, STUCCO, GROUT, COLOR COAT, CONCRETE DUST, SAW RESIDUES, GRINDINGS, OIL, ETC.
9. DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE(S) SHALL BE SWEEPED DAILY AND KEPT FREE OF DIRT, DUST AND DEBRIS. AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, THE FRONTAGE(S) SHALL BE INSPECTED BY THE CITY ENGINEER AND REPAIRS COMPLETED AS DIRECTED TO THE SATISFACTION OF THE COUNTY ENGINEER.

COUNTY GRADING NOTES

1. LOT GRADING SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST CBC EDITION.
2. DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER IMPROVED DRAINAGE DEVICE VIA A NON-EROSIVE DRAINAGE DEVICE.
3. NO GRADING OR DRAINAGE IMPROVEMENTS WHICH ALTER EXISTING DRAINAGE COURSES OR CONCENTRATE DRAINAGE TO ADJACENT PROPERTIES SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE COUNTY ENGINEER.

COUNTY STANDARD EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED AT ALL TIMES.
2. EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED PRIOR TO GROUND DISTURBANCE. CITY STAFF SHALL BE NOTIFIED AND INSPECT PRIOR TO GROUND DISTURBANCE.
3. ALL SITE ACCESS SHALL BE PROTECTED AGAINST EROSION AT ALL TIMES THAT WORK IS NOT BEING PERFORMED ON THE SITE, INCLUDING EVENINGS, WEEKENDS AND HOLIDAYS. SUCH PROTECTION MAY BE REMOVED TO PROVIDE ACCESS TO THE SITE DURING WORK HOURS IF AND WHEN IT IS NOT REQUIRED DUE TO WEATHER CONDITIONS.
4. PROPERTY FRONTAGE SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY.
5. THE FIRST DOWNSTREAM STORM DRAIN INLET SHALL BE PROTECTED PER DETAIL.
6. ALL STOCKPILES SHALL BE PROTECTED AGAINST WIND AND WATER EROSION, PER DETAIL, IMMEDIATELY UPON PLACEMENT.
7. PERMANENT EROSION CONTROL MEASURES SHALL BE FULLY ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL.
8. STRUCTURAL STORMWATER CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CITY STAFF AT THE TIME OF INSTALLATION.
9. PROJECTS SUBJECT TO POST-CONSTRUCTION REQUIREMENTS SHALL HAVE STORMWATER CONTROL PLAN RECORDED WITH THE COUNTY OF SAN LUIS OBISPO PRIOR TO FINAL.
10. IN THE EVENT OF OFF-SITE EROSION, THE PROPERTY OWNER AND/ OR HIS REPRESENTATIVE(S) SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES.
11. EROSION CONTROL PLANS REPRESENT THE MINIMUM ACCEPTABLE PROTECTION. FURTHER MEASURES WILL BE REQUIRED, TO THE SATISFACTION OF THE COUNTY ENGINEER IN THE EVENT OF INADEQUACY OR FAILURE.

PROJECT CONTACTS:

OWNER:
CRESCO LABS
400W. ERIE STREET SUITE 110
CHICAGO, IL 60654

PLANNER:
SCS ENGINEERS
NATHAN EADY
2370 SKYWAY DRIVE, SUITE 101
SANTA MARIA, CA 93455

CIVIL: DIVERSIFIED PROJECT SERVICES INTERNATIONAL
TRACY BURNELL
924 ANACAPA STREET, SUITE:2-U
SANTA BARBARA, CA 93101
PH: (805) 564-6074

ARCHITECT: BBP ARCHITECTURE
TRACY BURNELL
924 ANACAPA STREET, SUITE:2-U
SANTA BARBARA, CA 93101
PH: (805) 564-6074

SITE INFORMATION

LOCATION: 3861 FOOTHILL RD, CARPINTERIA, CA 93110
APN: 005-310-024
SITE AREA: 13.66 ACRES

BENCHMARK

ELEVATIONS SHOWN HEREON ARE NAVD88 AND CONTROL WAS PREVIOUSLY ESTABLISHED BY STANTEC.

BASIS OF BEARINGS

THE "BASIS OF BEARING" IS GRID NORTH STATE PLANE COORDINATES FOR ZONE 5 AND OBSERVED LOCALLY BY GPS OBSERVATION.

UNDERGROUND UTILITY STATEMENT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING (800) 642-2444.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH CURRENT STANDARDS.

ANY ERRORS, OMISSIONS, OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS.

APPROVED:

PRELIMINARY
NOT FOR CONSTRUCTION



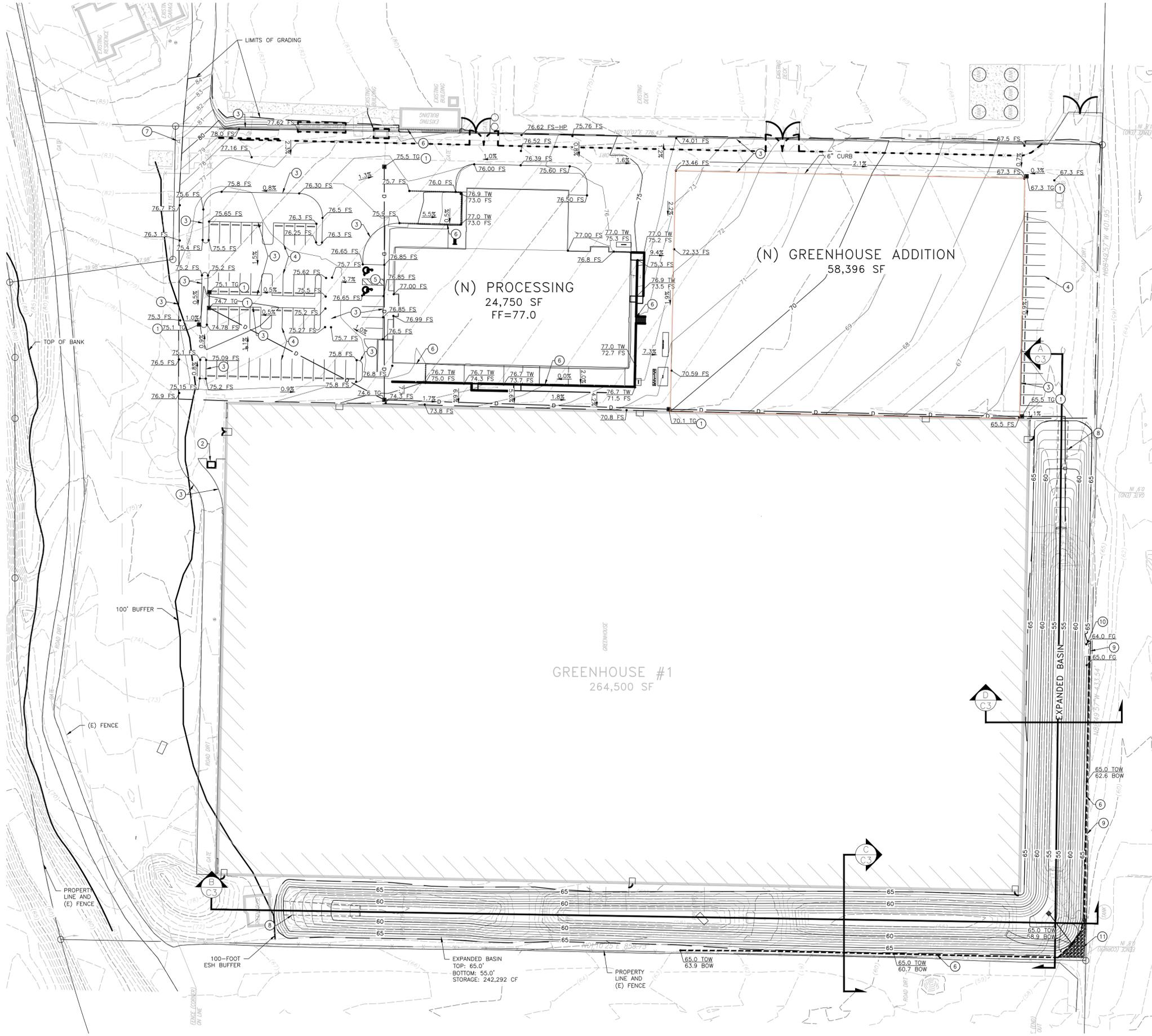
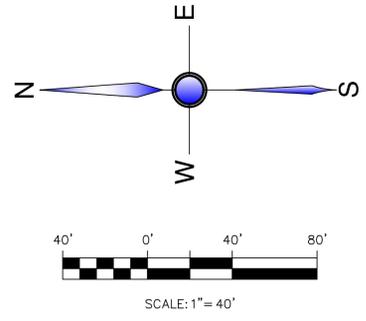
CIVIL: DIVERSIFIED PROJECT SERVICES INTERNATIONAL
TRACY BURNELL
924 ANACAPA STREET, SUITE:2-U
SANTA BARBARA, CA 93101
PH: (805) 564-6074

APP	REV	DATE	REVISIONS
AL	A	12/8/2020	ISSUED FOR REVIEW
AL	B	12/11/2020	ISSUED FOR REVIEW
AL	C	12/18/2020	ISSUED FOR REVIEW
AL	D	03/05/2021	ISSUED FOR REVIEW
AL	E	04/08/2021	ISSUED FOR REVIEW
AL	F	04/16/2021	ISSUED FOR REVIEW
AL	G	06/29/2021	ISSUED FOR REVIEW
AL	H	07/16/2021	ISSUED FOR REVIEW

TITLE SHEET
SLO CULTIVATION
3861 FOOTHILL ROAD
CARPINTERIA, CA

SHEET
C1
OF 3 SHEETS
PROJECT: 201056
PLUMED 2021-07-16

THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.



CONSTRUCTION NOTES:

- ① DRAIN INLET
- ② TRASH ENCLOSURE
- ③ CURB
- ④ PARKING STALL
- ⑤ ADA PARKING STALLS
- ⑥ RETAINING WALL
- ⑦ FIRE HYDRANT
- ⑧ ACCESS RAMP
- ⑨ 1.5' x 1.5' CONCRETE CHANNEL
- ⑩ 10' SPILLWAY WEIR
- ⑪ RIPRAP DISSIPATION AREA

EARTHWORK QUANTITIES

- 9,920 OUT CUBIC YARDS
- 4,430 FILL CUBIC YARDS
- 5,490 EXPORT CUBIC YARDS
- 229,460 SQ. FT. DISTURBED AREA (5.26 AC)

NOTE:
EARTHWORK NUMBERS DO NOT INCLUDE SHRINKAGE

NOTE:
BFE WAS DETERMINED TO BE 2.5' ABOVE HIGHEST ADJACENT GRADE. THE HIGHEST ADJACENT GRADE WAS DETERMINED TO BE 77.5'. THEREFORE THE BFE IS 80.0'. SINCE THE FINISHED FLOOR ELEVATION IS BELOW BFE THE BUILDING WILL BE DRY FLOOD PROOFED UP TO THE BFE OF 80.0'.

APPROVED: _____ DATE _____
AGENCY REPRESENTATIVE _____

PRELIMINARY
NOT FOR CONSTRUCTION

DP&S
DIVERSIFIED PROJECT SERVICES
INTERNATIONAL
1000 355-2381 (800) 371-2600
www.dpandis.com

APP	REV	DATE	REVISIONS
AL	A	12/8/2020	ISSUED FOR REVIEW
AL	B	12/11/2020	ISSUED FOR REVIEW
AL	C	12/18/2020	ISSUED FOR REVIEW
AL	D	03/05/2021	ISSUED FOR REVIEW
AL	E	04/08/2021	ISSUED FOR REVIEW
AL	F	04/16/2021	ISSUED FOR REVIEW
AL	G	06/29/2021	ISSUED FOR REVIEW
AL	H	07/16/2021	ISSUED FOR REVIEW

PRELIMINARY GRADING PLAN
SLO CULTIVATION
3861 FOOTHILL ROAD
CARPINTERIA, CA

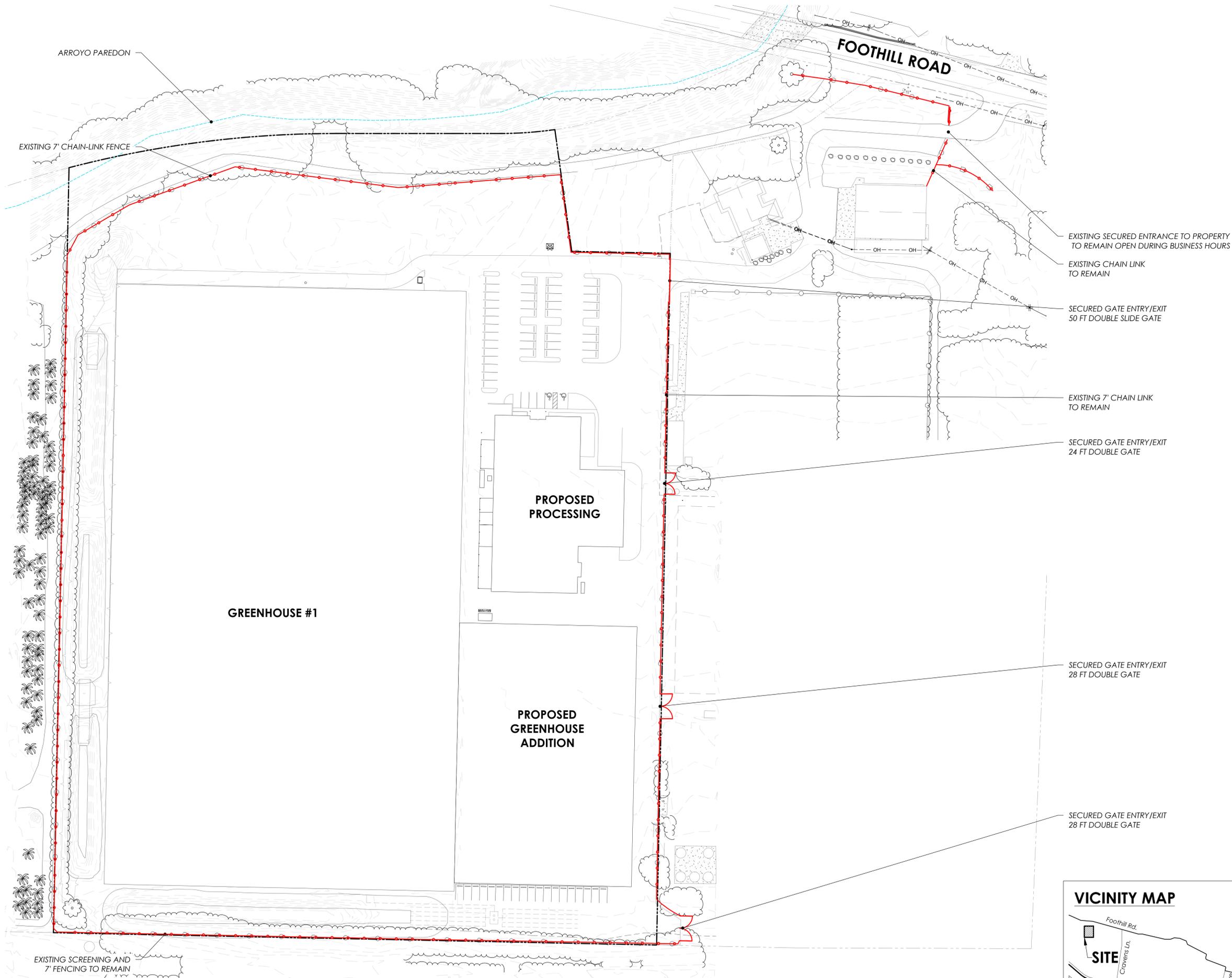
C2

OF 3 SHEETS
PROJECT: 201056
PLOTED: 2021-07-16

SHEET

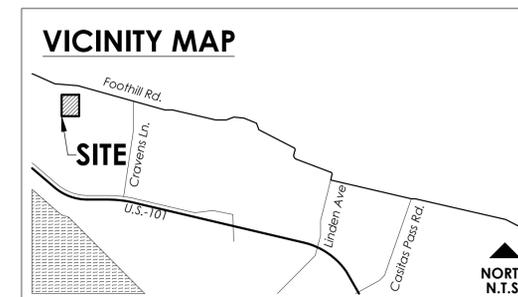
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N:\201056\007_CAD\DWG\2-SHEETS\2-DRAWING\201056-0001.DWG



FENCING & SECURITY PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE
FENCING & SECURITY PLAN

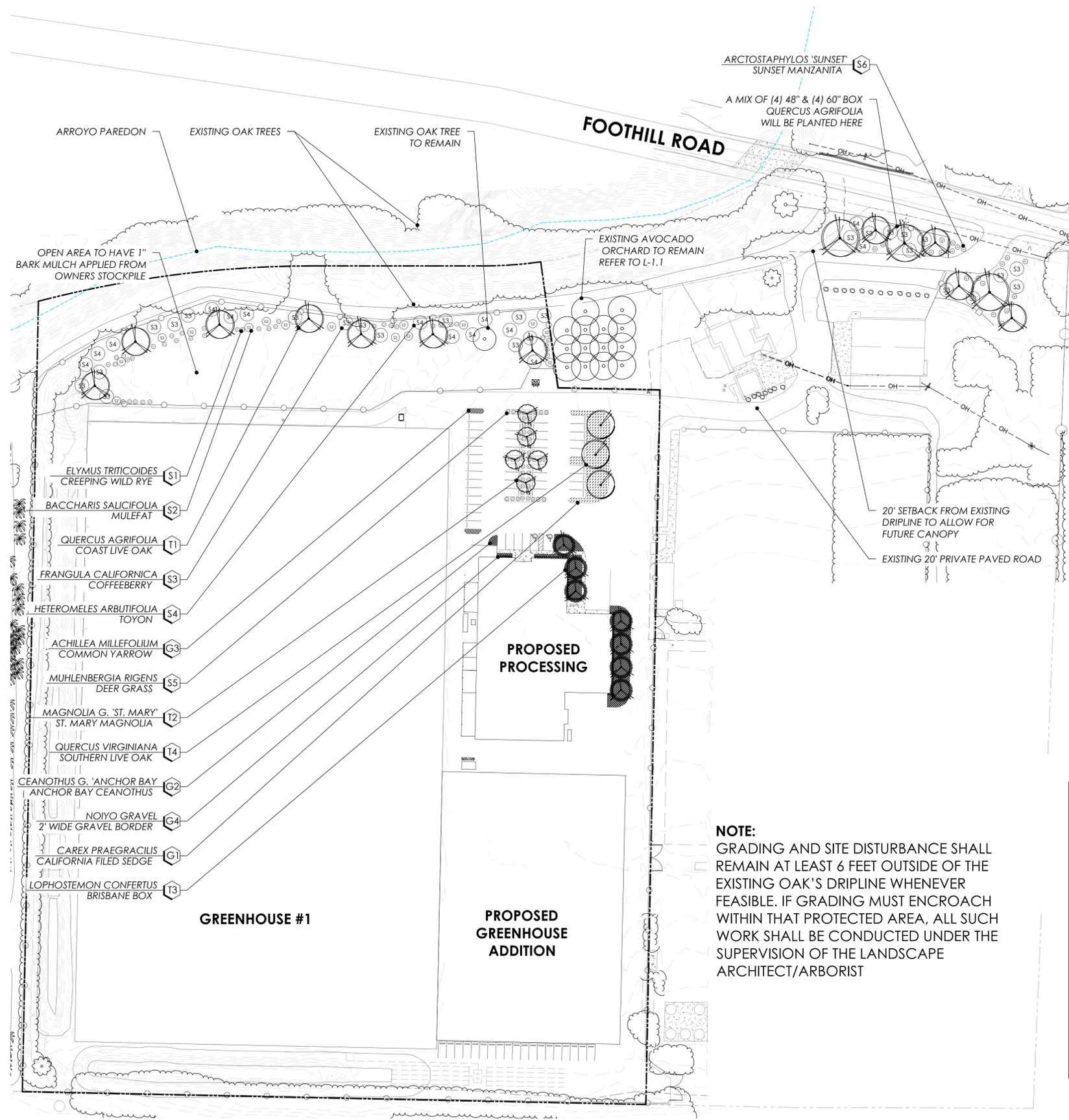
OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.07
21839

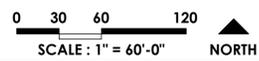
SHEET NO.

L-1.0

NORTH
N.T.S.



NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT

TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

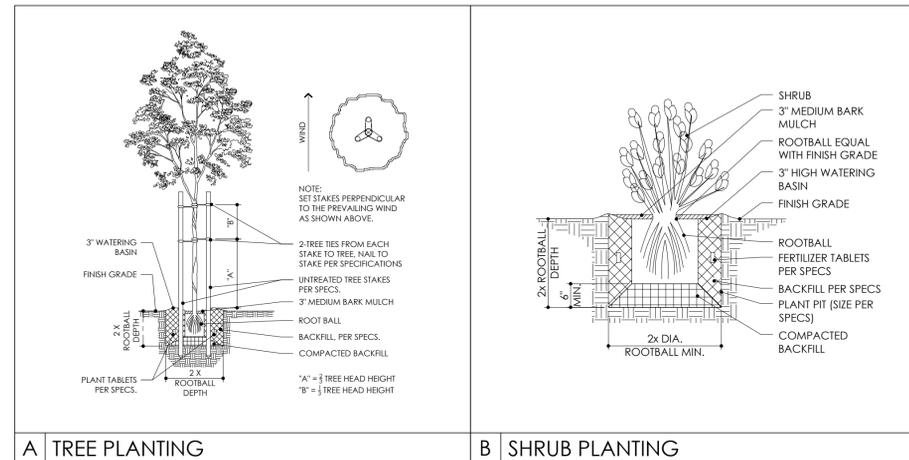
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

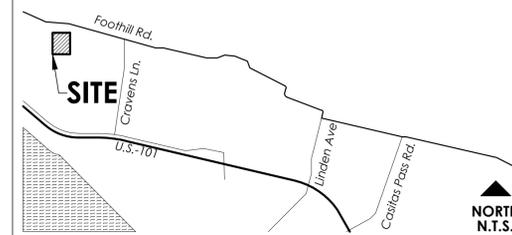
- ALL TREES ARE TO BE STAKED PER DETAIL A
- ALL SHRUBS ARE TO BE PLANTED PER B
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



A TREE PLANTING

B SHRUB PLANTING

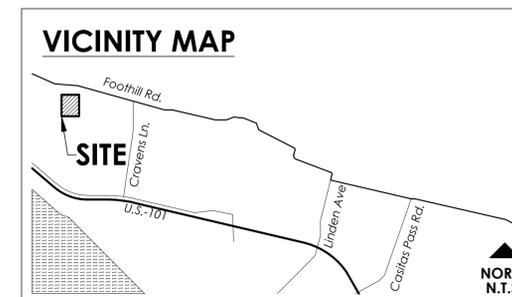
VICINITY MAP





EXISTING RENDERED SITE PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE

EXISTING
RENDERED SITE
PLAN

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.3



NOT A PART
REFER TO CAL-TRANS
LANDSCAPE PLANS

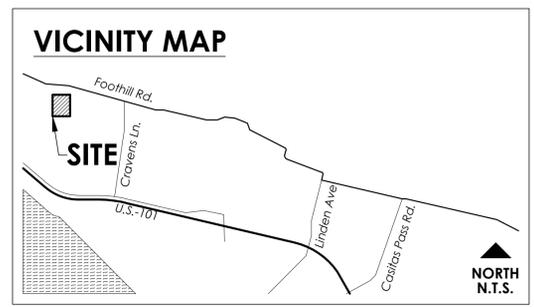
THE DRAWING, DESIGN IDEAS, AND FEATURES OF CONSTRUCTION DEPICTED WITHIN THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KEVIN J. SMALL, LANDSCAPE ARCHITECT. THEY ARE NOT TO BE REUSED, REPRODUCED, COPIED, SOLD, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF KEVIN J. SMALL. RLA 2929. © 2018 KEVIN J. SMALL.

SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

□ PROPOSED RENDERED SITE PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SHEET TITLE
**PROPOSED
RENDERED SITE
PLAN**

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.4

**ATTACHMENT F: SITE TRANSPORTATION DEMAND MANAGEMENT PLAN AND
TRAFFIC ANALYSIS**

PINNACLE TRAFFIC ENGINEERING

9452 Telephone Road, #440
Ventura, CA 93004 • (805) 644-9260
PinnacleTE.com

January 15, 2021

Nathaniel J. Eady, AICP
SCS Engineers
2370 Skyway Drive, Ste. 101
Santa Maria, CA 93455

RE: SLO Cultivation Project (10DVP-00000-00010); Santa Barbara County (Carpinteria), CA
Trip Generation Estimates and Site Transportation Demand Management (TDM) Plan

Dear Mr. Eady,

Pinnacle Traffic Engineering (PTE) is pleased to present the following material for the proposed project in Santa Barbara County. The project site is located on the south side of Foothill Road (SR 192) in the unincorporated area west of Carpinteria (3861 Foothill Road). The project site (13.66 acres) has historically been used for the cultivation and wholesale distribution of flowers (gerbera daisies) and avocados. The project site currently has four (4) existing greenhouses (GH) and twelve (12) pre-fabricated supporting containers (combined total area of 390,440 SF). These operations have an average work force of twenty-five (25) daily employees, with daily material deliveries and the export of product to market. Primary access to the project site is provided via a direct driveway connection to Foothill Road (shared access agreement). Secondary access to the southern side of the project site is provided via a private road connection to Via Real (shared access agreement).

The project description indicates the proposed cannabis operations will include multiple cultivation stages (propagation/cloning, early root development, harvesting processing, & distribution for the limited purpose of facilitating state-mandated testing). GH1 (264,500 SF) will remain and be used for mature and flowering cannabis. GH2 (40,700 SF); GH3 (40,700 SF) and GH4 (40,700 SF) will be demolished; and the pre-fabricated containers (3,840 SF) will be removed. A 58,396 SF addition to GH1 will be constructed and utilized to cultivate immature and non-flowing cannabis. A new 24,751 SF structure will be constructed and used for processing (drying, bucking, trimming, grading, packaging, testing, employee break room, locker rooms, restrooms & offices). The project also includes various ancillary improvements (installation of security lighting & cameras, an odor abatement system, upgraded interior lighting, a waste disposal bin and light pollution prevention system). Primary access to Foothill Road will continue to be used for the daily supply deliveries, cannabis product export trips, visitors, and emergency responders (fire & medical). The secondary access route to Via Real will be used for employee passenger vehicles (ingress & egress). Access

to the project site will be gated and require an employee identification card. The secondary access road is shown on the attached "Access Road Map Series." Parking on-site will be provided for 71 vehicles (employees, visitors, deliveries, etc).

The project material has been prepared in response to the County's Pre-Approval letter (July 24, 2018). County staff has requested that the project applicant provide a Site Transportation Demand Management (TDM) Plan. Based on the County's Coastal Zoning Ordinance, the Site TDM Plan should include relevant information regarding the proposed operations (e.g. number of employees, hours of operations, access and transportation routes, etc). The Site TMP Plan shall also include at least one of the appropriate methods to reduce vehicles trips (e.g. provide carpool or shuttle service for employees, provide a ride sharing parking area, provide bicycle storage and parking facilities, provide incentives to employees to rideshare or take public transportation, implement compressed or flexible work schedules).

Project Trip Generation Estimates

As previously stated, the project site has historically been used for the cultivation of flowers and avocados (average work force of 25 daily employees). The flower cultivation operations require year around harvesting (almost daily). The flowers are kept fresh on-site and require frequent daily shipments to market. The flower cultivation operations also included two (2) trucks per day for material deliveries and fifteen (15) trucks per day for the export of fresh flowers to market. The project applicant has documented a vehicle ridership of about 1.4 employees per vehicle associated with the flower cultivation operations.

The cannabis cultivation and processing activities will require up to 75 full-time employees, which will work on a staggered days schedule (2 work shifts same as existing). The current and proposed hours of operation are 7:00 AM to 3:30 PM. Eighty-five percent (85%) of the employees will work Monday through Friday, while the other fifteen percent (15%) will work Sunday through Thursday. Therefore, all 75 employees will only be working on-site four (4) days a week (Monday, Tuesday, Wednesday, and Thursday). It's noted the cannabis cultivation operations will not require any additional employees during harvest (occurs year around). Based on the existing/proposed hours of operation (7:00 AM to 3:30 PM), there will continue to be "negligible" employee traffic on the local street system during the typical morning (7-9 AM) and afternoon (4-6 PM) commuter peak periods (all employees arrive on-site by 7:00 AM and exit by 4:00 PM).

The cannabis cultivation operations and export of harvested cannabis off-site for final processing (drying, packaging & retail distribution) will occur on a much less frequent basis than the historical flower cultivation operations. The proposed operations will require three (3) truck deliveries per week of the cannabis to a final processing center for packaging and retail distribution, an average of no more than one (1) truck per day. There will also be three (3) trucks per week for the delivery of supplies and materials to the project site (average of one per day). It's anticipated that a roll-off truck will be used for waste disposal up to 6 times per month. Similar to the employee traffic, the

majority of truck related trips will not occur during the typical morning and afternoon commuter peak periods on the local street system. As requested by County staff, the applicant has developed a detailed breakdown of the truck types, sizes and uses (copy attached). The project site trip generation estimates have been derived for the historical flower/avocado and proposed cannabis cultivation/processing operations using the operational data provided by the project applicant. The project site trip generation estimates are presented in Table 1.

Table 1 - Project Site Trip Generation Estimates

Project Component	Average Number of Daily Trips		
	In	Out	Total
<u>Historical Flower/Avocado Cultivation Operations:</u>			
25 Daily Employees (a)	18	18	36
Delivery of Flowers to Market (15 per Day)	15	15	30
Material / Supply Deliveries (2 per Day)	2	2	4
Totals:	35	35	70
<u>Proposed Cannabis Cultivation Operations:</u>			
75 Daily Employees in On-Site Parking (a)	54	54	108
Visitors (3 per Day)	3	3	6
Export for Final Processing (1 per Day), (b)	1	1	2
Waste Disposal (1 per Day)	1	1	2
Material / Supply Deliveries (1 per Day), (c)	1	1	2
Material / Supply Deliveries (1 per Day), (d)	1	1	2
Material / Supply Deliveries (1 per Day), (e)	1	1	2
Totals:	62	62	124
“Net” Change (Proposed - Existing):	+27	+27	+54

(a) Based on the existing ridership of 1.4 employees per vehicle

(b) Cannabis flower export (16’ box truck, 1 per day)

(c) Soil, fertilizer & planting pots (40’ semi-truck trailer, 3 per month)

(d) Propane, dry ice, waste treatment, misc. supplies (16-20’ flatbed/box truck, 6 per month)

(e) Misc. administrative & cult. Supplies (daily FedEx delivery truck, 20 per month)

The data in Table 1 indicates that the historic flower/avocado cultivation operations generated about 70 daily trips (two-way trip ends). It’s estimated the proposed cannabis cultivation operations will generate approximately 124 daily trips. This represents a “worse-case” scenario when all export trips and supply truck deliveries would occur on the same day. As previously stated, many of the material / supply deliveries will only occur once a week. Again, since the work hours are from 7:00 AM to 3:30 PM there will be negligible traffic on the local street system during the typical morning (7-9 AM) and afternoon (4-6 PM) commuter peak periods. It’s also noted that only about 85% of the work force will work on Fridays (due to staggered days schedule).

The applicant has also prepared a “Primary Truck Delivery Route Traffic Map” that illustrates the route to and from US 101 (copy attached). The primary route includes Foothill Road (west of project site), Nidever Road, Via Real and Padaro Lane. Employees will also be required to use this route. An exhibit illustrating the on-site truck access was also developed (copy attached).

County Trip Generation Rates

The County has published the Carpinteria Valley Greenhouse Program Final EIR, which includes trip generation rates for greenhouse operations. The rates were developed from studies conducted in Santa Barbara and Ventura Counties (including sites in the Carpinteria area). The daily trip rate in the Final EIR is 0.27 trips (ADT, average daily traffic) per 1,000 SF. The total area to be used for the proposed cannabis cultivation operation is 347,647 SF (264,500 + 58,396 + 24,751). Using the County greenhouse trip rate the cannabis cultivation project would generate approximately 94 daily trips (two-way trip ends). Therefore, the trip generation for the proposed project operations will generate about 32% more trips than generated using the County trip rate.

Access Evaluation

As previously stated, primary access is currently provided via an existing driveway (30') on Foothill Road (SR 192). This section of Foothill Road has a relatively straight horizontal and level vertical alignment, with a posted speed limit of 40 mph and double yellow centerline. Information provided by the project applicant indicates that the County and Caltrans have approved the existing driveway for continued use, with no modifications. A review of sight distance was conducted using criteria in the Caltrans Highway Design Manual (HDM, Chapters 200 and 400). Stopping sight distance is the minimum distance required by a driver to bring a vehicle to a complete stop after an object on the roadway has become visible (HDM, Table 201.1). Corner sight distance is the minimum time required for a waiting vehicle (e.g. at a driveway) to either cross all lanes of through traffic, or cross the near lanes and turn left or right “without requiring through traffic to radically alter their speed” (HDM, Table 405.1A). The Caltrans HDM states that at rural driveways “the minimum corner sight distance shall be equal to the stopping sight distance” (Topic 405.1-2c).

The sight distance along Foothill Road at the project site driveway was measured graphically using available aerial photography. Stopping sight is visible for at least 450' east and west of the driveway (adequate for 50-55 mph). The corner distance is also acceptable for the posted speed limit (40 mph). Therefore, the sight distance for vehicles traveling along Foothill Road and exiting the project site driveway complies with the Caltrans sight distance criteria. A review of sight distance for the secondary access road connection to Via Real was also conducted using available aerial photography and “street view” images. This section of Via Real has a relatively level vertical alignment, with a large horizontal curve (R=2,000' & L=1,400'). The sight distance for vehicles traveling along Via Real and exiting the secondary access road is adequate for the posted speed limit (40 mph) and complies with the Caltrans sight distance criteria.

Project Site TDM Plan

As previously described, the project applicant proposes the following TDM measures to minimize the number of daily vehicle trips to and from the project site:

- Staggered Days Schedule (2 work shifts)
- Provide Incentives to Employees for Ridesharing
- On-Site Bicycle Parking and Storage Facilities

Implementation of these TDM measures will reduce the overall trip generation associated with the proposed cannabis cultivation operations.

Please contact my office with any questions or comments regarding the project site trip generation estimates or Project Site TMP Plan.

Pinnacle Traffic Engineering



Larry D. Hail, CE, TE, PTOE
President



ldh:msw

Attachment Material: Breakdown of the truck Types, Sizes and Uses
Primary Truck Delivery Route Traffic Map
On-Site Truck Access Exhibit
Secondary Access Road “Access Road Map Series”

Cresco/SLO Cultivation

Truck/Traffic Schedule

Table 1- Materials/Supply Importation

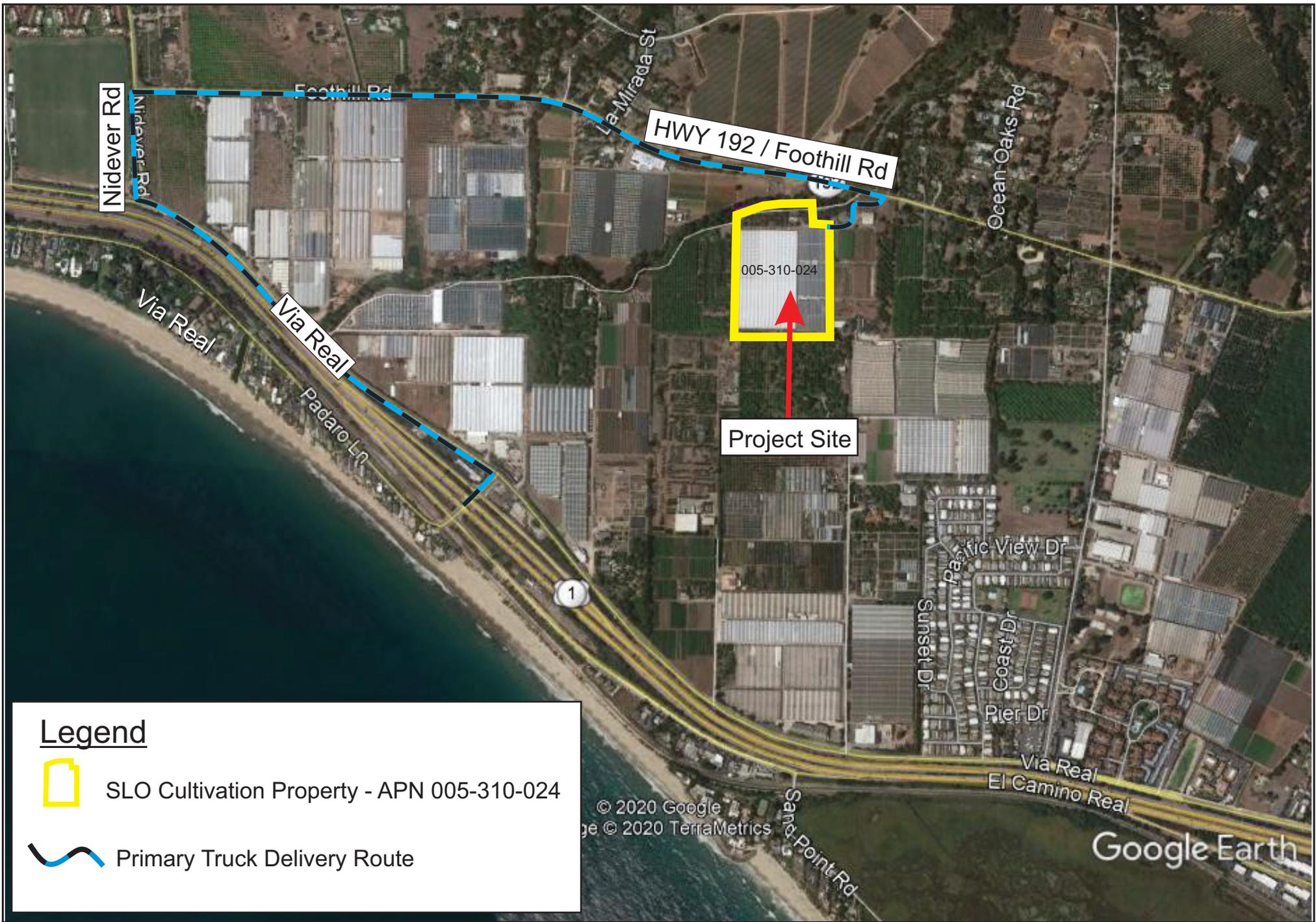
Vehicle Use	Number/Frequency of Trips	Vehicle Type	Typical Photo	Notes
Soil Delivery	1 Trip Per Month	40-ft Semi Tractor Trailer		
Fertilizer Delivery	1 Trip Per Month			
Planting Pot Delivery	1 Trip Per Month			
Propane Delivery	1 Trip Per Month	20-ft Flatbed Truck		Propane used primarily for onsite fork-lift.
Water Treatment Vessels	1 Trip Per Month			Tank swap out for de-ionization system.
Misc. Cultivation Supplies	2 Trips Per Month			
Dry Ice Delivery	2 Trips Per Month	16-ft Refrigerated Box Truck		Assists in handling of fresh-frozen cannabis flower.
Misc. Small Administrative or Cultivation Supplies	1 Trip Per Business Day/20 Trips Per Month	Marborg Roll-off Truck		
Total	29 Trips Per Month = Avg. 2-3 Trips Per Business Day			

Table 2- Cannabis/Waste Export

Vehicle Use	Number/Frequency of Trips	Vehicle Type	Typical Photo	Notes
Cannabis Flower Export	1 Trip Per Day	16-ft Box Truck		Vacuum sealed packages of cannabis flower loaded directly from greenhouses to refrigerated trucks/trailers.
Waste Disposal	6 Trips Per Month	Marborg Roll-off Truck		
Total	26 Trips Per Month = Avg. 1-2 Trips Per Day			

Table 3- Daily Employee & Visitor Traffic

Vehicle Use	Number/Frequency of Trips	Vehicle Type	Typical Photo	Notes
Single-occupancy Employee Trips	54 Trips Per Day	Passenger Vehicle/Truck		Based on existing rates of voluntary employee carpooling (1.4 passengers per vehicle) the 75 daily employees are expected to generate 54 trips. Cresco will offer employee incentives as a reward for carpooling with other onsite employees.
Visitors	3 Trips Per Day	Passenger Vehicle/Truck		



Legend

 SLO Cultivation Property - APN 005-310-024

 Primary Truck Delivery Route

PREPARED BY SCS ENGINEERS
 SEPTEMBER 2020
 GOOGLE EARTH IMAGERY 8/19/2019




SLO CULTIVATION - CARPINTERIA
 SANTA BARBARA COUNTY, CALIFORNIA


PRIMARY TRUCK DELIVERY ROUTE
 TRAFFIC ROUTE MAP



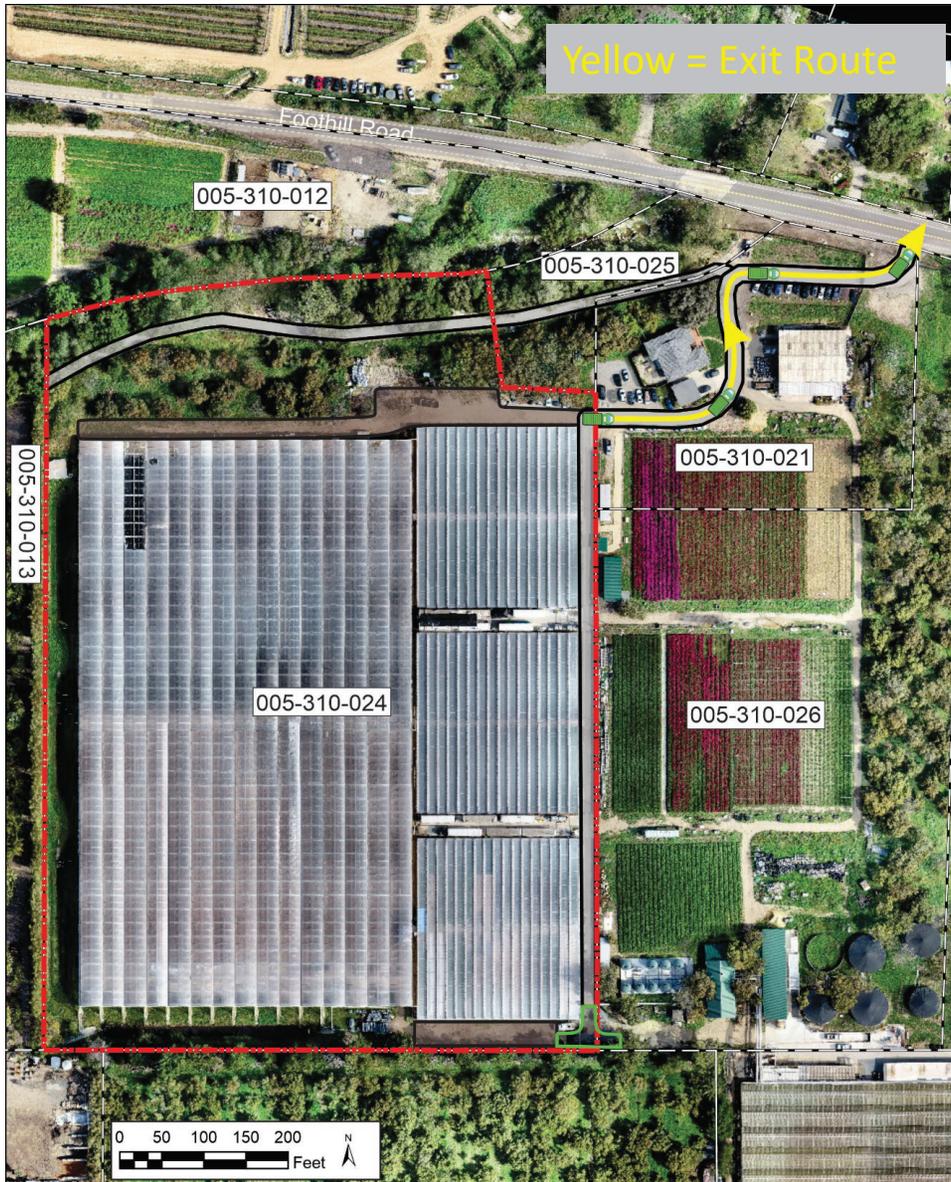
Small Supply Deliveries- 1 Trip Per Day



Coco Soil, Fertilizer, and Planting Pots- 3 Trips Per Month



Propane, Water Treatment, Misc. Supply Deliveries- 4 Trips Per Month



Small Supply Deliveries- 1 Trip Per Day



Coco Soil, Fertilizer, and Planting Pots- 3 Trips Per Month



Propane, Water Treatment, Misc. Supply Deliveries- 4 Trips Per Month



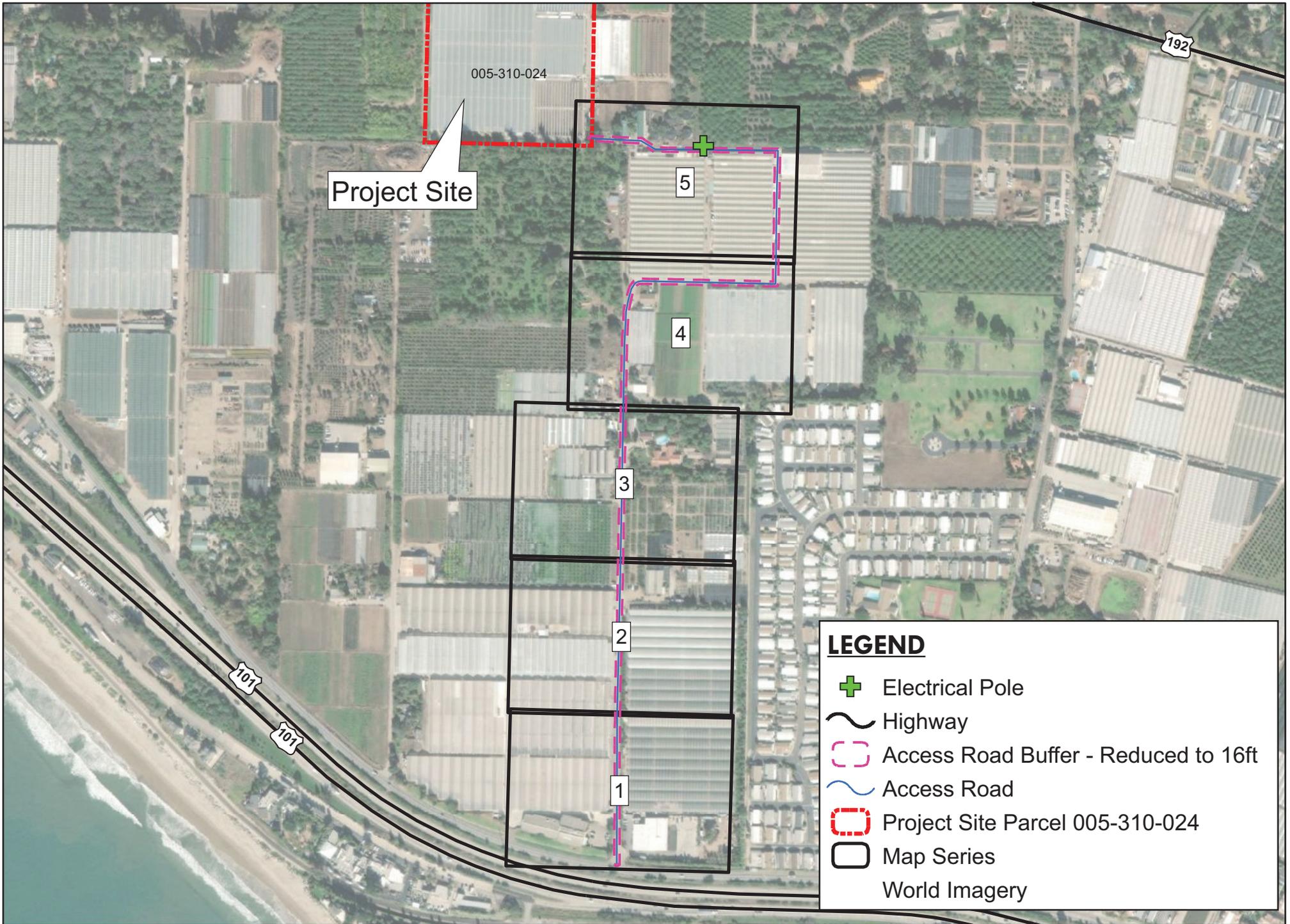
Typical cannabis export truck- 1 Trip Per Day

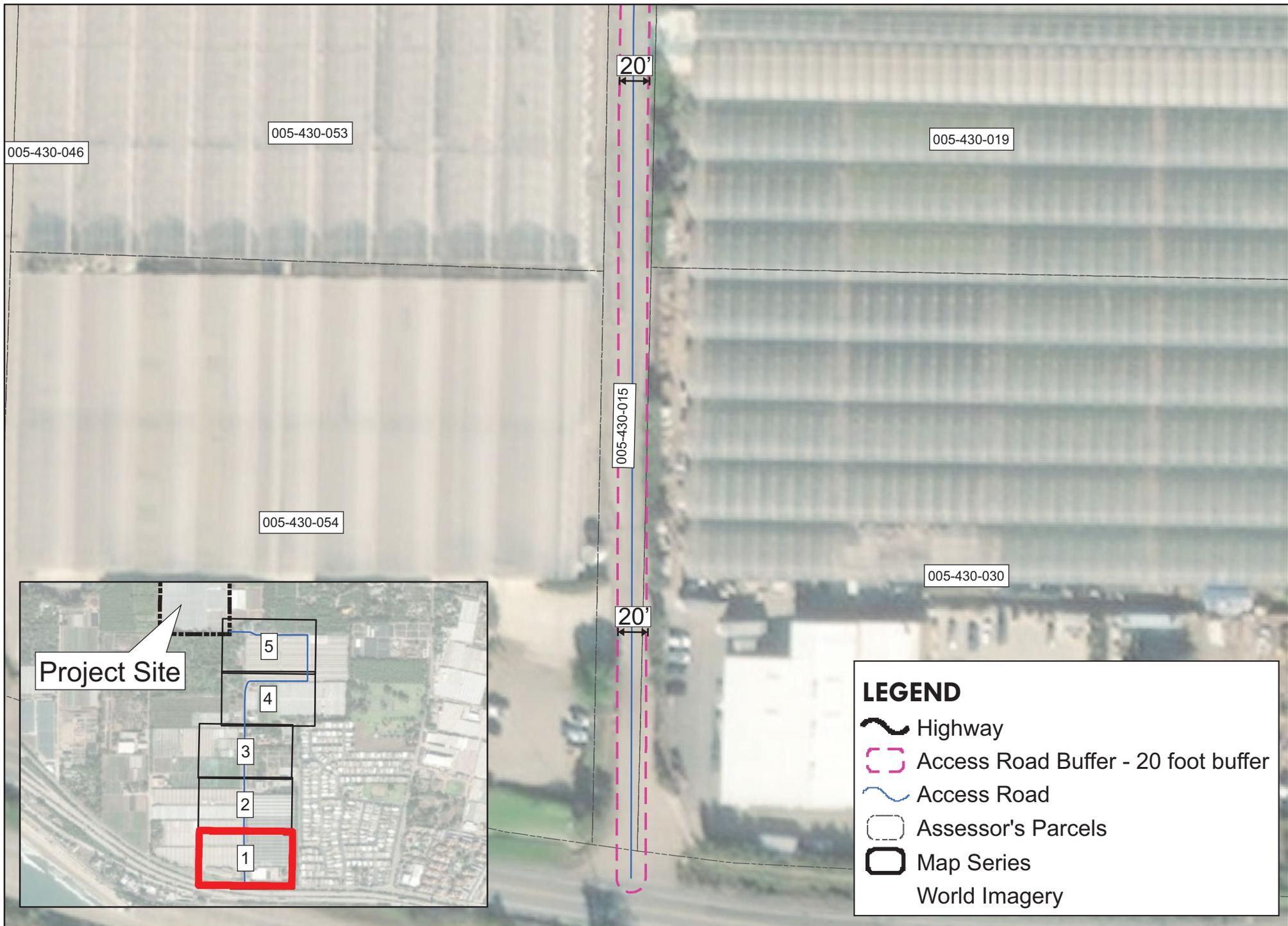
Typical dry ice delivery truck- 2 Trips Per Month

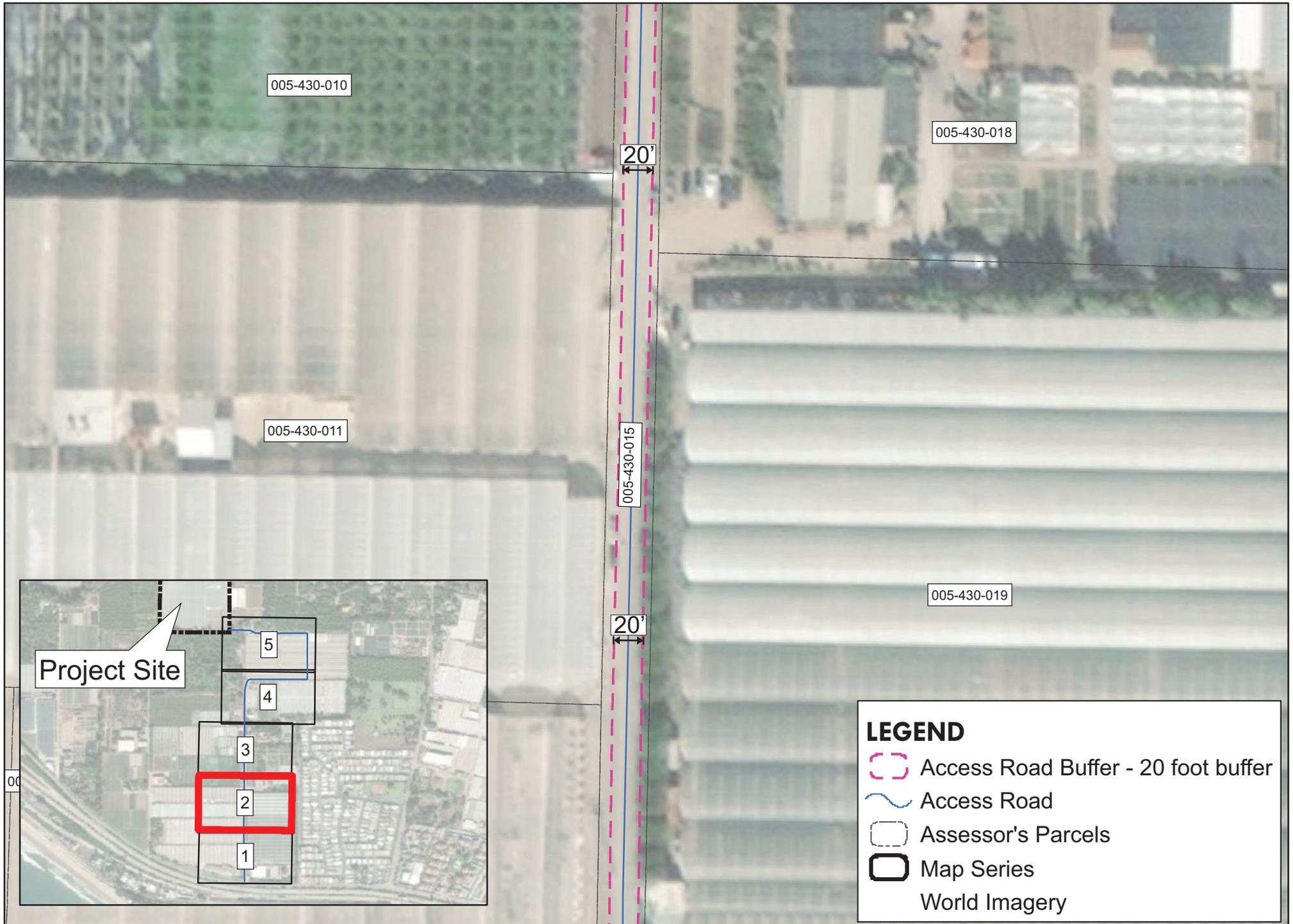


Typical cannabis export truck- 1 Trip Per Day

Typical dry ice delivery truck- 2 Trips Per Month







LEGEND

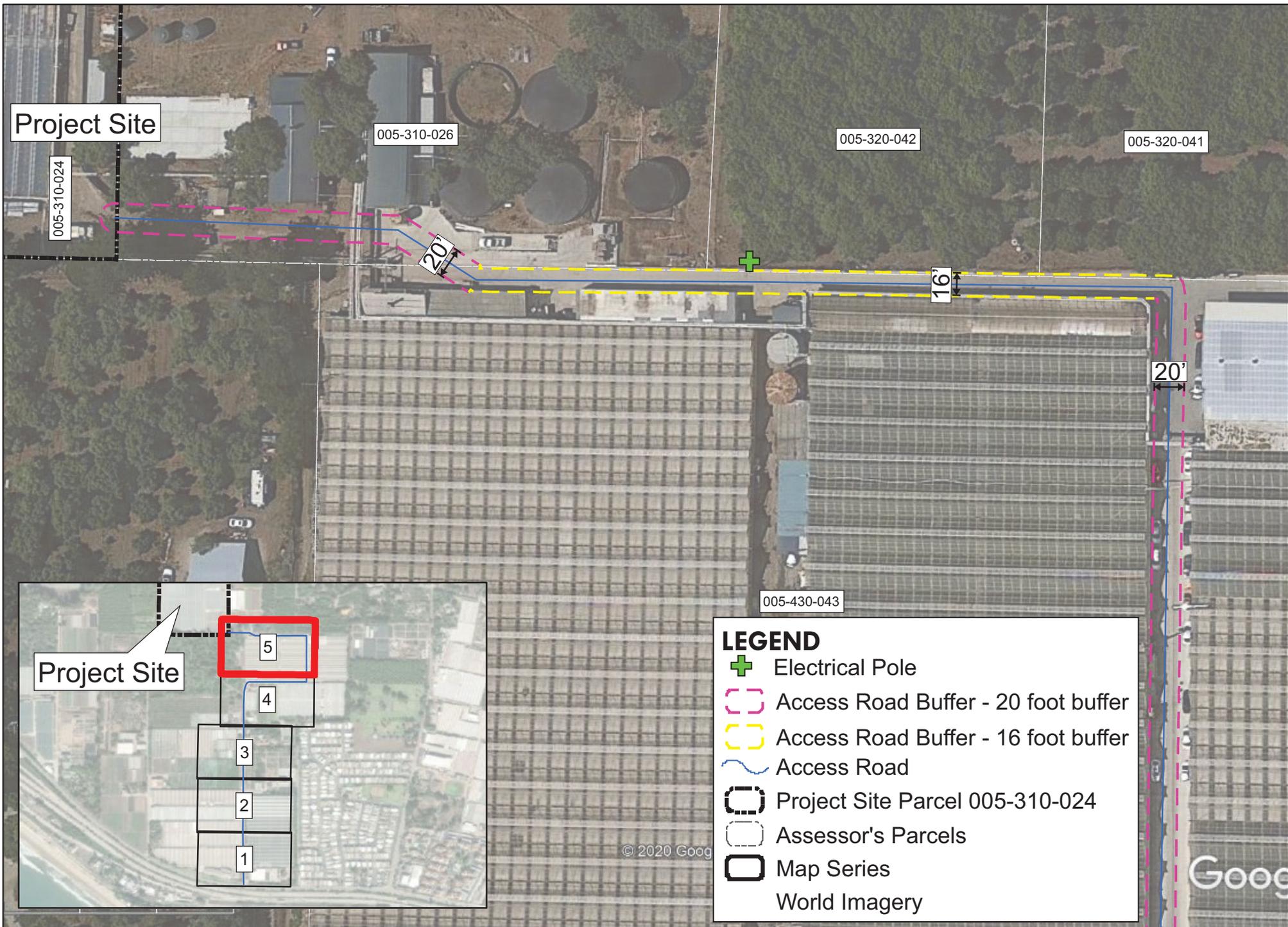
-  Access Road Buffer - 20 foot buffer
-  Access Road
-  Assessor's Parcels
-  Map Series
-  World Imagery





LEGEND

-  Access Road Buffer - 20 foot buffer
-  Access Road
-  Assessor's Parcels
-  Map Series
-  World Imagery



Project Site

005-310-024

005-310-026

005-320-042

005-320-041

20'

16'

20'

005-430-043

Project Site

5

4

3

2

1

LEGEND

- Electrical Pole
- Access Road Buffer - 20 foot buffer
- Access Road Buffer - 16 foot buffer
- Access Road
- Project Site Parcel 005-310-024
- Assessor's Parcels
- Map Series
- World Imagery

ATTACHMENT G: WATER QUALITY MANAGEMENT PLAN

Water Quality Management Plan

SLO Cultivation – Carpinteria dba Cresco California
APN: 005-310-024
3861 Foothill Road
Carpinteria, CA 93013

WDID Number: 3_42CC403605

Preparation Date: January 2021

SCS ENGINEERS

July 2021

2370 Skyway Dr.
Suite 101
Santa Maria, CA 93455
805-346-6591

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Attachment 4	Proposed Erosion and Sediment Control BMPs
Attachment 5	Landscaping Plans
Attachment 6	Site Specific Water Cycle Diagram
Attachment 7	De-Ionization Details

1.0 Introduction And Background

1.1 INTRODUCTION

SCS Engineers (SCS) has prepared the following Water Quality Management Plan (WQMP) on behalf of SLO Cultivation, Inc., dba as Cresco California for the property located at 3861 Foothill Road, Carpinteria, CA (Project Site or Site). This site-specific WQMP has been prepared at the request of the Santa Barbara County Department of Planning and Development (P&D) and in accordance with Santa Barbara County Article II Coastal Zoning Ordinance, Section 35-102F.9, A.21.

1.2 REGULATORY BACKGROUND

Per the Coastal Zoning Ordinance that was Published in January of 2014 and updated in July of 2020, Development Standards for Greenhouses and Related Development listed in Section 35-102F.9, A.21 state that applicants must provide a WQMP for review and approval by P&D and consultation by Environmental Health Services (EHS), the Regional Water Quality Control Board (Water Board), and the Carpinteria Valley Water District (CVWD). It should be noted that pursuant to the consultation request included in the Article II regulations, SLO Cultivation has already consulted with the Water Board and the CVWD through each agencies respective process. SLO Cultivation has been enrolled in the Water Board’s Cannabis General Permit compliance program since July, 2018 and has filed all associated applications and annual reports. As a result, the Water Board is already well informed regarding this Project and the Site Management Plan already provided to the Water Board in 2018 covers much of the same water quality management elements included in this County specific report. Additionally, Lessor of SLO Cultivation, Ocean Breeze International submitted a request for an Intent-to-Serve Letter to CVWD and received same on July 24, 20; that request package included a description of the Project, relevant maps/plans, and the miscellaneous information needed by the District. Therefore, SLO Cultivation considers the consultation requirement to be satisfied and knowledge learned from this previous agency interaction has been incorporated into the WQMP where appropriate.

The WQMP is required for all greenhouses, greenhouse related development, and hoop structures and shall consist of the following:

Table 1. WQMP Requirements & Location

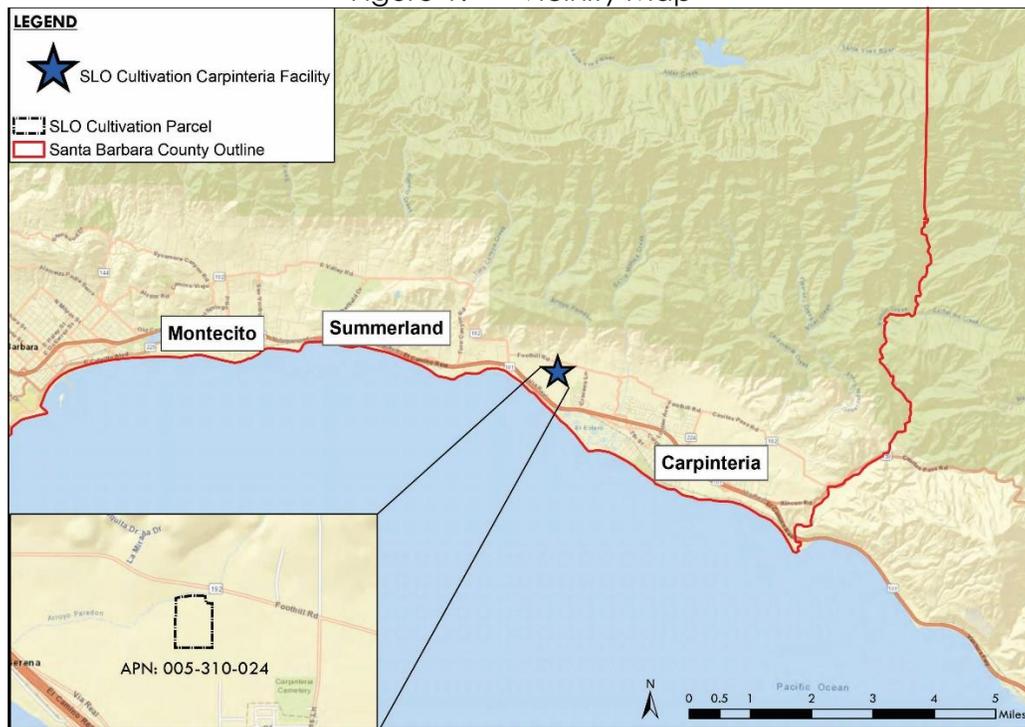
Requirement	Location in WQMP
An erosion and sediment control plan.	Section 4 & 5
The location, description and design of all post-construction Best Management Practices.	Section 4, 5, and Attachment 4
A flow diagram of the proposed water system to be used, including average and maximum daily flows.	Section 7.1
The mapped location of all existing and proposed surface and sub-surface drainage facilities.	Attachment 1 - 4
Information on the proposed water and nutrient delivery systems, specifying water conservation measures and a comprehensive nutrient management plan designed to minimize nutrient loss.	Section 7

Requirement	Location in WQMP
Pesticide Best Management Practices that minimize the use of pesticides as defined and required by the County Agricultural Commissioner.	Section 8
The location and type of treatment and disposal facilities for irrigation, wash water, boiler blowdown, water softener regeneration brines, and detention basins.	Section 7 & Attachment 1
Best Management Practices designed to eliminate or minimize polluted runoff, including but not limited to the following:	Section 4, 5, 6, 7 & 8
<ul style="list-style-type: none"> • Use of water systems that minimize surface water transport (i.e., trickle, drip, mist, hydroponic irrigation systems). 	Section 7.2
<ul style="list-style-type: none"> • Use of water and nutrient recycling technologies. 	Section 7.2
<ul style="list-style-type: none"> • Use of soil conservation techniques that reduce erosion and sedimentation and remove solids and associated pollutants in runoff. 	Section 7
<ul style="list-style-type: none"> • Employment of fertilization methods that maximize the efficiency of nutrient delivery and uptake such as controlled-release fertilizers (CRF) or liquid fertilizer (LF). 	Section 7
<ul style="list-style-type: none"> • Implementation of Integrated Pest Management techniques. All greenhouses, greenhouse related development, and hoop structures should implement measures to eliminate the need for discharge of wastewater (i.e. irrigation runoff). If any type of discharge to land, groundwater, or surface water of wastewater is proposed, then the discharger shall submit a Report of Waste Discharge to the Regional Water Quality. 	Section 8

2.0 Site Location And Description

The Project Site is located at 3861 Foothill Road, also identified as APN 005-310-024, in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The Project Site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. Pursuant to Article II of the County’s Coastal Land Use Ordinance, cannabis cultivation is an allowed use in the AG-I zone district. No change in land use designation or zoning is proposed as a component of the Project. The Project Site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. Surrounding land uses are predominantly agricultural operations including greenhouses and orchards. Low density residential development is interspersed in this predominately agricultural area. Figure 1 below is a vicinity map of the Property.

Figure 1. Vicinity Map



2.1 TOPOGRAPHY

The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level) with the exception of a seasonal drainage area, known as Arroyo Paredon Creek, which crosses the northern fringes of the parcel. Refer to Attachment 2 to view topographic contours on the Project Site.

2.2 SOILS AND COVER TYPE

According to the United States Department of Agriculture (USDA) web soil survey, soil on-Site consists of Elder sandy loam, 0-2% slopes (93.7% of Site) and Riverwash (6.3% of Site). Soil property data for each map unit component include the hydrologic soil group, erosion factor Kf for the surface horizon, erosion factor T, and the representative percentage of sand, silt, and clay in the mineral surface horizon, the surface mineral horizon properties are displayed or the first mineral horizon below an organic surface horizon. The USDA Soils Map is presented as Figure 2.

Table 2. Soil Group and Erosion Factors

Map symbol and soil name	Pct. of map unit	Acres	Hydrologic group	Kf	T factor	Representative value		
						% Sand	% Silt	% Clay
EaA – Elder sandy loam, 0 to 2 percent slopes, MLRA 14	93.7	12.5	A	.17	5	67.0	20.0	13.0
RA – Riverwash	6.3	0.8	Not Specified					

Figure 2. USDA Soils Map



2.3 CLIMATE AND PRECIPITATION

The weather in the Carpinteria area is typical of a Mediterranean climate. Summers are warm and dry while the winters are cool and often wet. Approximately 90% of the annual runoff occurs in less than 30-60 days, with over 80% of that coming in January, February, and March (Cachuma Resource Conservation District and the Carpinteria Creek Watershed Coalition 2005). Most of the annual precipitation and corresponding runoff occurs in only a few large storms, resulting in high peak flows and rapid return to near base-flow conditions (Beighley et al., 2004). Although rainfall is highly seasonal and varies significantly from year to year, the U.S. Department of Agriculture’s Natural Resource Conservation Service (NRCS) National Water and Climate Center for Carpinteria reports mean annual precipitation as approximately 20 inches (NRCS, 2018a). The Site lies within a Type CA5 (California) temporal rainfall distribution area (USDA-NRCS and NOAA Atlas precipitation data, 2015).

2.4 SURFACE WATER

United States Geological Survey (USGS) Blueline Creek, Arroyo Paredon Creek, is present and flows roughly parallel to the north property line with distances ranging from approximately 100 to 190 feet from edge of cannabis operation structures to the approximate top of bank (See Figure 3). The Arroyo Paredon Creek flows under California Highway State 101 and daylight into the Pacific Ocean approximately 4,000 feet west of the Site.

2.5 EXISTING SITE CONDITIONS

The Project Site contains four (4) existing greenhouse structures and twelve (12) pre-fabricated supporting structures used for agricultural storage and other supporting uses, totaling approximately 390,440 square feet of development. The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. This existing structural development consists of:

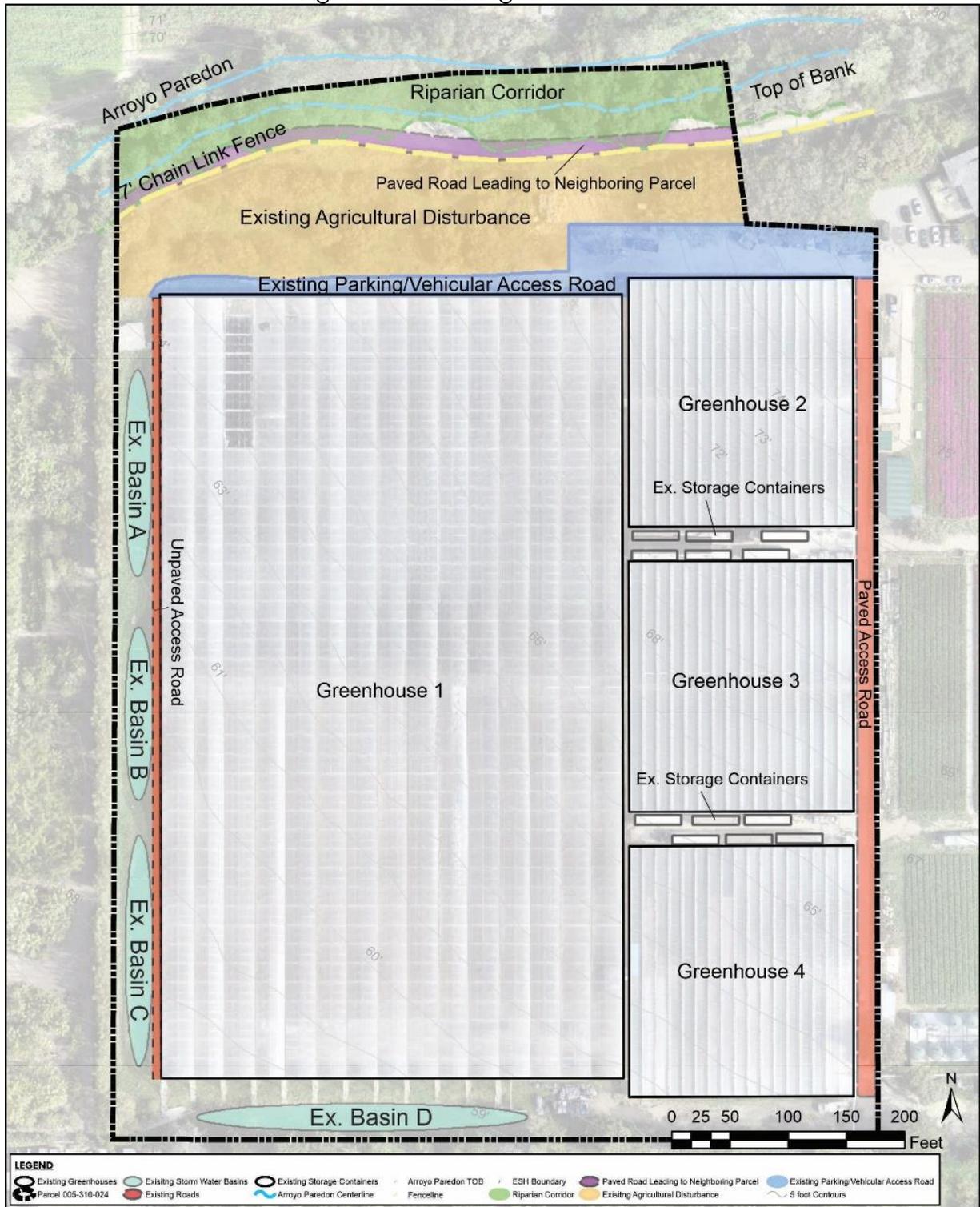
- a. **Greenhouse 1 (GH1)**- Approximately 264,500 square feet in area with an approximate height of 17 feet, 7 inches.
- b. **Greenhouse 2 (GH2)**- Approximately 40,700 square feet in area with an approximate height of 15 feet.
- c. **Greenhouse 3 (GH3)**- Approximately 40,700 square feet in area with an approximate height of 15 feet.
- d. **Greenhouse 4 (GH4)**- Approximately 40,700 square feet in area with an approximate height of 15 feet.
- e. **Storage Containers**- Twelve (12) pre-fabricated steel storage containers (i.e. sea containers) located on concrete paved areas between GH2, GH3, and GH4. Each container is forty (40) feet in length, eight (8) feet in width, and eight and one half (8.5) feet in height.

The Project Site contains supporting uses such as an employee parking area, an internal access road, four (4) stormwater detention basins (basins), and 7-foot tall perimeter fencing. The existing employee parking area is located north of the existing greenhouses and has a pervious gravel surface. A paved internal access road is located along the eastern edge of the Project site, it is approximately 400 linear feet in length and approximately 20 feet wide. The four (4) existing basins total approximately 14,625 square feet in area and are dispersed along the western and southern edges of the Project Site. Stormwater runoff is directed from the roofs of the greenhouses to the basins via a network of drainage gutters and piping.

The remainder of the Project Site is occupied by approximately 49,117 square feet of existing agricultural disturbance (Avocado Orchard), 16,969 square feet of existing parking and vehicular access, 5,610 square feet of private road used to access parcels to the west, (which is outside the Project Site security fence) and 27,911 square feet of riparian canopy and drainage area.

The Existing Site Conditions is presented as Figure 3:

Figure 3. Existing Site Conditions



3.0 PROPOSED CONSTRUCTION

The proposed construction is as follows:

1. Retain existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging; none of these activities require water).
5. The development of seventy-one (71) onsite parking spaces.
6. Expansion of the Project Site's stormwater detention basin system.
7. Minor ancillary improvements to the Project Site including installation of security cameras and lighting, installation and use of irrigation recycling and fertigation equipment, septic waste disposal systems, and placement of cannabis waste storage containers.
8. Removal of twelve (12) pre-fabricated containers, totaling 3,840 square feet, historically used for agricultural and cannabis support activities.

It is important to note that the expansion of the Project Site's stormwater detention basins is needed to complete ministerial permitting of GH1 irrespective of the proposed cannabis uses. In the event cannabis use is not approved for the Site, the stormwater improvements are still required to continue use of the GH1 structure for cut flowers or other agricultural products. Figure 4 displays the proposed site plan. Refer to Attachment 1 for a detailed site plan.

4.0 EROSION AND SEDIMENT CONTROL

4.1 EROSION CONTROL

Erosion control, also referred to as soil stabilization, consists of measures that are designed to prevent soil particles from detaching and becoming transported in stormwater runoff. Erosion control BMPs protect the soil surface by covering and/or binding soil particles.

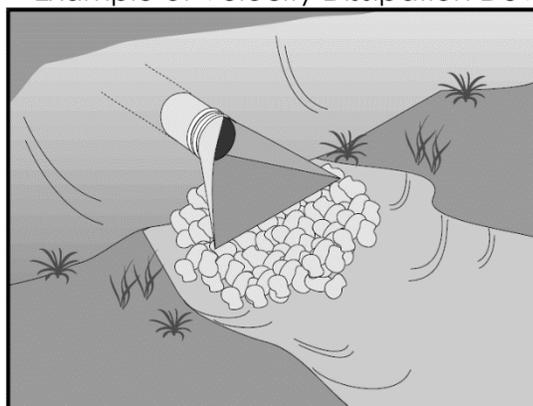
Sufficient soil stabilization materials shall be maintained onsite to allow implementation in conformance with requirements as described in this WQMP. This includes implementation requirements for active areas and non-active areas that require deployment before the onset of rain.

4.1.1 Current Erosion BMP Measures

As described section 2.0 above, the majority of the Site (~66%) is covered with existing structures. Through cover and stabilization, these areas are deemed to be a lesser threat to water quality and have a lesser concern to cause or contribute pollutants of concern in stormwater discharge. As discussed in further detail in the water system section of this WQMP, all cultivation is restricted to indoor greenhouses where plants will utilize an efficient drip irrigation system; this is a closed loop system that ensures excess irrigation water will drip into an overflow trough and be transported to holding tanks that will be recycled for additional irrigation. As a result, there should be no erosion or sediment resulting from cultivation processes. Any erosion or sediment runoff will come from existing vegetated areas outside of the greenhouses. The roofs on the greenhouses capture rainwater and discharge into one of the four (4) stormwater detention basins. Typically, stormwater then percolates into the regional aquifer and assists in maintaining recharge of the groundwater; in instances where rainfall exceeds a 25-year storm event that basins would likely reach maximum capacity and overflow drains would outfall to Arroyo Paredon Creek. The physical best management practices (BMPs) measures are as follows:

- **Velocity Dissipation Devices:** Outfall armoring of the stormwater basins is currently implemented. Rock rip-rap is used for velocity dissipation in flow and to reduce sediment at discharging locations which mitigates erosion where needed in the dirt culverts.

Figure 5. Example of Velocity Dissipation Device¹



¹ CASQA, 2009, California Stormwater BMP Handbook.

- **Roof Drains:** Roof drains are used to direct stormwater into the existing stormwater basins. Below one of the existing stormwater detention basins on the west side of the Site.

Figure 6. Typical Existing Stormwater Detention Basin¹



- **Concrete Overflow Weirs:** An existing concrete overflow weir is utilized on the west side of the Basin G. The weir is a flow control structure made of non-erosive material (reinforced concrete) that is currently used to control outflow from the retention basin.
- The site and roads are inspected weekly for erosion with physical BMPs measures maintained regularly, or as needed.
- Good housekeeping measures are currently implemented. All trash, materials, and debris are removed and properly disposed of, Any items stored in temporary situations will be covered to the extent practicable.
- Drainage gutters and pipes are inspected monthly during rainy months (October-April), or on an as needed basis. Prior to and during wet weather qualifying rain events, the inspection team will look for and clear any sediment buildup or debris that may have accumulated.

Attachment 3 displays the location of existing erosion and sediment control BMP's as well as all existing surface and sub-surface drainage facilities.

4.1.1 Proposed Erosion BMP Measures

As mentioned in section 3.0, proposed disturbance consists primarily of expanding the stormwater detention basin system, removal of Greenhouse 2, 3 and 4, the construction of the processing building and the Greenhouse 1 addition.

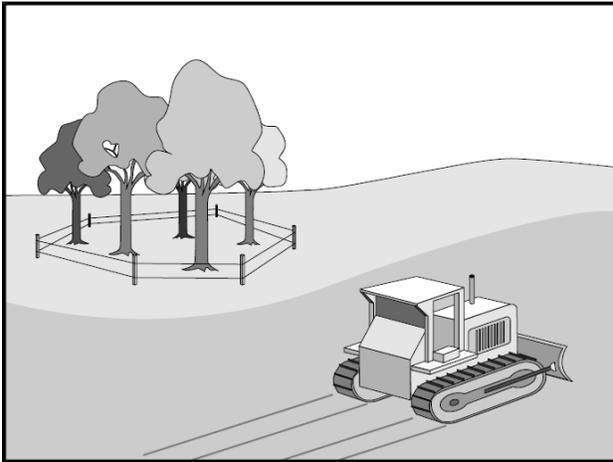
Approximately forty (40) non-native avocados trees will be removed to facilitate the construction of the new revegetation area. One (1) Coast Live Oak tree will remain. The existing natural vegetation and riparian corridor located on the Northern portion of the Site will remain in place and unaffected by the Project. The existing Site fencing and paved access road located between the riparian corridor will act as a buffer to ensure that the native habitats areas are not disrupted. Once developed, areas

on the northern extent of the Project Site will be replanted with a mixture of native species including Coast Live Oaks, St Mary Magnolia trees, Brisbane Box, Southern Live Oaks, Creeping Wild Rye, Mulefat, Coffee Berry, Toyon, Deer Grass, and sunset manzanita.

The proposed erosion control best management practices (BMPs) measures are as follows:

- **Low and Midflow Outlets:** Low and midflow outlets will be constructed in the expanded southwestern detention basin. The outlets are designed to reduce the velocity of water entering the basins in order to lessen the amount of erosion.
- **Velocity Dissipation Devices:** Additional rock rip-rap will be added to the existing stormwater detention basin on the southwestern side of the Site. Rip-rap outlet protection will also be constructed on the southwest corner of the Site to reduce erosion from the two (2) adjacent overflow weirs. Rock rip-rap is used for velocity dissipation in flow and to reduce sediment at discharging locations which mitigates erosion where needed in the dirt culverts.
- **Roof Drains:** Greenhouse 1 roof drain pipes will be constructed to divert approximately all of the stormwater to the expanded detention basin. Stormwater from the proposed pack house will also be directed to the expanded southwestern basin.
- **CMU Retention Wall:** The CMU block retention wall along the western side of the basin will be raised to increase basin capacity as well as direct overflow along the expanded basin.
- **Storm Drains:** Drains in the parking lot and packhouse will be constructed to divert stormwater runoff to the proposed detention basin. Stormwater from the proposed pack house will also be directed to the expanded southwestern basin.
- **Naturalized Vegetation:** A native landscaping planting palette is being added to the northern side of the project site. As the vegetation matures, extensive root systems will help to hold soil in place, thus reducing erosion. In addition, vegetation helps keep soil from drying rapidly and becoming susceptible to erosion. Refer to Attachment 5 for details on the proposed landscaping plans.
- **Preservation of Existing Vegetation:** The existing riparian corridor will not be disturbed during construction of the expanded detention basin. The riparian corridor is protected by the security fence and paved road on the northern side of the Project Site. One (1) existing Coast Live Oak tree will be protected north of the greenhouse and processing building. Grading and site disturbance shall remain at least 6 feet outside of the existing oak's dripline whenever feasible. If grading must encroach within that protected area, all such work shall be conducted under the supervision of the landscape architect/arborist.

Tree Protection Example²



Orange Mesh Temporary Fencing Example³



- **Inspections:** The Project Site and roads are inspected weekly for erosion with physical BMPs measures maintained regularly, or as needed.
- **Housekeeping:** Good housekeeping measures are currently implemented. All trash, materials, and debris are removed and properly disposed of, Any items stored in temporary situations will be covered to the extent practicable.

Attachment 4 displays the location of proposed erosion and sediment control BMP's.

4.2 SEDIMENT CONTROL BMP MEASURES

Sediment controls are structural measures that are intended to complement and enhance the selected erosion control measures and reduce sediment discharge. Sediment controls are designed to intercept and settle out soil particles that have been detached and transported by the force of water.

4.2.1 Current Sediment Control BMP Measures

The Project Site is expected to produce low amounts of sediment erosion transport due to: 1) the Project Site is primarily covered by existing greenhouses and 2) the existing roads and surfaces that are unpaved are relatively flat with calculated slopes of 0-2 percent. However, any sediment particles that are entrained in runoff are collected in one of the four (4) existing stormwater detention basins.

The existing sediment control best management practices (BMPs) measures are as follows:

² CASQA, 2009, California Stormwater BMP Handbook.

³ <http://www.best-texas.com/services/tree-protection-good-neighbor-fence/>

- **Outflow Weirs:** There is currently one (1) outflow weirs located on the west side of Basin D. Outflow weirs are inspected monthly during rainy months (October-April) or on an as needed basis during qualifying rain events. Inspections will look for and clear any sediment buildup or debris that may have accumulated. Any excess sediment will be compacted in available space.

Attachment 3 displays the location of existing erosion and sediment control BMP's as well as all existing surface and sub-surface drainage facilities.

4.2.2 Proposed Sediment Control BMP Measures

As discussed above in section 3.0 and 4.1.1, proposed disturbance consists of expanding the stormwater detention basin system (Basin) in order to establish compliance with current Flood Control standards. In addition to the erosion control measures implemented, naturalized revegetation proposed on the northern side of the Project Area will provide additional sediment and erosion control.

The proposed erosion control best management practices (BMPs) measures are as follows:

- **Stormwater Detention Basins:** The four (4) existing basins will be replaced with one southwestern basin to comply with current Flood Control Standards. Any sediment particles transported through stormwater drainage will be collected in this basin.
- **Outflow Weirs:** Outflow weirs are inspected monthly during rainy months (October-April) or on an as needed basis during qualifying rain events. Inspections will look for and clear any sediment buildup or debris that may have accumulated. Any excess sediment will be compacted in available space.
- **Naturalized Revegetation** – As discussed above, the areas disturbed by construction will be replanted with naturalized vegetation. As the vegetation matures, extensive root systems will help to hold soil in place, thus reducing erosion. In addition, vegetation helps keep soil from drying rapidly and becoming susceptible to erosion. Refer to Attachment 5 for details on the proposed landscaping plans.

Attachment 4 displays the location of proposed erosion and sediment control BMP's.

5.0 WASTE MANAGEMENT BMPS

Waste management control practices consist of implementing procedural and structural BMPs for handling, storing and using materials to prevent the release of those materials into stormwater discharges. The proposed waste management measures are as follows:

Material Delivery & Storage: This BMP is applicable throughout the duration of the project. Cultivation materials such as fertilizers, pesticides, chemicals, etc. will be stored on the concrete pad on the south side of Greenhouse 1 utilizing proper secondary containment or completely enclosed storage structure as required by local and state regulations (See Attachment 4).

Material Use: Materials will be used by personnel with appropriate training and experience.

Spill Prevention and Control: Spill prevention will be ongoing throughout the duration of the Project. All personnel will be instructed as to the importance of careful handling of materials, fuels, oils, etc. and will be informed of procedures to follow in the event of a spill, including containment, cleanup, and reporting. Spill control materials will be readily available on the Project Site.

5.1 SOLID WASTE MANAGEMENT BMPS

SLO Cultivation will produce cannabis plant waste through its operations, including unused seeds, stems, leaves, immature cannabis plants, and cannabis plants.

5.1.1 Method and Frequency of Cleaning

SLO Cultivation prioritizes sanitation as its main method of pest prevention, regularly cleaning the receptacles according to a cleaning schedule to ensure waste disposal areas and waste receptacles remain clean and free of pestilence. The cleaning schedule details the times and areas that require cleaning on the licensed premises. Small bins used for collecting waste throughout the canopy area and processing areas are cleaned every day. Larger receptacles receive cleaning at least once per month. These receptacles are away from other cannabis activity and pose little risk to contaminating cannabis on the premises. Employees use standard cleaning materials to scrub, wipe down, and otherwise sanitize receptacles, such as brushes, sponges, non-toxic cleaning agents, hot water, rags, and other tools. Employees wash their hands before returning to work in other areas of the licensed premises.

5.1.2 Means of Cannabis Waste Transport

SLO Cultivation disposes waste in the following manner:

- Collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency.
 - Name of Local Agency: MarBorg Industries
 - Company Business Address: 728 E Yanonali Santa Barbara, CA 93103
 - Primary contact person's name: Mario Borgatello Jr.
 - Primary contact person's phone number: (805) 963-1852

SLO Cultivation keeps receipts from the waste hauler in secure storage areas, and will continue to perpetually store them for seven (7) years as required by Section 8400 (a) of the California Code.

5.1.3 Short-Term Waste Storage Facilities

Short-term waste storage occurs inside locked receptacles on site, which are metal and contain a locking mechanism that prevents unauthorized individuals from entering the container. The containers are a sufficient size and durability (are water resistant and do not rust) to withstand more waste than the premises will produce. The receptacles also have signage that prohibits certain products, including liquid, toxic, and hazardous materials. Only managers and waste haulers will have keys to the receptacle.

Figure 7. Locking Mechanism of Waste Bin Onsite.



5.1.4 Method and Area of Waste

See Attachment 4 for cannabis waste receptacle location onsite.

The secure and separate area used for the storage and mixing of cannabis waste is always locked and protected from unauthorized entry. The only times waste requires handling is during the time required to move or render cannabis unusable or prepare mixed waste for transport by a waste hauler. Additionally, cannabis waste is stored and disposed of in a manner that:

- Minimizes the development of odors that could present a public nuisance;
- Minimizes the potential for such waste to attract, harbor, or become a breeding place for pests;
- Protects against contamination of cannabis, contact surfaces, facility areas, water supplies, and grounds surrounding the facilities;
- Prevents diversion, theft, or loss of cannabis plant material and cannabis products; and
- Ensures traceability through internal documentation and real-time electronic tracking in the track and trace system.

SLO Cultivation requires that staff document all waste created each day of operation in the state track-and-trace system, METRC. SLO Cultivation always places dumpsters and waste receptacles under video surveillance for protection. All waste receptacles are locked except for when in use. Additionally, SLO Cultivation will limit access to waste receptacles to those staff members responsible for destroying waste.

5.1.5 Equipment Necessary to Implement the Plan

SLO Cultivation already engages in compliant waste disposal activity onsite. The equipment used includes small bins for collecting cannabis waste throughout canopy areas and processing areas and larger waste receptacles kept on site to contain all cannabis waste before a certified waste hauler removes it from the premises. Employees also use sanitation gear while cleaning the premises and handling cannabis waste, including gloves, brushes, sponges, non-toxic cleaning agents, hot water, rags, and other tools. Locks on receptacles are commercial grade and keys are kept in a secure area on site. Only Managers and the waste hauler have keys to the locking mechanisms of the waste receptacles.

6.0 Post Construction Maintenance Activities – Erosion Prevention And Sediment Control

6.1 MAINTENANCE

The locations and combinations of BMPs discussed in section 4 and 5 are shown on Attachment 4.

Maintenance will involve at minimum an annual visual evaluation of all BMP measures prior to commencement of the winter season. The site and its physical and biological erosion and sediment control measures will be inspected and maintained as necessary to adequately prepare for the coming winter months. During rainy months (October-April), staff is to inspect the site monthly or on an as needed basis during qualifying rain events. Inspections will look for any erosion or unstable slopes, any obstructions and changes in integrity to roads, drainage alleys, gutters, drainage pipes and stormwater detention basin; clear any sediment buildup or debris that may have accumulated. All erosion and sediment maintenance activities will be coordinated by the site manager and will include:

- Repair of erosion, such as rills;
- Repair/replacement of any damaged or leaking irrigation systems;
- Capturing of sediment and amendment with mulch or ground cover to stabilize in place;
- Clearing and compaction in available space of sediment buildup found in stormwater detention basin and drainage gutters/pipes;
- Observations/monitoring of rip-rap/overflow weirs areas during qualifying storm events; and
- Repair of erosion, slopes, compaction, and drainage channels for access roads so that they continue meeting compliance with the cannabis general order.

7.0 PROPOSED WATER SYSTEM & NUTRIENT MANAGEMENT

This section has been prepared in compliance with applicable local and State regulations for the purposes of maintaining efficient use of local freshwater supplies and nutrients related to the cultivation of cannabis at the Project Site.

7.1 WATER SOURCE & USAGE

The Project Site derives its primary water supply from the Carpinteria Valley Water District (CVWD). Additionally, SLO Cultivation has a water sharing agreement that allows the use of groundwater

produced by an existing private well located on the adjacent parcel to the East (APN 005-310-026). The well has historically been used to supply irrigation water for the Site so all necessary cross parcel piping connections are existing and available. However, SLO Cultivation plans to use well water in the event CVWD water is unavailable.

The Project Site is currently utilizing approximately 1/3 of its irrigation water need because there is no cultivation activity occurring in Greenhouse 1. The current and proposed water usage is shown in Table 3 below.

Table 3. Current and Proposed Water Usage

Timeframe	Units	Current Usage		Future Usage	
		Gallons	Acre Feet	Gallons	Acre Feet
Day	Average	5,000	0.015	15,000	0.046
	Maximum	6,000	0.018	20,000	0.061
Month	Average	150,000	0.46	450,000	1.38
	Maximum	180,000	0.552	600,000	1.84
Year	Average	1,825,000	5.6	5,475,000	16.8
	Maximum	216,000	0.663	7,200,000	22.1

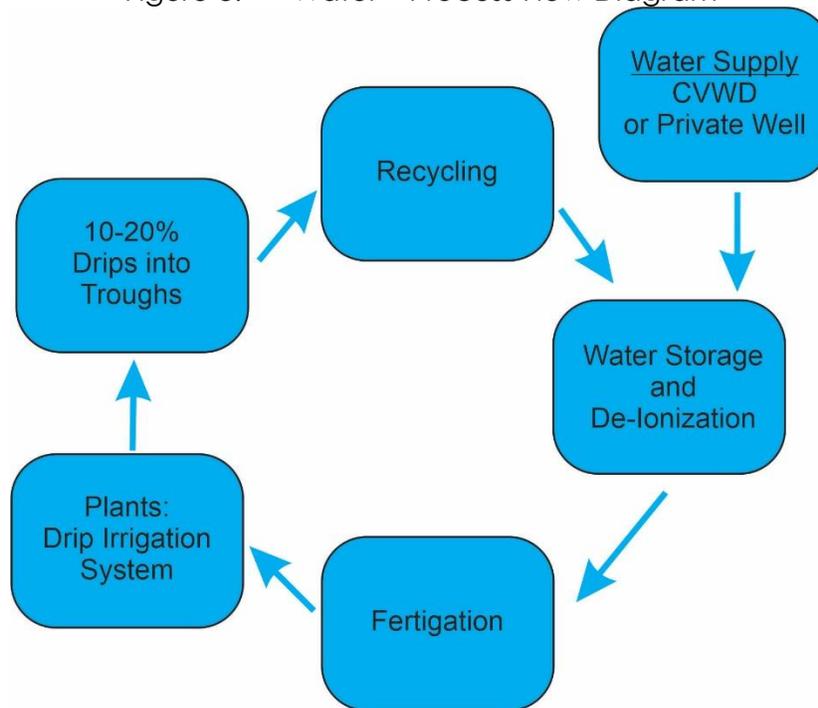
Historical water usage for the cut flower cultivation has been 25,500-30,000 gallons per day. Therefore it is possible that the Project will result in a net reduction in onsite water demand

7.2 WATER CYCLE

SLO Cultivation operates a closed loop irrigation system in which no wastewater is produced; all water utilized is recycled and reused for irrigation. This section will describe the water cycle process.

Once the CVWD irrigation water enters the property it travels to water storage tanks on the southeast side of the property, the water is then processed using De-ionization technology before it is distributed to the fertigation skid, the fertigation skid then directs the water throughout the four (4) greenhouses using a high efficiency drip irrigation system with computerized timing controls. Although the timing controls will be optimized to limit over-irrigation, there is a secondary trough overflow collection system in-place to capture excess irrigation water and recycle it back into the system. The water process flow diagram is shown in Figure 8 below. Refer to Attachment 6 for an overview of how this water cycle is distributed across the Site.

Figure 8. Water – Process Flow Diagram



7.2.1 De-Ionization Process

As discussed above, the Carpinteria Valley Water District water is routed to the water storage tanks, which then sends the water through a series of De-Ionization (DI) tanks to remove excess minerals before it is transported to the fertigation system and in turn to the plants. Reverse Osmosis (RO) [RO water has been used but RO treatment has not – need to clarify] has historically been used on site to produce highly purified irrigation water suitable for cannabis cultivation, however the RO wastewater produces water with mineral concentrations above the groundwater quality objectives established in the Water Quality Control Plan for the Central Coastal Basin⁴. Utilizing DI tanks eliminates disposal of highly mineralized wastewater. As an aside, it is important to note that SLO Cultivation only utilized RO treated water; the physical RO system is not owned or operated or located on SLO Cultivation’s parcel 005-310-024. The RO system is located on assessor’s parcel 005-430-043 located to the southeast of SLO Cultivation’s property.

The DI system will utilize three (3) sets of the larger “Flowmax” 45 cubic feet, Portable DI water exchange tanks; there are two (2) tanks in each set (1-Cation and 1-Weak Base Anion). Each set can process 5,600 gallons per day and a total of 16,800 gallons per day for the 3 sets. The DI tanks will be rented from PureTec Industrial Water, who will exchange 2 sets of tanks per week. Subsequently, there will be no wastewater associated with the DI process because the used tanks are removed and replace weekly. See Attachment 7 for specifications on the DI Tanks.

The purpose of utilizing De-Ionization technology is to reduce sodium from the CVWD water. Analytical water quality testing completed on 7/23/20 on the CVWD water indicated the total

⁴ Water Quality Control Plan for the Central Coastal Basin, June 2019. RWQCB, SWRCB and CEPA.

dissolved solids (TDS) is 640 mg/L. The DI technology estimates the produced water will have approximately 25 mg/L TDS.

7.2.2 Nutrient Management Plan

Once the water has been de-ionized, it is directed to the fertigation skid to add nutrients. The NMP outlines the nutrient delivery system and water conservation measures developed for the Site.

7.2.3 Overview

SLO uses a powdered salt based fertilizer as a nutrient regiment for the cannabis plants. The cannabis plants substrate consists of Coco Coir which contains no to very little nutrients. The fertilizer is applied to the substrate from drip irrigators at a low conductivity. The plants absorb the nutrients as a food source and all the run-off from the plants is captured and returned back to a tank farm. The run-off or leachate is blended with low conductivity water to achieve the desired conductivity prior to adding additional fertilizer and reapplying to the plants. The leachate is a closed looped recycling system.

7.2.4 Nutrient Delivery System

The fertilizer consists of Nitrogen, Potassium, Phosphorus, and trace micro nutrients. The micro-nutrients include: Calcium, Magnesium, Copper, Iron, Manganese, Molybdenum, and Zinc. The nutrients are delivery from a Netafim, Netaflex fertigation skid. Small amounts of nutrients are added to the water at the fertigation skid and directly injected into the irrigation lines. Drippers are placed in the substrate to deliver the nutrient enriched water to the cannabis plants.

7.3 WATER CONSERVATION FEATURES

Pursuant to the Santa Barbara County Water Efficiency for Commercial Cannabis Activities-Development Standards, SLO Cultivation plans to conserve water to the maximum extent feasible. SLO Cultivation plans to use a number of different techniques and measures to conserve water on Site during operations as outlined below.

7.3.1 Evaporative Barriers on Exposed Soils and Pots

All cultivation will be restricted to indoor greenhouses which will limit direct evaporation. Additionally, all cannabis plants will be grown in pots utilizing timed, drip irrigation and coco fiber instead of typical potting/soil mix. This will ensure that the minimum amount of water will be used at any given time and irrigation will be quickly sequestered within the fiber matrix.

7.3.2 Timed Drip Irrigation

An automated system, which delivers irrigation through a web of timers and automatic valves, will deliver each individual cannabis plant the precise amount of water it needs. The timing for irrigation periods will be monitored and adjusted based on variable Site conditions (seasons, weather patterns, etc.) to limit irrigation overflow to the maximum extent feasible. The automated drip irrigation will also reduce the potential for human error such as overwatering.

7.3.3 Soil Moisture Monitors

Widespread soil moisture monitors are not useful for this operation as excess irrigation will be detected by excessive rate of overflow into troughs and irrigation times will be adjusted in the automated system. SLO Cultivation may utilize sporadic soil moisture monitors primarily for the purpose of spot checking plants to ensure they receive sufficient irrigation.

7.3.4 Use of Recycled Water

In addition to limiting water use by carefully monitoring irrigation time periods, SLO has developed a water recycling program as a water conservation measure. The recycling program consists of capturing all cannabis plant run-off into drip irrigation troughs that is pumped into the tank farm. The tank farm blends the captured water with low conductivity water to achieve a desired conductivity. The tank farm feeds low conductivity water to the fertigation skid which adds nutrients. The nutrient enriched water is applied to the cannabis plants completing the recycling loop.

Figure 9. Drip Irrigation & Capture System



7.3.5 Rain Capture

The existing greenhouses, and associated irrigation infrastructure, on the Project Site are not designed to directly capture rain water into rain barrels or cisterns for direct return to the irrigation supply water. Rainfall in the region is too minimal and sporadic to make efficient use of such as system. Instead, rain water will be utilized as an indirect form of water conservation. As previously discussed, stormwater is directed from the greenhouse roofs to an existing network of four (4) large stormwater detention basins located along the Western and Southern edges of the Site. Stormwater then percolates into the regional aquifer and assists in maintaining recharge of the groundwater which in turn feeds the Site's private well.

8.0 PESTICIDE MANAGEMENT

8.1 SANTA BARBARA COUNTY PEST MANAGEMENT PLAN

For the purposes of this Pest Management Plan, SLO Cultivation, references *California Code of Regulations Title 3. Food and Agriculture Division 8. Cannabis Cultivation Chapter 1. Cannabis Cultivation Program Text of Modified Proposed Regulations* (the “California Code”); and *Santa Barbara County Code Chapter 50 - "Licensing of Cannabis Operations”* (“Chapter 50”). SLO Cultivation demonstrates good pest management practices, which include integrated pest-management (“IPM”) techniques. SLO Cultivation has developed a plan that describes the proposed use, storage, and application of pesticides, herbicides, and/or rodenticides by type and amount. Per Section 50-12 of Chapter 50, this plan is to be reviewed and approved by the Department and the County Agricultural Commissioner (“CAC”) prior to issuance of a land use entitlement for the proposed cultivation site.

This pest-management plan describes the type, location, timing, and methods used for any rodenticide. If rodents are a pest issue, SLO Cultivation prefers to use non-toxic alternatives to rodenticides, including:

- Cultural controls such as site maintenance and hygiene.
- Biological controls such as natural pheromones; or
- Mechanical controls like traps, gopher fencing, and weeding.

Consistent with the California Department of Pesticide Regulation (“California DPR”) determination that commercially grown cannabis is an agricultural commodity, cannabis cultivation on SLO Cultivation’s licensed site complies with the requirements of Division 6 and 7 of the Food and Agricultural Code and pertaining regulations. Staff use and store products on the site that ensures the products do not enter the natural environment, such as surface or ground waters. Per the California DPR's established regulatory process, SLO Cultivation has an Operator Identification from the CAC and may apply pesticides, herbicides, and/or rodenticides (4205199 SLO Cultivation Inc.). SLO Cultivation demonstrates knowledge of regulatory requirements regarding the safe and effective use of pesticides and/or rodenticides within the pest-management plan. If SLO Cultivation opts to use chemical rodenticides, it will provide an annual report of rodenticide use data to the CAC and County permitting.

8.1.1 Cultural Pest-Management Control Methods

SLO Cultivation has the capacity to use the following cultural pest-management control methods:

- Programming and monitoring environmental controls;
- Employing good sanitation practices;
- Inspecting plants for indications of pests and disease; and
- Employing living-plant handling best practices.

SLO Cultivation employs IPM practices to minimize the likelihood and impact of pests and plant disease. IPM begins with designing and operating the facility in a way that eliminates favorable conditions for disease and pestilence to develop. Naturally, cannabis is susceptible to several influences in nature, which are defined as either “abiotic” or “biotic.” Abiotic factors are non-living

physical and chemical elements such as water, air, soil, sunlight, and minerals. Biotic factors are living or once-living organisms obtained from the biosphere, (i.e., from outside the proposed facility) and are capable of reproduction. Examples of biotic factors are animals, mold, bacteria, plants, fungi, and other organisms. Abiotic and biotic factors can influence each other to negatively impact cultivation procedures. These events may include infectious microbes, fungi, bacteria, viruses, nematodes, and noninfectious environmental factors.

The “plant disease triangle” (the combination of a pathogen, favorable environment, and susceptible host) best illustrates how disease may occur in the facility. Without all three factors present, disease or pestilence cannot occur. However, controlling one factor is not a responsible approach to cultivation, which is why SLO Cultivation prevents disease first by creating and maintaining optimal cultivation environment. Next, SLO Cultivation trains and supervises staff in managing plant health, as plants are the susceptible host in the triangle. Then, if necessary, SLO Cultivation takes direct action against pathogens and pests. The goal is to maintain the first two points of the triangle so that a pathogen does not enter or infest the facility. A fourth factor called a vector (how a pathogen enters the facility) influences disease formation, and can be insects, staff’s clothing, garden supplies, and vehicles in the vicinity of cultivation areas.

SLO Cultivation employs temperature, humidity, and ventilation controls to create an optimal environment for plants to thrive. Remote thermostats, humidity gauges, and fans help create a consistent environment throughout the entirety of the cultivation area. By programming ideal conditions with automated equipment, SLO Cultivation avoids factors that invite pests, such as hot/cold spots in the canopy, uneven irrigation, uneven airflow, and spikes in humidity.

SLO Cultivation further prevents and minimizes the impact of plant disease by employing good sanitation practices. Only a limited number of staff have access to growing plants, which limits plants’ exposure to the most vulnerable source of contamination – human bodies. Staff wear scrubs that never leave the facility and are only for working. SLO Cultivation contracts a local laundry service to wash clothing. Staff also wear other personal protective equipment, (“PPE”) such as gloves when handling cannabis, and when in production areas, staff don hairnets, beard nets (if applicable), and lab jackets. SLO Cultivation keeps rubber foot bath pads saturated with diluted hydrogen peroxide to clean shoes before entering vulnerable areas of the facility. The premises also feature handwashing sinks that staff exclusively use for washing hands. Equipment washing (multipurpose) sinks are separate from other operations.

Standard operating procedures (“SOPs”) guide staff in replicable sanitation and sterilization practices to prevent pests. Plants require daily maintenance, including aggressive pruning, defoliating, and trellising. Staff keep all cultivation areas free of plant litter, spilled media, and unused instruments. Additionally, staff never leave plant material waste left in the open and no trash remains in the facility longer than 12 hours. At the end of every shift, staff remove waste and place it in appropriate receptacles in accordance to waste management SOPs. In addition to daily cleanings, staff thoroughly disinfect cultivation areas after harvest.

Staff wash, rinse, and sanitize propagation tools after every shift. SLO Cultivation arranges tools and instruments in a tidy manner next to cultivation rooms to both help staff in their activities and to prevent contamination. Because standing water is a susceptible host to pathogens, staff store hoses coiled off the floor with nozzles upright. Floor drains around the facility help facilitate easy water/spill cleanup.

Staff also use living-plant handling best practices, including cleanly transplanting plants, arranging plants neatly and consistently on cultivation tables, and irrigating plants with minimal mess. Staff are

careful not to overcrowd plants, allowing them access to fresh moving air. Additionally, SLO Cultivation irrigates plants as early in the light period as possible and ensure plant foliage is dry prior to dark periods. These techniques minimize the potential for humidity spikes that can make plants extremely vulnerable to the pathogens botrytis (“bud rot”) and powdery mildew.

Staff are responsible for inspecting plants every day and identifying growth irregularities to ensure early identification of pest infection. SLO Cultivation strives to grow disease-resistant strains with low susceptibility to molds, fungi, and other pathogens. If plants do become infected, SLO Cultivation isolates and destroys them. Identifying a problem early and destroying a few plants saves the rest of the crop without significant financial consequences.

SLO Cultivation has quality assurance, quality control, and testing protocols throughout the cultivation process that limit the possibility for pests to enter and spread throughout the licensed premises. Staff are responsible for inspecting all plants every day. A multipoint inspection checklist monitors the following aspects of growing plants:

- Indications of nutrient deficiency;
- Even distribution of water through media;
- Grow media drainage;
- Stem strength and plant vitality;
- Environmental conditions, including:
 - Temperature,
 - Light distribution,
 - Humidity, and
 - Airflow;
- Litter, dead foliage, and clutter in cultivation rooms; and
- Standing water or spilt nutrient solution.

SLO Cultivation’s SOPs are comprehensively reviewed on an annual basis to confirm that cultural methods are effective in preventing pests from entering and spreading throughout the licensed premises.

8.1.2 Biological Pest-Management Control Methods

Biological pest-management control methods are almost always safer than chemical pest-management control methods and SLO Cultivation always prefers to use them over chemicals. Biological pest-management control methods generally require less personal protective equipment while administering pest control methods. By favoring biological controls, SLO Cultivation saves labor, money, and chemical inputs otherwise required to control pests.

Biological control or “biocontrol” is a method of controlling pests using other organisms. It relies on predation, parasitism, or other natural mechanisms, but typically also involves an active human management role. Beneficial insects, such as wasps, mites, and ladybeetles can decimate harmful insects within just a few days. SLO Cultivation sources predatory insects from reliable sources and inspects all purchases, since some predatory insects can harbor mites and other microorganisms that can harm the cultivation environment.

Additionally, beneficial fungi natural in soils, such as mycorrhizae, greatly enhance plant health. Mycorrhizal fungi come into direct contact with plant roots and with the soil, adding to the plants

ability to gather nutrients and water from the soil through the fungus. SLO Cultivation uses supplemental beneficial fungi by incorporating them into grow media components. Many strains of fungi also benefit cannabis plant nutrition by improving soil health. This allows plants to uptake a greater volume of nutrients, thus improving the plants' natural immunities. The added nutrition helps plants build resistance to insects and improves crop yield.

8.1.3 Chemical Pest-Management Control Methods

Per the Santa Barbara County Agricultural Commissioner's ("CAC") policy, SLO Cultivation will submit monthly reports to the CAC by the 10th day of the month that details chemical applications applied during the previous month.

SLO Cultivation uses chemical pest-management control methods as a last resort to control pests. Using chemicals can negate any benefit of using biological pest-management control methods and they require extreme caution to transport, handle, apply, store, and dispose. All chemicals on the licensed premises accompany safety data sheets ("SDS"), which guide staff in the proper handling, storage, and disposal of each substance. Pesticides, fertilizers, and other chemicals are kept separately from growing plants. SLO Cultivation employs a specific structure on the licensed premises to house pesticides. See the property diagram.

SLO Cultivation requires all staff responsible for applying pesticides to wear PPE. PPE for pesticide application includes:

- Respirator or mask as directed by chemical SDS;
- Tyvek cover-all suit;
- Gloves; and
- Goggles.

As a best practice, SLO Cultivation requires staff don more PPE than SDS require. For example, some pesticides may not explicitly require gloves to be worn while mixing or applying them, but because chemicals generally pose a health hazard, staff always wear gloves when handling any them on the licensed premises.

SLO Cultivation applies chemical pesticides in two ways: root drench and foliar application. Staff follow precise instructions when applying pesticides and take every precaution to protect the safety of other personnel, cannabis on the premises, and the environment. Before applying pesticides, staff post a re-entry interval ("REI") sign at the entrance of the applicable cultivation area. The REI, also known as restricted entry interval or re-entry time, is the minimum amount of time that must pass between the time a pesticide was applied to an area or crop and the time that personnel can go into that area without protective clothing and equipment. Each chemical on the premises has a specific REI.

SLO Cultivation contains all pesticide rinsates – the diluted pesticide mix rendered when washing pesticide sprayer tanks and other holding containers. SLO Cultivation has the capacity to transport rinsates to a labeled site. If transport is not possible, SLO Cultivation stores them in a compliant, labeled drum for pickup by a hazardous waste company. Staff have strict instruction to not tamper with containers that may contain chemicals. As a company protocol, staff must create chemical

application solutions in a manner that ensures 100% of the pesticide is used and none is wasted. This reduces the risk of pesticides flowing into water collection systems on the licensed premises.

A potential risk to using chemical pest-management control methods is spills. To mitigate the threat of chemical spillage, SLO Cultivation stores pesticides in a compliant area designed with a non-porous floor. SLO Cultivation houses a compliant spill kit and keeps updated protocols for collecting any spilled materials so that they can be hauled off by a hazardous waste pickup company.

Table 4 following list includes chemicals that may be on premises at any time:

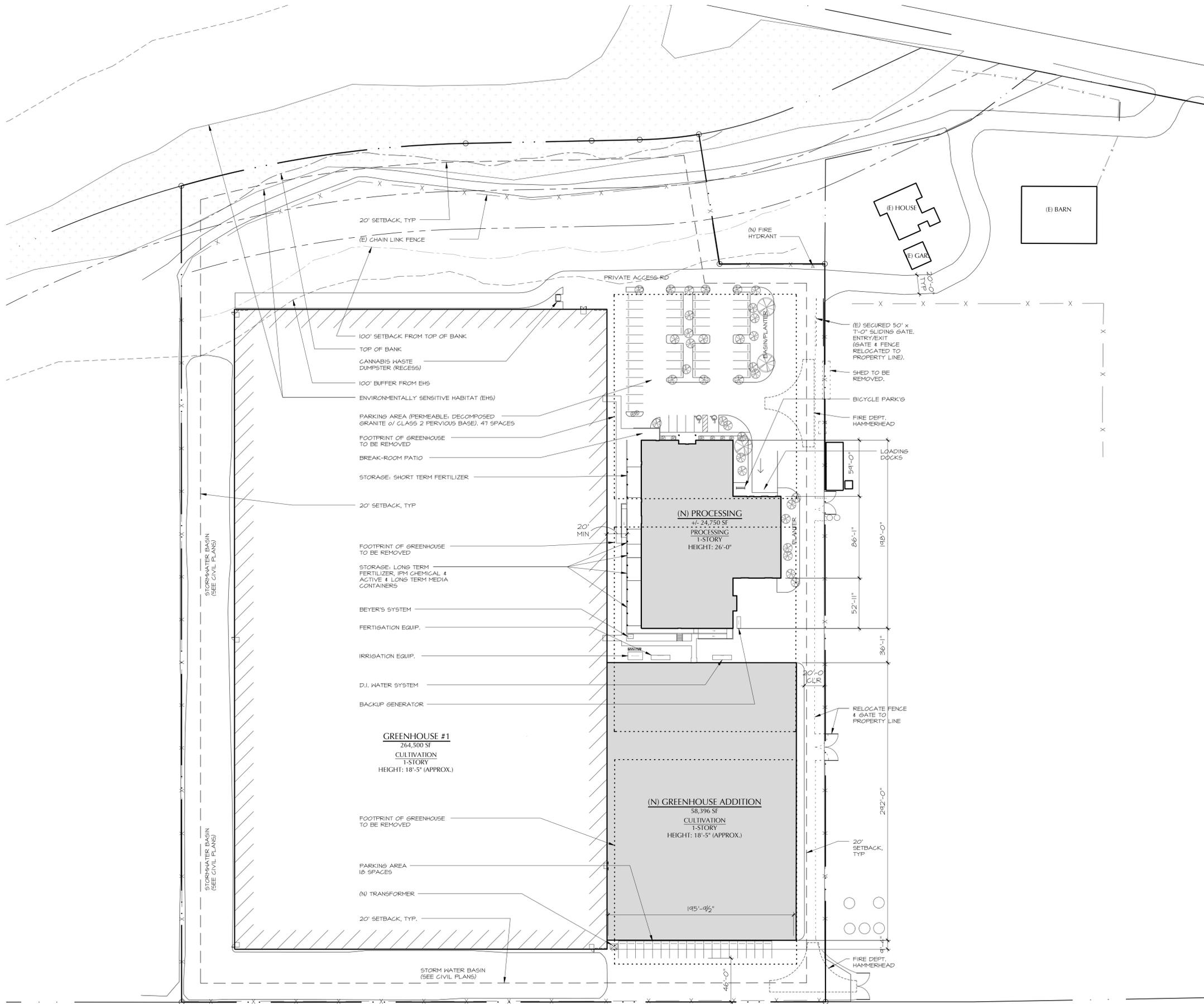
Table 4. Chemicals Onsite

Product Name	Active Ingredient(s)
Crop Application Log	
Procidic 2	citric acid
Coco Wet	cocodiethanolamide
Azanguard	azadirachtin
Ecotec Plus	rosemary oil, peppermint oil, and geraniol
Regalia CG	Reynoutriasachalinensis
Javelin	bacillus thuringensis
Ancora	isaria fumosolosea
Neem Oil	neem oil
Sal's Suds	soap sodium suaralsulfate
Bio Repel	garlic oil
Foliar Nutrient Log [Active ingredients not included in logs]	
Phosguard	
Micro Flora	
Opfi-Dura Sulfur	
Caos	
Procidic 2	
Liquid Sulpher	
Sil Guard [0-2-5]	

ATTACHMENTS

Attachment 1	Site Plan
Attachment 2	Civil Engineering Plans
Attachment 3	Existing Erosion and Sediment Control BMPs and Drainage Diagram
Attachment 4	Proposed Erosion and Sediment Control BMPs
Attachment 5	Landscaping Plans
Attachment 6	Site Specific Water Cycle Diagram
Attachment 7	De-Ionization Details

Attachment 1 Site Plan



SITE PLAN

1"=50'



SITE PLAN GENERAL NOTES:

1. This plan is for architectural reference. See civil plans for specific grading and drainage information.
2. Positive drainage shall be provided away from the structure at a minimum slope of 5% for 10 feet.
3. Contractor shall verify location of all underground utilities prior to excavation.
4. Rain gutters and downspouts shall collect and discharge roof rain water run-off through an approved storm drain system. See civil plans for additional information.
5. Verify depth & separation of utilities within trenches w/ governing jurisdiction and comply w/ all applicable codes. Architect to be notified of any conflicts.



ARCHITECTURE

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SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
SITE PLAN

- date:**
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
 - 9-9-2020
 - 9-17-2020
 - 12-9-2020
 - 12-18-2020
 - 12-29-2020
 - 1-13-2021
 - 2-3-2021
 - 2-9-2021
 - 2-10-2021
 - 2-18-2021
 - 4-27-2021
 - 6-1-2021
 - 7-6-2021

sheet no:
A-1

Attachment 2 Civil Engineering Plans

GRADING AND DRAINAGE PLANS

FOR

SLO CULTIVATION - 3861 FOOTHILL RD

CARPINTERIA, CALIFORNIA COUNTY OF SANTA BARBARA



COUNTY GENERAL NOTES

- OWNER AND OR OWNER'S CONTRACTOR SHALL PROTECT PUBLIC INFRASTRUCTURE FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. NOTE: THE EXISTING STREET SECTIONS MAY BE SUBSTANDARD, AND THE CONTRACTOR SHALL PROTECT THE PUBLIC INFRASTRUCTURE FROM DAMAGE BY HEAVY LOADING/ EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT OWNER'S EXPENSE, ANY/ ALL DAMAGE TO PUBLIC INFRASTRUCTURE INCURRED DURING AND/ OR DUE TO CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER.
- WHERE DETERMINED NECESSARY BY THE COUNTY ENGINEER, DAMAGED PORTIONS OF THE EXISTING CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER BEFORE FINAL APPROVAL.
- ENCROACHMENT PERMIT(S) MUST BE OBTAINED BEFORE ANY/ ALL WORK IN PUBLIC RIGHT- OF-WAY.
- COUNTY STREETS ARE TO REMAIN OPEN TO THROUGH TRAFFIC AT ALL TIMES. NO TEMPORARY OR LONG TERM PARKING OR STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS SHALL OCCUR WITHOUT PRIOR ISSUANCE OF AN ENCROACHMENT PERMIT.
- A TRAFFIC AND PEDESTRIAN CONTROL PLAN IS REQUIRED FOR ANY DETOURS OR REROUTING OF TRAFFIC. DURING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAFFIC CONTROL IN AND AROUND THE SITE. THIS MAY INCLUDE BUT SHALL NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS AS DIRECTED BY THE BUILDING OFFICIAL OR THE COUNTY ENGINEER.
- EXCAVATION WITHIN THE STREETS SHALL BE COVERED WITH TRAFFIC RATED STEEL PLATES OR BACKFILLED AND PAVED, TO THE SATISFACTION OF THE COUNTY ENGINEER, PRIOR TO THE END OF WORK EACH DAY.
- EROSION AND DRAINAGE CONTROL FEATURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE. EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES. THE APPLICANT SHALL NOTIFY THE ENGINEERING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES OR OTHER CHANGES TO THE EROSION CONTROL PLAN.
- WASTE MATERIALS SHALL NOT BE WASHED INTO THE STORM DRAIN SYSTEM. THIS INCLUDES BUT IS NOT LIMITED TO SOIL, PAINT, STUCCO, GROUT, COLOR COAT, CONCRETE DUST, SAW RESIDUES, GRINDINGS, OIL, ETC.
- DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE(S) SHALL BE SWEEPED DAILY AND KEPT FREE OF DIRT, DUST AND DEBRIS. AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, THE FRONTAGE(S) SHALL BE INSPECTED BY THE CITY ENGINEER AND REPAIRS COMPLETED AS DIRECTED TO THE SATISFACTION OF THE COUNTY ENGINEER.

COUNTY GRADING NOTES

- LOT GRADING SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST CBC EDITION.
- DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER IMPROVED DRAINAGE DEVICE VIA A NON-EROSIVE DRAINAGE DEVICE.
- NO GRADING OR DRAINAGE IMPROVEMENTS WHICH ALTER EXISTING DRAINAGE COURSES OR CONCENTRATE DRAINAGE TO ADJACENT PROPERTIES SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE COUNTY ENGINEER.

COUNTY STANDARD EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED AT ALL TIMES.
- EROSION CONTROL MEASURES SHALL BE FULLY INSTALLED PRIOR TO GROUND DISTURBANCE. CITY STAFF SHALL BE NOTIFIED AND INSPECT PRIOR TO GROUND DISTURBANCE.
- ALL SITE ACCESS SHALL BE PROTECTED AGAINST EROSION AT ALL TIMES THAT WORK IS NOT BEING PERFORMED ON THE SITE, INCLUDING EVENINGS, WEEKENDS AND HOLIDAYS. SUCH PROTECTION MAY BE REMOVED TO PROVIDE ACCESS TO THE SITE DURING WORK HOURS IF AND WHEN IT IS NOT REQUIRED DUE TO WEATHER CONDITIONS.
- PROPERTY FRONTAGE SHALL BE SWEEPED CLEAN AT THE END OF EACH DAY.
- THE FIRST DOWNSTREAM STORM DRAIN INLET SHALL BE PROTECTED PER DETAIL.
- ALL STOCKPILES SHALL BE PROTECTED AGAINST WIND AND WATER EROSION, PER DETAIL, IMMEDIATELY UPON PLACEMENT.
- PERMANENT EROSION CONTROL MEASURES SHALL BE FULLY ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL.
- STRUCTURAL STORMWATER CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER OF RECORD AND CITY STAFF AT THE TIME OF INSTALLATION.
- PROJECTS SUBJECT TO POST-CONSTRUCTION REQUIREMENTS SHALL HAVE STORMWATER CONTROL PLAN RECORDED WITH THE COUNTY OF SAN LUIS OBISPO PRIOR TO FINAL.
- IN THE EVENT OF OFF-SITE EROSION, THE PROPERTY OWNER AND/ OR HIS REPRESENTATIVE(S) SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES.
- EROSION CONTROL PLANS REPRESENT THE MINIMUM ACCEPTABLE PROTECTION. FURTHER MEASURES WILL BE REQUIRED, TO THE SATISFACTION OF THE COUNTY ENGINEER IN THE EVENT OF INADEQUACY OR FAILURE.

PROJECT CONTACTS:

OWNER:
CRESCO LABS
400W. ERIE STREET SUITE 110
CHICAGO, IL 60654

PLANNER:
SCS ENGINEERS
NATHAN EADY
2370 SKYWAY DRIVE, SUITE 101
SANTA MARIA, CA 93455

CIVIL: DIVERSIFIED PROJECT SERVICES INTERNATIONAL
TRACY BURNELL
924 ANACAPA STREET, SUITE:2-U
SANTA BARBARA, CA 93101
PH: (805) 564-6074

ARCHITECT: BBP ARCHITECTURE
TRACY BURNELL
924 ANACAPA STREET, SUITE:2-U
SANTA BARBARA, CA 93101
PH: (805) 564-6074

SITE INFORMATION

LOCATION: 3861 FOOTHILL RD, CARPINTERIA, CA 93110
APN: 005-310-024
SITE AREA: 13.66 ACRES

BENCHMARK

ELEVATIONS SHOWN HEREON ARE NAVD88 AND CONTROL WAS PREVIOUSLY ESTABLISHED BY STANTEC.

BASIS OF BEARINGS

THE "BASIS OF BEARING" IS GRID NORTH STATE PLANE COORDINATES FOR ZONE 5 AND OBSERVED LOCALLY BY GPS OBSERVATION.

UNDERGROUND UTILITY STATEMENT

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING.

ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA.

UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION BY CALLING (800) 642-2444.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH CURRENT STANDARDS.

ANY ERRORS, OMISSIONS, OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS.

DRAWING INDEX

SHEET NUMBER	REV	DRAWING TITLE
C1	H	Title Sheet
C2	H	PRELIMINARY GRADING PLAN
C3	H	CROSS SECTIONS A-B

APPROVED:

DATE _____
AGENCY REPRESENTATIVE _____

PRELIMINARY
NOT FOR CONSTRUCTION



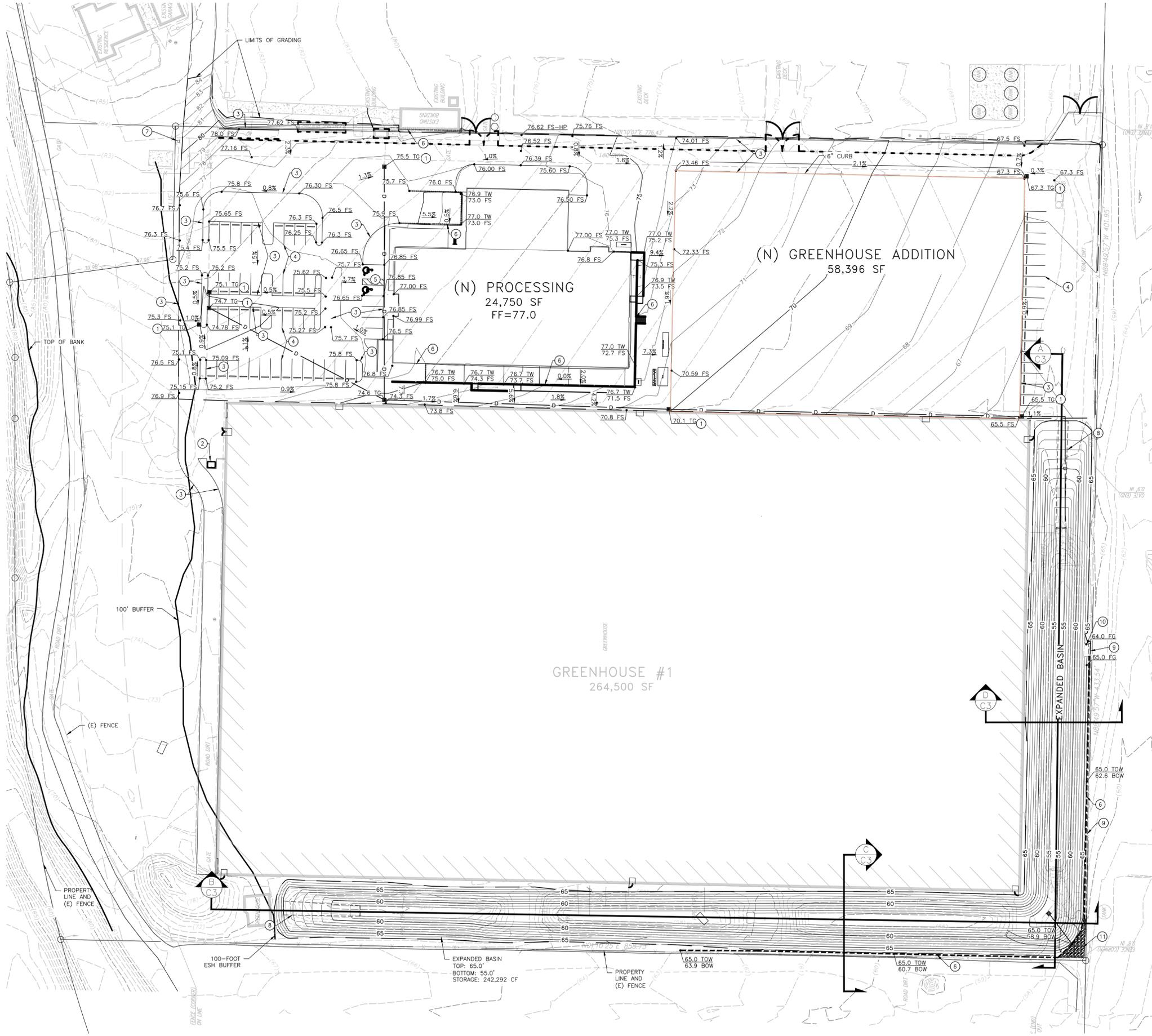
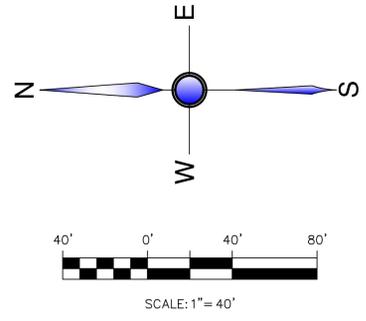
APP	REV	DATE	REVISIONS
AL	A	12/8/2020	ISSUED FOR REVIEW
AL	B	12/11/2020	ISSUED FOR REVIEW
AL	C	12/18/2020	ISSUED FOR REVIEW
AL	D	03/05/2021	ISSUED FOR REVIEW
AL	E	04/08/2021	ISSUED FOR REVIEW
AL	F	04/16/2021	ISSUED FOR REVIEW
AL	G	06/29/2021	ISSUED FOR REVIEW
AL	H	07/16/2021	ISSUED FOR REVIEW

TITLE SHEET
SLO CULTIVATION
3861 FOOTHILL ROAD
CARPINTERIA, CA

SHEET
C1
OF 3 SHEETS
PROJECT: 201056
PLUMED 2021-07-16

THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DPSI OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

N:\201056\DOT_CAD\DWG\2-DRAWING\201056-15001.DWG



CONSTRUCTION NOTES:

- ① DRAIN INLET
- ② TRASH ENCLOSURE
- ③ CURB
- ④ PARKING STALL
- ⑤ ADA PARKING STALLS
- ⑥ RETAINING WALL
- ⑦ FIRE HYDRANT
- ⑧ ACCESS RAMP
- ⑨ 1.5' x 1.5' CONCRETE CHANNEL
- ⑩ 10' SPILLWAY WEIR
- ⑪ RIPRAP DISSIPATION AREA

EARTHWORK QUANTITIES

- 9,920 OUT CUBIC YARDS
- 4,430 FILL CUBIC YARDS
- 5,490 EXPORT CUBIC YARDS
- 229,460 SQ. FT. DISTURBED AREA (5.26 AC)

NOTE:
EARTHWORK NUMBERS DO NOT INCLUDE SHRINKAGE

NOTE:
BFE WAS DETERMINED TO BE 2.5' ABOVE HIGHEST ADJACENT GRADE. THE HIGHEST ADJACENT GRADE WAS DETERMINED TO BE 77.5'. THEREFORE THE BFE IS 80.0'. SINCE THE FINISHED FLOOR ELEVATION IS BELOW BFE THE BUILDING WILL BE DRY FLOOD PROOFED UP TO THE BFE OF 80.0'.

APPROVED: _____ DATE _____
AGENCY REPRESENTATIVE _____

PRELIMINARY
NOT FOR CONSTRUCTION



DP&S
DIVERSIFIED PROJECT SERVICES
INTERNATIONAL
1000 355-2381 (800) 371-2600
www.dpands.com

REV	DATE	DESCRIPTION
1	12/8/2020	ISSUED FOR REVIEW
2	12/11/2020	ISSUED FOR REVIEW
3	12/18/2020	ISSUED FOR REVIEW
4	03/05/2021	ISSUED FOR REVIEW
5	04/08/2021	ISSUED FOR REVIEW
6	04/16/2021	ISSUED FOR REVIEW
7	06/29/2021	ISSUED FOR REVIEW
8	07/16/2021	ISSUED FOR REVIEW

PRELIMINARY GRADING PLAN
SLO CULTIVATION
3861 FOOTHILL ROAD
CARPINTERIA, CA

SHEET **C2**
OF 3 SHEETS
PROJECT: 201056
DATE: 2021-07-16

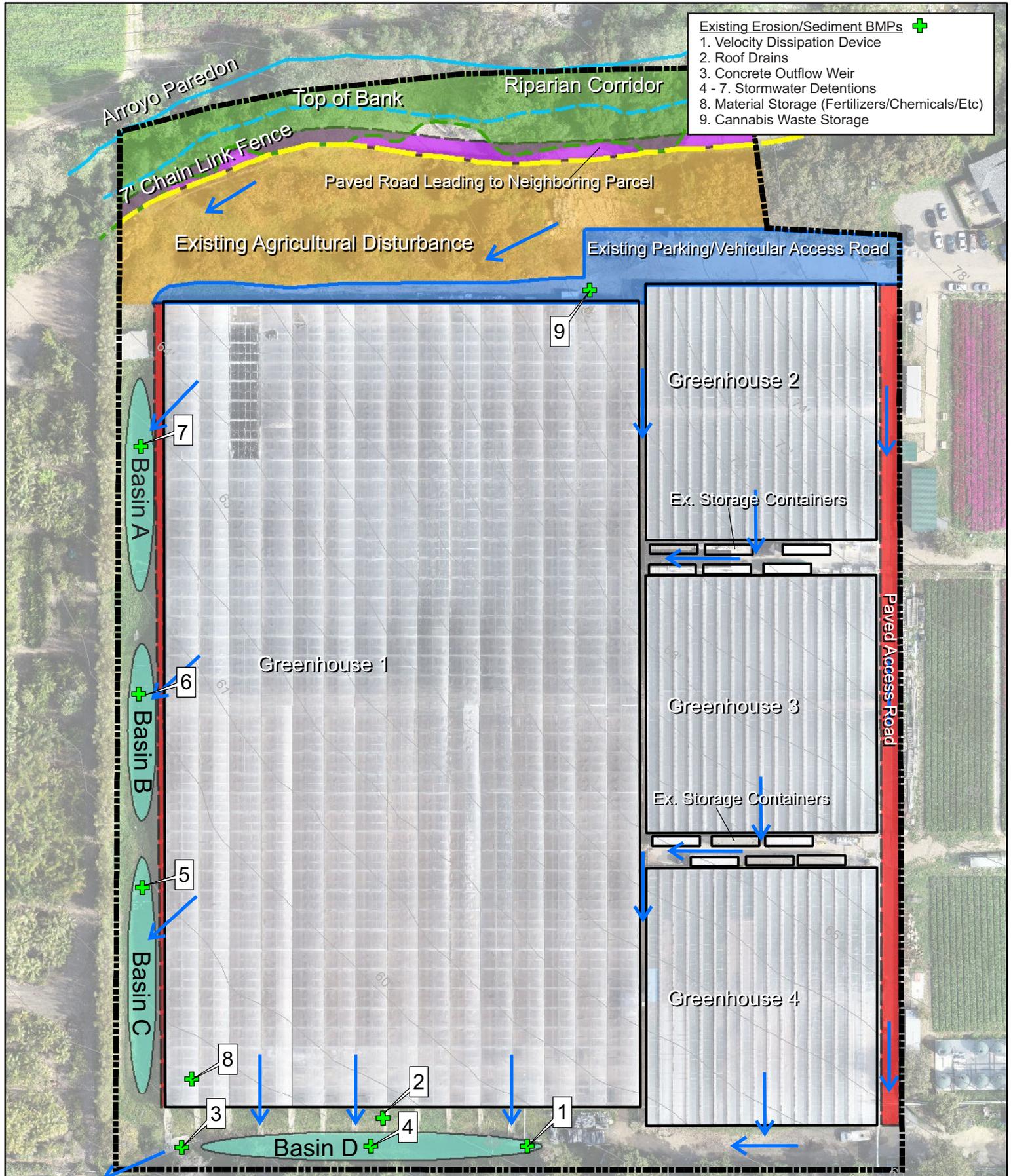
THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE AN EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS AND DETAILS ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES THE REVIEW AND APPROVAL OF DP&S OF ANY FUTURE USE. ANY USE OF THIS INFORMATION IS AT THE SOLE RISK OF THE USER.

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Attachment 3

**Existing Erosion and Sediment Control
BMPs and Drainage Diagram**

- Existing Erosion/Sediment BMPs +**
1. Velocity Dissipation Device
 2. Roof Drains
 3. Concrete Outflow Weir
 - 4 - 7. Stormwater Detentions
 8. Material Storage (Fertilizers/Chemicals/Etc)
 9. Cannabis Waste Storage



LEGEND

Existing - Erosion/Sediment BMPs	Existing Greenhouses Parcel 005-310-024	Existing Storm Water Basins	Existing Storage Containers	Arroyo Paredon TOB	ESH Boundary	Paved Road Leading to Neighboring Parcel	Existing Parking/Vehicular Access Road
Drainage	Existing Paved Road	Arroyo Paredon Centerline	Fenceline	Riparian Corridor	Existing Agricultural Disturbance	5 foot Contours	

PREPARED BY SCS ENGINEERS
 JANUARY 2021
 GCS, NAD 83

SCS ENGINEERS

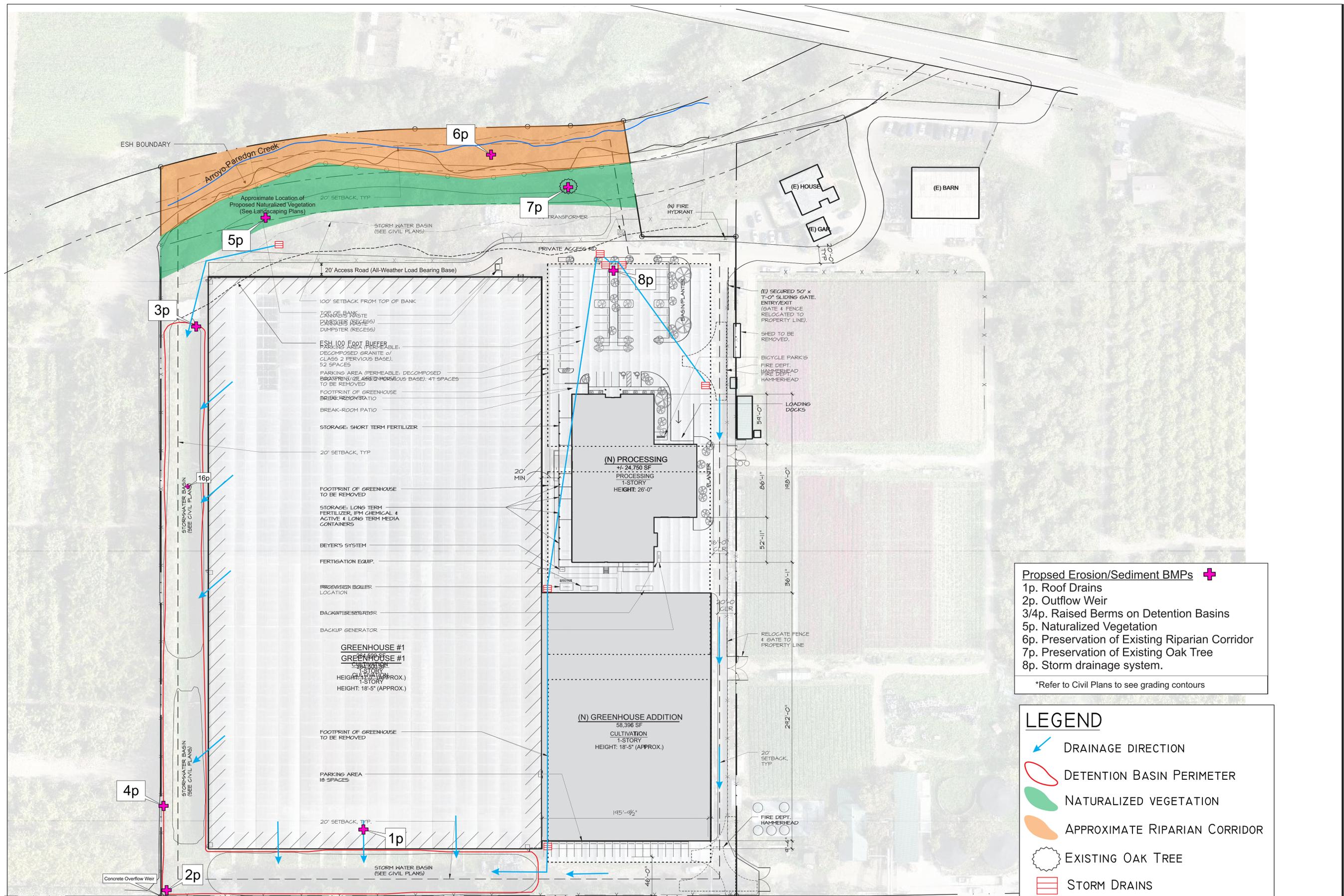
SLO CULTIVATION - CARPINTERIA
 SANTA BARBARA COUNTY, CALIFORNIA

0 25 50 100 150 200
 Feet

EXISTING EROSION/SEDIMENT CONTROL BMPs & DRAINAGE

Attachment 4

**Proposed Erosion and Sediment Control
BMPs**

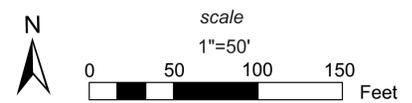


- Proposed Erosion/Sediment BMPs** +
- 1p. Roof Drains
 - 2p. Outflow Weir
 - 3/4p. Raised Berms on Detention Basins
 - 5p. Naturalized Vegetation
 - 6p. Preservation of Existing Riparian Corridor
 - 7p. Preservation of Existing Oak Tree
 - 8p. Storm drainage system.
- *Refer to Civil Plans to see grading contours

LEGEND

- DRAINAGE DIRECTION
- DETENTION BASIN PERIMETER
- NATURALIZED VEGETATION
- APPROXIMATE RIPARIAN CORRIDOR
- EXISTING OAK TREE
- STORM DRAINS

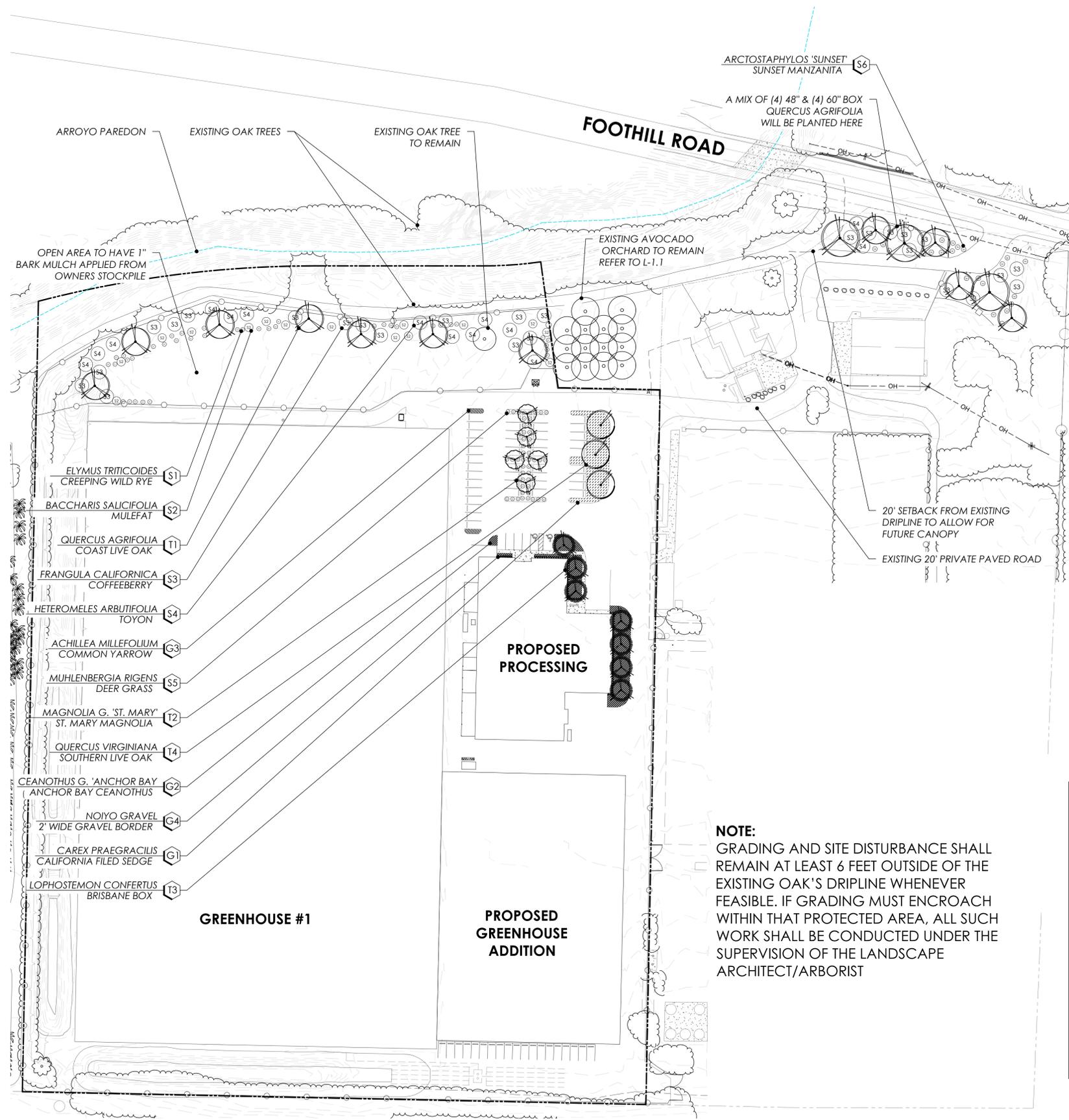
PREPARED BY SCS ENGINEERS
 JULY 2021
 MODIFIED FROM BBP ARCHITECTURE SITE PLAN
 SCS ENGINEERS



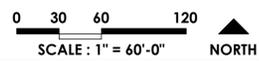
SLO CULTIVATION
 3861 FOOTHILL ROAD
 SANTA BARBARA COUNTY, CALIFORNIA

Attachement 4 - Proposed Erosion/Sediment BMPs

Attachment 5 Landscaping Plans



NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT

TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

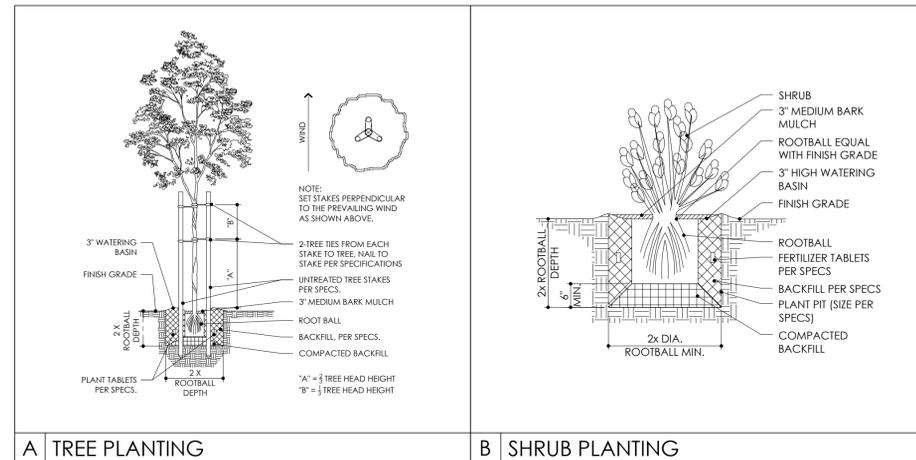
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

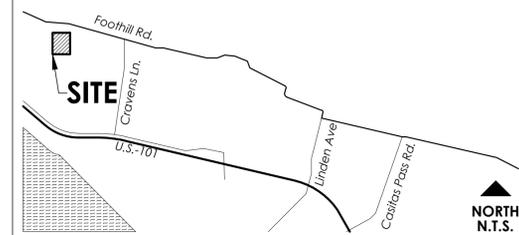
- ALL TREES ARE TO BE STAKED PER DETAIL A
- ALL SHRUBS ARE TO BE PLANTED PER B
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



A TREE PLANTING

B SHRUB PLANTING

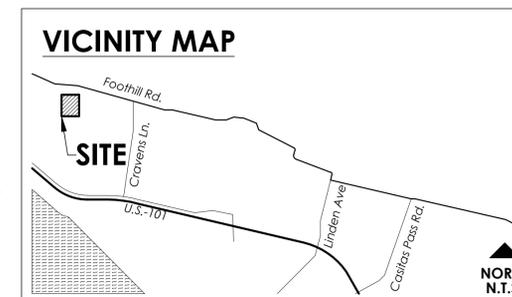
VICINITY MAP





EXISTING RENDERED SITE PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE

EXISTING
RENDERED SITE
PLAN

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.3

Attachment 6 De-Ionization Details

DI Tank Guide & Color Codes



Unit designation	8" Fiberglass	10" Stainless	10" Fiberglass	14" Fiberglass	14" Stainless	Flomax 37	Flomax 45
Volume	0.5 ft ³	1.6 ft ³	1.6 ft ³	3.6 ft ³	3.6 ft ³	37 ft ³	45 ft ³
Weight	37 lbs	148 lbs	135 lbs	303 lbs	316 lbs	3120 lbs	3790 lbs
Footprint	8"	10"	10"	14"	14"	40"	43"
Height w/ Fittings	23"	42"	45"	50"	50"	96"	96"
Inlet Connection	1" Fem Union	2" Fem Camlock	3" Fem Camlock				
Outlet Connection	1" Male Union	2" Male Camlock	3" Male Camlock				
Operating Psi (max)	80 psi	80 psi	80 psi				
Temperature Rating	80° F	180° F	80° F	80° F	180° F	80° F	80° F
Optimum Flow DI (Gpm)*	1 to 2 GPM	2 to 8 GPM	2 to 8 GPM	3 to 20 GPM	3 to 20 GPM	35 to 120 GPM	45 to 200 GPM

*Lower flows can be achieved with a recirculation system and different flow rates will be suitable for medias other than ion exchange resins



Red
Strong Acid Cation
(H + Form)



Black
Strong Acid Cation
(Na + Form)



Yellow
Strong Base Anion
(OH - Form)



Green
Weak Base Anion
(OH - Form)



Brown
Mixed Bed



Blue
Mixed Bed Polisher



Clear
GAC Granular
Activated Carbon

Colored electrical tape is wrapped around the top neck or outlet fitting to designate what type of ion exchange resin is inside the tank.

Color	Resin Type	Commonly referred to as
Red	Strong Acid Cation (SAC) in Hydrogen form	"C" or "Cation" tank
Black	Strong Acid Cation (SAC) in Sodium form	"Sodium C" or "Softening Tank"
Yellow	Strong Base Anion (SBA) in Hydrogen form	"S" or "Strong Base Tank"
Green	Weak Base Anion (WBA) in Hydrogen form	"W" or "Weak Base Tank"
Brown	Mixed Bed Resin (contains both SAC and SBA)	"M" or "Mixed Bed Tank"
Blue	Mixed Bed Resin (contains both SAC and SBA)	"P" or "Polisher Tank"
Clear (No tape)	Granular Activated Carbon (GAC)	"GAC" or "Carbon Tank"



Flomax DI Tank

Flomax DI tanks are an economical and reliable way to achieve high quality 18.2 Meg-ohm demineralized water free of nearly all ionic contaminants that are harmful to many industrial processes. We offer a wide range of sizes and resin types to ensure that you receive the proper quality and quantity of water that you need. Our service team will install, service and replace exhausted DI tanks based on your schedule 24/7.

Available Media

Cation - Hydrogen Form

Anion - Strong and Weak Base

Mixed Bed

Advantages

- ✓ Fast local service 24/7
- ✓ No capital investment
- ✓ Strict quality control and documentation
- ✓ State of the art regeneration facilities
- ✓ Simple hook up



Options

Quality instrumentation and controls

Automatic switch over panels

Dedicated ion exchange resins

Recirculating pump skids

37 & 45 cubic foot sizes

Water Linx remote monitoring service



Emergency Service



Units are Certified to your Specifications before Delivery



Fast Local Service



1-800-906-6060
sales@puretecwater.com
www.puretecwater.com



PROPOSAL: 30065-1

3151 Sturgis Road - Oxnard - California - 93031-5387
 Phone (800) 906-6060 Fax (800) 906-6070
www.PuretecWater.com

DATE: 07/29/2020

New Account

CUSTOMER: Mr. Adam Cavalli
 (Delivery Information) A-Cavalli Construction
 Cresco Nursery --- 5,600-GPD
 Usage
 3889 Foothill Road
 Location: Next to Tank Farm
 Carpinteria, CA 93013
 805-252-9999
 amcavalli@gmail.com

SALES ENGINEER: Steve Van Wagner
 Sales Engineer
 805-340-6488
 svanwagner@puretecwater.com

TANK SERVICE PRICING

QTY	DESCRIPTION	EXCHANGE PRICE (ea)	FREQUENCY	MONTHLY RENT (ea)
3	PF41X FLOMAX 45 C - STRONG ACID CATION TANK	\$ 475.00	Will Call	\$ 95.00
3	PF42X FLOMAX 45 W - WEAK BASE ANION TANK	\$ 475.00	Will Call	\$ 95.00
1	Water Linx - Base Subscription	\$ 0.00	28 Day	\$ 125.00

In consideration of the above service and pricing, customer agrees to retain the above service for a 24 Month period. At the end of the initial term, the term will automatically renew for the successive periods of the same duration as the initial term, unless PURETEC or the Customer notifies the other in writing of its intent not to renew the Agreement no sooner than three (3) months before the end of the applicable term.

EQUIPMENT/LABOR PRICING

QTY	DESCRIPTION	PRICE (ea)	TOTAL
1	OPTIONAL: Custom Build Puretec Quad Aquaswitch, Auto DI Bank Switcher with Installation	\$ 5,600.00	\$ 5,600.00
1	OPTIONAL: Water Linx Real Time Data Monitor SystemModem with Installation (Customer to Monitor) NOTE The Monthly Service Fee = \$125.00/ monthly	\$ 6,930.00	\$ 6,930.00
TOTAL			\$ 12,530.00

Good Afternoon - Mr. Adam Cavalli

RE: Deionized (DI) Water Exchange Tank Service
 Zero Waste Water Discharge System



PROPOSAL: 30065-1

Estimated Daily Usage = Approx. 5,600-GPD

Please find -attached- Puretec Proposal # 30065-1, to supply 3-sets of the larger "Flomax" 45-cu.ft, portable DI water exchange tanks for your nursery application

There will be 2-tanks in each "set" of DI Tanks (1-Cation & 1-Weak Base Anion)

This arrangement will offered the highest volume of water processing and the lowest cost per gallon of DI water produced

1) ESTIMATED RUN LENGTH PER 2-TANK CATION & WEAK ANION FLOMAX

The estimated run length per set = approx. 19,787-gallons/set

Please refer to -attached- Capacity Calculator Chart

Note a 10% buffer was added to the calculations, due to fluctuations on the feed water quality which can occur on a seasonal basis

2) WATER QUALITY FROM A 2-TANK - CATION & WEAK ANION SET

a) Estimated Produce Water Total Dissolved Solids (TDS) = Approx. 25-ppm TDS

--

b) Ph = Estimated 6.0-Ph

--

c) NOTE: Weak Anion will not remove silica or CO2

3) BUDGET MONTHLY OPERATING COST - BASED UPON 5,600-GPD USAGE

A) NOTES:

19,787-Gallons per DI Set / 5,600-GPD Usage = Approx. 3.5-Days / Flomax Set

Estimated weekly usage = approx. 2-sets of Flomax DI Tanks weekly (4-tanks total)

--

BUDGET COSTING:

a) Rental = \$95.00/Flomax x 6-tamnks = \$570.00 monthly

--

b) Exchanges = 4-tanks (2-sets) weekly x \$475.00 /tank x 4-weeks/month = \$7,600.00

--

c) Fuel /Delivery Surcharge = \$14.00/delivery x 4-deliveries/month = \$56.00

BUDGET MONTHLY OPERATING COST (A+B+C) = \$8,226.00 MONTHLY

4) CUSTOMER CRESCO TO PROVIDE:

a) Site Pad Concrete or Asphalt , Approx. 144" Wide x 240" Length

NOTE: Location to allow for safe & easy access for a Route Truck to unload & load at site.

--

b) Forklift - Rated for minimum 5,000+lbs (See Attached Tank Chart)

--

c) All Interconnecting 3" Sch80-PVC Pipe, Valves , Fittings from City Feed Water to DI Exchange Tank Manifold to Pure Water Tank Farm

--

d) ALL Interconnecting Electrical, 120-Volt for Aqua-switch, Water-Linx Monitor, and Level Controls, as needed

--

e) Any Permittng or Validation , if required

--

f) 3" Pressure Regulator (City Feed into Manifold) limited to 70/80-psi



PROPOSAL: 30065-1

--
G) Any other itmes required for a complete system

5) PURETEC TO PROVIDE:

- a) 3-Sets of 45-cu.ft Flomax DI Tank (#ea- Cation & 3ea- Weak Anion),
Dimensions: 42"x42"x96", 3790-lbs each, 3" Cam-lock In/Outlet (Rental/Exchange Item)
--
- b) 3-set of 3" Goodyear Jumper hoses w/ 3" S/S Camlocks @ NO Charge
--
- c) Puretec Service Technician to install jumper hoses anf pressure test at NO Charge
--
- d) 1ea - 20K Dolan Red/Green Quality Light at NO Charge

- e) OPTIONAL: Puretec custom Quad Bank Aqua-switch, if requested
--
- f) OPTIONAL: Puretec Water-Linx Real Time Remote Date Monitoring Service (Customer to Monitor)

6) LEAD TIME:

- a) Approx. 10-working Days after receipt of a signed Puretec Proposal and/or Purchase Order

7) TERM LENGTH = 24-months from date of 1st FLomax Delivery

Steve Van Wagner
 Puretec Industrial Water
 Cell: 805-340-6488
 www.puretecwater.com

 .
 .

Terms are net 30 days, applicable taxes and freight, if appropriate, will be added to the final invoice. Fuel surcharge is currently in effect unless otherwise stated above. Copies/Facsimile signatures will be deemed originals for all purposes.

Pricing valid for 60 days.

Customer acknowledges having read, understood and received a copy of the attached General Terms and Conditions (attached paragraphs 1 through 23) which govern this Agreement and Customer agrees to be bound by all the General Terms and Conditions.

Authorized Customer Representative (Print Name and Title)

Authorized Customer Representative (Signature)

Date



PROPOSAL: 30065-1

BILLING INFORMATION

Name Email Phone

Address City State Zip

Purchase Order - Please use the following PO for invoicing. (If applicable, please include a copy of the PO).

Blanket PO One Time PO

Purchase Order Number Expiration

ACH Billing

Bank Name

Account Number Routing Number

Visa / Mastercard / AMEX / Discovery (2% credit card fee applies)

Card Number Expiration CVC

Name on Credit Card Billing Zip Code

For your convenience and security please upload your signed proposal and payment authorization here:

<https://www.dropbox.com/request/sQOUI5qX5EENigVVzEHx>

If tax exempt or resale, please include certificate.



PROPOSAL: 30065-1

GENERAL TERMS AND CONDITIONS

1. **APPLICABILITY OF TERMS AND CONDITIONS.** These General Terms and Conditions apply not only to the attached Proposal, but also to any goods or services provided by PURETEC to Customer from the date of Customer's acceptance of the Proposal. These General Terms and Conditions shall apply to any future proposals or orders unless PURETEC and Customer expressly agree to new General Terms and Conditions in writing.
2. **ACCESS.** Customer will provide PURETEC with reasonable and sufficient access to install the water treatment equipment ("the Equipment"). Upon request, Customer will provide PURETEC with reasonable and sufficient access to service the Equipment. Customer represents it has the legal right to provide PURETEC with the access specified above. PURETEC shall have no obligation to obtain any third party approvals, including, but not limited to, landlord consent or governmental permits or licenses, with respect to the installation of or access to the Equipment.
3. **PROVISION OF ELECTRICITY AND WATER BY CUSTOMER.** At its sole cost, Customer will satisfy all electrical and continuous incoming water flow requirements as specified by PURETEC at the location of the Equipment. Customer will, in accordance with all applicable laws and regulations, provide for all disposal of water treatment system effluent from the system at no cost to PURETEC, including, but not limited to, any testing or decontamination of such effluent. Customer will replace any Equipment or ion exchange resins contaminated by exposure to any process or application. Upon request, Customer will provide a completed and signed Resin Process Profile form that specifies the conditions under which all ion exchange resins will be operated.
4. **OWNERSHIP OF LEASED EQUIPMENT.** Customer acknowledges and agrees that any rented/leased Equipment and all inventory, parts and supplies related thereto will remain the sole and exclusive property of PURETEC.
5. **WATER QUALITY AND SUITABILITY FOR CUSTOMER'S APPLICATION.** At its sole cost and expense, Customer will monitor and test water suitability and quality for Customer's application and use. PURETEC will have no responsibility to test or monitor the water for suitability or quality for Customer's use. The failure to monitor the water quality by Customer may damage the Equipment or other property (including Customer's systems) or adversely affect the operation of the Equipment or quality of the treated water. Customer will be solely responsible for any damages to the Equipment or other property caused by Customer's failure to monitor or test water suitability or quality.
6. **POTABLE WATER.** Customer shall use only potable feed water at all times with the Equipment. Customer acknowledges that PURETEC has advised Customer to obtain a water quality light and/or monitor to regularly monitor the water before and after the Equipment for suitability of use.
7. **WATER PRESSURE.** At its sole cost and expense, Customer shall take all steps necessary to insure that at no time will the water pressure to the tanks exceed 80 pounds per square inch or any vacuum nor shall water temperature exceed 100°F. Customer understands that any greater pressure may cause irreparable damage to the tanks, adversely affect the operation of the tanks or adversely affect the quality of the treated water. Customer will be responsible for all damage to their property as a result of any failure to monitor water pressure.
8. **PRICING.** The prices set forth in this Agreement are based upon prices currently charged by PURETEC'S suppliers of services, materials, and parts on the date of this Agreement. If PURETEC is subsequently charged higher prices by such suppliers, PURETEC may increase the prices to Customer during the term by the percentage increase charged by suppliers to PURETEC. Unless otherwise specified in writing, PURETEC's pricing does not include, and PURETEC shall not be responsible for, any taxes, permits, tariffs, duties, fees or shipping costs.
9. **TERM AND RENEWAL.** The initial term of the Agreement is specified in the attached Order between Customer and PURETEC. At the end of the initial term, the term will automatically renew for the successive periods of the same duration as the initial term, unless PURETEC or the Customer notifies the other in writing of its intent not to renew the Agreement no sooner than three (3) months before the end of the applicable term or later than one (1) month prior to the end of the applicable term. Upon any renewal, PURETEC may increase any pricing for services by delivering written notice of such price increase to the Customer.
10. **TERMINATION FOR DEFAULT.** In the event either party commits a material breach of this Agreement and fails to cure such breach within thirty (30) days after receiving written notice thereof, the other party may terminate this Agreement immediately upon written notice to the party in breach.

Initials _____



PROPOSAL: 30065-1

11. **REMEDIES FOR DEFAULT.** Customer acknowledges that the Equipment is specially delivered and installed by PURETEC at the property of Customer. Customer further acknowledges that the pricing under this Agreement was provided with the understanding that the Customer will complete the initial term and any renewal term. The parties further acknowledge that the amount of loss or damages likely to be incurred by PURETEC in the event of breach by the Customer is incapable or difficult to ascertain. If Customer breaches the Agreement by terminating the Agreement before the end of the initial term or renewal term or PURETEC terminates this Agreement pursuant to paragraph 10 above, Customer agrees to pay as damages and not as a penalty the resulting product of eighty percent (80%) multiplied by all monthly rental charges remaining under the term of the Agreement. PURETEC and Customer agree that this amount bears a reasonable relationship to the probable loss likely to be incurred by PURETEC in the event of early termination of the Agreement or default by Customer. The amount of these damages will become immediately due and payable on termination of the Agreement. Such agreed upon damages will apply only to damages sustained as a result of early termination of the Agreement or termination by default and PURETEC reserves all other rights for any further or other breach of the Agreement.

12. **PAYMENT.** Customer will be billed monthly by PURETEC for all services. Payments are due within thirty (30) days of billing. Customer agrees to pay interest on past due balances of one and one-half percent (1-1/2%) per month.

13. **DISCLAIMER OF WARRANTIES.** EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, PURETEC MAKES NO WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, REGARDING THE EQUIPMENT OR SERVICES PROVIDED BY PURETEC, INCLUDING, BUT NOT LIMITED TO, THE QUALITY, QUANTITY, OR USE AND APPLICABILITY OF WATER. PURETEC HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS OR SUITABILITY FOR A PARTICULAR USE OR PURPOSE. CUSTOMER AFFIRMS THAT CUSTOMER HAS NOT RELIED ON PURETEC'S SKILL OR JUDGMENT TO SELECT THE TYPE OF EQUIPMENT, PURIFIED WATER OR WATER QUALITY FOR ANY PARTICULAR PURPOSE BY CUSTOMER.

14. **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits and to provide Customer with the most advantageous pricing, PURETEC and Customer agree to limit PURETEC'S liability under this Agreement as follows: TO THE FULLEST EXTENT ALLOWED BY LAW, CUSTOMER'S USE OF THE EQUIPMENT OR TREATED WATER IS AT CUSTOMER'S SOLE RISK. PURETEC, ITS SHAREHOLDERS, OFFICERS, OR EMPLOYEES, SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY CHARACTER, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE, DAMAGES FOR LOSS OF GOODWILL, LOSS OF USE, WORK STOPPAGE, OR ANY AND ALL OTHER COMMERCIAL DAMAGES OR LOSSES. THE FOREGOING SHALL APPLY EVEN IF PURETEC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND NOTWITHSTANDING THE FAILURE OF THE ESSENTIAL PURPOSE OF ANY LIMITED REMEDY. PURETEC'S LIABILITY UNDER THIS AGREEMENT IS LIMITED TO THE AMOUNT PURETEC RECEIVED FROM CUSTOMER PURSUANT TO THE ORDER DURING THE APPLICABLE TERM.

15. **INDEMNIFICATION.** Customer agrees to indemnify, defend and hold PURETEC or its agents and employees harmless from any claims made by third parties against PURETEC or its agents or employees arising out of CUSTOMER'S use of the Equipment, breach of Customer's obligations under these Terms and Conditions, leakage, or use of water, including, but not limited to, any claims for property damages, personal injury, or economic loss. Notwithstanding the above, Customer shall have no obligation to indemnify, defend or hold PURETEC or its agents and employees harmless for any claims made by third parties arising out of PURETEC's sole negligence.

16. **AMENDMENTS.** These Terms and Conditions may only be amended by written agreement executed by both PURETEC and Customer.

17. **APPLICABLE LAW.** This Agreement is made with reference to and shall be governed by and construed in accordance with the laws of the State of California, without regard to the conflict of laws rules of the State of California or any other jurisdiction that would call for the application of the laws of any jurisdiction other than the State of California.

18. **ARBITRATION.** Except as set forth below in paragraph 19, any dispute, claim, or controversy between the parties relating to or arising out of the interpretation or performance of this Agreement shall be resolved by binding arbitration conducted by a single arbitrator selected by the parties or, if the parties cannot agree on an arbitrator, appointed by the Superior Court for the County of Ventura, State of California pursuant to California Code of Civil Procedure § 1281.6. The location of the arbitration hearing shall be Ventura County, California. The award of the arbitrator shall be final and judgment entered in the Superior Court for the County of Ventura, State of California. Any application for provisional remedies filed under California Code of Civil Procedure § 1281.8 or petition to compel arbitration shall be filed in the Superior Court for the County of Ventura, State of California. The hearing shall be governed by the California Code of Civil Procedure § 1281 et seq., including California Code of Civil Procedure § 1283.05.

Initials _____



PROPOSAL: 30065-1

19. **EXCEPTIONS TO ARBITRATION.** Notwithstanding anything to the contrary in paragraph 17, the parties have no obligation to arbitrate the following disputes, claims, or controversies: (1) claims for damages of less than \$25,000; (2) claims for specific performance; and (3) claims for unpaid invoices. The parties agree that the exclusive forum for the resolution of such claims shall be the Superior Court for the County of Ventura, State of California.

20. **ATTORNEY'S FEES.** The prevailing party in any legal action arising out of this Agreement, whether in arbitration or otherwise, shall be entitled to recover its reasonable attorneys' fees, costs, and expenses (including expert witness fees) from the other party.

21. **COMPLETE AGREEMENT.** This Agreement supersedes any and all other agreements, whether oral or in writing, between the parties and contains all of the covenants and agreements between the parties. Except as expressly set forth herein, no representations, inducements, promises, or agreements, oral or otherwise, have been made by any party or anyone acting on behalf of any party. If any provision of this Agreement is determined by any court of competent jurisdiction or duly authorized arbitrator(s) to be invalid, illegal, or unenforceable to any extent, that provision shall, if possible, be construed as though more narrowly drawn, if a narrower construction would avoid that invalidity, illegality, or unenforceability or, if that is not possible, that provision shall, to the extent of that invalidity, illegality, or unenforceability, be severed, and the remaining provisions of this Agreement shall remain in effect.

22. **DISCLOSURE OF RISKS FROM LEAKAGE; WAIVER AND RELEASE OF CLAIMS FOR WATER LEAKS.** Customer acknowledges that is has been advised by PURETEC that there is a high risk of leaks from purified water systems. Such systems should be installed only where there is adequate drainage and in a manner to avoid damage from leaks. Customer hereby acknowledges and affirms that Customer has independently evaluated and designated the location for the installation of the purified water system, products and Equipment. Customer further acknowledges and agrees that PURETEC shall not be liable to Customer for any claims, demands, actions, causes of action, obligations, losses, liabilities, damages, costs or expenses of any nature or type whatsoever ("Claims"), directly, indirectly, or in any manner whatsoever, caused by or related to water leaks, including, without limitation, property damage, business interruption, mold, or personal injuries, and Customer hereby expressly waives, releases and forever discharges PURETEC of and from any and all such Claims. Customer hereby covenants and agrees never to commence or prosecute any action or proceeding against PURETEC based upon the Claims covered by the foregoing release. Customer will monitor and inspect the purified water system product and Equipment for any leaks. This provision shall apply to any leaks or spillage of water by PURETEC during any servicing, installation or removal process.

23. **FORCE MAJEURE.** If the performance of this Agreement or any obligation hereunder is prevented or restricted by reason of fire, work stoppage, war, governmental action, natural disaster, or other causes beyond the reasonable control of PURETEC, PURETEC, upon giving written notice to Customer, shall be excused from performance to the extent of such prevention or restriction.

Effective May 23, 2020

Initials _____

Important Notice

Water leaks are highly likely with any water treatment system. Below are some precautions to prevent water leaks and/or resin spillage.

1. Municipal water pressure often increases significantly at night when there is little water usage. This can put excessive strain on DI tanks and connecting hoses. The DI systems are not intended for water pressure to exceed 80 psi. If possible, shutting off the water supply to DI tanks at night is a good safeguard to prevent water leaks.
2. It is also highly recommended that a pressure regulator (set below 80psi) is installed prior to the DI tank system. Pressure regulators are prone to failure and need to be maintained on a frequent basis.
3. It is a good idea to have a floor drain and wall protectors installed in the same room as the DI tanks.
4. If the tanks will be exposed to freezing conditions or feed water above 120 F then this can likely lead to water leaks.
5. If any vacuum occurs in the DI system, then the DI tanks will likely rupture and leak. A vacuum breaker should be installed prior to the DI tanks to be safe. Some examples of when a vacuum may occur are when DI tanks are elevated from their point of use, a fire hydrant was exercised on the street or the DI water is re-pressurized after the DI tanks.
6. When a softener is used before a water heater, the pop off relief valve should be in working order on the water heater.
7. If the DI water is going to a storage tank, the float level switches need frequent maintenance to prevent overfilling.
8. There should always be a post-filter placed after DI tanks in the event of a lateral failure inside the tank which will cause resin to leak into the water supply. A post filter (5-micron pore size) will capture any loose resin beads and prevent any further contamination.
9. If possible, placing the DI tanks outside is another safeguard to prevent water damage from leaks.
10. Water backflow into the inlet of the DI tank will cause resin leakage from the inlet of the tank.

A note on leak detectors: Leak detectors are not reliable, and you should not rely on them as a foolproof method to prevent water related damages. Furthermore, if the leak occurs after the DI tanks, then the deionized water often doesn't activate the leak detector since deionized water is not very conductive.

NOT A WARRANTY: This notice is provided for informational purposes only and does not constitute a warranty or guaranty of any kind by PURETEC. The only warranties provided by PURETEC are as expressly set forth in the General Terms and Conditions. Except as otherwise expressly agreed by PURETEC in writing, Customer shall be solely responsible and liable for the performance of all appropriate maintenance and operation of the water treatment system.

Initials _____

ATTACHMENT H: SOUTH BOARD OF ARCHITECTURAL REVIEW MINUTES

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 5, 2021**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland at 9:03 A.M..

COMMITTEE MEMBERS PRESENT:

Chris Gilliland **Chair**
Josh Blumer **Vice Chair - Consent Reviewer**
Alex Pujo
John Vrtiak
Valerie Froscher
Kalie Grubb

Joseph Dargel **SBAR Supervising Planner**
Lia Graham **SBAR Secretary**

COMMITTEE MEMBERS ABSENT:

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT:

III. MINUTES: Member Grubb moved seconded by member Froscher, with a vote of 6-0 to approve the minutes of January 22, 2021.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE: The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

VI. CONSENT AGENDA:

C-1. 19BAR-00000-00172 **Chang** **Goleta**
19LUP-00000-00389 (Delaney Roney (805) 568-2033, Planner) **Jurisdiction: Urban**
Request of Antonio Xiques, agent for the owner DJ Chang to, consider Case No. 19BAR-00000-00172 for **Final Review on consent of a 1,350 square foot addition.** The following structure currently exists on the parcel: one-story 1,883 square foot single family dwelling and attached garage. The project will not require grading. The property is a 6,969 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 065-423-001 located at **5109 San Simeon Drive** in the Goleta area, Second Supervisorial District. (Continued 8-14-2020)

Action: Blumer moved, seconded by Vrtiak, and carried by a vote of 6 to 0 to grant Final Approval to Case No. 19BAR-00000-00172.

Tony Xiques - dexigns@aol.com - Agent
DJ Chang - jangssbd@gmail.com - Owner

C-2. 20BAR-00000-00114 Stewart Addition Hope Ranch
20CDH-00000-00008 (Travis Lee, Planner) Urban
Request of Becker Studios, agent for Suzanne and Kyle Stewart to consider Case No. 20BAR-00000-00114 for **Preliminary/Final Review on Consent** of a 289 gross/263 net square foot first floor addition and 871 gross/792 net square foot second story addition to an existing 4,450 gross/4,090 net square foot single-family dwelling with an attached 1,188 gross/1,080 net square foot 3-car garage. Also proposed is a 40' x 60' sports court, a new pool/spa, a fire pit, new HVAC condensers, and a detached Accessory Dwelling Unit (processed under Case No. 20CDP-00000-00058). The following structures exist on the parcel currently: a 4,090 square residence and 1,080 square foot attached garage. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-021, located at 4045 Marina Drive in the Santa Barbara area, First Supervisorial District (Continued from 9-18-20).

Action: Blumer moved, seconded by Vrtiak, and carried by a vote of 6 to 0 to grant Preliminary and Final Approval to Case No. 20BAR-00000-00114.

Agent Meghan Hart meghan@beckercon.com
Owners Suzanne & Kyle Stewart kyle32@gmail.com

C-3. 20BAR-00000-00004 Lightstone – Residential Addition Santa Barbara
(Travis Lee 805-568-2046) **Jurisdiction: Residential**
Request of Kristen Howell, agent for Philp Lightstone to consider Case No. 20BAR-00000-00004 for **Final on Consent Approval of an 742 gross square foot addition to an existing residence (82 sf is an addition to the existing residence while 660sf is an attached ADU)**. The following structures currently exist on the parcel currently: a 1,328 square foot single family dwelling and a 314 square foot garage. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-250-028 located at **2729 Puesta Del Sol**, in the Santa Barbara area, First Supervisorial District (Continued from 2-7-20, 5-15-20, & 8-28-20, 12-4-20).

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. **Provide landscape plan for improvements to front yard. Any planting revisions will require WELO calculations.**
- b. **Previous parkway landscape comments have been addressed.**

Project received review only and no action was taken. The applicant may return for Final Review on consent.

Philip Lightstone, owner phil.lightstone@gmail.com
Kristian Howell, arch kristian@kerwoodhowell.com
Will Rivera, arch wxrivera@cox.net

VII. STORY POLES:

The Representatives of the following item should be prepared

- d. **Bolster planting in NE corner with additional hedging or trees to increase screening. Consider moving orchard from this location to accommodate additional screening plants/trees.**
- e. **Relocate hedge material where appropriate to avoid getting too close to oaks.**
- f. **Oak trees down at the road are important. Board suggests adding more oak trees to further screen the project.**
- g. **Make note of ETO rate on WELO calculations.**
- h. **One member suggests studying ways to reduce overall height and entry tower height. Composition of building is well done but height of structure is exaggerated when viewed from below.**
- i. **Re-study supports of central element. As designed they are too small for building mass and appear spindly.**
- j. **Re-study second floor fireplace on east elevation. Location above garage door header is awkward and doesn't feel authentic.**

Project received review only, no action was taken. Project may return for Preliminary and Final Review.

https://earth.google.com/web/@34.42803394,-119.76984384,66.6246566a,861.89435485d,35y,26.15179654h,37.35376209t,0r/data=ClAaThJICiUweDgwZTkxNTQwMmUyNjk4MjM6MHg5YjM0M2Q1ZDA5ZjI0ZDRIGZnKws_JNkFAIVNt3AdF8V3AKglWaWEgVHJhbnFlaWxhGAIgAQ

3. 20BAR-00000-00183 Carter Addition Toro Canyon

(Planner not yet assigned)

Request of Lizette Elenes, agent for Drew and Christine Carter to consider Case No. 20BAR-00000-00183 for Conceptual Review of a 650 square foot residential second story addition. The following structures currently exist on the parcel: a 3,200 square foot single family dwelling and 560 square foot garage. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-492-001 located at 2747 Macadamia Lane in the Toro Canyon area, First Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. **Return with N, S, E, W elevations showing existing versus proposed.**
- b. **Flat roof on second story appears problematic. Study ways to integrate existing architectural style into addition.**
- c. **Re-study elevations. More articulation and development on each elevation is needed.**
- d. **Project is side-loaded and should be re-studied.**
- e. **Return with additional architectural details.**

Project received review only, no action was taken. Project may return for further Conceptual review.

Lizette@eraarchitects.org

4. 20BAR-00000-00179 Towbes Gate Toro Canyon

(Planner not yet assigned)

Request of Xorin Balbes, agent for Anne Smith Towbes to consider Case No. 20BAR-00000-00179 for Conceptual Review of a new entry gate with 7' tall gate posts with 2' light fixtures above the posts. Entry gate will be 6' tall. The following structures currently exist on the parcel: a 3,174 square foot residence. The project twill not require grading. The property is a 3.2 acre

parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-073 located at 660 Ladera Drive in the Toro Canyon area, First Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. **Return with details of gate design and landscape plan around gate.**
- b. **Return with lighting fixture details.**

Project received review only, no action was taken. Project may return for Preliminary and Final Review on consent.

Xorin Balbes Xorin@templehome.com

5. **21BAR-00000-00005** **Story Residence** **Santa Barbara**

(Planner not yet assigned)

Request of Blackbird Architects Inc., architects for Zack and Linda Story to consider Case No. 21BAR-00000-00005 for Conceptual Review of a new 3,850 square foot residence and attached garage. The parcel is currently vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 2.23 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-002 located at 4404 Via Abrigada in the Santa Barbara area, Second Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. **Project is well designed, well presented, and appropriate for site.**
- b. **Return with landscape plan.**
- c. **Study parking area – guest parking may be difficult to access from entryway as designed.**
- d. **Pull paving away from fence at guest parking and incorporate plant screening along fence.**
- e. **Consider planting along roadside of gate entry and fence.**

Project received review only, no action was taken. Project may return for Preliminary and Final Review on consent.

Ray@bbird.com

6. **20BAR-00000-00176** **Pinsky Modification** **Hope Ranch**

20MOD-00000-00001 (Delaney Roney (805) 568-2033, Planner) Jurisdiction: Hillside
Request of Eva Turenchalk, agent for the owner Milton Pinsky, to consider case No. 20BAR-00176 for **preliminary review of a Modification to allow solar panels within the front setback of the parcel (125 feet from the center of Marina Drive)**. The solar panels will be approximately 529 gross square feet in size and 75 feet from the center of Marina Drive. The following structures currently exist on the parcel: Residence with attached garage (5,933 square feet) and a pool. No grading is proposed and no trees are proposed for removal. The property is a 1.59-acre parcel zoned 1.5-EX-1 and shown as APN 063-220-120, located at 1601 Alisa Way in the Eastern Goleta Community Plan area (Hope Ranch), Second Supervisorial District. (Continued from 1/8/2021)

SBAR COMMENTS:

1. **Maureen Claffey**
2. **Anna Carrillo**

SBAR COMMENTS:

- a. **One member believes the height of building at processing plant is too tall and that the second story portion is only over small section and could be redesigned to allow lower plate heights. One member is also concerned that the project scale is not compatible with the surrounding environment.**
- b. **Increase tree sizes to a minimum 48-inch box.**
- c. **Add one additional oak tree along Highway 192 for screening.**
- d. **Study aesthetic elevation of gate along Foothill.**
- e. **Correct scale on elevations and floor plans to be consistent.**

Project received review only and no action was taken. The applicant may return for preliminary review.

Eady, Nathan NEady@scsengineers.com Sabrina Noah sabrina.noah@crescolabs.com

Meeting adjourned at 1:45 P.M.

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 8, 2021**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland at 9:04 A.M..

COMMITTEE MEMBERS PRESENT:

Chris Gilliland	Chair
Josh Blumer	Vice Chair - Consent Reviewer
Alex Pujo	
John Vrtiak	
Valerie Froscher	
Kalie Grubb	
Joseph Dargel	SBAR Supervising Planner
Lia Graham	SBAR Secretary

COMMITTEE MEMBERS ABSENT:

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT:

III. MINUTES: Member Pujo moved seconded by member Froscher, with a vote of 6-0 to approve the minutes of December 22, 2020.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE: The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

VI. CHAIR AND VICE CHAIR ELECTIONS: Member Gilliland moved seconded by Froscher by a vote of 6-0 to elect Chris Gilliland and Josh Blumer as chair and vice chair.

VII. CONSENT AGENDA:

1. 20BAR-00000-00153 Thompson Housing New Residential **Goleta**
20PRE-00000-00003 (Sean Stewart (805) 568-2517, Planner)
Request of Thompson Housing LLC, agent for Patterson Avenue Holdings LLC to consider Case No. 20BAR-00000-00153 for Conceptual Review of a new multi-family residential project of 24 studio units, one community room and kitchen, two guest rooms, and one laundry room of approximately 12,704 square feet total. The project also includes a trash enclosure, outdoor seating area, and bike lockers. The parcel is currently vacant. The proposed project

SBAR COMMENTS:

- a. Provide photo documentation of proposed trees for removal.
- b. Clearly show internally consistent location of Ficus tree on site plans.
- c. Further clarify what is new versus existing on site plans.
- d. Study trellis to relate better to the single family dwelling.

Project received review only and no action was taken. Project may return for Preliminary and Final approval.

4. 20BAR-00000-00170 Wanderment Toro Canyon

(Planner not yet Assigned)

Request of Brian Banks, agent for Wanderment Farms LLC to consider Case No. 20BAR-00000-00170 for Conceptual Review of a New 4,575 square foot residence, 840 square foot garage and 1,152 square foot barn. The parcel is currently vacant. The proposed project will require approximately 2,505 cubic yards of cut and approximately 2,080 cubic yards of fill. The property is a 56 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-170-035 located at 3580 Toro Canyon Park Road in the Toro Canyon area, First Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. Project is well designed and appropriate materials are proposed.
- b. Proposed structure is very large and site visit with story pole (major ridges, corners, and towers) will be required to determine whether size, bulk, and scale is appropriate.
- c. Study architectural element at widow's walk to ensure it is integrated appropriately with adjacent roofline. Return with roof plan.
- d. Consider extending roof at entry porch to create more of a weighted center at house and sense of entry.
- e. Study garage entry to ensure ability to utilize far garage stall.
- f. Study use of dove grey color, which could be more appropriate for a site that is closer to the ocean.
- g. Return with landscape plan that delineates existing and proposed structures and agricultural terraces.

Project received review only and no action was taken. Project may return for further Conceptual review.

5. 20BAR-00000-00175 CRMA LLC Carpinteria

(Planner not yet Assigned)

Request of A34 Studio, agent for RMA 2, LLC to consider Case No. 20BAR-00000-00175 for Conceptual Review of a new 7,900 square foot new residence and 1,065 square foot attached garage. The parcel is currently vacant. The proposed project will require approximately 2,200 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 40.0 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-170-079 located at 210 Lindberg Lane in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT: None.

SBAR COMMENTS:

- a. Project is well sited and designed.
- b. Grading appears minimized appropriately.

- c. Proposed structure is very large and site visit with story pole (show four corners) will be required to determine whether size, bulk, and scale is appropriate.
- d. Study roof plan. Consider varied roof elevation heights.
- e. Study front entry and ensure pathway and entrance is more obvious.

Project received review only and no action was taken. Project may return for further Conceptual and Preliminary review.

6. 20BAR-00000-00176 Pinsky Modification Hope Ranch
20MOD-00000-00001 (Delaney Roney (805) 568-2033, Planner) Jurisdiction: Hillside
Request of Eva Turenchalk, agent for the owner Milton Pinsky, to consider case No. 20BAR-00176 for conceptual review of a Modification to allow solar panels within the front setback of the parcel (125 feet from the center of Marina Drive). The solar panels will be approximately 529 gross square feet in size and 75 feet from the center of Marina Drive. The following structures currently exist on the parcel: Residence with attached garage (5,933 square feet) and a pool. No grading is proposed and no trees are proposed for removal. The property is a 1.59-acre parcel zoned 1.5-EX-1 and shown as APN 063-220-012, located at 1601 Alisa Way in the Eastern Goleta Community Plan area (Hope Ranch), Second Supervisorial District.

SBAR COMMENTS:

1. Board finds that the proposed modification is appropriate given the amount of screening and lack of visual access to the proposed solar panels.

Project received review only and no action was taken. Project may return for Preliminary and Final approval on consent following approval of the Modification by the Zoning Administrator.

7. 20BAR-00000-00021 SLO Cultivation Carpinteria
18CDH-00000-00031 (Gwen Beyeler (805) 934-6269, Planner)
Request of SCS Engineers, agent for SLO Cultivation to consider Case No. 20BAR-00000-00021 for Further Conceptual to demolish three (3) existing greenhouses of 40,700 square feet each (total of 122,100 s.f. to be removed), modify an existing 264,500 s.f. greenhouse (maintain existing height of 17'7") to replace exterior plastic sheeting with dynaglass roof and walls, construct 58,396 s.f. greenhouse addition (maximum height of 17'17"), and construct a new, two-story 24,751 s.f. cannabis processing and administrative support building (maximum height will be 28'0"). Additional site improvements will be the development of seventy-one parking spaces (permeable surface), installation of 26,215 s.f. of ornamental landscaping, expansion of the Project Site's stormwater detention system, and ancillary fencing, lighting, and irrigation improvements. The proposed project will require 5,570 cubic yards of cut, 1,670 cubic yards of fill and 3,900 cubic yards of export. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District. (Continued from 3-6-20)

PUBLIC COMMENT:

1. Maureen Claffey: opposed based on scale of proposed development
2. Bobbie Offen: appreciates rural look but opposed to proposed use
3. A.L. Bardach: requested story poles, concerned with traffic and landscape screening
4. Anna Carrillo: encouraged by new design of building

SBAR COMMENTS:

- a. The project has been significantly improved and the architectural design is appropriate.
- b. Look for opportunities to reduce height of structure. Architect team to provide justification for need of proposed building height.

- c. **Site visit is required.**
- d. **Increase landscape screening as exterior presentation to street is vital to success of project. Scale and style of landscape should be appropriate to site and should be further developed following a site visit. Increase size of proposed box trees to minimum 48-inch. Incorporate planting in retention/detention basin.**
- e. **Study roof color and materiality to ensure the roof disappears from public viewing places. Green is not appropriate color for roof (mid-tone, subtle color is preferred). Bonderized material would help minimize visual impact.**

Project received review only and no action was taken. The applicant may return for further conceptual review and site visit.

Meeting adjourned at 1:45 P.M.

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COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 14, 2020**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland, at 9:03 A.M..

COMMITTEE MEMBERS PRESENT:

Chris Gilliland	Chair
Josh Blumer	Vice Chair - Consent Reviewer
Alex Pujo	
Valerie Froscher	
John Vrtiak	
Laurie Romano	- Consent Reviewer (Landscape)

Joe Dargel	SBAR Supervising Planner
Lia Graham	SBAR Secretary

COMMITTEE MEMBERS ABSENT:

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT:

III. MINUTES: Froscher moved, seconded by Romano and carried by a vote of 4 to 0 to 1 approve the minutes of July 24, 2020 (Pujo recused for this vote).

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. STAFF UPDATE: None

VI. CONSENT AGENDA:

ITEMS C1-C2 REDACTED

III. STANDARD AGENDA:

ITEMS 1-6 REDACTED

7.	20BAR-00000-00021	SLO Cultivation	Carpinteria
	18CDH-00000-00031 (Gwen Beyeler, Planner)		Jurisdiction: Cannabis

Request of SCS Engineers, agent for SLO Cultivation, to consider Case No. 20BAR-00000-00021 for **Further Conceptual Review of new landscaping, lighting, and expansion of existing storm water detention basins.** No new structures are proposed. The following structures exist on the parcel currently and would be used for cannabis cultivation: Greenhouse 1 (264,500 square feet), Greenhouse 2 (40,700 square feet), Greenhouse 3 (40,700 square feet), and Greenhouse 4 (40,700 square feet). 12 existing storage containers (320 square feet each) would be removed from the subject parcel. The proposed project will require 6,600 cubic yards of cut and 300 cubic yards of fill. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District. (Continued from 03-06-20)

PUBLIC COMMENT:

- a. Maureen Claffey: various concerns with access, permitting process, use, and site design.
- b. Anna Carrillo: various concerns with access, permitting process use, and site design.
- c. Annie Lesser: prefers site access to be from Via Real.

SBAR COMMENTS:

- a. **Show access from Via Real to this property to address complaints regarding traffic. A-1, Plot Plan – show connection of road to Foothill Road.**
- b. **Good use of natives.**
- c. **Impacts on house at Highway 192, need to address neighborhood compatibility for access to the site.**
- d. **Include existing photos of what is there now/existing site conditions.**
- e. **Clarify road widths.**
- f. **Show buildings adjacent to entry/driveway for property.**
- g. **Clarify parking area and whether it is being expanded or changing. Show existing fencing. Show neighborhood structures on parcels. Show where tractor trailers turn around on-site.**
- h. **SBAR is struggling with its purview with relationship to this application and specific elements of design under their purview aren't readily apparent. SBAR is struggling with how this project relates in terms of neighborhood compatibility.**
- i. **Provide more information on site plans showing existing and proposed vehicular access, parking, vegetation, topography and easements, etc. including on neighboring parcel.**
- j. **Elements can be screened and mitigated with landscaping. Scale and style of landscape should be appropriate to site. Landscape plan as presented is not complete and should include all existing and proposed hardscape and landscape improvements including on neighboring parcel if proposed. Provide more detail and labeling on plan.**
- k. **Board and speakers during public comment period are concerned with neighborhood compatibility. Study and return with additional information supporting operation and how it relates to proposed site design.**
- l. **Show all existing and proposed hardscape.**
- m. **Return with proposed lighting and grading plans.**
- n. **Explain whether access could occur from Via Real.**

Project received review only and no action was taken. Project may return for Further Conceptual Review.

ITEM 8 REDACTED

There being no further business to come before the Board of Architectural Review Committee, Committee Member Blumer moved, seconded by Vrtiak, and carried by a vote of 4 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, August 28, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES
Meeting of August 14, 2020
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Meeting adjourned at 2:21 P.M.

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COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of March 6, 2020**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland, at 9:03 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Gilliland	Chair
Josh Blumer	Vice Chair - Consent Reviewer
Laurie Romano	Consent Reviewer (Landscape)
Alex Pujo	
John Vrtiak	
Valerie Froscher	

Joseph Dargel	SBAR Supervising Planner
Lia Graham	SBAR Secretary

COMMITTEE MEMBERS ABSENT:

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: Ed Kalasky

II. AGENDA STATUS REPORT:

III. MINUTES: Puno moved, seconded by Vrtiak and carried by a vote of 6 to 0 to approve the minutes of February 28, 2020.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. STAFF UPDATE: None

VI. CONSENT AGENDA:

Item C1 redacted

VII. STANDARD AGENDA:

Item 1 redacted

2.	<u>20BAR-00000-00021</u>	<u>SLO Cultivation</u>	<u>Carpinteria</u>
	18CDH-00000-00031 (Steve Rodriguez, Planner)		Jurisdiction: Cannabis

Request of SCS Engineers, agent for SLO Cultivation to consider Case No. 20BAR-00000-00021 for Conceptual Review of a new packing house, associated parking area, and expansion of existing storm water detention basins of approximately 20,000 square feet. The following structures exist on the parcel currently: Greenhouse 1 (264,500 square feet), Greenhouse 2 (40,700 square feet), Greenhouse 3 (40,700 square feet) and twelve storage containers (320 square feet each). The proposed project will require 6,600 cubic yards of cut and 300 cubic yards of fill. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT: Paul Foley, Maureen Claffey, and multiple comment letters.

SBAR COMMENTS:

- a. **Site visit with story poles is required (four corners and ridgeline).**
- b. **Provide more information on site plans showing existing and proposed vehicular access, parking, vegetation, topography and easements, etc.**
- c. **Scale and style of landscape should be appropriate to site. Landscape plan as presented is not complete and should include all existing and proposed hardscape and landscape. Five-foot wide planter is not sufficient for screening of site. Mesa Oaks are not an appropriate tree for site. Return with plan that includes variously sized trees and include large boxed trees (at a minimum 48 and 60-inch boxed trees). Study different species of trees and plants to be included in plan. Incorporate planting in retention/detention basin. Provide more detail and labeling on plan.**
- d. **Board and speakers during public comment period are concerned with neighborhood compatibility. As presented, design does not respond to operational needs of site and project. Study and return with additional information supporting operation. Provide context study of adjacent architectural styles, including residential area north of Highway 192 and nearby agricultural development. Demonstrate architectural compatibility with the surrounding neighborhood.**
- e. **Glass opening on structure presents potential for lantern effect. Provide architectural solution to screening or consider a different design.**
- f. **Study exterior elevation to reduce scale with materials; suggestions were wainscot, variation of materials, or other architectural detailing that break up the scale of the building, etc.**
- g. **Provide photo simulations of site from Highway 192 to include proposed warehouse and landscape.**
- h. **Show locations of mechanical equipment on site plans and provide screening as necessary.**
- i. **Show Environmentally Sensitive Habitat (and buffer) and centerline of creek on plans.**
- j. **Applicant to present grading plan and substantiate need for volume for exported soils.**
- k. **Provide info/design for exterior site lighting.**
- l. **Provide updated aerial photos.**
- m. **Provide full-sized color plans.**
- n. **Board requests planner to provide memo to incorporate the following topics: Fire Department review, Public Works transportation review, grading plan, ESH and buffer, clarify full scope of application (including additional scope on adjacent parcels).**
- o. **Provide architectural site sections (E-W and N-S) through retention/detention basin and creek. Show proposed landscape on the sections.**

Project received review only and no action was taken. The applicant may return for further conceptual.

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of March 6, 2020

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There being no further business to come before the Board of Architectural Review Committee, Committee Member Pujó moved, seconded by Blumer, and carried by a vote of 4 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, March 6, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:18 A.M.

ATTACHMENT I: BIOLOGICAL RESOURCES ASSESSMENT

SLO CULTIVATION - CARPINTERIA

3861 FOOTHILL ROAD, CARPINTERIA, CA

APN: 005-310-024

REVISED BIOLOGICAL RESOURCES ASSESSMENT

Prepared for:

SLO Cultivation, Inc.
3861 Foothill Road
Carpinteria, CA 93103

SCS Engineers
2370 Skyway Drive, Suite #101
Santa Maria, CA 93455



sage institute

Central Coast Office
1320 Van Beurden Drive, Suite 202-D4
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sage@sageii.com
www.sageii.com

July 6, 2021

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 3.2 PLANT COMMUNITIES AND VEGETATION *ERROR! BOOKMARK NOT DEFINED.*

 3.3 WILDLIFE..... *ERROR! BOOKMARK NOT DEFINED.*

 3.4 WATERS OF THE U.S., WATERS OF THE STATE & WETLANDS *ERROR! BOOKMARK NOT DEFINED.*

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4.0 IMPACT ANALYSIS *ERROR! BOOKMARK NOT DEFINED.*

 4.1 THRESHOLDS OF SIGNIFICANCE *ERROR! BOOKMARK NOT DEFINED.*

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5.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES..... *ERROR! BOOKMARK NOT DEFINED.*

6.0 CONCLUSIONS..... *ERROR! BOOKMARK NOT DEFINED.*

7.0 REFERENCES *ERROR! BOOKMARK NOT DEFINED.*

APPENDIX A – FIGURES

- Figure 1: Regional Location and CNDDDB Occurrences Map
- Figure 2: USGS QUAD Map and CNDDDB Occurrences Map
- Figure 3: Aerial Overview
- Figure 4: Soils Map
- Figure 5: Habitat Map
- Figure 6: Existing Conditions Representative Photographs

APPENDIX B – TABLES

- Table B-1: CNDDDB Recorded Occurrences (10-mile Search Radius)

APPENDIX C

- Design Drawings: Architectural, Landscape, & Civil Plans

1.0 INTRODUCTION AND PURPOSE

SLO Cultivation, Inc. (Applicant), dba as Cresco California, requests approval of a Coastal Development Permit- With Hearing (CDH), Minor Conditional Use Permit, and a Revision to an existing Development Plan (10DVP-00000-00010) to authorize the development and operation of a cannabis cultivation facility (project) in an unincorporated portion of Santa Barbara County near the city of Carpinteria, California. The subject property (Project Site) is located at 3861 Foothill Road (APN: 005-310-024). This revised BRA has been prepared in response to the County's peer review comment letter dated July 20, 2020.

The purpose of this Biological Resources Assessment (BRA) is to document existing conditions of the Project Site to evaluate the potential for any direct or indirect significant impacts on biological resources, or adverse effects on any rare, threatened, or endangered plant or wildlife species (special-status species) from implementation of the proposed project. This report is intended to document satisfactory compliance with the *Santa Barbara County Article II Coastal Zoning Ordinance* land use permit process, and environmental review factors detailed in the *Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report (PEIR)*, Section 3.4 Biological Resources.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Project Site is located at 3861 Foothill Road (APN 005-310-024) in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The Project Site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. The Project Site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level). Surrounding land uses are predominantly agricultural operations including greenhouses, hoop houses, orchards, and annually cultivated fields. Low density residential development is interspersed mostly north of Foothill Road in this predominately agricultural area.

Arroyo Paredon Creek crosses the northern fringe of the parcel from east to west. The National Hydrography Dataset designates Arroyo Paredon Creek as a perennial stream less than 0.75 miles upstream of the site, and in the project area it is designated as intermittent. Based on field observations in July 2020, the reach of Arroyo Paredon Creek within the study area likely maintains minimal perennial flow in most years through the dry season. In dry / drought years, it is possible that flows would dissipate in the dry season. Assuming the native vegetation surrounding Arroyo Paredon Creek meet the definition of Environmentally Sensitive Habitat (ESH), then a 100-foot ESH buffer extends into the existing avocado orchard on the northern portion of the Project Site. With exception of some overhanging oak branches, the limits of the actual ESH are bound on the south side by an existing, paved access road used to travel to a parcel west of the Project Site. Use of this paved access road is for the benefit of the adjacent parcel owner and is not a component of this Project.

The Project Site and associated greenhouses have been historically used to cultivate non-cannabis products such as cut flowers (gerbera daisies) and avocados. Since on or about October 2015 the Project Site has been used to cultivate cannabis. As allowed by the conditions of 10DVP-00000-00010, the Project Site utilizes some common facilities and infrastructure with the adjacent parcel to the east, APN 005-310-026, for shared resources such as an irrigation water supply well, electrical supply, domestic septic system for employee use, and employee parking areas. Primary access to the Project Site is provided via a shared access agreement with the adjacent property known as APN 005-310-021. The

private access road is approximately 400 linear feet in length, 20 feet wide, and paved with asphalt. Secondary access to the southern side of the Project Site from Via Real (via private roads) is also allowed via a shared access agreement with the adjacent property owners.

The Project Site is composed of approximately 10.79 acres of developed uses including four (4) existing greenhouse structures and twelve (12) prefabricated supporting structures (containers used for agricultural storage and other supporting uses). The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. The remainder of the Project Site is occupied by approximately 1.16 acres of fallow avocado orchard and agricultural materials stockpile; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. Outside the fenced Project Site but within the parcel is a private road and security fence that separates approximately 0.57 acres of riparian canopy and channel associated with Arroyo Paredon Creek from the rest of the developed site.

The updated BRA Figure 5 (Habitat Map) includes detailed mapping of all native trees south of the centerline of Arroyo Paredon Creek. Native trees within this area included coast live oak (*Quercus agrifolia*), California walnut (*Juglans hindsii*), and Western sycamore (*Platanus racemosa*). One (1) native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities. Native oaks within or in close proximity to construction activity will be protected in-place as further detailed in the project's Tree Protection Plan (TPP).

A series of existing linear-shaped stormwater detention basins are located along the southeast and western property boundaries (See figure 5). These basins are vegetated primarily by non-native weedy herbaceous forbs and grasses but do support some widely scattered mulefat and willow. Based on July 2020 field observations and discussions with onsite operations staff, these basins were designed for prior agricultural uses and do not ever support ponding. As the current project includes modifying the existing basins along the west property line, these areas have been added to the revised impact assessment below.

1.2 PROJECT DESCRIPTION

The proposed project includes the use of the existing greenhouse structures, access roads, and other improvements for mixed-light cannabis cultivation and subordinate supporting uses, removal of twelve (12) existing non-conforming pre-fabricated containers, minor ancillary improvements including installation of security cameras and lighting, installation and use of irrigation recycling equipment, placement of cannabis waste storage containers, and expansion of the existing stormwater detention basin system. This Biological Resources Assessment is primarily focused on the proposed physical expansion of the site's existing storm water detention system and proposed landscape plan as well as the application of road base (decomposed granite) to an existing parking area (Appendix C). Approximately 660 sq. ft. of existing GH1 overlaps into the 100' ESH buffer but no modifications are proposed to that structure. In order to provide superior visual screening of the Project Site the existing avocado trees will be removed and the northern fence line will be planted with appropriate native riparian and transitional upland vegetation (refer to Appendix C for details). All other proposed project elements consist of using existing structures or installing mechanical equipment in previously developed areas, thus no biological impacts are anticipated. Existing detention basins on the western and southern edge of the parcel will be expanded to provide additional holding volume. The detention basin will be planted with appropriate native riparian and transitional upland vegetation (refer to Appendix C for

details). It is important to note that the expansion of the storm water detention basins is needed to complete ministerial permitting of the existing greenhouse 1 (GH1) irrespective of the proposed cannabis uses. In the event cannabis use is not approved for the site, the storm water improvements are still required to continue use of the GH1 structure for cut flowers or other agricultural products.

Clearing the existing avocado orchard is proposed for a window between September 1st to February 1st that is outside the nesting season for birds. No work is proposed beyond the existing fence line and access road on the northern edge of the parcel. No disturbance or project related activities will occur in the Arroyo Paredon Creek riparian corridor (core ESH area) and removal or pruning of native trees will not be required. Proposed maintenance within the basin area will be minimal and is anticipated to occur every 5 to 10 years, depending on annual rainfall and surface runoff amounts. These maintenance activities will include minor / as-needed sediment removal and vegetation trimming to ensure proper function of the basin.

Pesticide and chemical storage will occur within the southern portion of Greenhouse 1, approximately 700 feet south of the ESH buffer and other sensitive biological resources.

2.0 METHODS

SII conducted a review of available background information including the proposed Project information, local soils survey, multiple years of aerial photographs, and a search and review of the current California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDDB) within a 10-mile radius of the proposed Project Site. The CNDDDB provided a list and mapped locations of special-status plant and wildlife species, and natural communities of special concern, that have been recorded in the region of the Project Site. The CNDDDB records help to focus the field survey efforts and evaluation of potential Project effects on specific species or habitats. It is noted that the CNDDDB does not necessarily include all potential special-status species potentially occurring onsite, but rather only those that have been recorded by the CNDDDB (Appendix A, Figures 1 and 2). Other species may occur as determined by field surveys of the Project Site. In addition, U.S. Fish and Wildlife Service (USFWS) critical habitat data was reviewed (Figures 1 through 3).

Santa Barbara County Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) and the Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report were also used for the evaluation of potential effects of the proposed project.

SII Principal Biologist Jason Kirschenstein conducted a field reconnaissance walking survey of the proposed Project Site on April 24, 2020. The overall purpose and objectives of the field survey was to document existing conditions in terms of habitat for plants and wildlife species, and to evaluate the potential for the site to support suitable habitat for special-status species. Plant and wildlife species observed in the field were recorded. The onsite habitat types were described by the aggregation of plants and wildlife based on the composition and structure of the dominant vegetation observed at the time field reconnaissance was conducted. Mr. Kirschenstein is the primary author and principal in charge of this study and report preparation. The survey data collected on plant and wildlife species and conclusions presented in this biological assessment are based on the methods and field reconnaissance conducted for the Project Site as described above.

All native trees south of the centerline of Arroyo Paredon creek with a minimum diameter at breast height (DBH) of 4-inches were mapped in the field using ESRI Collector GPS field data collection

software. One native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities. Tree height ranged from approximately 10 to 70 feet.

3.0 ENVIRONMENTAL SETTING

3.1 SOILS TYPES

The USDA Natural Resources Conservation Service (NRCS; Soil Conservation Service) has mapped two soil mapping units within the Project Site (Figure 4). The following briefly describes the soil series and/or mapping units within the biological study area. The surface layer and formation descriptions of soil types can help in predicting suitability for certain plants, plant communities, and wildlife use. The Project Site itself is mapped as Elder sandy loam that was confirmed by observations of surface soils during SII field surveys.

Elder sandy loam, 0 to 2 percent slopes, MLRA 14 – The Elder series consists of very deep, well drained soils that formed in alluvium derived from mixed rock sources. The Elder series representative profile is a dark gray loam surface layer to about eight inches, a dark gray loam about four inches thick, a dark gray sandy loam about 10 inches thick, a grayish brown loamy sand about four inches thick, a grayish brown sandy loam about nine inches thick, and a dark gray loam to a depth of about 46 inches. This component is on flood plains, alluvial fans, alluvial plains where parent material consists of mixed alluvium.

Riverwash – Riverwash is derived from sandy, gravelly, stony and bouldery alluvium. This map unit is limited to the active Arroyo Paredon Creek flood plain. The Santa Barbara County, California, South Coastal Part Soil Survey identifies Riverwash as a hydric soil.

3.2 PLANT COMMUNITIES AND VEGETATION

Plant communities are generally described by the assemblages of plant species that occur together in the same area forming habitat types. Native plant community alliance and alliance codes used in this report follow *A Manual of California Vegetation, Second Edition* (online). Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). Plant communities within the study area consist of Orchard/Ruderal/Disturbed, and California Sycamore Woodland riparian habitat, and Developed Land (existing greenhouses). Figure 5 provides a plant community map of the study area. Figure 6 provides a set of representative photographs of the study area plant communities. The following provides a description of the plant community composition observed within the study area.

ORCHARD / RUDERAL / DISTURBED habitat within the study area include the 1.16 acres of fallow/senescent avocado orchard that is currently being utilized for temporary agriculture supply storage and the associated access road(s). This area includes approximately 43 remnant mature avocado trees (*Persea americana*) that are no longer being managed for agricultural production purposes. Ruderal non-native annual grasses and herbaceous broadleaf plant species dominate the understory. This area was observed to be relatively low in species diversity and dominated by non-native weedy species that are typical of ruderal/disturbed areas. Dominant plant species observed in the understory included rip gut brome (*Bromus diandrus*) and filarees (*Erodium botrys* and *E. cicutarium*), soft chess (*Bromus*

hordeaceus), wild oats (*Avena barbata*), telegraph weed (*Heterotheca grandiflora*), and cheeseweed (*Malva parviflora*).

DEVELOPED LAND within the Project Site includes the 10.79 acres of the existing four greenhouses and appurtenant facilities and roads lacking any sensitive biological resource values.

PLATANUS RACEMOSA WOODLAND ALLIANCE (CALIFORNIA SYCAMORE WOODLANDS; CNPS 61.310.00) along the Arroyo Paredon riparian corridor includes California sycamore (*Platanus racemose*) as the dominant or co-dominant species in the tree canopy with California walnut (*Juglans californica*), coast live oak (*Quercus agrifolia*), red willow (*Salix laevigata*), and arroyo willow (*Salix lasiolepis*). Trees are generally less than 30 meters tall and the canopy is open to intermittent. The shrub layer is mostly lacking with an open understory of patchy willow thickets and dominated by mats of non-native Cape ivy (*Delairea odorata*), Nasturtium (*Tropaeolum* sp.), English ivy (*Hedera helix*), and castor bean (*Ricinus communis*). Native understory species observed include, California blackberry (*Rubus ursinus*), California sunflower (*Helianthus californicus*), poison oak (*Toxicodendron diversilobum*), California mugwort (*Artemisia douglasiana*), stinging nettle (*Urtica* sp.), and blue elderberry (*Sambucus nigra*). The riparian habitat within the study area is in a somewhat degraded condition restricted to a narrow corridor due to its proximity to historic agricultural uses, residential development, and the highly travelled Foothill Road State Highway 192. Approximately 0.57 acres of riparian habitat are mapped within the Project Site parcel.

3.3 WILDLIFE

The Orchard/Ruderal/Disturbed habitat type within the Project Site provides only limited habitat values for resident and migratory wildlife species typical in the predominantly agricultural land uses in the region such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). The ruderal / disturbed habitat onsite supports limited habitat for native and non-native wildlife species. Common reptiles such as western fence lizard and alligator lizard are expected to frequent this area. Due to the relatively “fallow” nature of the orchard, limited habitat is available for nesting birds, including ground nesting species. This is also likely used by common mammal species such as Botta’s pocket gopher, racoon, and opossum. Inspection of the Project Site and surrounding trees during April 2020 surveys did not reveal any raptor nesting on or around the Project Site.

Riparian habitats can provide high quality habitat for a large variety of wildlife species. They also contribute woody debris to the duff in the woodland understory which provides foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species, including acorn woodpecker (*Melanerpes formicivorus*), western bluebird (*Sialia mexicana*), western scrub jay (*Aphelocoma corulescens*), yellow-billed magpie (*Pica nuttalli*), American crow (*Corvus brachyrhynchos*), great horned owl (*Bubo virginianus*), western gray squirrel (*Sciurus griseus*), big-eared woodrat (*Neotoma macrotis macrotis*), racoon (*Procyon lotor*), and black-tailed deer (*Odocoileus emionus*). Riparian habitat provides nesting habitat for numerous passerine birds as well as for raptors. Common passerines observed in riparian habitats include pacific slope flycatcher, Bewick’s wren (*Thryomanes bewickii*), hummingbirds (*Calypte* spp.), and song sparrows. Raptors, such as red-tailed hawk (*Buteo jamaicensis*), barn owl (*Tyto alba*), American kestrel (*Falco sparverius*) and red-shouldered hawk (*Buteo lineatus*), may use open riparian areas for foraging and nesting purposes.

Riparian habitats can be expected to support mammals such as raccoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginiana*). Lizards such as western fence lizard (*Sceloporus occidentalis*) and

alligator lizard (*Elgaria multicarinata*) are expected to occur in the study area where suitable soils and food resources occur. Other reptiles such as western skink (*Plestiodon skiltonianus*), northern pacific rattlesnake (*Crotalus oreganus*), gopher snake (*Pituophis catenifer*), and common garter snake (*Thamnophis sirtalis*) are expected to occur in this habitat type within the study area.

Direct observations (or evidence) of the following wildlife species were observed within the riparian corridor during field reconnaissance: California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), pacific slope flycatcher (*Empidonax difficilis*), song sparrow (*Melospiza melodia*), brewers blackbird (*Euphagus cyanocephalus*), wrentit (*Chamaea fasciata*), Western scrubjay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), spotted towhee (*Pipilo maculatus*), California towhee (*Melospiza crissalis*), and house finch (*Haemorhous mexicanus*).

3.4 WATERS OF THE U.S., WATERS OF THE STATE & WETLANDS

There are no waters of the U.S./State within the proposed project footprint. Although Arroyo Paredon Creek is considered a jurisdictional waters of the U.S./State as a tributary to a navigable water, no project work or impacts are proposed in the riparian corridor that would trigger regulatory compliance or permitting from the Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), or Regional Water Quality Control Board (RWQCB). As depicted in Figure 5, the jurisdictional limits of Arroyo Paredon Creek extend to the outside edge of the riparian canopy overhanging the private paved road.

3.5 SPECIAL-STATUS SPECIES AND NATURAL COMMUNITIES OF SPECIAL CONCERN

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring on lists 1B, 2, and 4 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*. Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the CNDDDB by the CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDDB revealed 18 special-status plant species, 35 special-status wildlife species, and one natural community of special concern with recorded occurrences within the 10-mile search radius of the study area. Figure 1 provides a map of the CNDDDB plant and wildlife special-status species recorded occurrences respectively within 10 miles of the study area. None of the CNDDDB occurrences fall within the study area. The following briefly describes or summarizes the special-status species issues and potential for occurrence within the study area. Table B-1 in Appendix B includes scientific and common names, listing status, habitat requirements, and likelihood for occurrence within the study area for the special-status species discussed below.

3.5.1 Special-Status Botanical Resources

The CNDDDB 10-mile radius search revealed observations or the recorded occurrences of 18 special-status plant species and one natural communities of special concern within a 10-mile radius of the study area. The special-status plant species occurrences recorded in the CNDDDB are commonly associated with

natural habitats, a specific soil type, habitat, and/or elevation range that dictates the range or microhabitat of the species. SII observations of plant growth in April 2020 suggest the habitat is low in species diversity and is typical southern California disturbed riparian and ruderal habitats.

There is no southern coastal salt marsh habitat within the study area and there were no observations of perennial woody special-status plants like the Nuttall's scrub oak (*Quercus dumosa*) or Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*). Further there were no observations of mesa horkelia (*Horkelia cuneata* ssp. *puberula*) or black-flowered figwort (*Scrophularia atrata*) that would have been observable during the April 2020 site visit.

There is no suitable habitat within the study area for specialized wetland/marsh species such as the Santa Barbara morning-glory (*Calystegia sepium* ssp. *binghamiae*), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Gambel's water cress (*Nasturtium gambelii*), or Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*). As such, these species are not expected to occur onsite lacking wetland habitat and will not be impacted by project activities.

Miles' milk vetch (*Astragalus didymocarpus* var. *milesianus*), Coulter's saltbush (*Atriplex coulteri*), late-flowered mariposa-lily (*Calochortus fimbriatus*), Palmer's mariposa-lily (*Calochortus palmeri* var. *palmeri*), umbrella larkspur (*Delphinium umbracolorum*), Ojai fritillary (*Fritillaria ojaiensis*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), chaparral nolina (*Nolina cismontana*), and southern jewelflower (*Streptanthus campestris*) are associated with native habitats and specialized soils in predominantly scrub, chaparral, and lower montane woodlands that are absent from the site. As such, these species are also not expected to occur onsite or be impacted by project activities.

Although not reported by the CNDDDB, riparian habitat associated with Arroyo Paredon Creek is considered to be a Natural Community of Special Concern by CDFW and is mapped as Environmentally Sensitive Habitat Overlay (ESH) for Santa Barbara county.

The SII field observations and desktop review stand as definitive negative findings for potential special-status plant species potentially occurring within the proposed project area, and no additional surveys are recommended.

3.5.2 Special-Status Wildlife

The CNDDDB search revealed the recorded occurrences of 35 special-status wildlife species within the 10-mile search radius of the Project Site. None of the CNDDDB mapped recorded occurrences are within the study area/Project Site. Special-status wildlife species known from the region evaluated for this study are discussed by groups or based upon habitat preferences, specific habitat use requirements (i.e. terrestrial or aquatic), mobility, and seasonal migratory patterns. In summary, no special-status wildlife species were observed in the study area, and the project area developed, orchard/ruderal/disturbed habitats lack any suitability for special-status wildlife. No project activities will occur in the Arroyo Paredon Creek riparian habitat.

Invertebrates – The CNDDDB has recorded occurrences for the monarch butterfly within the 10-mile search range. No monarch butterflies were observed during SII field surveys of the study area and no suitable winter roosting habitat is present. No habitat for the vernal pool fairy shrimp occurs within the study area. The Crotch bumble bee requires grassland and flowering plants with occurrences recorded by the CNDDDB are historic (circa 1972) and are located over nine miles from the site to the west. Typical grassland habitat and suitable host plants do not occur onsite for this species. The sandy beach tiger

beetle (*Cicindela hirticollis gravida*), globose dune beetle (*Coelus globosus*), and wandering (=saltmarsh) skipper (*Panoquina errans*) all required highly specialized soil and vegetation conditions such as dry light-colored sand, dune vegetation, and salt marsh that do not occur on the Project Site. The SII field observations and desktop review stand as definitive negative findings for potential special-status invertebrates potentially occurring within the proposed project area, and no additional surveys are recommended.

Aquatic Species – The CNDDDB has recorded occurrence in different watersheds for the arroyo toad (*Anaxyrus californicus*) that requires large river floodplains that is not present in Arroyo Paredon Creek. The foothill yellow-legged frog (*Rana boylei*) occurrences are historic records and not from the watershed of the Project Site. The coast range newt (*Taricha torosa*) needs native woodland uplands for most of its lifecycle that are absent from the areas surrounding the creek and is not expected to occur. All these species are closely associated with permanent and seasonal aquatic habitats of streams, ponds, and seasonal pools. These species require perennial or seasonal aquatic habitats for reproduction but may also move overland between areas of suitable aquatic habitat and for foraging / sheltering purposes. However, the surrounding developed and agricultural uses precludes overland movement.

The CNDDDB has a 2008 recorded occurrence of one juvenile California red-legged frog (*Rana draytonii*; CRLF) in Arroyo Paredon Creek 0.5 mile upstream of Hwy 192 crossing. While upstream and downstream movement through the creek riparian corridor is possible, there are no other creeks or suitable aquatic habitat in the immediate project vicinity to prompt upland dispersal. Santa Monica Creek also supports a recorded 2005 CRLF occurrence approximately 1.5 miles northeast of the site at the outer limits of potential CRLF upland movement, and is separated by significant geographical, agricultural, and urban barriers making migration between the two creeks highly constrained. In addition, the existing developed and long-standing historic intensive agricultural uses surrounding the site are likely to constrain CRLF movements to available “undeveloped” areas along the creek corridor.

The two-striped gartersnake (*Thamnophis hammondi*) is highly aquatic, found in or near permanent fresh water often along streams with rocky beds and riparian growth. The western pond turtle (*Emys marmorata*) is a thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation. This species requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying. No suitable upland habitat occurs for either species within the Project Site or surrounding developed and agricultural land uses.

The tidewater goby (*Eucyclogobius newberryi*) occurs in brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. The CNDDDB occurrence is at the confluence of Arroyo Paredon Creek and the Pacific Ocean and does not near the project parcel creek and riparian area.

The steelhead (*Oncorhynchus mykiss irideus*); southern California distinct population segment refers to populations from Santa Maria River to the southern extent of range (San Mateo Creek in San Diego County). Southern California steelhead likely have greater physiological tolerances to warmer water and more variable conditions than other DPS. Arroyo Paredon Creek is designated as critical habitat for the species but there are no CNDDDB recorded occurrences in this creek. The designation of critical habitat affects only Federal agency actions and does not increase or decrease the current restrictions on private property concerning take of steelhead. Based on the April SII field survey, it appears that the project

parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during periods of sufficient flows. There are only a few exposed shallow pools (12" to <36" deep) with little to no undercut banks or other areas for escaping predation further reducing suitability for steelhead along the project reach.

Reptiles – The coast patch-nosed snake (*Salvadora hexalepis virgulata*) typically inhabits brushy or shrubby vegetation in coastal Southern California where it utilizes small mammal burrows for refuge and overwintering sites. The northern California (silvery) legless lizard (*Anniella pulchra*), California legless lizard (*Anniella* spp.), and coast horned lizard (*Phrynosoma blainvillii*) are mostly associated with sandy soils in grassland, coastal sage scrub or chaparral habitats. None of these reptiles were observed during SII field surveys of the Project Site does not support suitable habitat for these species.

Birds – The CNDDDB includes the wide-ranging Cooper's hawk and other raptors such as sharp-shinned hawk, red-shouldered hawk, red-tailed hawk, and short-eared owl that could utilize mature trees within Arroyo Paredon Creek riparian corridor for nesting purposes although habitat quality and foraging opportunities are severely reduced due to the narrow riparian corridor restricted by the ongoing urban and agricultural operations surrounding the site.

The California condor (*Gymnogyps californianus*) requires vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. No suitable nesting or foraging habitat is available for this species within the study area.

The CNDDDB includes the following bird species that require highly specialized coastal and/or marshland habitats that are lacking from the study area: western snowy plover (*Charadrius alexandrinus nivosus*), yellow rail (*Coturnicops noveboracensis*), California black rail (*Laterallus jamaicensis coturniculus*), black-crowned night heron (*Nycticorax nycticorax*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), California brown pelican (*Pelecanus occidentalis californicus*), light-footed Ridgway's rail (*Rallus obsoletus levipes*), and California least tern (*Sternula antillarum browni*). The snowy egret (*Egretta thula*) is mostly a coastal and estuary species and colonial nesting near suitable foraging areas not observed in the project parcel.

The bank swallow (*Riparia riparia*) is colonial nester; nests primarily in riparian and other lowland habitats west of the desert. It requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig a nesting hole. Suitable habitat for this species is not located within the project parcel riparian area. No CNDDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

The southwestern willow flycatcher (*Empidonax traillii extimus*), yellow warbler (*Setophaga petechia*), and least Bell's vireo (*Vireo bellii pusillus*) are breeding season migrants that typically nest in well-developed riparian areas with dense understory vegetation with perennial or semi-perennial water sources. Due to its degraded condition, lack of developed dense native understory, and narrow corridor restricted by agricultural and urban development, these species are not expected to occur in the project parcel riparian area. No CNDDDB recorded occurrences are in the Arroyo Paredon Creek watershed.

Mammals – The CNDDDB has two species of bats recorded from the region. The Townsend's big-eared bat (*Corynorhinus townsendii*) is typically associated with caves, crevices, and buildings for roosting. The Big free-tailed bat (*Nyctinomops macrotis*) needs high cliffs or rocky outcrops for roosting sites and

feeds principally on large moths. No suitable habitat is present within the project parcel for these bat species.

San Diego desert woodrat (*Neotoma lepida intermedia*) inhabits Coastal scrub of Southern California from San Diego County to San Luis Obispo County. This species requires moderate to dense canopies and they are particularly abundant in rock outcrops, rocky cliffs, and south-facing slopes. No suitable habitat is present for this species within the project parcel.

4.0 IMPACT ANALYSIS

4.1 THRESHOLDS OF SIGNIFICANCE

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(a.), disturbance to habitats or species may be significant, based on substantial evidence in the record (not public controversy or speculation), if they substantially impact significant resources in the following ways:

- (1) *Substantially reduce or eliminate species diversity or abundance.*
- (2) *Substantially reduce or eliminate quantity or quality of nesting areas.*
- (3) *Substantially limit reproductive capacity through losses of individuals or habitat.*
- (4) *Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.*
- (5) *Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).*
- (6) *Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.*

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(b.), there are many areas in the County where there is little or no importance to a given habitat and it is presumed that disruption would not create a significant impact. Examples of areas where impacts to habitat are presumed to be insignificant include:

- (1) *Small acreages of non-native grassland if wildlife values are low.*
- (2) *Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.*
- (3) *Areas of historical disturbance such as intensive agriculture.*
- (4) *Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.*
- (5) *Areas of primarily ruderal species resulting from pre-existing man-made disturbance.*

According to the Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(C.)(3.)(c.), Impact Assessment Factors, the following questions and factors are used in assessing the significance of Project impacts on biological resources.

- (1) *Size. How much of the resource in question both on and off the Project Site would be impacted? (Percentage of the whole area and square footage and/or acreage are both useful to know) How does the area or species that would be impacted relate to the*

- remaining populations off the Project Site? (Percentage of total area or species population, either quantitatively or qualitatively.)*
- (2) *Type of Impact. Would it adversely indirectly affect wildlife (light, noise, barriers to movement, etc.)? Would it remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area? Would it fragment the area's resource?*
 - (3) *Timing. Would the impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, or flowering periods)? Is the impact temporary or permanent? If it is temporary, how long would the resource take to recover? Would the impact be periodic, of short duration, but recur again and again?*

Additionally, Santa Barbara County Environmental Thresholds and Guidelines Manual, Biological Resources Section (6.)(D.) provides the following habitat-specific impact assessment guidelines pertinent to this proposed Project analysis.

Section (6)(D.)(2.) Riparian Habitats Impact Assessment Guidelines:

- a. *Description. Riparian habitat is the terrestrial or upland area adjacent to freshwater bodies, such as the banks of creeks and streams, the shores of lakes and ponds, and aquifers which emerge at the surface such as springs and seeps. A rich assemblage of wildlife series, including birds, mammals and amphibians are found in riparian habitats. In Santa Barbara County, riparian habitat occurs in and along the County's four major rivers (Santa Ynez, Santa Maria, Cuyama and Sisquoc) and in and along the County's many creeks and streams. This habitat can also occur along arroyos and barrancas, and other types of drainages throughout the County.*
- b. *Riparian Impact Assessment Guidelines: The following types of project-related impacts may be considered significant:*
 - (1) *Direct removal of riparian vegetation.*
 - (2) *Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation.*
 - (3) *Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers listed in the previous section), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion.*
 - (4) *Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e. g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential.*
 - (5) *Construction activity which disrupts critical time periods (nesting, breeding) for fish and other wildlife species.*

The PEIR Cannabis Land Use Ordinance and Licensing Program articulates the following four potential impacts resulting from cannabis cultivation activities:

- *Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.*

- *Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.*
- *Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.*
- *Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.*

Article II Coastal Zoning Ordinance Section 35-144U (C.)(8) requires a Tree Protection, Habitat Protection, and Wildlife Movement Plans for projects that result in impacts listed above from the PEIR and/or removal of native trees. In addition, projects should be sited and designed to avoid environmentally sensitive habitats (ESH) and minimize impacts within ESH buffers (100 feet from edge of riparian canopy in rural areas).

Finally, Chapter 15B of the County Code, *Development Along Watercourses*, prohibits development (e.g., structures, dredging, filling, grading, paving, excavation, drilling) within 50 feet of the top of the bank of any watercourse.

4.2 PROJECT-SPECIFIC BIOLOGICAL RESOURCES IMPACT ANALYSIS

The proposed project is within the fence line of existing developed facilities with any vegetation removal and ground disturbance limited to the existing fallow orchard/ruderal/disturbed habitat areas of the Project Site. No native trees will be impacted or removed. No wetlands, riparian, or aquatic habitats occur within the proposed project footprint so no impacts on any wetland/aquatic reliant species would occur from project implementation. The Project Site is currently fenced along the existing private access road separating the project area from Arroyo Paredon Creek. As such, under existing conditions, the Project Site does not represent a movement corridor for resident or migratory wildlife. The upland developed/disturbed areas on the Project Site, as well as the agricultural/urban land uses in the surrounding vicinity does not support habitat that plays a critical role in supporting riparian dependent wildlife.

Implementation of the proposed Project would result in the conversion of up to 1.16 acres of fallow/ruderal/disturbed avocado orchard (43 senescent avocado trees) to the oaks and ground cover vegetation; approximately 1.13 acres of this area lies inside the Environmentally Sensitive Habitat (ESH) 100 foot buffer. The applicant proposes to conduct the clearing, grubbing, and excavation of the parking area between September 1st and February 1st outside the nesting season for birds. As such, the proposed project would avoid any potential impacts on nesting/breeding of resident or migratory birds, both common and special-status species.

Proposed construction and long-term operational activities have the potential to injure or kill terrestrial wildlife as a result of vehicle strikes, excavation/grading, and maintenance of the facilities. Potential indirect impacts could result from noise, vibration, lighting, or from unintended hazardous waste runoff into Arroyo Paredon Creek / trash from construction and operational uses (including vehicles and equipment). However, all these potential impacts are currently, and have historically occurred onsite as part of the existing agricultural operations. Post-project conditions would include significantly enhanced stormwater runoff protection and filtration for Arroyo Paredon Creek. No increase in noise, lighting, or

vibration towards Arroyo Paredon Creek would result from proposed activities, and as such, potential indirect impacts to the creek and wildlife utilizing the creek would not increase as a result of the project. Furthermore, the proposed native restoration have been designed to enhance the ESH buffer along the creek with the intent to further separate agricultural activities from the creek corridor.

Based on the current project design, no native trees identified in Figure 5 will require pruning or removal. Any native tree canopy that hangs over the existing fence line will be avoided during native plant installation activities. The proposed project is not proposing any long-term maintenance (including pruning) to any trees associated with Arroyo Paredon Creek. Recommended avoidance and minimization measures are provided below to ensure impacts are avoided to native trees during construction. Per county Standards, an applicant for a land use entitlement for a commercial cannabis activity that would involve pruning, damage, or removal of a native tree, shall prepare and submit to the Department a Tree Protection Plan prepared by a Department-approved arborist designed to determine whether avoidance, minimization, or compensatory measures are necessary.

As indicated in the county's comments, "Rainbow trout averaging 4-6 inches" were documented downstream from the Highway 192 bridge in 2000, based on a Stoecker et al. 2002 study. As indicated above and based on site-specific observations, the project parcel reach of Arroyo Paredon Creek would serve only as a freshwater migration corridor during periods of sufficient flows and is not expected to support rearing or spawning habitat based on lack of deep / protected pool habitat. It is also noted that per the final rule for steelhead critical habitat, this reach of Arroyo Paredon Creek is identified as not supporting spawning habitat; but does support "fair migration habitat" and "poor quality rearing habitat".

Although unlikely to occur based on the highly disturbed and historically maintained nature of the site, special-status amphibians or reptiles could be present in upland areas adjacent to the creek during the winter months. As such, avoidance and minimization measures have been provided to ensure direct impacts to special-status reptiles and amphibians are avoided during the construction phase.

As currently proposed, the existing avocado trees will be removed and revegetated with a carefully selected suite of native species. Project activities will result in a net biological and water quality benefit to the area as it removes agricultural disturbance and restores it to natural vegetation consistent with Arroyo Paredon Creek to the north.

Proposed maintenance activities within the basin have the potential to result in similar potential direct and indirect impacts as those described for the orchard removal. As such, recommendations have been provided in Section 5.0 below to ensure compliance with this potential County requirement.

According to Santa Barbara County Thresholds of Significance, the proposed project impacts are at an insignificant level as it is a small Project Site, impacts only avocado trees and ruderal species in a historical agricultural setting from pre-existing man-made disturbance, and project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds. No impacts on Arroyo Paredon Creek riparian corridor would result from the proposed project. Therefore, all project impacts would be at a less than significant level. Further, Table 1 below summarizes the project impacts as articulated in the PEIR.

TABLE 1 – PEIR IMPACT AND MITIGATION ANALYSIS SUMMARY		
PEIR POTENTIAL IMPACTS	PROJECT IMPACTS	MITIGATION REQUIREMENT
Impact BIO-1. Cannabis activities could potentially have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Project implementation timing outside the nesting season for birds, and disturbance to fallow orchard, ruderal, and disturbed habitat are not anticipated to impact or have adverse effects on unique, rare, threatened, or endangered plant or wildlife species.	Construction timing and monitoring requirements as described in detail below.
Impact BIO-2. Cannabis activities could have adverse effects on habitats or sensitive natural communities.	No native habitat(s) or sensitive natural communities will be impacted or adversely effected by the project.	No mitigation required. Project will result in NET benefit to natural communities.
Impact BIO-3. Cannabis activities could have adverse effects on the movement or patterns of any native resident or migratory species.	The existing conditions of the Project Site being fenced fallow orchard ruderal habitat and developed uses support limited movement patterns of resident or migratory species. Post-project conditions will result in a NET benefit to potential movement patterns.	No mitigation required.
Impact BIO-4. Cannabis activities may conflict with adopted local plans, policies, or ordinances oriented towards the protection and conservation of biological resources.	All project activities are greater than 50 feet from the top of bank of Arroyo Paredon Creek. Although activities will encroach into the 100' ESH buffer, the project will result in a NET benefit to the ESH via replacing existing fallow avocado with native riparian and upland transition plant species.	No mitigation requires.

5.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

- 1) **Tailgate Education Training:** To ensure all onsite workers are aware of potential special-status species associated with Arroyo Paredon Creek, a County-approved biologist shall provide a tailgate education training session for all onsite workers. The purpose of this training shall be to familiarize all workers with the potential biological resources occurring onsite and required avoidance and minimization measures. Penalties and procedures for non-compliance will also be reviewed. All training recipients will be required to sign-in documenting they have attended the training, and a copy of the sign-in sheet will be provided to the County.
- 2) **Construction Monitoring:** All ground disturbance and vegetation clearing activities shall be conducted under the direct supervision of the County-approved biologist. The monitoring biologist will work with construction crews to slowly remove any debris piles or potential upland refuge habitat (by hand or gentle excavation) for special-status wildlife species.
- 3) **Post-construction Monitoring Report:** A post-construction monitoring report will be provided to the County detailing any unintended impacts to native trees or other biological resources during construction and any additional mitigation measures implemented at the direction of the authorized biologist.

- 4) **Special-status Wildlife Pre-construction Surveys:** Within 48 hours of initial disturbance activities, the authorized biologist shall conduct a pre-construction survey in all upland areas of the site and within Arroyo Paredon Creek for the purposes of identifying any CRLF, two-striped garter snake, steelhead, or other special-status species that may be present within or adjacent to project activities. Special focus shall be taken in potential upland refuges such as debris piles. The County-approved monitoring biologist shall move out of harm's way any non-listed wildlife species encountered during initial ground disturbing activities to the extent feasible.
- 5) **Detention Basin Maintenance:** The timing of detention basin maintenance shall be limited to between September 1st to February 1st to ensure activities occur outside the nesting season for birds. If deemed to be required by the County, the applicant shall submit a Habitat Protection Plan for county review and approval at a minimum of 60 days prior to initiating any maintenance activity.

6.0 CONCLUSIONS

In conclusion, based on the findings described above establishing the existing conditions of biological resources within the project parcel and applicant proposed vegetation removal, the proposed project would not result in any substantial adverse effects on biological, botanical, wetland, or riparian habitat resources. As such, direct and indirect project impacts on biological resources would be at a less than significant level as follows:

- The small Project Site of 1.16-acres of fallow orchard habitat only impacts avocado trees and ruderal species in an historical agricultural setting from pre-existing man-made disturbance.
- Avoidance and minimization measures have been proposed to ensure no direct impacts occur to special-status species or natural communities of special concern.
- Project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds.
- A NET benefit to the Arroyo Paredon Creek riparian corridor and 100-ft. ESH buffer would result from the proposed project (refer to Appendix D for details).
- The project's existing structures, proposed detention basin expansion, and new parking area are located outside of the core ESH area (i.e. the limits of the riparian canopy) associated with Arroyo Paredon Creek. All native vegetation within the ESH area will remain undisturbed.

7.0 REFERENCES

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APPENDIX A

FIGURES

Figure 1: Regional Location and CNDDDB Occurrences Map

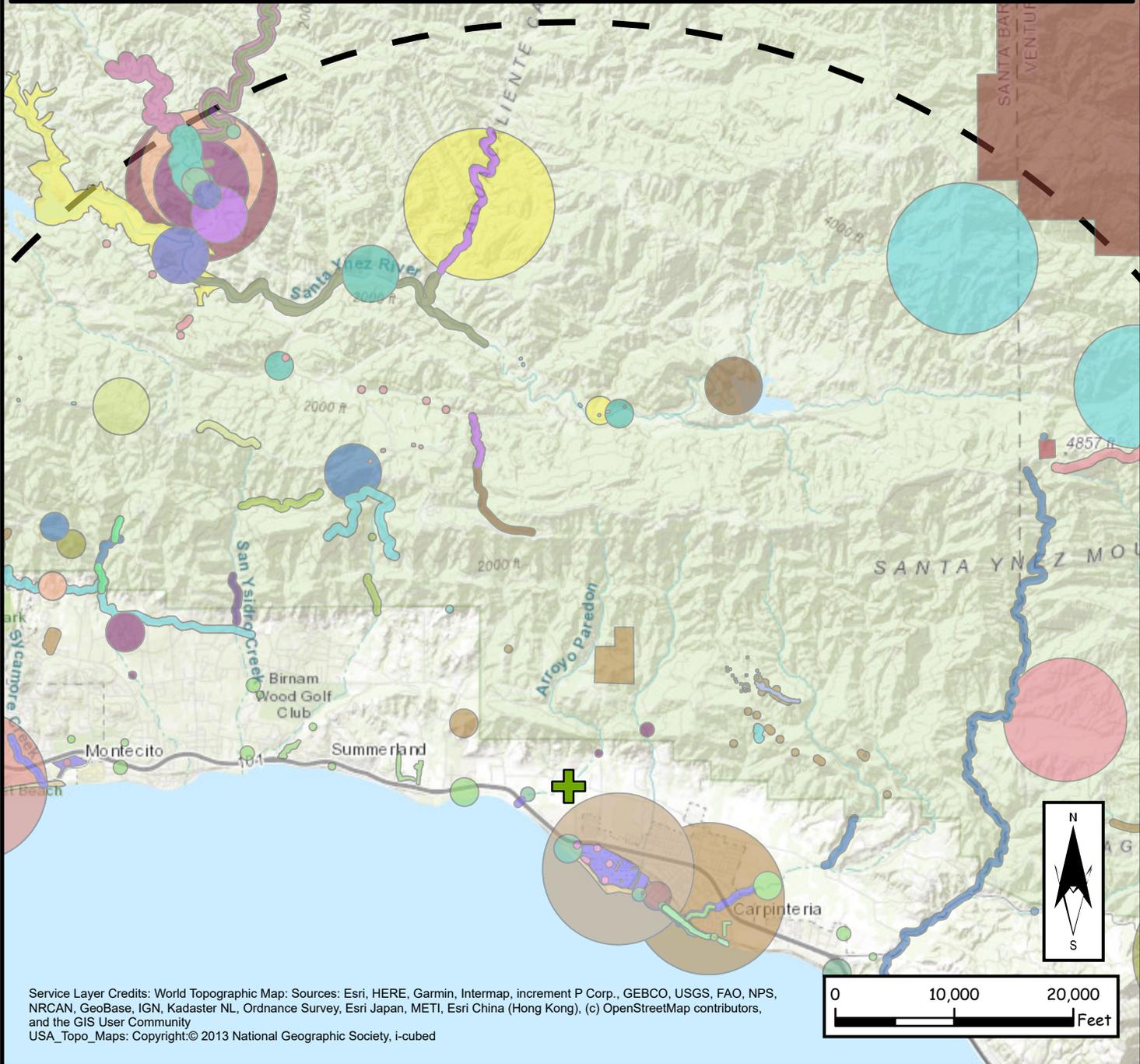
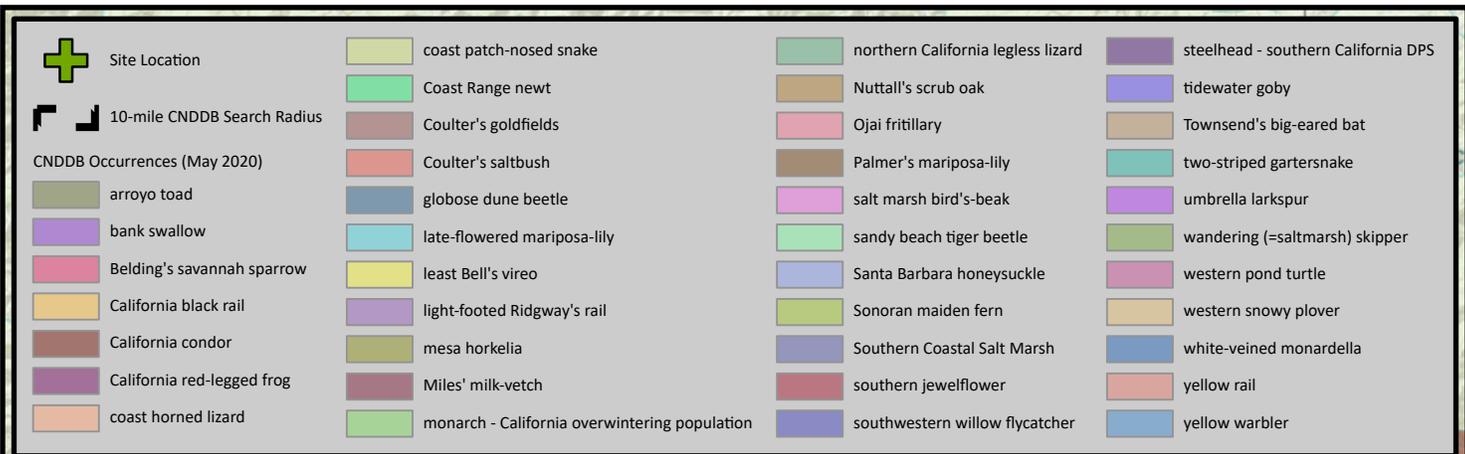
Figure 2: USGS QUAD Map and CNDDDB Occurrences Map

Figure 3: Aerial Overview

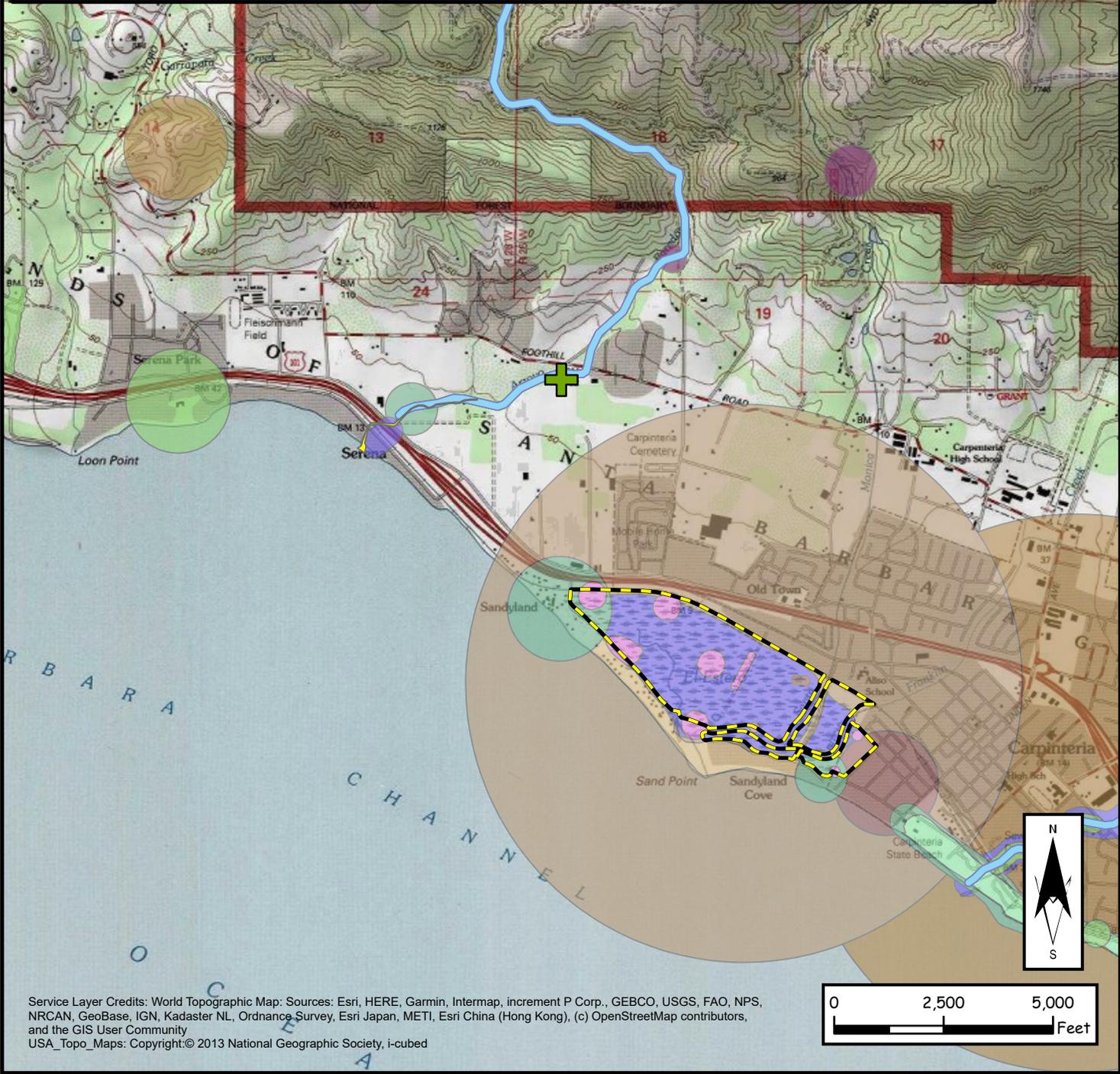
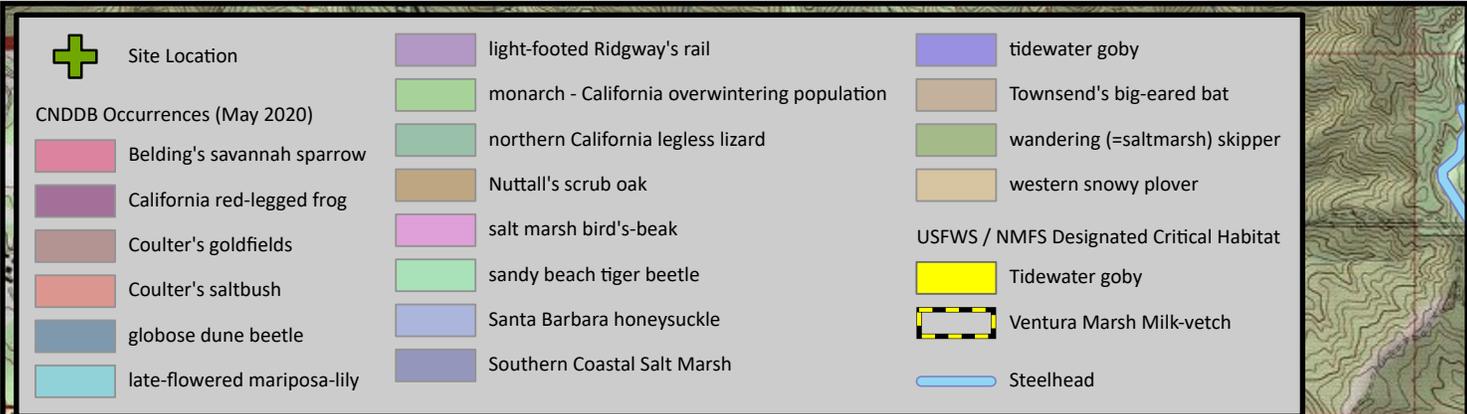
Figure 4: Soils Map

Figure 5: Revised Habitat Map (July 2020)

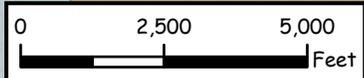
Figure 6: Representative Photographs



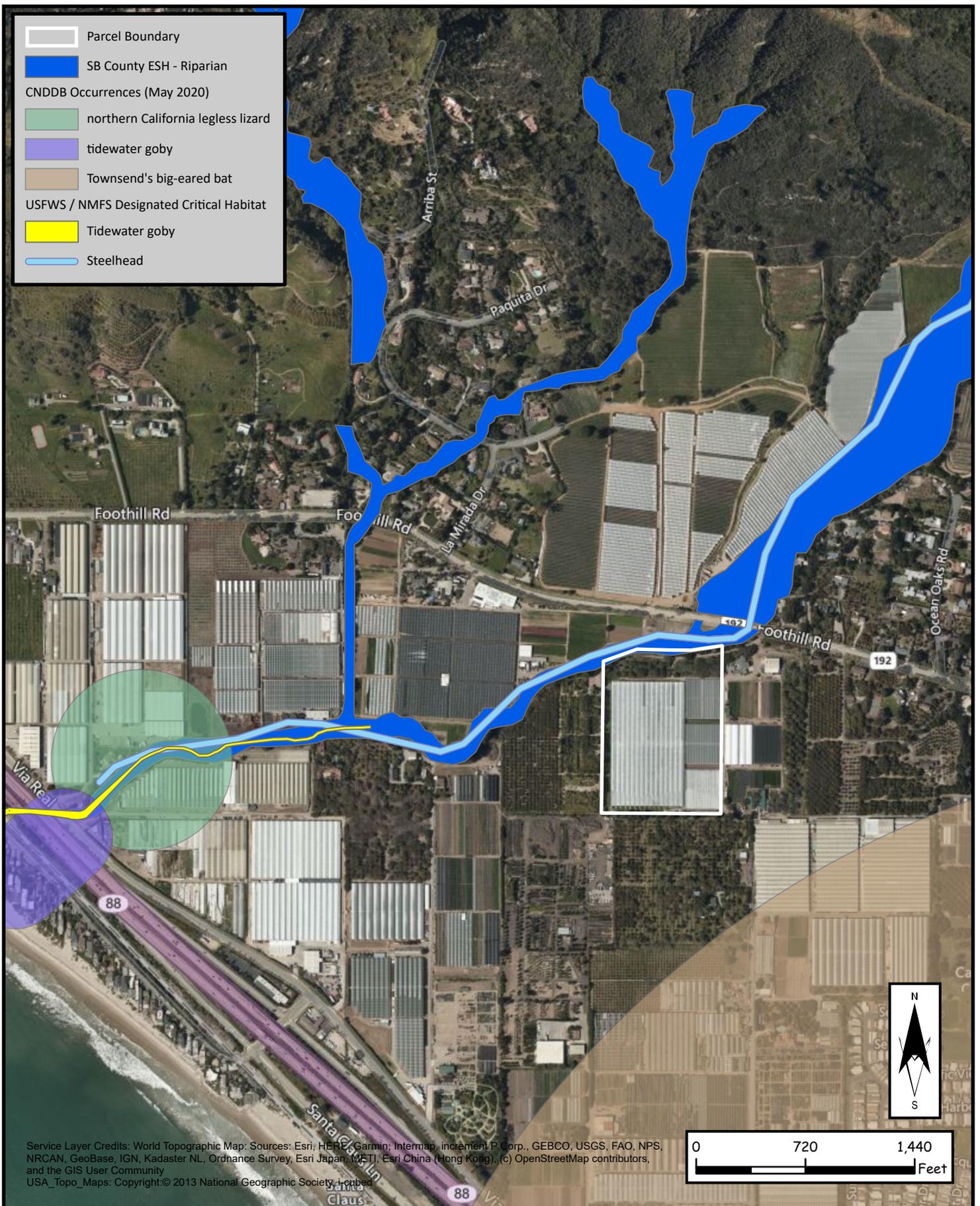
Service Layer Credits: World Topographic Map: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 USA_Topo_Maps: Copyright:© 2013 National Geographic Society, i-cubed

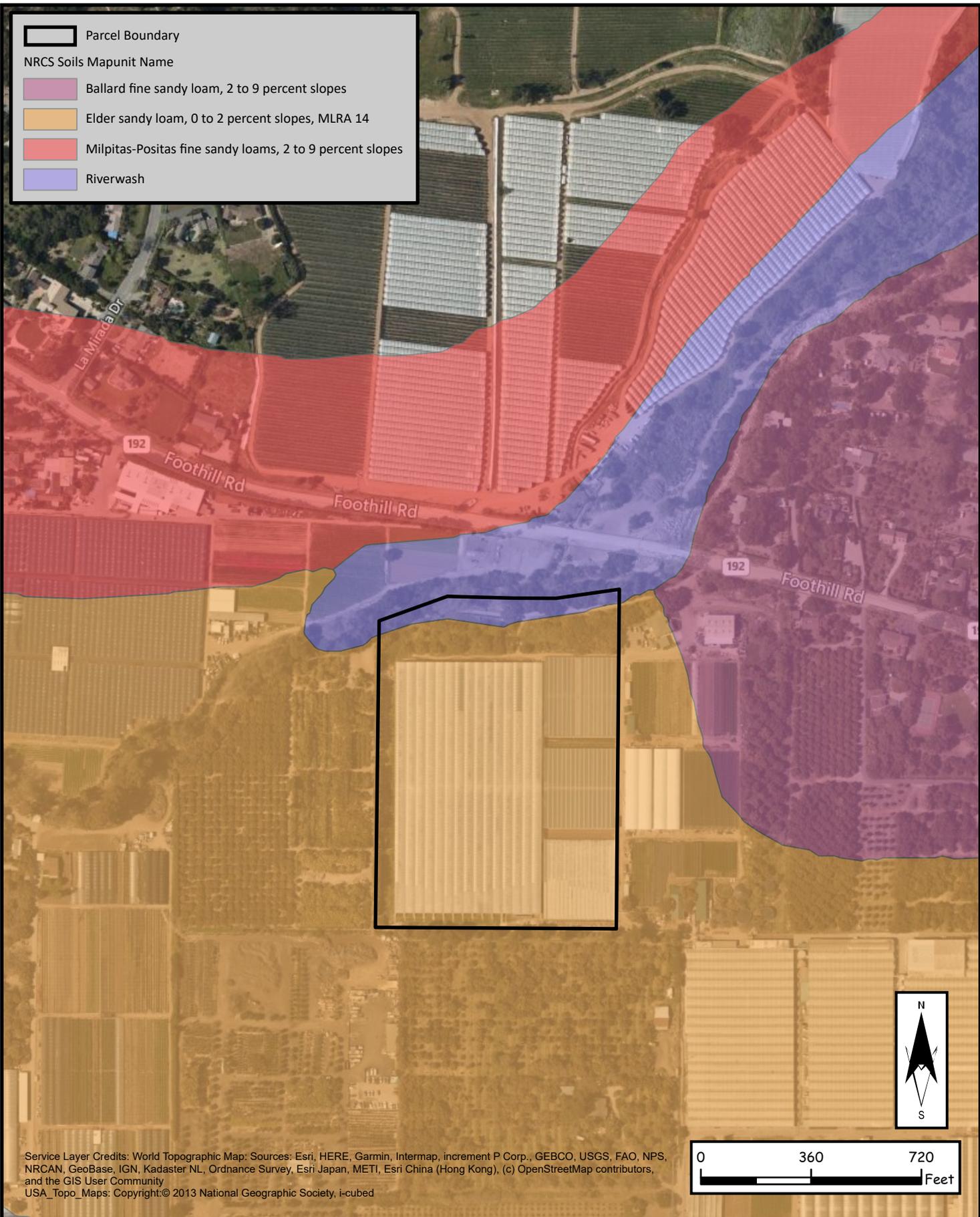


Service Layer Credits: World Topographic Map: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 USA_Topo_Maps: Copyright:© 2013 National Geographic Society, i-cubed



 updated May 27, 2020	SLO Cultivation - Carpinteria	Figure 2
	APN# 005-310-024, 3889 Foothill Road	USGS QUAD





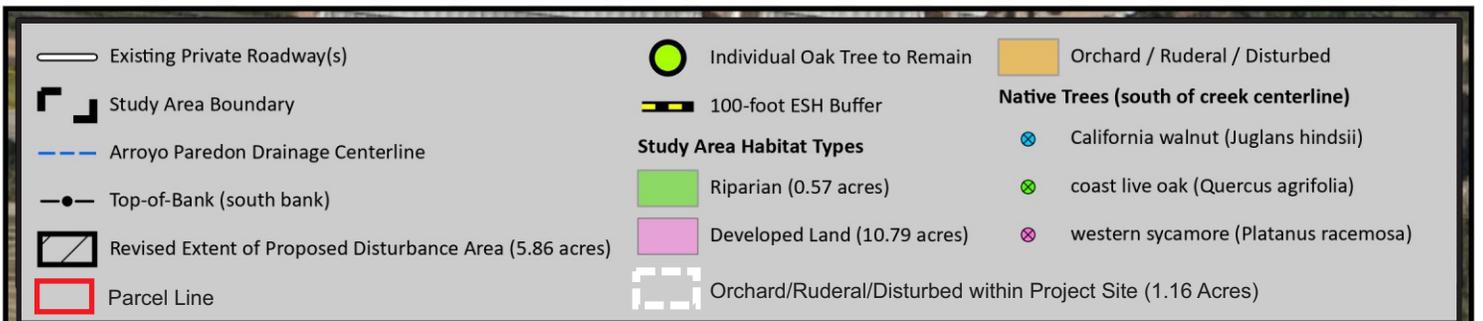




Photo 1 – View northeast at existing avocado trees to be removed. **04/24/2020**



Photo 2 – View east at orchard to be removed and proposed parking / detention basin expansion area. **07/30/2020**



Photo 3 – View east at orchard to be removed and proposed parking / detention basin expansion area adjacent to existing greenhouse(s). **04/24/2020**



Photo 4 – View orchard to be removed and proposed parking / detention basin expansion area adjacent to existing greenhouse(s). **04/24/2020**

FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS



Photo 5 – View southeast from existing access road towards proposed disturbance area. 04/24/2020



Photo 6 – View west at existing access road between Arroyo Paredon Creek and the proposed disturbance area. No disturbance is proposed north of the fence. 04/24/2020



Photo 7 – Typical view of Arroyo Paredon Creek looking upstream (east). 04/24/2020



Photo 8 – Typical view of Arroyo Paredon Creek looking downstream (west). 04/24/2020

FIGURE 6: EXISTING CONDITIONS REPRESENTATIVE PHOTOGRAPHS

APPENDIX B

TABLE B-1: CNDDDB SPECIAL-STATUS SPECIES

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

Scientific Name	Common Name	Federal Status	State Status	SRank	CNPS Rank	General Habitat Requirements	Micro Habitat Requirements	Potential to Occur w/in Study Area
Birds								
<i>Accipiter cooperii</i>	Cooper's hawk	None	None	S4		Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Yes (creek only; outside project footprint)
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened	None, SSC	S2S3		Sandy beaches, salt pond levees & shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	No
<i>Coturnicops noveboracensis</i>	yellow rail	None	None, SSC	S1S2		Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No
<i>Egretta thula</i>	snowy egret	None	None	S4		Colonial nester, with nest sites situated in protected beds of dense tules.	Rookery sites situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	No
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered	Endangered	S1		Riparian woodlands in Southern California.	Nesting typically associated with perennial water sources with abundance of insect prey base.	No
<i>Gymnogyps californianus</i>	California condor	Endangered	Endangered, FP	S1		Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude.	Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	No
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None	Threatened, FP	S1		Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	No
<i>Nycticorax nycticorax</i>	black-crowned night heron	None	None	S4		Colonial nester, usually in trees, occasionally in tule patches.	Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.	No
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None	Endangered	S3		Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	No
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted, FP	S3		Colonial nester on coastal islands just outside the surf line.	Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	No
<i>Rallus obsoletus levipes</i>	light-footed Ridgway's rail	Endangered	Endangered, FP	S1		Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.	No
<i>Riparia riparia</i>	bank swallow	None	Threatened	S2		Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	No
<i>Setophaga petechia</i>	yellow warbler	None	SSC	S3S4		Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	Yes (creek only; outside project footprint)
<i>Sternula antillarum browni</i>	California least tern	Endangered	Endangered, FP	S2		Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	No
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered	Endangered	S2		Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No
Amphibians								
<i>Anaxyrus californicus</i>	arroyo toad	Endangered	SSC	S2S3		Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No
<i>Rana draytonii</i>	California red-legged frog	Threatened	SSC	S2S3		Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Yes (creek only; outside project footprint)
<i>Taricha torosa</i>	Coast Range newt	None	SSC	S4		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	Yes (creek only; outside project footprint)
Reptiles								
<i>Anniella pulchra</i>	northern California legless lizard	None	SSC	S3		Sandy or loose loamy soils under sparse vegetation.	Soil moisture is essential. They prefer soils with a high moisture content.	No
<i>Anniella spp.</i>	California legless lizard	None	SSC	S3S4		Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of <i>Anniella</i> not yet assigned to new species within the <i>Anniella pulchra</i> complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

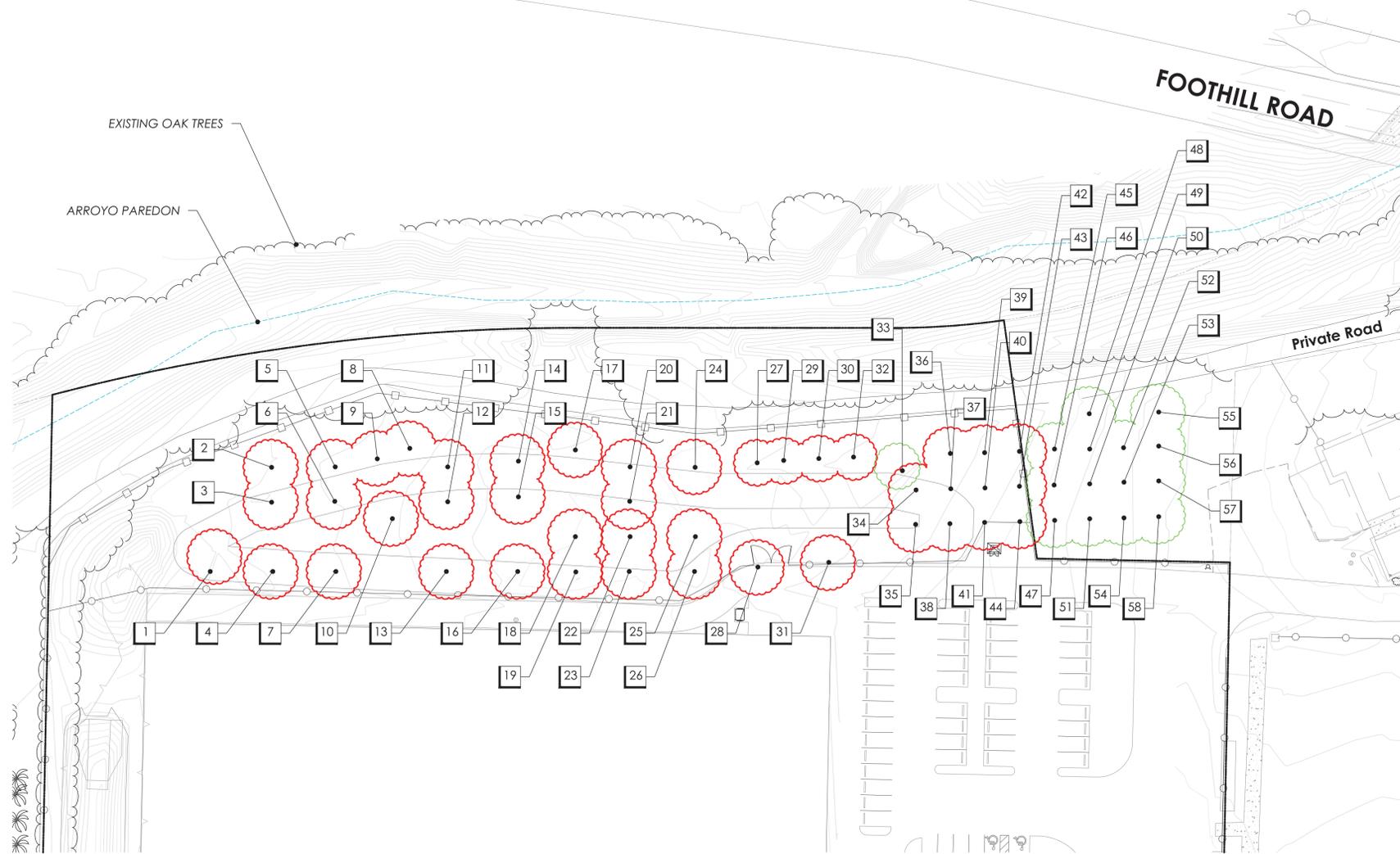
<i>Emys marmorata</i>	western pond turtle	None	SSC	S3		A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Yes (creek only; outside project footprint)
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	SSC	S3S4		Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No
<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	None	SSC	S2S3		Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No
<i>Thamnophis hammondi</i>	two-striped gartersnake	None	SSC	S3S4		Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No
Fish								
<i>Eucyclogobius newberryi</i>	tidewater goby	Endangered	SSC	S3		Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	No
<i>Oncorhynchus mykiss irideus pop. 10</i>	steelhead - southern California DPS	Endangered	None	S1		Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	Yes (migration only / not within project footprint)
Mammals								
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None	SSC	S2		Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	SSC	S3S4		Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No
<i>Nyctinomops macrotis</i>	big free-tailed bat	None	SSC	S3		Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No
Invertebrates								
<i>Bombus crotchii</i>	Crotch bumble bee	None	Candidate Endangered	S1S2		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	None	None	S2		Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	No
<i>Coelus globosus</i>	globose dune beetle	None	None	S1S2		Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	No
<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	None	None	S2S3		Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	No
<i>Panoquina errans</i>	wandering (=saltmarsh) skipper	None	None	S2		Southern California coastal salt marshes.	Requires moist saltgrass for larval development.	No
Plants								
<i>Astragalus didymocarpus var. milesianus</i>	Miles' milk-vetch	None	None	S2	1B.2	Coastal scrub.	Clay soils. 50-385 m.	No
<i>Atriplex coulteri</i>	Coulter's saltbush	None	None	S1S2	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	No
<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	None	None	S3	1B.3	Chaparral, cismontane woodland, riparian woodland.	Dry, open coastal woodland, chaparral; on serpentine. 270-1645 m.	No
<i>Calochortus palmeri var. palmeri</i>	Palmer's mariposa-lily	None	None	S2	1B.2	Meadows and seeps, chaparral, lower montane coniferous forest.	Vernally moist places in yellow-pine forest, chaparral. 195-2530 m.	No
<i>Calystegia sepium ssp. binghamiae</i>	Santa Barbara morning-glory	None	None	SX	1A	Marshes and swamps (coastal).	0-30 m.	No
<i>Chloropyron maritimum ssp. maritimum</i>	salt marsh bird's-beak	Endangered	Endangered	S1	1B.2	Marshes and swamps, coastal dunes.	Limited to the higher zones of salt marsh habitat. 0-10 m.	No
<i>Delphinium umbraculorum</i>	umbrella larkspur	None	None	S3	1B.3	Cismontane woodland, chaparral.	Mesic sites. 215-2075 m.	No
<i>Fritillaria ojaiensis</i>	Ojai fritillary	None	None	S3	1B.2	Broadleaved upland forest (mesic), chaparral, lower montane coniferous forest, cismontane woodland.	Rocky sites. Sometimes on serpentine; sometimes along roadsides. 95-1140 m.	No
<i>Horkelia cuneata var. puberula</i>	mesa horkelia	None	None	S1	1B.1	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	None	None	S2	1B.1	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No

Table B-1
CNDDDB Recorded Occurrences (10-mile Search Radius)

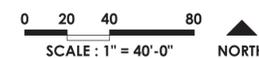
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle	None	None	S2?	1B.2	Chaparral, cismontane woodland, coastal scrub.	5-825 m.	No
<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	None	None	S3	1B.3	Chaparral, cismontane woodland.	Dry slopes. 50-1280 m.	No
<i>Nasturtium gambelii</i>	Gambel's water cress	Endangered	Threatened	S1	1B.1	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-305 m.	No
<i>Nolina cismontana</i>	chaparral nolina	None	None	S3	1B.2	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.	No
<i>Quercus dumosa</i>	Nuttall's scrub oak	None	None	S3	1B.1	Closed-cone coniferous forest, chaparral, coastal scrub.	Generally on sandy soils near the coast; sometimes on clay loam. 15-640 m.	No
<i>Scrophularia atrata</i>	black-flowered figwort	None	None	S2?	1B.2	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, riparian scrub.	Sand, diatomaceous shales, and soils derived from other parent material; around swales and in sand dunes. 10-445 m.	No (not observed in April 2020)
<i>Streptanthus campestris</i>	southern jewelflower	None	None	S3	1B.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland.	Open, rocky areas. 605-2590 m.	No
<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	None	None	S2	2B.2	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	No
Natural Communities of Concern								
<i>Southern Coastal Salt Marsh</i>	Southern Coastal Salt Marsh	None	None	S2.1				No

APPENDIX C

REVISED DESIGN DRAWINGS / LANDSCAPE PLAN



TREE INVENTORY PLAN



TREE SURVEY

Client: SLO Cultivation

Date: 15-Aug-19
Rev. Date 1: 21-Apr-20
Rev. Date 2: 14-Jun-21

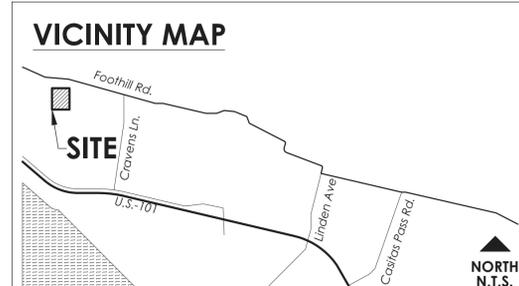
- [1] Remain
- [2] Remove
- [3] Prune
- [4] Dead
- [5] Replace

Tree #	Species	Common Name	Canopy	Disposition	Notes
1	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
2	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
3	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
4	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
5	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
6	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
7	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
8	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
9	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
10	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
11	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
12	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
13	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
14	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
15	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
16	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
17	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
18	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
19	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
20	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
21	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
22	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
23	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
24	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
25	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
26	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
27	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
28	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
29	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
30	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
31	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
32	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
33	Quercus agrifolia	Coast Live Oak	25' Dia	1	DBH = 6.5"
34	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
35	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
36	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
37	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
38	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
39	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
40	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
41	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
42	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
43	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
44	Persea Americana	Avocado Tree	Grid	1	Remove for new detention basin
45	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
46	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
47	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
48	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
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55	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
56	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel
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58	Persea Americana	Avocado Tree	Grid	1	in adjacent parcel

TREE INVENTORY LEGEND

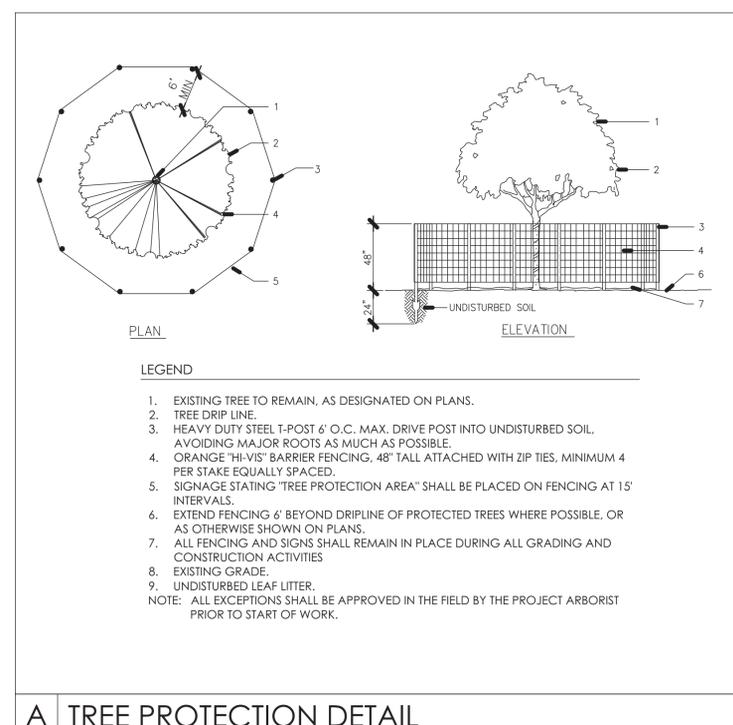
SYMBOL	NAME
	EXISTING TREE CANOPY
	EXISTING TREE CANOPY TO BE REMOVED
	TREE TRUNK

NOTE:
GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



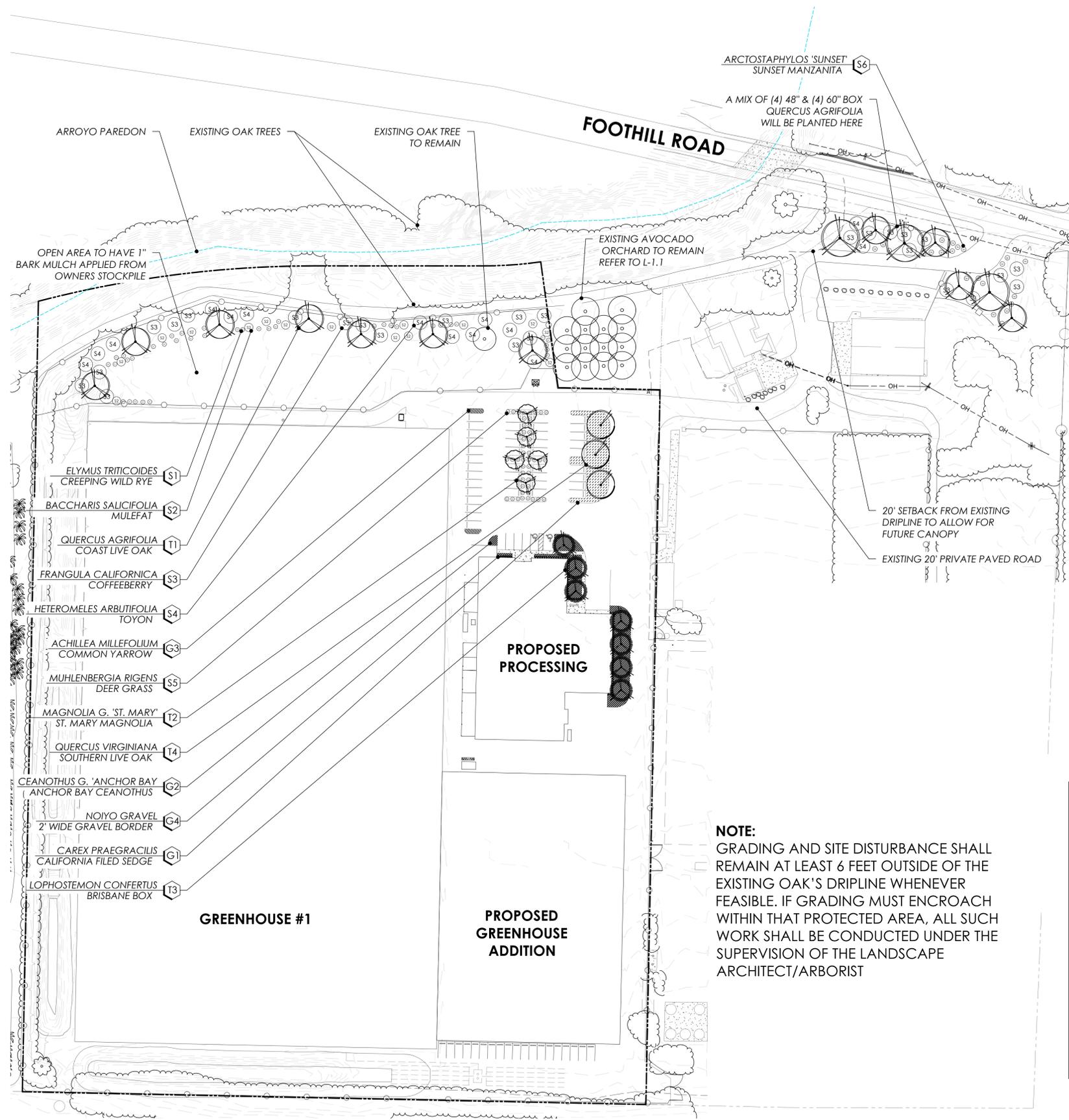
TREE PROTECTION NOTES

- PRIOR TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL LOCATION OF FENCING TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.
- ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- PRIOR TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.
- REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.
- NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO GRADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- IF UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVED AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST:
 - WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
 - EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.
 - ALL ROOTS LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.
 - ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
 - ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL.
 - WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.
 - TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- ANY DISCREPANCIES AND/OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFERRED TO THE PROJECT ARBORIST.
- ALL EXISTING SHRUBBERY AND GROUND COVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN.
- ALL DOWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE AS MUCH AS POSSIBLE.
- TREES SHALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- ANY PRUNING TO BE SUPERVISED BY PROJECT ARBORIST.

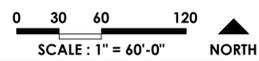


TREE PROTECTION DETAIL

\\Kevin\1\Drawing\Files\SS Tracer\Carp_Camabis\GIS\Landscap\Conceptual\TIP.dwg, 3/4/2021 3:48:43 PM, DWG To PDF.pc3



NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT

TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

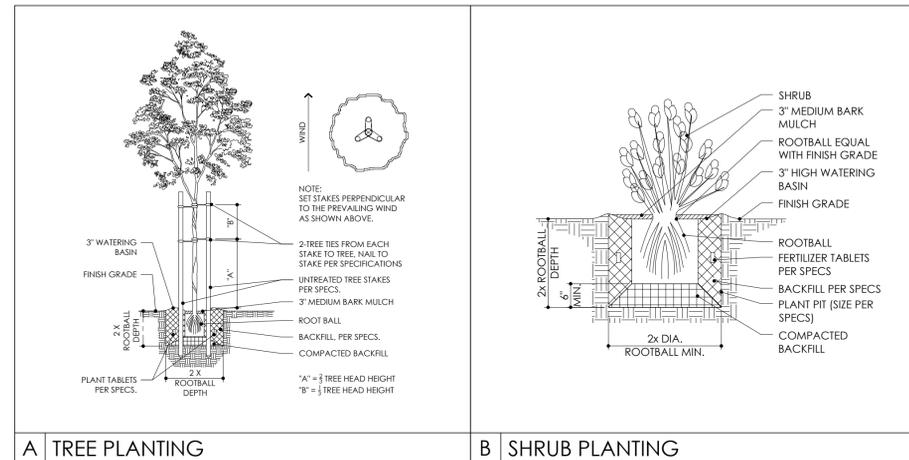
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

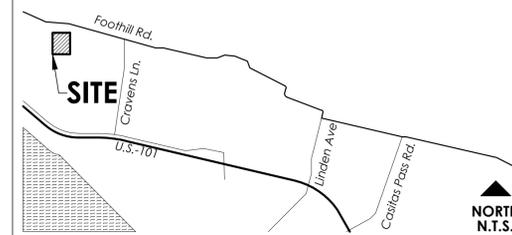
- ALL TREES ARE TO BE STAKED PER DETAIL A
- ALL SHRUBS ARE TO BE PLANTED PER B
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



A TREE PLANTING

B SHRUB PLANTING

VICINITY MAP



ATTACHMENT J: WILDLIFE MOVEMENT PLAN AND TREE PROTECTION PLAN

SLO CULTIVATION - CARPINTERIA

3861 FOOTHILL ROAD, CARPINTERIA, CA

APN: 005-310-024

WILDLIFE MOVEMENT PLAN

Prepared for:

SLO Cultivation, Inc.
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Carpinteria, CA 93103

SCS Engineers
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July 6, 2021

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1.0 INTRODUCTION AND PURPOSE 1
2.0 WILDLIFE MOVEMENT FACTORS..... 4
2.1 NATIVE VEGETATION & STREAMBED..... 4
2.2 PARTIAL RESTORATION OF ORCHARD AREA 4
3.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES 4
4.0 CONCLUSIONS 5
5.0 REFERENCES 6

APPENDIX A – EXHIBITS

- Exhibit 1: Regional Location and CNDDDB Occurrences Map
- Exhibit 2: Aerial Overview
- Exhibit 3: Habitat Map

APPENDIX B

- Exhibit 4: Design Drawings/Landscape Plans

1.0 INTRODUCTION AND PURPOSE

SLO Cultivation, Inc. (Applicant), dba as Cresco California, requests approval of a Coastal Development Permit- With Hearing (CDH), Minor Conditional Use Permit, and a Revision to an existing Development Plan (10DVP-00000-00010) to authorize the development and operation of a cannabis cultivation facility (project) in an unincorporated portion of Santa Barbara County near the city of Carpinteria, California. The subject property (project site) is located at 3861 Foothill Road (APN: 005-310-024). This revised BRA has been prepared in response to the County's peer review comment letter dated July 20, 2020.

The purpose of this Wildlife Movement Plan (WMP) is to document existing conditions of the project site and to evaluate the potential for any direct or indirect significant impacts to the movement of wildlife through the region. This report is intended to document satisfactory compliance with the *Santa Barbara County Article II Coastal Zoning Ordinance* land use permit process, and environmental review factors detailed in the *Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report (PEIR)*, Section 3.4 Biological Resources.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Project Site is located at 3861 Foothill Road (APN 005-310-024) in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The project site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. The project site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level). Surrounding land uses are predominantly agricultural operations including greenhouses, hoop houses, orchards, and annually cultivated fields. Low density residential development is interspersed mostly north of Foothill Road in this predominately agricultural area.

Arroyo Paredon Creek crosses the northern fringe of the parcel from east to west. The National Hydrography Dataset designates Arroyo Paredon Creek as a perennial stream less than 0.75 miles upstream of the site, and in the project area it is designated as intermittent. Based on field observations in July 2020, the reach of Arroyo Paredon Creek within the study area likely maintains minimal perennial flow in most years through the dry season. In dry / drought years, it is possible that flows would dissipate in the dry season.

The project site and associated existing greenhouses have been historically used to cultivate non-cannabis products such as cut flowers (gerbera daisies) and avocados. Since on or about October 2015 the project site has been used to cultivate cannabis. Primary access to the project site is provided via a shared access agreement with the adjacent property known as APN 005-310-021. The private access road is approximately 400 linear feet in length, 20 feet wide, and paved with asphalt.

The project site is composed of approximately 10.79 acres of developed uses including four (4) existing greenhouse structures and twelve (12) prefabricated supporting structures (containers used for agricultural storage and other supporting uses). The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. The remainder of the project site is occupied by approximately 1.41 acres of fallow avocado orchard and agricultural materials stockpile. Outside the fenced project site but within the parcel is a

private road and 7-foot tall chain link security fence that separates approximately 0.57 acres of riparian canopy and channel associated with Arroyo Paredon Creek from the rest of the developed site.

The Exhibit 3 (Habitat Map) includes detailed mapping of all native trees south of the centerline of Arroyo Paredon Creek. Native trees within this area included coast live oak (*Quercus agrifolia*), California walnut (*Juglans hindsii*), and Western sycamore (*Platanus racemosa*). One native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities.

A series of existing linear-shaped stormwater detention basins are located along the southeast and western property boundaries (See Exhibit 3). These basins are vegetated primarily by non-native weedy herbaceous forbs and grasses but do support some widely scattered mulefat and willow. Based on July 2020 field observations and discussions with onsite operations staff, these basins were designed for prior agricultural uses and do not ever support ponding.

Due to intensive agricultural, greenhouse, and residential development surrounding the proposed Project Site, wildlife movement proximal to the Project is restricted to the Arroyo Paredon watershed and its remaining native riparian corridor. As reflected in Figure 1 below, this movement corridor includes the northern fringes of the Project parcel.

Figure 1- Arroyo Paredon Wildlife Movement Corridor



1.2 PROJECT DESCRIPTION

The proposed Project would allow for:

1. Utilization of existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging).
5. The development of seventy-one (71) onsite parking spaces.
6. Expansion of the Project Site's stormwater detention basin system.
7. Minor ancillary improvements to the Project Site including installation of security cameras and lighting, installation and use of irrigation recycling and fertigation equipment, septic waste disposal systems, and placement of cannabis waste storage containers.
8. Removal of twelve (12) pre-fabricated containers, totaling 1,920 square feet, historically used for agricultural and cannabis support activities.

Site disturbance of non-developed areas and the corresponding potential for wildlife movement impacts is restricted to the proposed physical expansion of the site's existing storm water detention system and proposed landscape plan (Appendix C). All other proposed project elements consist of using existing structures, demolishing old structures and developing new structures in their previously disturbed footprint, or installing mechanical equipment in previously developed areas, thus no biological impacts are anticipated. In order to provide superior visual screening of the Project Site the existing avocado trees will be removed and the northern fence line will be planted with appropriate native riparian and transitional upland vegetation.

The timing of clearing the existing avocado orchard is proposed for a window between September 1st to February 1st that is outside the nesting season for birds. No work is proposed beyond the existing fence line and access road on the northern edge of the parcel. No disturbance or project related activities will occur in the Arroyo Paredon Creek riparian corridor and removal or pruning of native trees will not be required. Proposed maintenance within the basin area will be minimal and is anticipated to occur every 5 to 10 years, depending on annual rainfall and surface runoff amounts. These maintenance activities will include minor / as-needed sediment removal and vegetation trimming to ensure proper function of the basin(s).

2.0 WILDLIFE MOVEMENT FACTORS

2.1 NATIVE VEGETATION & STREAMBED

The Arroyo Paredon watershed and adjacent riparian vegetation encompass the northern 0.57 acres of the Project Parcel. The native area is bounded on the southern edge by an existing, paved access road which traverses the Project site from east to west. No Project related disturbance is proposed north of this access road. No grading disturbance will occur in proximity to or within the top-of-bank. No native trees will be removed or trimmed as part of the proposed scope of work. As a result, no wildlife movement impacts will occur as a result of impacts to the watershed or native vegetation as all such resources will remain intact and undisturbed. Movement through the existing riparian corridor may actually improve as the proposed Project would reduce noise and human activity in the existing avocado orchard immediately to the south. Native oaks within or in close proximity to construction activity will be protected in-place as further detailed in the project’s Tree Protection Plan (TPP).

2.2 PARTIAL RESTORATION OF ORCHARD AREA

The proposed Project includes the removal of approximately 1.41 acres of avocado orchard, and the installation of a native plant pallet along the existing northern fence line including: coast live oak (*quercus agrifolia*), creeping wild rye (*elymus triticoides*), mulefat (*baccharis salicifolia*), coffee berry (*frangula californica*), toyon (*heteromeles arbutifolia*), and California field sedge (*carex praegracius*). This would result in a net benefit to the potential for wildlife movement in the area as avocado orchard and its associated human activity will be displaced by the native plant species.

3.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

- 1) **Landscape Restoration:** Implement the proposed landscape improvements, including use of native species restoration, in conformance with the proposed Landscape Plans as included in Exhibit 5 of this Report.
- 2) **Tailgate Education Training:** To ensure all onsite workers are aware of potential special-status species associated with Arroyo Paredon Creek, a County-approved biologist shall provide a tailgate education training session for all onsite workers. The purpose of this training shall be to familiarize all workers with the potential biological resources occurring onsite and required avoidance and minimization measures. Penalties and procedures for non-compliance will also be reviewed. All training recipients will be required to sign-in documenting they have attended the training, and a copy of the sign-in sheet will be provided to the County.
- 3) **Construction Monitoring:** All ground disturbance and vegetation clearing activities shall be conducted under the direct supervision of the County-approved biologist. The monitoring biologist will work with construction crews to slowly remove any debris piles or potential upland refuge habitat (by hand or gentle excavation) for special-status wildlife species.
- 4) **Post-construction Monitoring Report:** A post-construction monitoring report will be provided to the County detailing any unintended impacts to native trees or other biological resources during construction and any additional mitigation measures implemented at the direction of the authorized biologist.

- 5) **Special-status Wildlife Pre-construction Surveys:** Within 48 hours of initial disturbance activities, the authorized biologist shall conduct a pre-construction survey in all upland areas of the site and within Arroyo Paredon Creek for the purposes of identifying any CRLF, two-striped garter snake, steelhead, or other special-status species that may be present within or adjacent to project activities. Special focus shall be taken in potential upland refuges such as debris piles. The County-approved monitoring biologist shall move out of harm's way any non-listed wildlife species encountered during initial ground disturbing activities to the extent feasible.
- 6) **Detention Basin Maintenance:** The timing of detention basin maintenance shall be limited to between September 1st to February 1st to ensure activities occur outside the nesting season for birds. If deemed to be required by the County, the applicant shall submit a Habitat Protection Plan for county review and approval at a minimum of 60 days prior to initiating any maintenance activity.

4.0 CONCLUSIONS

In conclusion, based on the findings described above establishing the existing conditions of biological resources within the Project parcel and applicant proposed site modifications for native plant restoration and fencing modifications; the implementation of the Project should positively benefit wildlife movement in the region. As such, direct and indirect project impacts on biological resources would be at a less than significant level as follows:

- The small project site of 1.41-acres of fallow orchard habitat only impacts avocado trees and ruderal species in an historical agricultural setting from pre-existing man-made disturbance.
- Avoidance and minimization measures have been proposed to ensure no direct impacts occur to special-status species or natural communities of special concern.
- Project timing avoids impacts on nesting/breeding behaviors of resident and migratory birds.

5.0 REFERENCES

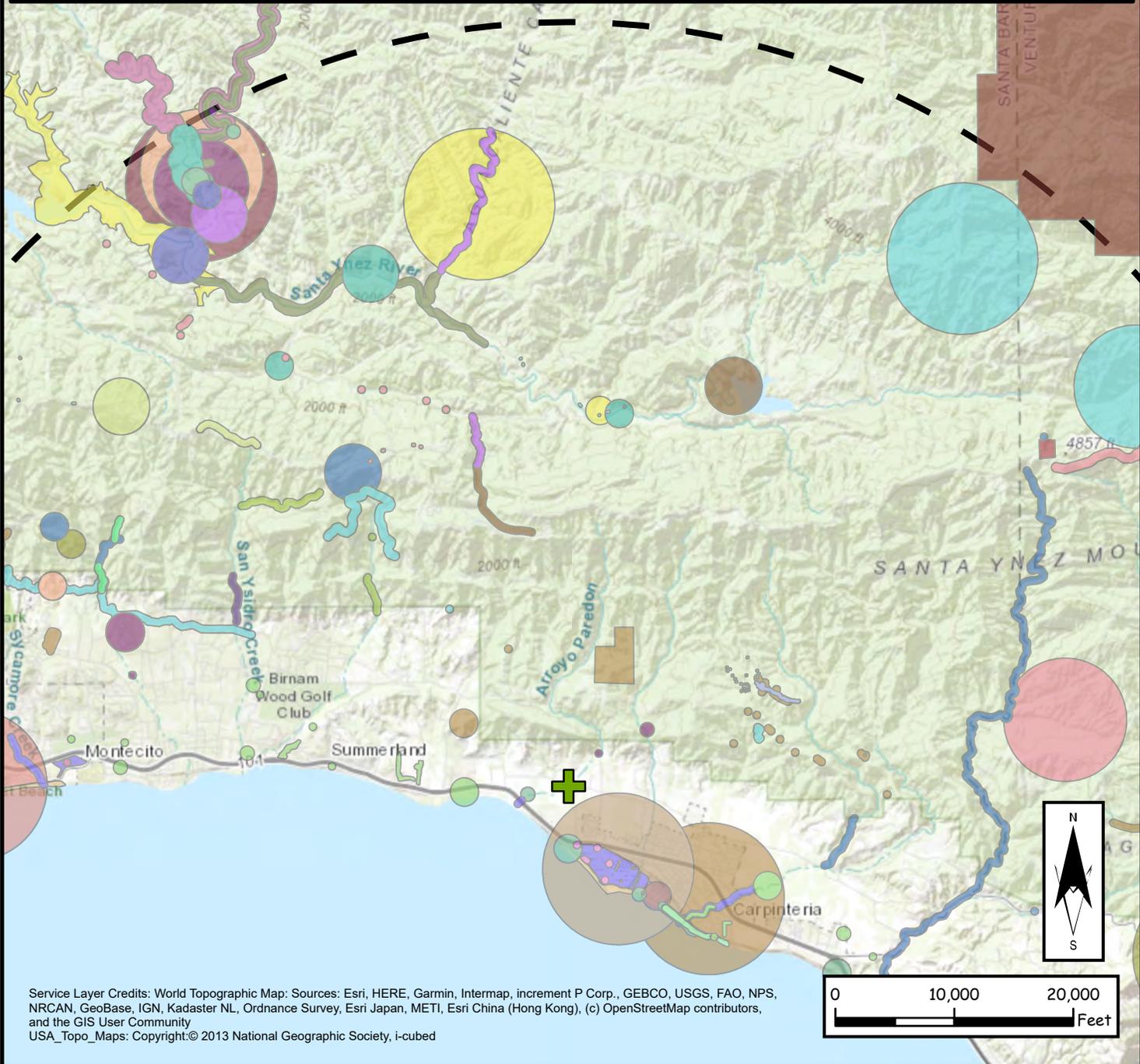
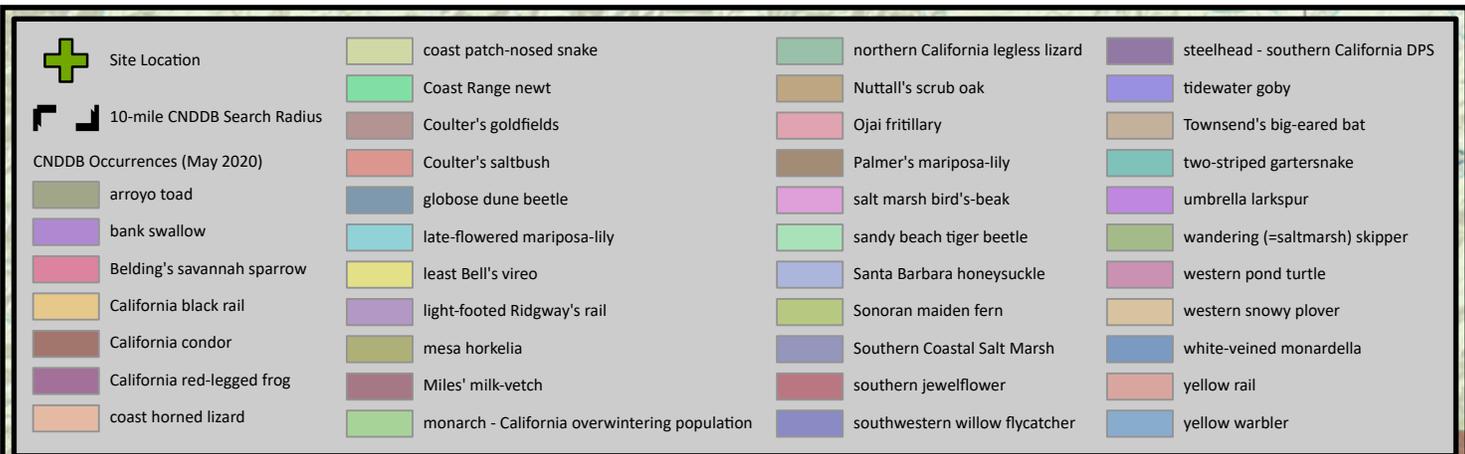
- 1) Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T.J. Rosatti, Ed. 2012. *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded*. University of California Press.
- 2) Calflora: Information on California plants for education, research and conservation. [web 8 application]. 2012. Berkeley, California: The Calflora Database (a non-profit 9 organization). Available: <http://www.calflora.org/>. Accessed: November 2018.
- 3) Cal-IPC. 2006. California Invasive Plant Inventory. Cal-IPC Publication 2006-02. California Invasive Plant Council: Berkeley, CA. Available: www.cal-ipc.org
- 4) Mayer, W. and W. Laudenslayer, Editors. 1988. *A Guide to Wildlife Habitats of California*. California Department of Forestry and Fire Protection.
- 5) Santa Barbara County Planning and Development. 2008. *Environmental Thresholds and Guidelines Manual*. Revised September 2008, Published October 2008.
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- 7) Santa Barbara County. 2019. Santa Barbara County Article II Coastal Zoning Ordinance. Updated June 2019
- 8) Sawyer, J. O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation, 2nd Edition*. California Native Plant Society, Sacramento, CA.
- 9) Sawyer, J. & T. Keeler-Wolf. 1995. *A Manual of California Vegetation*. Web version provided by the California Native Plant Society.

APPENDIX A

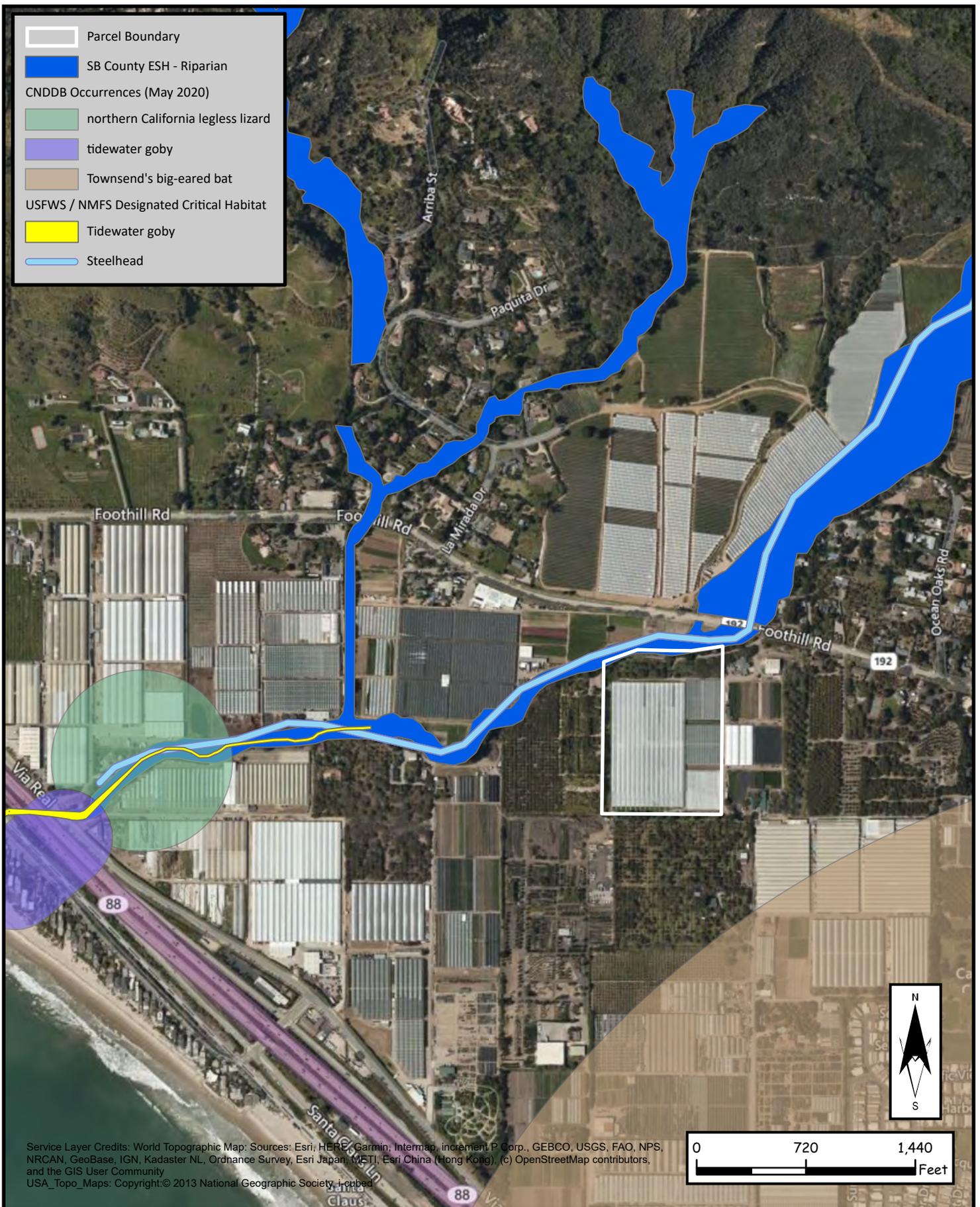
Exhibit 1: Regional Location and CNDDDB Occurrences Map

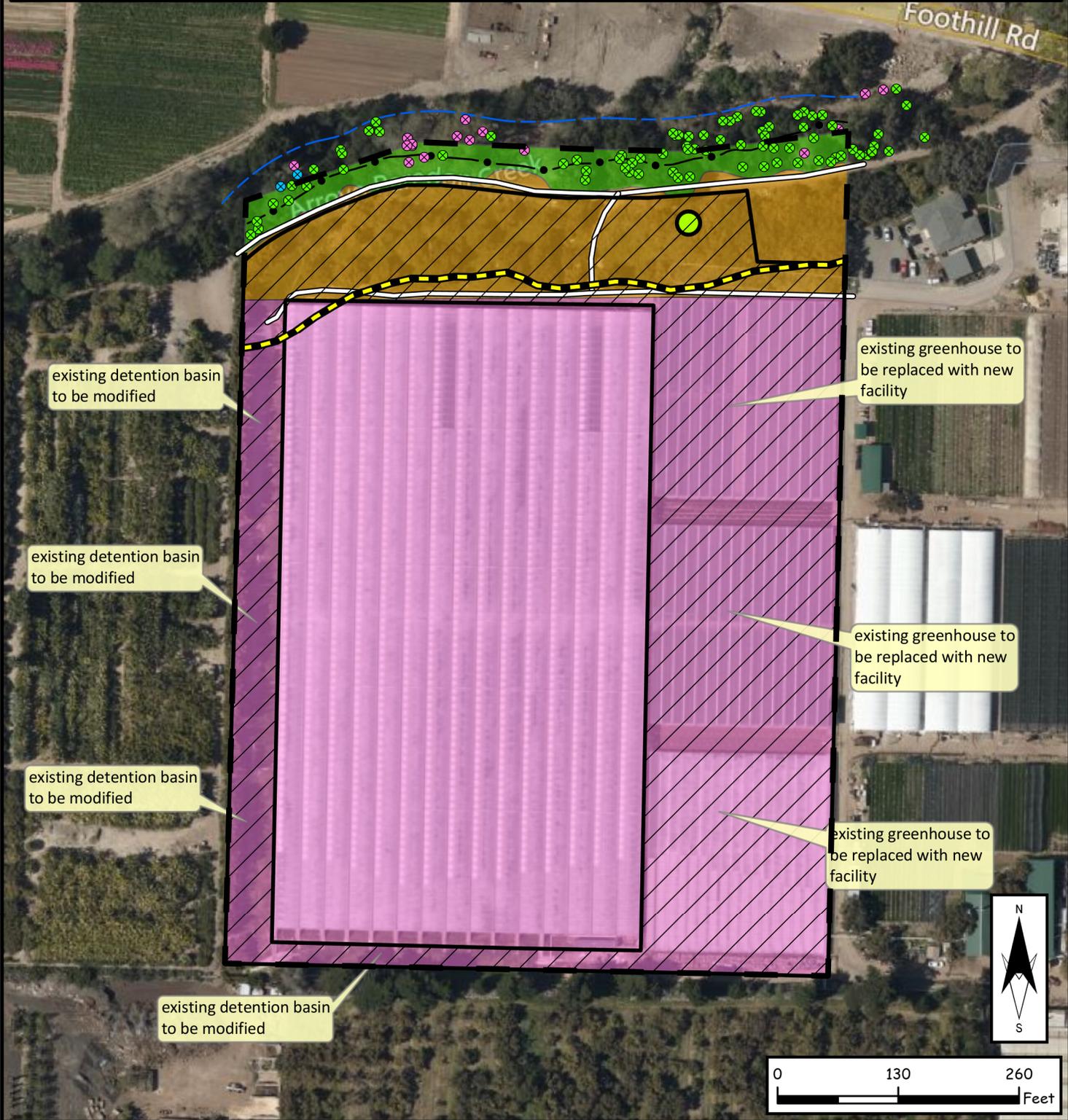
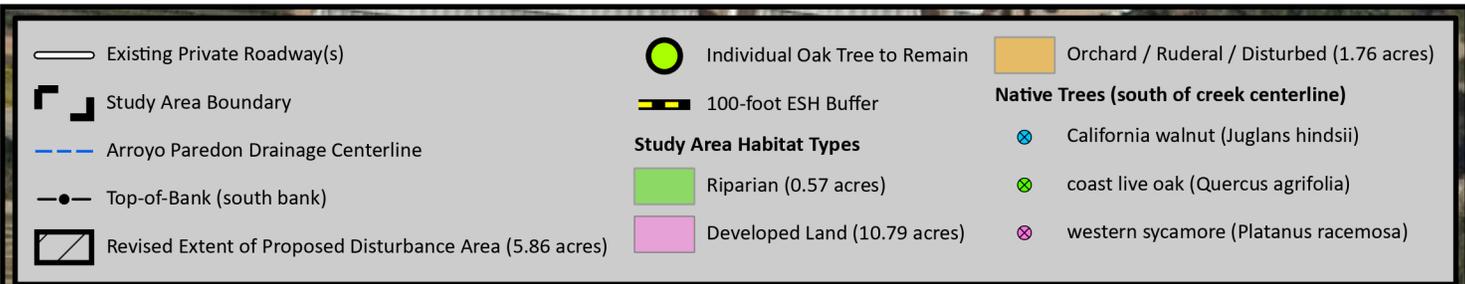
Exhibit 2: Aerial Overview

Exhibit 3: Revised Habitat Map (July 2020)



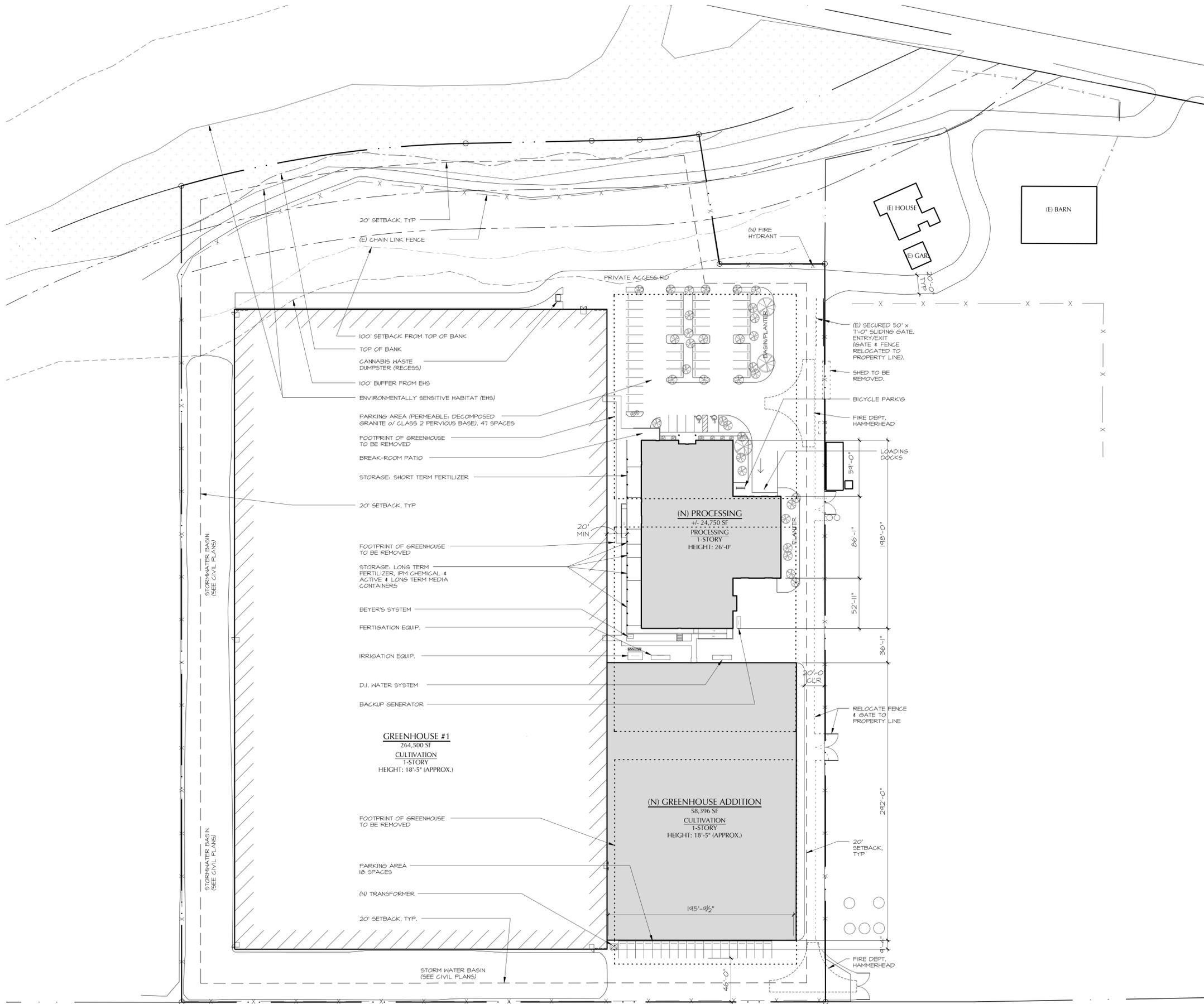
Service Layer Credits: World Topographic Map: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 USA_Topo_Maps: Copyright © 2013 National Geographic Society, i-cubed





APPENDIX B

Exhibit 5: Design Documents/Landscape Plans



SITE PLAN

1"=50'



SITE PLAN GENERAL NOTES:

1. This plan is for architectural reference. See civil plans for specific grading and drainage information.
2. Positive drainage shall be provided away from the structure at a minimum slope of 5% for 10 feet.
3. Contractor shall verify location of all underground utilities prior to excavation.
4. Rain gutters and downspouts shall collect and discharge roof rain water run-off through an approved storm drain system. See civil plans for additional information.
5. Verify depth & separation of utilities within trenches w/ governing jurisdiction and comply w/ all applicable codes. Architect to be notified of any conflicts.



ARCHITECTURE

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suite: 2-U
santa barbara, ca
93101
805.564.6074

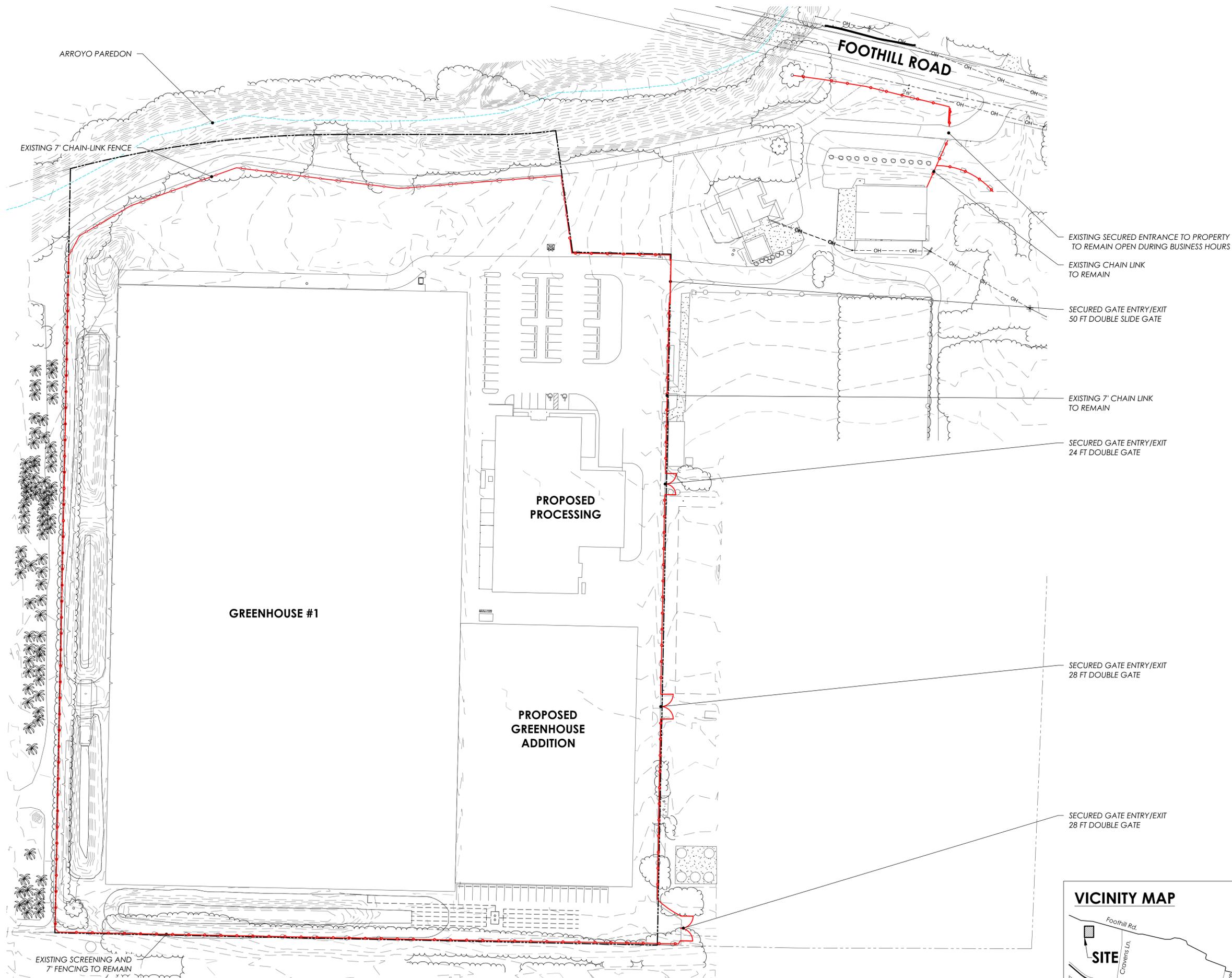
SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



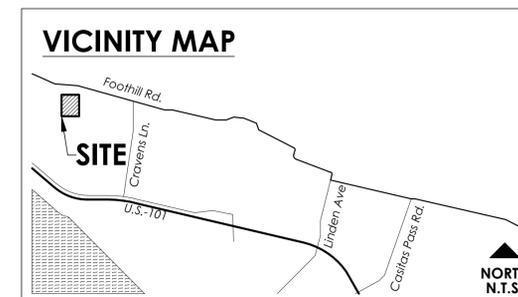
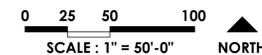
sheet description
SITE PLAN

- date:**
- 8-7-2020
 - 8-20-2020
 - 8-28-2020
 - 9-3-2020
 - 9-9-2020
 - 9-17-2020
 - 12-9-2020
 - 12-18-2020
 - 12-29-2020
 - 1-13-2021
 - 2-3-2021
 - 2-9-2021
 - 2-10-2021
 - 2-18-2021
 - 4-27-2021
 - 6-1-2021
 - 7-6-2021

sheet no:
A-1



FENCING & SECURITY PLAN



SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE
FENCING & SECURITY PLAN

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.0

NORTH
N.T.S.

TREE SURVEY

Client: SLO Cultivation

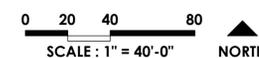
Date: 15-Aug-19
Rev. Date 1: 21-Apr-20
Rev. Date 2: 14-Jan-21

[1] Remain
[2] Remove
[3] Prune
[4] Dead
[5] Replace

Tree #	Species	Common Name	Canopy	Disposition	Notes
1	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
2	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
3	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
4	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
5	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
6	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
7	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
8	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
9	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
10	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
11	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
12	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
13	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
14	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
15	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
16	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
17	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
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19	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
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23	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
24	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
25	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
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31	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
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34	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
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36	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
37	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
38	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
39	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
40	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
41	Persea Americana	Avocado Tree	Grid	2	Remove for new detention basin
42	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
43	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
44	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
45	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
46	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
47	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
48	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
49	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
50	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
51	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
52	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
53	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
54	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
55	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
56	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
57	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel
58	Persea Americana	Avocado Tree	Grid	1	In adjacent parcel



TREE INVENTORY PLAN



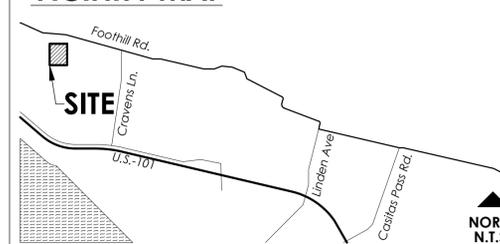
TREE INVENTORY LEGEND

SYMBOL	NAME
	EXISTING TREE CANOPY
	EXISTING TREE CANOPY TO BE REMOVED
	TREE TRUNK

NOTE:

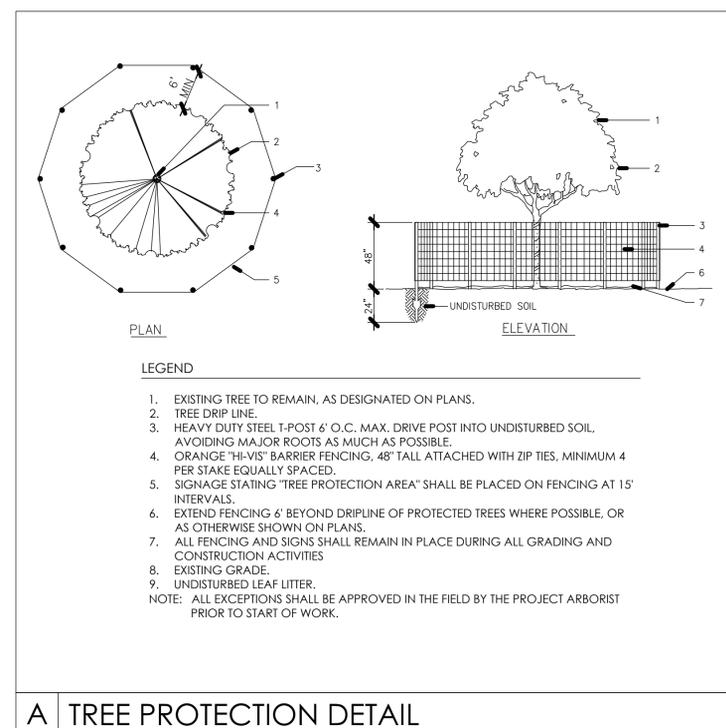
GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST

VICINITY MAP



TREE PROTECTION NOTES

- PRIOR TO PRE-CONSTRUCTION MEETING, BEGINNING OF GRADING, AND DURING ALL GROUND DISTURBANCE AND CONSTRUCTION ACTIVITIES, TEMPORARY ORANGE PLASTIC FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES IN ORDER TO CONTROL ACCESS AND DELINEATE AREAS OF NON-DISTURBANCE. FINAL LOCATION OF FENCING TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.
- ANY NECESSARY PRUNING SHALL BE IN ACCORDANCE TO THE MOST CURRENT INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- PRIOR TO BEGINNING WORK OR ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 442-4133.
- REMOVAL OF WEEDS WITHIN THE DRIP LINE OF THE TREES SHALL BE DONE BY HAND OR BY USE OF A CONTACT HERBICIDE ONLY.
- NO CONSTRUCTION, STORAGE OF MATERIALS, AND/OR PARKING OF VEHICLES SHALL BE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO GRADING SHALL OCCUR WITHIN THE DRIP LINE OF EXISTING TREES EXCEPT AS REQUIRED WITHIN DESIGNATED AREA OF ENCROACHMENT AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- IF UTILITY INSTALLATION MUST OCCUR WITHIN THE DRIP LINE OF ANY OF EXISTING TREES, THEN THE FOLLOWING PRECAUTIONS MUST BE OBSERVED AND PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST:
 - WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
 - EXCAVATION IN THESE AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND.
 - ALL ROOTS LESS THAN TWO (2) INCHES IN DIAMETER, DIRECTLY IN THE PATH OF THE PIPE OR CONDUIT, SHALL BE CLEANLY CUT UNDER THE DIRECTION OF AN APPROVED ARBORIST.
 - ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
 - ROOTS ONE (1) INCH AND LARGER IN DIAMETER REQUIRING CUTTING SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL.
 - WHERE A DITCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO TREES SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH.
 - TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS AND WHERE NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREES SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- ANY DISCREPANCIES AND/OR QUESTIONS THAT MAY ARISE ON SITE REGARDING EXISTING TREES SHALL BE REFERRED TO THE PROJECT ARBORIST.
- ALL EXISTING SHRUBBERY AND GROUNDCOVER SHALL BE REMOVED WHERE NECESSARY FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED TO REMAIN.
- ALL DOWNED WOOD AND UPROOTED STUMPS SHALL BE REMOVED AS PART OF THE SITE CLEAN UP. CONTRACTOR SHALL LEAVE EXISTING LEAF MULCH IN PLACE AS MUCH AS POSSIBLE.
- TREES SHALL BE PROTECTED IN PLACE TO THE GREATEST EXTENT POSSIBLE. ALL TREES LOCATED WITHIN TWENTY FIVE (25) FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- ANY PRUNING TO BE SUPERVISED BY PROJECT ARBORIST.



A TREE PROTECTION DETAIL

SHEET TITLE

TREE INVENTORY PLAN

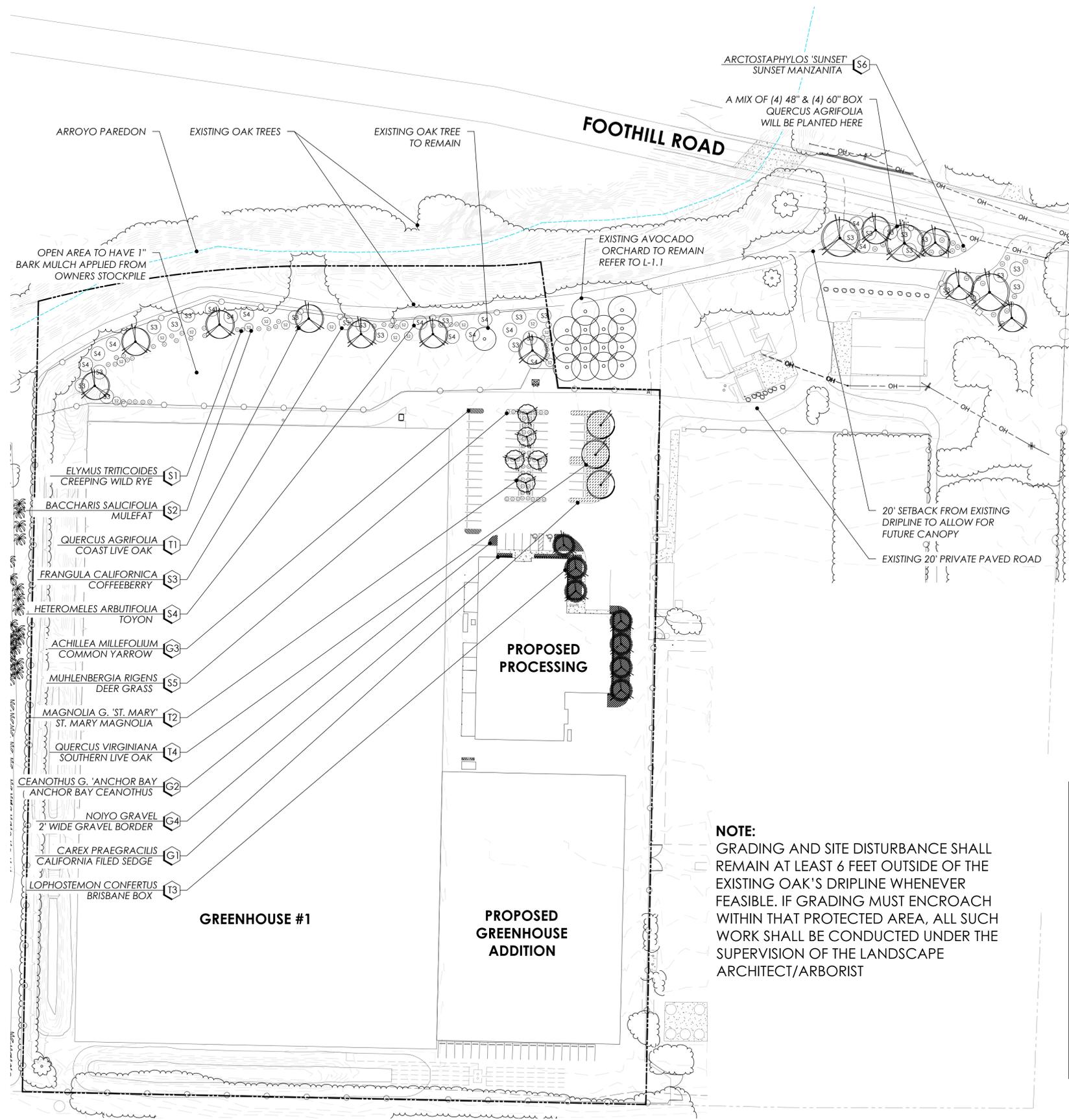
OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.03.04
21839

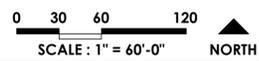
SHEET NO.

L-1.1

NORTH
N.T.S.



NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST



LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT

TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

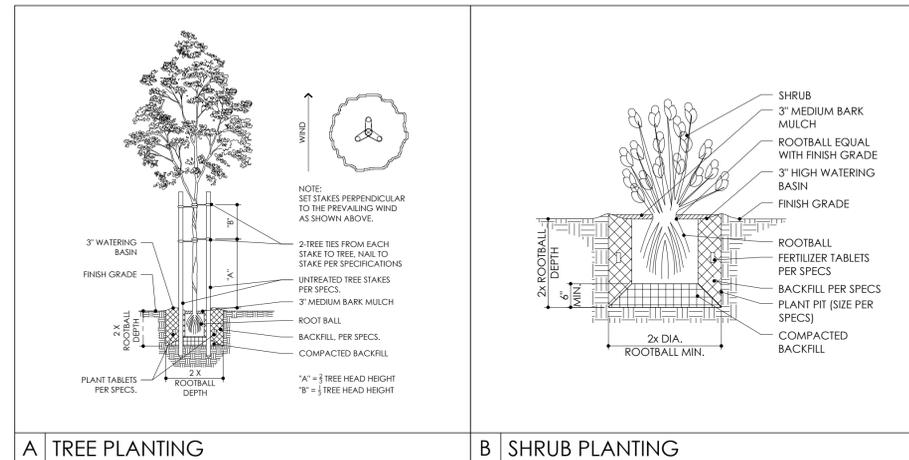
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

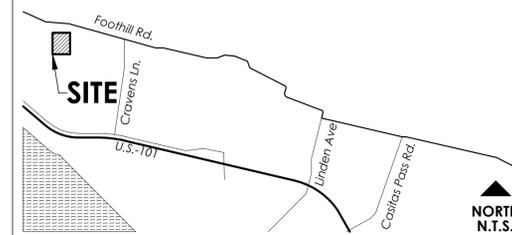
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

- ALL TREES ARE TO BE STAKED PER DETAIL A
- ALL SHRUBS ARE TO BE PLANTED PER B
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



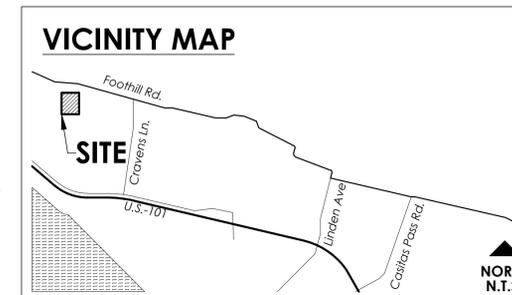
VICINITY MAP





EXISTING RENDERED SITE PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE

EXISTING
RENDERED SITE
PLAN

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.3



NOT A PART
REFER TO CAL-TRANS
LANDSCAPE PLANS

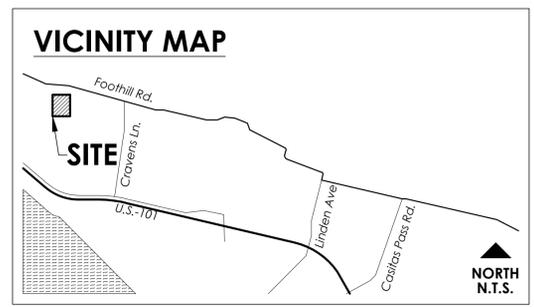
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SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

PROPOSED RENDERED SITE PLAN

0 25 50 100
SCALE: 1" = 50'-0" NORTH



SHEET TITLE
**PROPOSED
RENDERED SITE
PLAN**

OWNER Cresco California
P.O. Box 183
Carpinteria, California 93014

DATE 2021.07.06
21839

SHEET NO.

L-1.4

SLO CULTIVATION - CARPINTERIA

3861 FOOTHILL ROAD, CARPINTERIA, CA

APN: 005-310-024

TREE PROTECTION PLAN

Prepared for:

SLO Cultivation, Inc.
3861 Foothill Road
Carpinteria, CA 93103

SCS Engineers
2370 Skyway Drive, Suite #101
Santa Maria, CA 93455



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July 22, 2021

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APPENDIX A - EXHIBITS

Exhibit 1: Habitat Map

1.0 INTRODUCTION AND PURPOSE

SLO Cultivation, Inc. (Applicant), dba as Cresco California, requests approval of a Coastal Development Permit- With Hearing (CDH), Minor Conditional Use Permit, and a Revision to an existing Development Plan (10DVP-00000-00010) to authorize the development and operation of a cannabis cultivation facility (project) in an unincorporated portion of Santa Barbara County near the city of Carpinteria, California. The subject property (project site) is located at 3861 Foothill Road (APN: 005-310-024).

The purpose of this Tree Protection Plan (TPP) is to document existing conditions of the project site and to evaluate the potential for any direct or indirect impacts to the trees on-site and adjacent to the project area. This report is intended to document satisfactory compliance with the Santa Barbara County Article II Coastal Zoning Ordinance land use permit process, and environmental review factors detailed in the Cannabis Land Use Ordinance and Licensing Program, Final Environmental Impact Report (PEIR), Section 3.4 Biological Resources.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Project Site is located at 3861 Foothill Road (APN 005-310-024) in an unincorporated region of Santa Barbara County (County) approximately one (1) mile west of the City of Carpinteria and approximately seven (7) miles east of the City of Santa Barbara. The project site is located within the Agricultural I (AG-I-10) zone district within the First Supervisorial District. The project site is approximately 13.66 acres in size and is primarily accessed via a private driveway from Foothill Road. The Project Site is primarily level land (elevations ranging from approximately 55 to 75 feet above mean sea level). Surrounding land uses are predominantly agricultural operations including greenhouses, hoop houses, orchards, and annually cultivated fields. Low density residential development is interspersed mostly north of Foothill Road in this predominately agricultural area.

Arroyo Paredon Creek crosses the northern fringe of the parcel from east to west. The National Hydrography Dataset designates Arroyo Paredon Creek as a perennial stream less than 0.75 miles upstream of the site, and in the project area it is designated as intermittent. Based on field observations in July 2020, the reach of Arroyo Paredon Creek within the study area likely maintains minimal perennial flow in most years through the dry season. In dry / drought years, it is possible that flows would dissipate in the dry season.

The project site and associated existing greenhouses have been historically used to cultivate non-cannabis products such as cut flowers (gerbera daisies) and avocados. Since on or about October 2015 the project site has been used to cultivate cannabis. Primary access to the project site is provided via a shared access agreement with the adjacent property known as APN 005-310-021. The private access road is approximately 400 linear feet in length, 20 feet wide, and paved with asphalt.

The project site is composed of approximately 10.79 acres of developed uses including four (4) existing greenhouse structures and twelve (12) prefabricated supporting structures (containers used for agricultural storage and other supporting uses). The existing greenhouse structural development and associated agricultural uses were approved by the County via 10DVP-00000-00010 and 11CDP-00000-00009. The remainder of the project site is occupied by approximately 1.41 acres of fallow avocado orchard and agricultural materials stockpile. Outside the fenced project site but within the parcel is a private road and 7-foot tall chain link security fence that separates approximately 0.57 acres of riparian canopy and channel associated with Arroyo Paredon Creek from the rest of the developed site.

Appendix A (Habitat Map) includes detailed mapping of all native trees south of the centerline of Arroyo Paredon Creek. Native trees within this area included coast live oak (*Quercus agrifolia*), California walnut (*Juglans hindsii*), and Western sycamore (*Platanus racemosa*). One (1) native coast live oak tree is rooted south of the existing access road that separates the existing riparian corridor from proposed project activities.

A series of existing linear-shaped stormwater detention basins are located along the southeast and western property boundaries (See Appendix A). These basins are vegetated primarily by non-native weedy herbaceous forbs and grasses but do support some widely scattered mulefat and willow. Based on July 2020 field observations and discussions with onsite operations staff, these basins were designed for prior agricultural uses and do not ever support ponding.

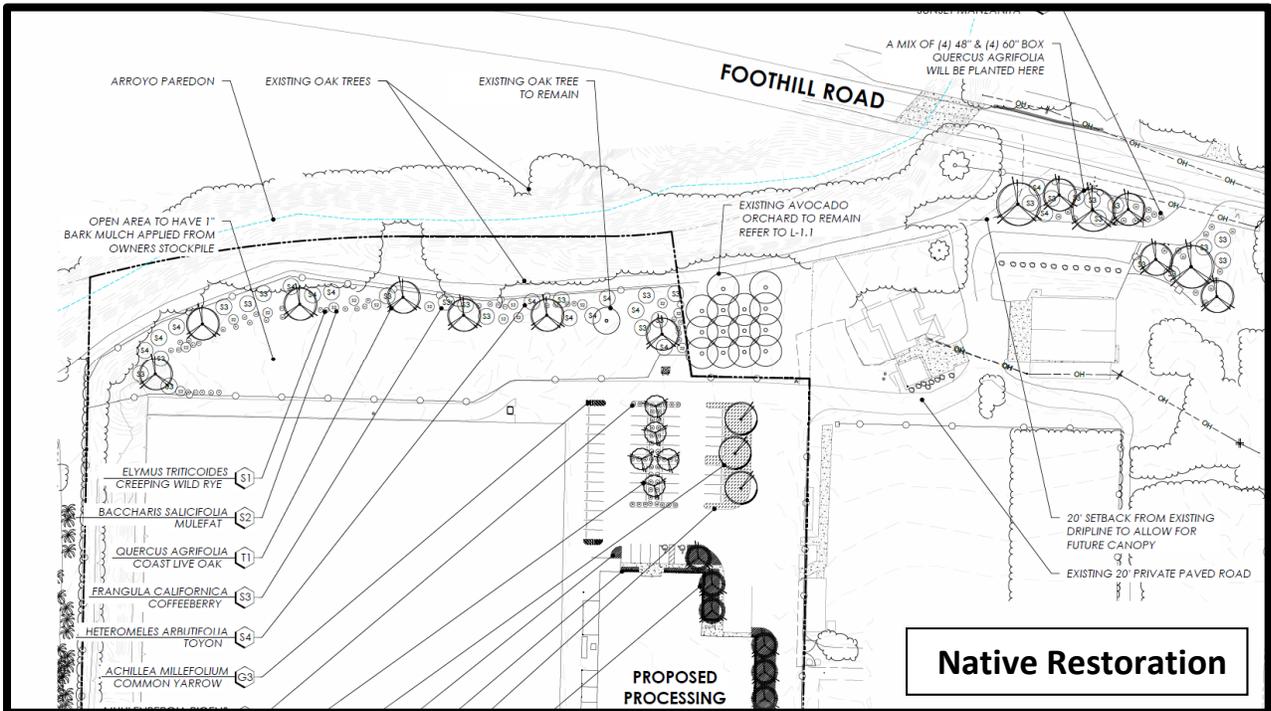
1.2 PROJECT DESCRIPTION

The proposed Project would allow for:

1. Utilization of existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging).
5. The development of seventy-one (71) onsite parking spaces.
6. Expansion of the Project Site's stormwater detention basin system.
7. Minor ancillary improvements to the Project Site including installation of security cameras and lighting, installation and use of irrigation recycling and fertigation equipment, septic waste disposal systems, and placement of cannabis waste storage containers.
8. Removal of twelve (12) pre-fabricated containers, totaling 1,920 square feet, historically used for agricultural and cannabis support activities.

In order to provide superior visual screening of the Project Site the existing avocado trees will be removed and the northern fence line will be planted with appropriate native riparian and transitional upland vegetation (refer to Appendix C for details). All other proposed project elements consist of using existing structures, demolishing old structures and developing new structures in their previously disturbed footprint, or installing mechanical equipment in previously developed areas, thus no biological impacts are anticipated.

Figure 1 Orchard Removal & Native Plant Restoration



No work is proposed beyond the existing fence line and access road on the northern edge of the parcel. No disturbance or project related activities will occur in the Arroyo Paredon Creek riparian corridor and removal or pruning of native trees along the primary riparian corridor will not be required. Proposed maintenance within the southwestern basin area will be minimal and is anticipated to occur every 5 to 10 years, depending on annual rainfall and surface runoff amounts. These maintenance activities will include minor / as-needed sediment removal and vegetation trimming to ensure proper function of the basin.

1.3 OAK TREE REGULATIONS

Within Santa Barbara County, removal is defined as “causing an oak tree to die, be uprooted and/or removed from the ground by any means, including but not limited to, cutting, uprooting, poisoning, or burning. Excessive pruning, topping, or severing an oak’s roots enough to lead to the death of the tree, would also be considered oak tree removal” (Ordinance #4491, §6). Death by natural causes (e.g., sudden oak death syndrome) or removals required due to disease or regulatory requirements, or trees removed that pose an immediate threat to safety should not be considered a removal. A “protected tree” is any live oak tree with a diameter at breast height (DBH) of 4 inches or greater. Trees voluntarily planted are not protected unless they have been subsequently designated as replacement trees. Project-specific guidelines regarding live oak removal and mitigation requirements, if any, are presented within the Conditions of Approval at the time a Development Permit is issued by the County. Although not currently proposed, Coast live oak trees that are removed as a result of construction are typically mitigated at a 10:1 ratio via in-kind replacement planting.

2.0 EXISTING TREES ON PROJECT SITE

2.1 RIPARIAN CORRIDOR

The Arroyo Paredon watershed and adjacent riparian vegetation encompass the northern 0.57 acres of the Project Parcel. The native area is bounded on the southern edge by an existing, paved access road which traverses the Project site from east to west. No Project related disturbance is proposed north of this access road. No grading disturbance will occur in proximity to or within the top-of-bank. No native trees in the riparian corridor will be removed or trimmed as part of the proposed scope of work. Figure 2 indicates the existing riparian area.

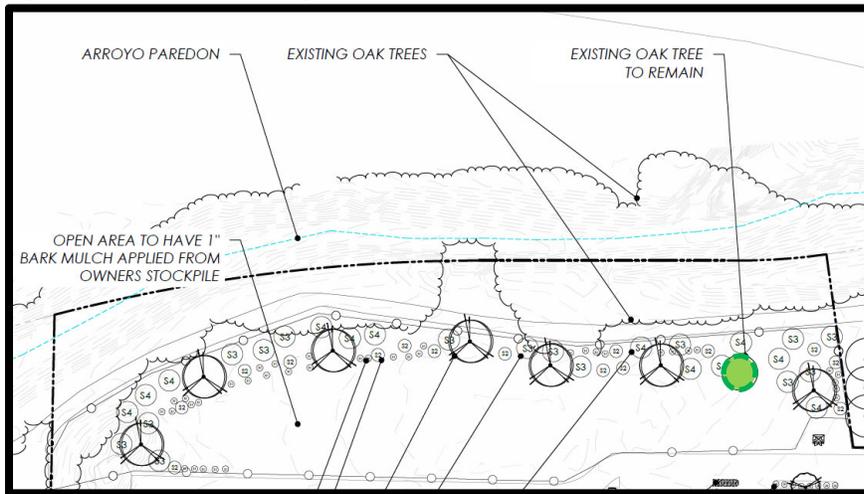
Figure 2 Existing riparian area bordered by existing paved access road



2.2 EXISTING ON-SITE OAK TREE

The proposed Project includes one (1) existing coast live oak (*quercus agrifolia*) located at the north-east corner of the project site as shown in Figure 3 below. This oak tree is not included in the existing riparian corridor, however is considered a native tree. Protection of this coast live oak shall conform to the tree protection details per the landscape plans, as well as Section 3.0 Tree Protection Plan, found below.

Figure 3 Location of existing coast live oak



3.0 TREE PROTECTION PLAN

3.1 RIPARIAN CORRIDOR PROTECTION

Existing native trees along Arroyo Paredon will not be altered and shall be protected during proposed construction activities. Existing protection measures include a 7' tall chain-link fence, which will remain between all areas of proposed construction and the native riparian corridor. No disturbance or tree trimming will be allowed north of this existing fence line perimeter.

In addition to the existing chain-link fence, a paved access road (to remain) creates a buffer between the proposed construction activities and the existing riparian area. A 3' tall orange mesh safety fence shall be temporarily installed around the riparian zone and project area to achieve further protection. Further compliance measures shall include the following:

1. All native trees shall be protected by a temporary construction fence, which shall be at least 3 feet high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-foot intervals on the fencing. All temporary fencing, staking, and signage shall be maintained throughout relevant construction activities.
2. No irrigation is permitted within 6 feet of the dripline of any protected tree unless specifically authorized.
3. A Department-approved arborist shall direct and oversee any development activity required within the dripline or sensitive root zone of any native, specimen tree. Any roots of one inch in diameter or greater which are encountered during grading or construction, and/or tree removal or trimming, must be cleanly cut with hand tools when feasible.
4. If the use of hand tools is deemed infeasible by the Director, work with rubber-tired construction equipment weighing 5 tons or less may be authorized by the Director. If significant large rocks are present, or if soil placement will impact surrounding trees, then a small tracked excavator may be used as determined by the Director or Department-approved biologist.
5. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

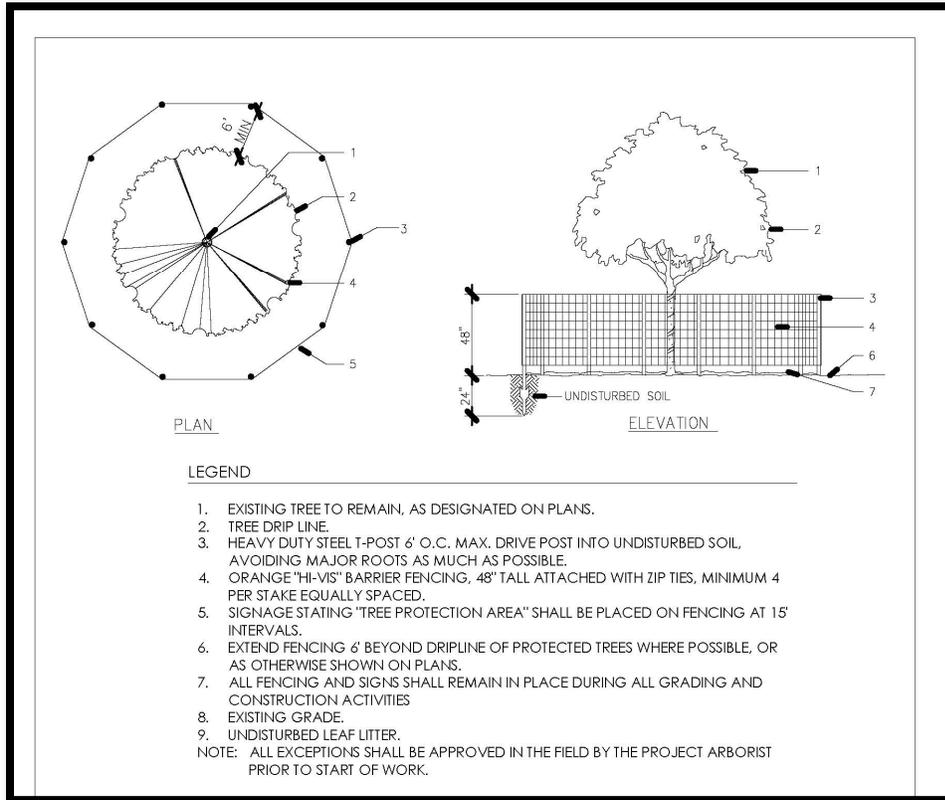
3.2 EXISTING OAK TREE PROTECTION

One (1) existing coast live oak tree is located at the north-east corner of the project site, and will be protected in place per the Landscaping Plans, Tree Inventory Plan. Grading and site disturbance shall remain at least 6 feet outside of the existing oak's dripline whenever feasible. If grading must encroach within that protected area, all such work shall be conducted under the supervision of the landscape architect/arborist. Tree protection shall conform to the following and Figure 5 Tree Protection Diagram:

1. Prior to pre-construction meeting, beginning of grading, and during all ground disturbance and construction activities, temporary orange plastic fencing shall be installed at the drip line of all native trees in order to control access and delineate areas of non-disturbance. Final location of fencing to be determined in field by landscape architect.
2. Any necessary pruning shall be in accordance to the most current international society of arboriculture pruning standards under the supervision of a certified arborist.
3. Prior to beginning work or any excavation, the contractor shall contact underground service alert at (800) 442-4133.
4. Removal of weeds within the drip line of the trees shall be done by hand or by use of a contact herbicide only.
5. No storage of materials and/or parking of vehicles shall be permitted within the drip line of existing, native trees.
6. No grading shall occur within the drip line of existing, native trees except as required within designated area of encroachment and under the supervision of the project arborist.
7. If project construction must occur within the drip line of any of existing, native trees, then the following precautions must be observed and performed under the supervision of the project arborist:
 - A. Where it is necessary to excavate adjacent to existing, native trees, the contractor shall use all possible care to avoid injury to trees and tree roots.
 - B. Excavation in these areas where two (2) inch and larger roots occur shall be done by hand.
 - C. All roots less than two (2) inches in diameter, directly in the path of the pipe or conduit, shall be cleanly cut, under the direction of an approved arborist, and shall be heavily wrapped with damp burlap or treated with tree-seal compound to prevent scarring or excessive drying.
 - D. Roots one (1) inch and larger in diameter requiring cutting shall be painted with two coats of tree seal or equal.
 - E. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to trees shall be hand trimmed, making clean cuts through.
 - F. Trenches adjacent to trees should be closed within twenty-four (24) hours and where not possible, the side of the trench adjacent to the trees shall be kept shaded with burlap or canvas.
8. Any discrepancies and/or questions that may arise on site regarding existing trees shall be referred to the project arborist.
9. All existing shrubbery and groundcover shall be removed where necessary for construction purposes unless otherwise noted to remain.

10. All downed wood and uprooted stumps shall be removed as part of the site cleanup. Contractor shall leave existing leaf mulch in place as much as possible.
11. Trees shall be protected in place to the greatest extent possible.
12. Any pruning to be supervised by project arborist.

Figure 4- Native Tree Protection Detail



4.0 COAST LIVE OAK REPLACEMENT

The goal of oak tree mitigation is to prevent the net loss of coast live oak communities within Santa Barbara County. In the unlikely event the one protected oak tree is inadvertently damaged or killed during project implementation, this section provides detailed for mitigating live oak tree impacts and/or removals through the planting of coast live oak replacement trees in nearby suitable habitat. In the unlikely event the protected oak tree is removed (or damaged to the point of potential mortality), it will be replaced at the County-required ratio of 10:1 (replacement trees to trees removed), with the goal that a minimum of 60 percent of replacement trees will become established and survive after five years.

Mitigation Location and Selection Criteria

Replanting 10 coast live oak trees would occur on-site within the proposed native planting / removed avocado orchard area. Utilizing this area would further increase the biological diversity of the proposed native plantings.

Plant Material Propagation and Installation

The proposed source material for replacement planting is commercially available saplings. Local native plant nurseries will be contacted to determine the availability of coast live oak seedlings. Saplings within one gallon tree pots are preferred for restoration planting due to their size and ability to establish a strong root system. Oaks will be allowed to grow long enough so that the roots reach the bottom of the container prior to planting, but do not become root bound. If planting is delayed, plants will be transplanted into larger containers to prevent them from becoming root bound.

Site Preparation

To prepare the mitigation sites for planting and seeding, the sites will be cleared of weeds. Weed removal may include mechanical methods or herbicide treatment. Depending on the condition of the soils, the soil may need to be scarified with a bulldozer or raked. If compacted, the soil will be tilled to a depth of 1 foot and smoothed out so large rocks or debris does not cover the surface. Depending on the risk for disturbance by cattle, equipment or vehicles, or personnel, temporary fencing such as construction fencing may be installed to limit access to the mitigation sites.

The restoration biologist or arborist will install flagging to mark the location of oak container plants to be installed. Drip irrigation will be installed to each location as prescribed. Drip irrigation will be used to maximize water efficiency and provide deep watering of the roots. The drip system will be supplied via available water on site.

Coast Live Oak Tree Planting

Oak woodland planting and seeding consists of installing oak container plants with the option of planting additional native species to enhance the quality of the planting habitat. Oak tree planting will follow generally accepted industry methods described below.

Oak tree containers will be spaced 15 to 20 feet from each other and will be planted at least 10 feet from any existing or planned road or structure. Natural randomized layouts will be used, avoiding straight planting rows. Planting pits will be excavated to a minimum of twice the width and depth of the container. The pits will be filled with water, which will be allowed to percolate naturally into the soil. After the water has percolated through the soil, the tree will be placed in the pit so that its soil level is even with the ground. Care will be taken to avoid breaking up the soil around the roots. The planting hole will be backfilled with equal parts native soil and soil supplement, and slow-release fertilizer tablets. The backfilled planting hole will be tamped down and watered to remove air pockets.

Irrigation

All oak plantings will be deep watered immediately upon planting. A minimum of five gallons of water will be provided to each sapling immediately following installation to minimize transplant shock, eliminate air pockets, and establish good soil contact with the roots.

Mulching

A berm no less than 2 inches in height and 36 inches in diameter will be constructed around the hole of each oak sapling/acorns, creating a basin which will be filled with 4 inches of mulch. Space will be left around the plants so that mulch does not contact the saplings thereby minimizing potential rot. Applying mulch around each plant will aid in weed suppression and water conservation through evaporation management. Mulch shall consist of tree chippings with an average diameter of 2-inches and will be free of seeds.

Protective Caging

Protective cages will be installed around each oak sapling directly following installation to protect the plants from rodents and large browsing animals such as rabbits and deer. Cages will be formed using half-inch galvanized hardware cloth, formed into a cylinder 30 inches wide and 48 inches tall, or equivalent structure. The cages should be buried to a depth of 12 inches and anchored with two rebar posts (48 inches in length) or similar materials.

Schedule

Planting of live oak saplings should occur between December and February to take advantage of the natural rainy season and maximize growth and survival. Direct sowing of live oak acorns should occur after the first significant rain event so the soil is moist, typically between November and March.

Table 1. Coast Live Oak Tree Planting Schedule

Weed removal	Prior to planting
Install irrigation	Prior to planting
Plant oak saplings	December to February
Install protective cages	After planting
Irrigate	First Month: Weekly First 2 years: November to May (as needed)
Weed removal	As needed

Maintenance and Monitoring

The maintenance and monitoring program will extend for a five-year period, with reduced efforts each year as plants become more established. Maintenance activities include watering, maintaining the irrigation system and protective cages, weed removal, replacement planting, and re-applying mulch. The monitoring activities include evaluating the health of the plantings, communicating recommendations to the maintenance personnel, and compiling annual progress reports.

Irrigation

Each sapling will receive two gallons of water per irrigation event, except for the initial planting event which shall receive five gallons per sapling. Saplings shall be irrigated directly following planting and irrigated a total of three times during the first week after planting.

Following installation, supplemental irrigation will be applied only if needed during the winter season. Through the dry season, irrigation will occur once a week beginning in April and continuing until December (or the first ground soaking rain) for the first two years after planting. Plants shall be gradually weaned off supplementary irrigation in the third year. There will be no supplemental irrigation provided during the fourth and fifth years after the initial planting. The irrigation system will be checked for leaks and proper functioning on a regular basis during monitoring and watering events. Any damage or malfunction shall be repaired immediately.

Protective Cages

Protective cages will be inspected and repaired as needed so they are maintained in good condition throughout the maintenance period. Protective cages will be removed when the restoration biologist or arborist determines there is risk that the cage is hindering normal growth of the saplings.

Weed Removal

A 3-foot diameter around each plant will be maintained free of non-native weeds, either through manual removal or careful application of an approved and suitable herbicide. Aquamaster (or a similar product) is preferred for weed suppression near aquatic habitats. Herbicide shall not be applied 48 hours prior to or 24 hours after a storm event, or if winds exceed 15 mph, in order to protect nearby native plants and aquatic habitats. If the mulch layer around plants is no longer effective in prohibiting weeds, additional mulch may be applied as necessary.

Replacement Planting

Replacement planting of oaks is necessary only if less than 60 percent of the oak plantings successfully establish and survive. Replacement planting may be necessary a month following initial installation and for first one to two years following installation. Replacement plants will be installed in the same manner as the original installation. Replacement oaks will be installed only during appropriate planting periods, as discussed above.

Monitoring

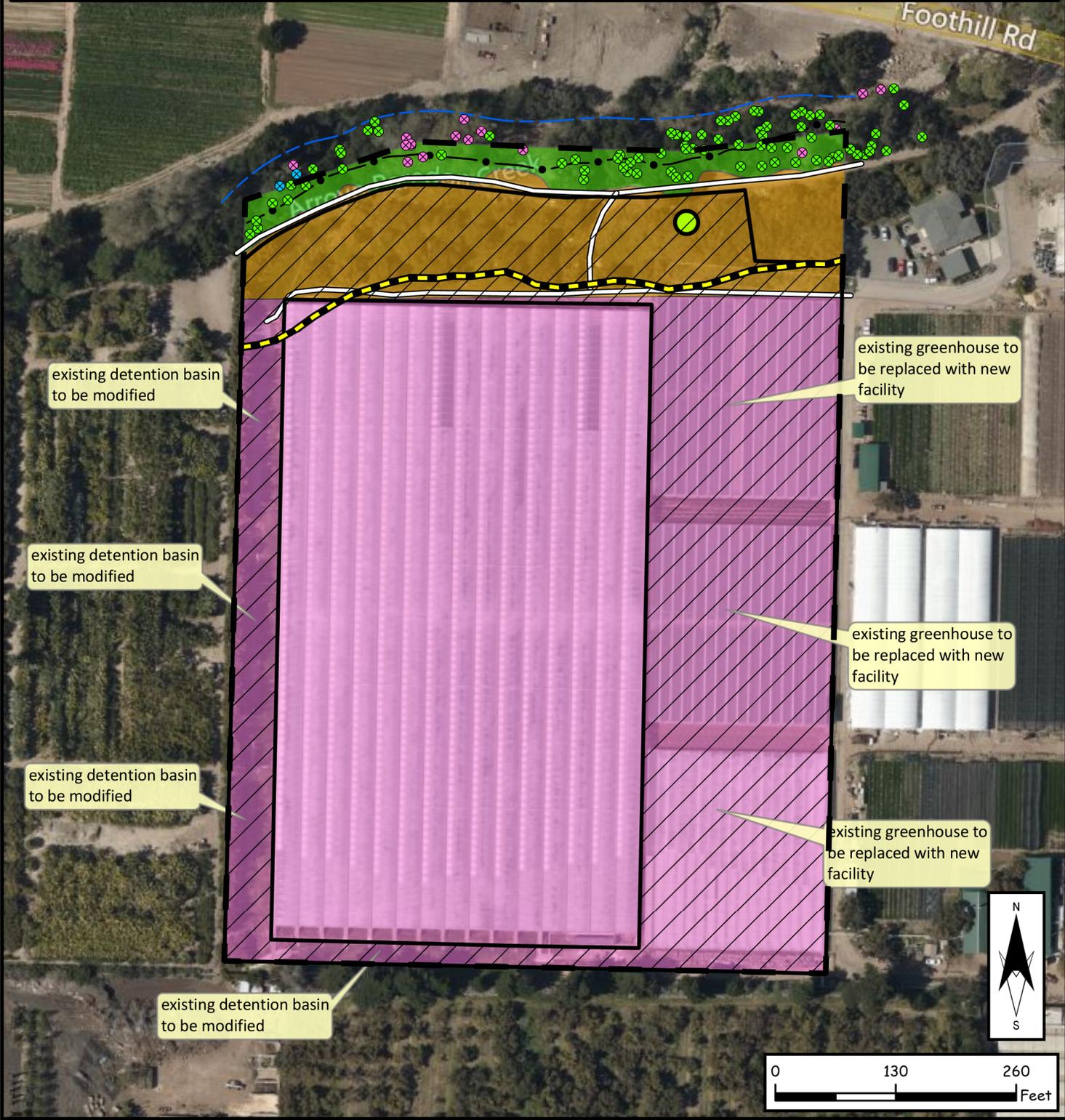
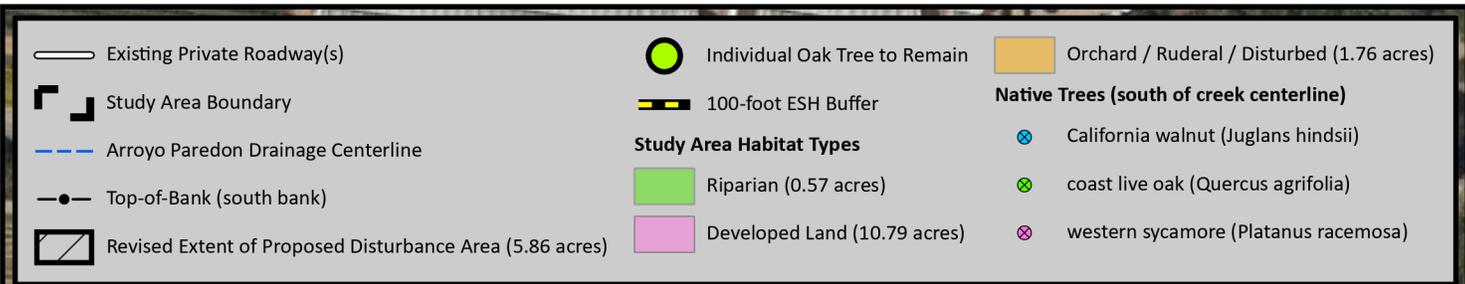
A qualified biologist or arborist will conduct restoration monitoring of the restoration plantings bi-monthly for the first year after planting to make recommendations for maintenance. Thereafter, the restoration biologist will monitor the planting units quarterly for the second to fifth year after the planting. Annual monitoring reports will be prepared to summarize the success of the plantings and suggest recommendations for future maintenance. At the conclusion of five years after planting, all replacement oaks will be evaluated. The restoration biologist or arborist will determine the number of oak trees that have survived, and that are expected to continue their natural development without additional maintenance activities. A minimum of six planted or nurtured trees are required to be alive and in good health as mitigation for every protected tree removed to satisfy the Santa Barbara County's Live Oak Program.

5.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

- 1) **Tailgate Education Training:** To ensure all onsite workers are aware of potential special-status species associated with Arroyo Paredon Creek, a County-approved biologist shall provide a tailgate education training session for all onsite workers. The purpose of this training shall be to familiarize all workers with the potential biological resources occurring onsite and required avoidance and minimization measures. Penalties and procedures for non-compliance will also be reviewed. All training recipients will be required to sign-in documenting they have attended the training, and a copy of the sign-in sheet will be provided to the County.
- 2) **Construction Monitoring:** All ground disturbance and vegetation clearing activities shall be conducted under the direct supervision of the County-approved biologist. The monitoring biologist will work with construction crews to slowly remove any debris piles or potential upland refuge habitat (by hand or gentle excavation) for special-status wildlife species.
- 3) **Post-construction Monitoring Report:** A post-construction monitoring report will be provided to the County detailing any unintended impacts to native trees or other biological resources during construction and any additional mitigation measures implemented at the direction of the authorized biologist.
- 4) **Major Grubbing & Tree Removal:** Significant vegetation removal and/or removal of existing avocado trees is proposed for a window from September 1st to February 1st, outside the nesting season for birds.
- 5) **Detention Basin Maintenance:** The timing of detention basin maintenance shall be limited to between September 1st to February 1st to ensure activities occur outside the nesting season for birds. If deemed to be required by the County, the applicant shall submit a Habitat Protection Plan for county review and approval at a minimum of 60 days prior to initiating any maintenance activity.

APPENDIX A

Exhibit 1: Revised Habitat Map (July 2020)



ATTACHMENT K: CARPINTERIA VALLEY WATER DISTRICT LETTER



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Matthew Roberts
President
Case Van Wingerden
Vice President
Polly Holcombe
Shirley L. Johnson
Kenneth Stendell

March 2, 2021

Ocean Breeze Nursery
3910 Via Real
Carpinteria, CA 93013

GENERAL MANAGER

Robert McDonald, P.E. MPA

SUBJECT: 3861 FOOTHILL RD, APN 005-310-024, ACCOUNT NO. 18-180476-02 – INTENT TO SERVE WITH CONDITIONS FOR SLO CULTIVATION CRESCO GREENHOUSE PROJECT.

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject properties are served by a 2" water meter. The meter is protected by backflow devices which require annual testing by the District's Cross-Connection Control Program. No connections can be made between the meter and backflow devices at any time.

The District's Rules and Regulations allow for agricultural water meters to be shared on contiguous parcels of the same ownership. If the ownership changes between these contiguous parcels (005-310-024, -021, -026) at any time, new meters will need to be installed for each parcel.

Based on the plans dated January 13, 2021, the District has the following conditions:

- Include the District on the County's building permit final sign-off.
- If fire sprinklers are required, fire flow demand calculations must be provided to the District. If an independent fire service is required, the customer is responsible for all fees and deposits associated with the installation and for the costs associated with installing backflow protection per District Standard Detail W-114. An initial test and annual testing would be required for the backflow device.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, plans, facility upgrades, and main extensions.
- The owner may be required to enter into a main extension agreement with the District.

Should changes to the plans, including landscaping, irrigation, or water fixtures, occur we require an additional opportunity to review revised plans.



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

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Kenneth Stendell

GENERAL MANAGER

Robert McDonald, P.E. MPA

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Sincerely,

Carpinteria Valley Water District

Danielle Rose
Engineering Assistant

Cc: TCM to account

ATTACHMENT L: ODOR ABATEMENT PLAN

SLO Cultivation- Carpinteria Odor Management Plan

Prepared for:

SLO Cultivation
3861 Foothill Road
Carpinteria, CA 93103

Prepared by:

SCS ENGINEERS

2370 Skyway Drive Suite #101
Santa Maria, CA 93455
805-346-6591

August 2, 2021

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Attachments

- Attachment 1** Project Vicinity Map
- Attachment 2** Odor System Site Plan
- Attachment 3** Processing Building Floor Plan
- Attachment 4** Byers Vapor Phase Odor Control System- Technical Brochure
- Attachment 5** Ecosorb CNB 100- Technical Brochure
- Attachment 6** Santa Barbara APCD- Cannabis Odor Control Presentation
- Attachment 7** SCS Odor Site Testing
- Attachment 8** Processing Building- Odor Scrubber Location Plan

1.0 ODOR MANAGEMENT PLAN

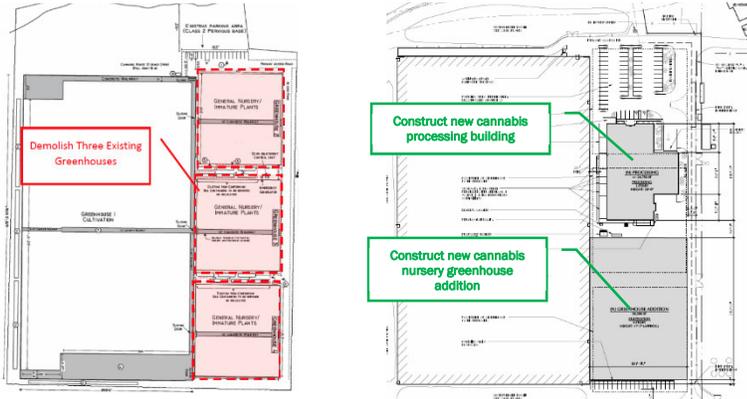
This Odor Management Plan (Plan) has been prepared in compliance with applicable local and State regulations for the purposes of minimizing nuisance odors related to the cultivation of cannabis associated with the operations of SLO Cultivation (Operator) in Carpinteria, California. The Project Site (Site) is located at 3861 Foothill Road also identified as APN 005-310-024. The Site is approximately 13.66 acres in size and currently contains four (4) existing greenhouse structures and twelve (12) pre-fabricated supporting structures (freezers, equipment & material storage, etc.), totaling approximately 389,800 square feet of development. As described in further detail below, the Site will be redeveloped to retain the largest existing greenhouse, demolish three (3) existing greenhouses, develop a new greenhouse addition for nursery space, and develop a new cannabis processing support building. Surrounding land uses include agriculture (predominantly greenhouses and orchard) to the North, South, East, and West. Low density residential development is located approximately 400 feet to the Northeast. The Site is also bordered by an ephemeral drainage along the Northern extent of the subject property. Refer to Attachments 1 and 2 for further site development and use details.

1.1 PROJECT DESCRIPTION

As it pertains to odor emitting activities, the proposed Project would allow for:

1. Utilization of existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each. Remove twelve (12) pre-fabricated containers.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging).

Figure 1- Before & After Site Comparison



1.2 ODOR EMITTING ACTIVITIES

GH1 will contain a mature/adult-flower cultivation area of approximately 264,500 sq. ft. (California Type 3B, Tier 2, Cultivation License) (sometimes referred to herein as the "Indoor Cultivation"). The proposed 58,396 square foot addition to GH1 will contain Indoor Cannabis Nursery (California Type 4 License) (sometimes referred to herein as the "Indoor Nursery" or "Propagation").

Within the proposed 24,751 pack house/processing building, mature cannabis flower will be harvested, wet-bucked, and weighed. The flower product will then be handled in one of two ways. Approximately 40% (subject to change based on market conditions) of the daily flower production will be placed within vacuum bags and frozen in the processing building's proposed freezers. This "fresh-frozen" material would then be loaded into specially equipped freezer trucks and exported for further processing off-premises. The remaining 60% of the daily flower production would be dried, cured, bucked, and then packaged into consumer goods (such as jars or pre-rolls). The existing twelve (12) pre-fabricated containers currently existing on the Project Site and utilized for cannabis processing, will be removed.

The strongest occurrences of cannabis odor will be associated with Indoor Cultivation mature/adult-flower cultivation within GH1 and the proposed processing building. Nuisance odors from the nursery portion of GH1 are possible, although immature plants do not reach the state of maturity associated with cannabis' most pungent odors.

1.3 PHASES OF ODOR EMITTING ACTIVITIES

The phases of growing and processing cannabis proposed by SLO Cultivation have two main stages that emit odors. These odor emitting phases are mature/flowering plant cultivation and bucking/processing. During an initial period of four (4) to six (6) weeks immature/non-flowering plant cultivation occurs during which minimal odors are expected. Once the juvenile plants become mature and begin to flower they enter the mature plant cultivation phase where they emit stronger odors; this phase spans approximately eight (8) weeks. Once the cannabis plants have matured plants are harvested and either:

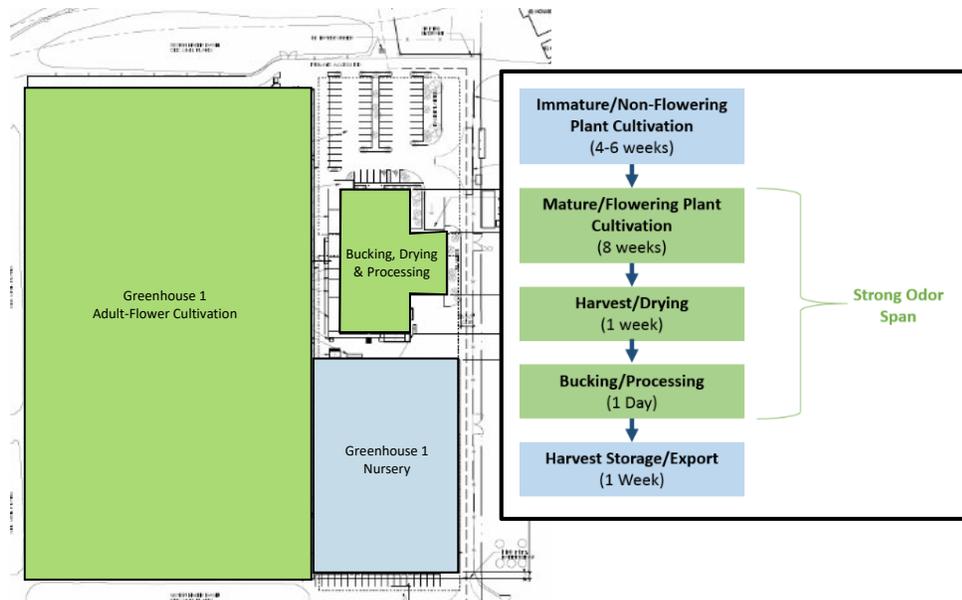
1. Wet-bucked (bucking is the process of mechanically stripping cannabis flowers from the stem and leaf matter), weighed, and placed into bulk plastic bags which are vacuum sealed prior to freezing.
2. Placed in totes with sealed lids and transported to drying & curing rooms. After the plants are dried and cured, they are dry-bucked, and the flowers are packaged into consumer goods (such as jars or pre-rolls).

Figure 2- Existing Greenhouse 1 Exterior



These cannabis containers will then be loaded into trucks for export. These phases of cannabis cultivation and processing are illustrated in Figure 3 below and each phase can be seen in the location that it occurs. It is important to note that due to the rotational crop management, the Site is expected to have approximately 30% of the total cannabis crop in a mature, strong odor emitting phase at any given time.

Figure 3- Cannabis Odor Distribution



1.4 ACTIVE ODOR CONTROL SYSTEMS

GH1, portions of which will be utilized for juvenile and mature cannabis cultivation, will be constructed of materials which do not create an air tight seal and environmental temperatures necessary for healthy plant cultivation are achieved by venting warm air through mechanical vents located on the roof. As a consequence of this traditional method of temperature control, the use of carbon canister filtration is not feasible because a reasonable pressure vacuum cannot be achieved given the nature of the greenhouse structures. Therefore, there is a potential for cannabis odors to exit the greenhouses via the various temperature vents with the strongest odors expected to emanate from the mature/adult-flowering portion of GH1. SLO Cultivation intends to utilize the leading odor neutralizing technology currently available to prevent these cannabis nuisance odors from drifting off-Site. This is a dry-vapor phase system (aka Byers Odor System) developed and operated by Byers Scientific & Manufacturing. Refer to Attachment 4 for more information regarding the Byers Odor System.

Byers Odor System consists of four (4) primary components.

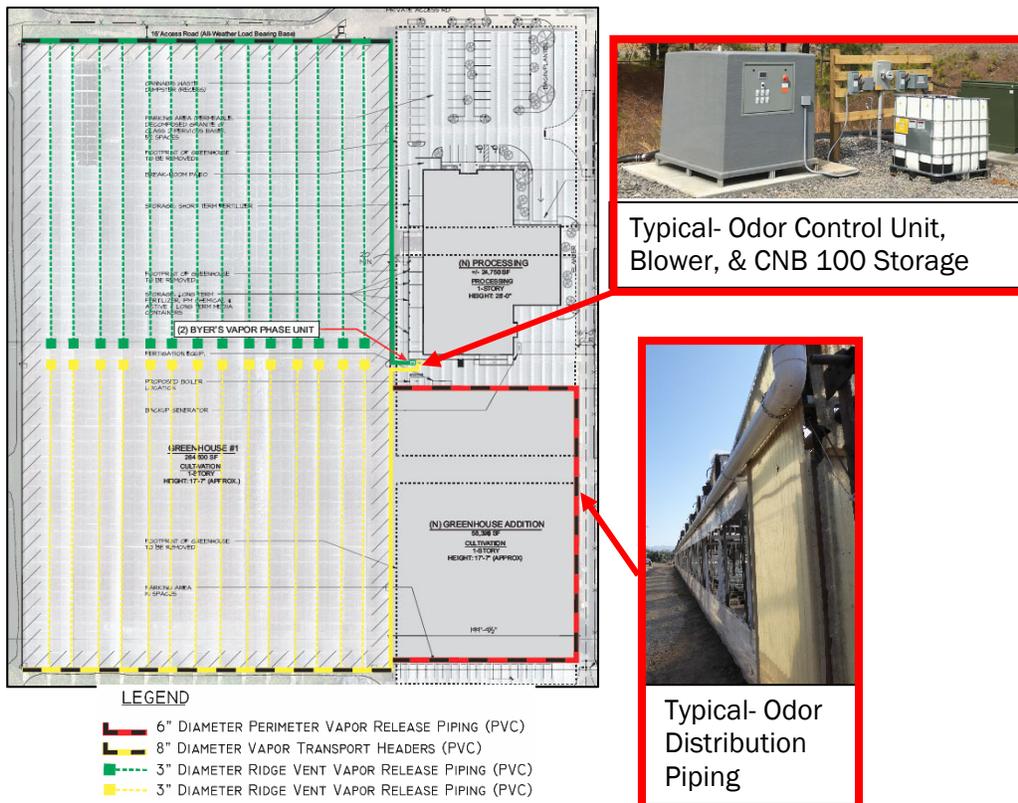
1. A holding tank containing an odor neutralizing agent developed specifically to neutralize odors from cannabis. This odor neutralizing agent is known as Ecosorb CNB 100 (CNB 100) or CNB 107 and is manufactured by OMI Industries, a leader

in odor neutralization materials. Refer to Attachment 5 for more details regarding CNB 100 and 107.

2. A high-flow, low pressure blower which takes the odor neutralizing agent and distributes it as a vapor into the perimeter pipeline system.
3. A PVC pipeline system erected around the perimeter of the nursery portion of GH1 (lower odor area) and along roof vent openings of the adult/mature flower cultivation portion of GH1 (higher odor area) which releases the odor neutralizing agent vapor. The Byers Odor System entrains vaporized odor neutralizers into moving air outside the cannabis cultivation facilities. Odorous molecules are then neutralized as they travel downwind with neutralizer traveling and mixing with this odorous air mass regardless of changing wind speeds, wind direction, or other weather factors.
4. A real-time computer monitoring system which allows the operator to remotely regulate the flow of the odor control system to ensure that the amount of odor neutralizing agent is adjusted to match current odor producing conditions, seasonal weather patterns, and other fluctuating conditions. The system is also capable of notifying the operator if an equipment failure has occurred so that the system can be repaired and returned to service as soon as possible.

Refer to Figure 3 below for a graphical representation depicting how the Byers Odor System will be deployed for the SLO Cultivation Carpinteria Project Site. Refer to Attachment 2 for a more detailed odor system design.

Figure 4- Byers Odor Control System Layout



Within this structure, 15,260 square feet will be utilized for odorous cannabis activities while the remaining 9,491 square feet will be used for non-odorous activities including freezers, maintenance storage, heavy equipment, offices, IT/Security, lockers, bathrooms, and breakroom. With an average ceiling height of 12'0" feet, the cannabis processing portion of the structure will be approximately 183,120 cubic feet. A minimum of eleven (11) Camfil 3,000 cubic feet per minute (cfm) scrubbers will be installed, with a combined capability of treating up to 33,000 cfm. If ran at maximum capacity the filters would be capable of completing a maximum of ten (10) air exchanges per hour which is sufficient to achieve proper odor control. Based on site specific testing it will be beneficial to slow the rate of air exchanges to two (2) to four (4) per hour to increase contact adsorption time with the carbon and/or extend the carbon filters' lifespan. Such adjustments should be made with initial testing after facility operation commences.

Figure 6- Typical Elements of a Carbon Filtration System



Compact Carbon Scrubber

Carbon Scrubber w/Blower & Pre-filter

In the unlikely event the facility experiences offsite odor observations, the design engineer shall be contacted to conduct follow-up investigations to ensure the active odor control systems are functioning properly, maintained in good working order, and elements of odor control such as frequency of carbon medium replacement or daily volumes of vapor neutralizer have been adjusted accordingly to operating conditions. If offsite odors persist, a combination of odor grab samples, terpene measurements, or comparable scientific technique shall be used to:

1. Ascertain if the source of odor is coming from the subject facility.
2. Verify which project activity/structure is the source of fugitive odors (i.e. greenhouse cultivation, processing, product loading).
3. Take corrective action to improve odor control methods through modified operational Best Management Practices and/or install improved mechanical systems.

Refer to Section 1.6.4 of the Plan for greater detail regarding odor observation response protocols.

1.5 ODOR CONTROL BEST MANAGEMENT PRACTICES

Once operational, the project staff will implement odor control Best Management Practices (BMPs) as outlined below:

Best Management Practice 1: Designate an onsite *Odor Management Specialist* at the facility. This employee will be given time, resources, training, and incentives to control odors as a first priority.

Best Management Practice 2: The onsite *Odor Management Specialist* should at a minimum walk the Site two (2) times per day to:

- A. Ensure that all means of active odor control (neutralizing vapor and carbon filtration) are operational and in good working order.
- B. Observe onsite personnel to ensure that odor control BMPs are implemented. BMPs include keeping doors closed whenever feasible, placing waste in sealed containers, limiting processing-related activities to the odor controlled building(s). If BMPs are not consistently implemented, the *Odor Management Specialist* shall report inconsistencies to appropriate management for corrective action. Maintenance of a daily odor inspection log and check-list shall be made a part of these BMPs.
- C. *The Odor Management Specialist* shall be a point of contact to receive odor complaints from the regulatory agencies or the community. The specialist shall request as much detail as possible regarding the complaint, including:
 - i. Location (be exact, narrow it down within 100-feet or less if possible).
 - ii. Time (be exact, to the minute if possible).
 - iii. Weather conditions (approximate temperature, wind speed, etc.).
 - iv. Visual observations. Did the complainant see the cannabis facility/operations from which the odor may have come, or see any unusual activities in the observed area?

Best Management Practice 3: Build a company culture wherein all personnel understand the importance of odor control. Train each person in their individual odor control responsibilities at the facility. Training elements include:

- A. Ensure all employees are aware of the *Facility Odor Control Plan* for the entire Site and the odor control BMPs that apply to their tasks within the workforce.
- B. Incorporate the fundamentals of odor control in the training programs; provide this instruction in bi-lingual form as needed.
- C. Consider incentives with offsetting disciplinary measures based on odor control implementation and success.

Best Management Practice 4: Secondary miscellaneous odor management BMPs should be implemented consistently as follows:

- A. Facility doors should be kept closed whenever feasible. The opening of doors should occur only momentarily for entry and exit, especially in areas of cannabis processing. The installation of self-closing doors, heavy-duty plastic curtains, or other safe means of limiting fugitive odors should be considered.
- B. Keep all processing activities within the perimeter of its odor control system. Have contingency methods in place so that variations in weather conditions (especially hot weather) do not necessitate the relocation of processing outside.
- C. Acquire dumpsters with sealed lids for handling of cannabis waste. Keep lids closed whenever feasible.
- D. Consider using plastic bags to line plastic totes to contain/seal cannabis between processing areas as well as during offsite transport. The build-up of cannabis particulate and oil on inside surfaces of totes is a source of fugitive odors.
- E. Consider providing employees, particularly those that work in cannabis processing zones, with uniform garments and/or professional laundry services with encouragement or requirements to change clothes prior to leaving the facility.
- F. Provide properly sealed vehicles for transportation of cannabis outside of facilities, both smaller golf cart type vehicles inside the project perimeter and larger export trucks used to transport products offsite for sale.

Best Management Practice 5: Active odor control should start with an examination of the pertinent structural envelope. With rare exceptions, such as open field neutralization, most active odor control mechanisms utilize a structure of some kind to initially contain and channel odors to a specific location for treatment. Indoor or mixed-light cultivation utilize buildings or greenhouses to contain cannabis odors and channel them to either a HVAC system or roof/wall vents. Processing activities should occur within wood-framed, metal fabricated, or concrete tilt-up structures. Evaluating, controlling, and/or minimizing the odor releases from these structural envelopes is paramount to the effectiveness of any active odor control system. Typical examples include: keeping large rolling greenhouse doors closed whenever feasible, replacing/repairing any significant glass/polycarbonate sheeting on greenhouse exteriors, placing neutralization release points close to all roof vents or side wall fans on greenhouses, sealing leak points on processing buildings with spray in insulation or equivalent, and keeping all man or vehicle doors on processing buildings closed whenever feasible. Being mindful of maintaining a proper envelope control of cannabis odors will significantly improve the efficacy and often reduce the operating costs of active odor control mechanisms.

Best Management Practice 6: For all active odor control systems, proper design, operation, and maintenance of these systems is critical to their effectiveness. Therefore, in relation to the vapor neutralizing and carbon filtration systems, the following parameters should be addressed:

- A. The piping or equivalent means of vapor distribution should be installed such that it maximizes mixing of the neutralizer with cannabis odors released at all roof vents, active exhaust fans, and operable doors which are frequently opened. The piping must be tested for consistent pressure release over the whole length of the system and inspected regularly to ensure pipe joints have not decoupled.
- B. The total linear length of piping, fan/mechanical sizing for the vapor generation/blower unit, and volume of neutralizer released per day should all be evaluated in comparison to the overall size of the site and its proximity to receptors.
- C. Be aware that periods of downtime in vapor-phase system operation leaves portions of the facility with little to no odor mitigation of cannabis odors. Develop a maintenance plan and checklist to schedule and document maintenance activities, record replaced parts, and determine frequency of failures of the vapor phase system with a goal of minimizing system downtime to the maximum extent feasible. If possible, plan maintenance related outages to occur in the afternoon, during steady wind conditions, such that natural dispersion and dilution help mitigate the odors which are no longer being neutralized.
- D. Do not use carbon filtration systems unless they are designed by a qualified engineer/specialist and properly maintained. Using a poorly designed or maintained system is potentially worse than no system at all. Especially if the output of the system vents to atmosphere.
- E. Ensure that the processing structure has a relatively sealed envelope and institute administrative protocols/training to ensure man and vehicle doors remain closed whenever feasible to preserve the negative pressure of the system.
- F. Consider the use of structural upgrades such as mud-room style double-entry doors and the creation of substructures to contain drying or other high-intensity odors in a smaller volume of air space which needs treatment.
- G. Due to the size and intensity of odors in some processing buildings, typical off-the-shelf carbon canisters may experience odor breakthrough in a far shorter time than expected. Make sure the project engineer is aware of this and accommodates accordingly in the design and/or operation.

1.6 ADAPTIVE MANAGEMENT STRATEGIES

1.6.1 Weather Monitoring

1. Operator shall install and maintain continuous weather monitoring equipment in accordance with direction of a meteorological monitoring network plan provided by a qualified third-party professional so as to continuously record and transmit weather data, including wind speed, direction (including low speed wind direction capabilities), temperature and barometric pressure for as long as it engages in cannabis cultivation at this Property.
2. This weather data will be maintained electronically and made available upon request (for at least one year) to the Department.
3. Operator will use weather data to identify the variables and conditions that can cause, contribute to and affect Odor Episodes (defined below) and to better understand the transport and fate of odor emissions from cannabis operations in Carpinteria.
4. In the event that a regional meteorological network is created by the Department or other entity, data from Operator's weather monitoring equipment shall be made available in real time to such network.

1.6.2 Odor Technology

The facility shall follow all methods for controlling and reducing odor as outlined in the Odor Abatement Plan and shall deploy, or re-deploy the best available control technologies (BACT) or methods as necessary to control odor at the facility, as determined by the Department. Any BACT to be employed by an Operator at a future date may require additional permits or changes to existing permits as determined by the Department.

1.6.3 Initial Audit & Continuing Monitoring

The Operator shall develop a testing program to deploy continuously over a 7-day period the best available proven odor monitoring device/method to measure cannabis odor causing emissions from the property during the first week of permitted operations, if other equivalent baseline odor testing has not already been conducted. The applicant shall maintain all odor monitoring data for 3 years and shall provide odor monitoring data to the Department upon request.

1.6.4 Community Participation and Outreach

Prior to the commencement of operations, the Operator shall provide to property owners and residents located within 1,000 feet of the Property the contact information for the Primary Odor Contact, who shall be available by telephone on a 24 hour/day basis to receive calls regarding any odor complaints (Santa Barbara County Article II Coastal Zoning Ordinance (CZO) §35-144U.C.6.f.1.). The Operator shall immediately notify the Department, property owners and residents located within 1,000 feet, and the COL of any changes to the local contact (CZO §35-144U.C.6.f.2.).

1.6.5 Odor Response Protocol

The Operator will continuously monitor odor complaints and will immediately route complaints to the Primary Odor Contact for a timely response. The Operator may utilize analytical tools and measurement systems to evaluate odor inquiries and assess odor conditions, as well as for routine monitoring of horticultural conditions, for the long-term goal of eliminating fugitive cannabis odors.

The Operator shall notify the Department of any complaints the Operator receives within 24 hours of receiving the complaint (CZO §35-144U.C.6.f.3). The Operator shall respond to an initial complaint within one hour and if needed, take corrective action to address any violation of CZO §35-144U.C.6 within two hours (CZO §35-144U.C.6.f.4). The Operator shall implement a complaint tracking system for all complaints that the operator receives, which includes a method for recording the following information: contact information of the complainant (if the complainant is willing to provide), as well as a description of the location from which the complainant detected the odors; time that the operator received the complaint; description of the complaint; description of the activities occurring on site when the complainant detected the odors; and actions the operator implemented in order to address the odor complaint. The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections of the cannabis activity, and upon the Department's request. The operator shall maintain the complaint tracking records for a minimum of five years (CZO §35-144U.C.6.f.5).

If the Department receives three verified complaints regarding odor events in any 365-day period, the Operator shall implement corrective actions to comply with the odor abatement requirements of County Code Section §35-144U.C.

Level 1 Response - Initial Assessment and Corrective Actions

For any instance in the Odor Response Protocol below where the Operator can determine that an odor complaint is "resolved" or "unresolved", the determination by the Operator does not preclude the Department from taking further actions, including enforcement actions pursuant to Section 35-185 (Enforcement and Penalties), of the Coastal Zoning Ordinance, which may include, but are not limited to, initiating proceedings to revoke the applicable cannabis land use entitlement(s) pursuant to Section 35-169.8 (Coastal Development Permits) of the Coastal Zoning Ordinance. .

Once an odor complaint is received by the Operator, the Operator shall, within one hour after the odor complaint is received, perform an onsite visual inspection to ensure the function and integrity of the following:

1. The odor abatement equipment is working as intended and that there are no visible breaks or blockages in any odor abatement equipment; and
2. If being used, all carbon scrubbers or other odor abatement equipment are working properly and filters are clear of any debris; and
3. All doors are closed, sealed and secured, including greenhouse entry and exit points, internal processing rooms and processing entry and exit points, pursuant to Operator's Standard Operating Procedures ("SOPs"); and
4. A walk of the perimeter of the cannabis facilities, inspecting the integrity of the walls and structure and examining if a physically apparent source of odor can be detected.

If a cause for the reported odor episode was discovered during the inspection, the Operator shall take corrective action to address any violation of CZO §35-144U.C.6 within two hours of the complaint.

After taking corrective action, the Operator shall complete a site inspection at the reported odor complaint location to determine whether the odor complaint has been abated. If odor is no longer detectable at the reporting location identified in the complaint or at locations in the direction where the Operator would expect odor to migrate based on the meteorological conditions present at the time of the odor complaint, then the odor complaint may be deemed resolved.

If no cause for the reported odor complaint was ascertained during the inspection and if the known reporting location is confirmed to be odor-free, the odor complaint is resolved.

Level 2 Response -- Diagnostic Assessment and Corrective Actions

If, after the Level 1 Response is complete, the Operator continues to observe fugitive odors, receives further odor complaints indicating that the odor is persisting or recurring periodically during the following 8-24 hour period, the Operator shall:

1. Conduct a weather assessment (wind speed, direction and any shifts, anecdotal weather information collected from interested parties, time and duration of odor complaint) of the conditions that were occurring at and in the two hours before the time of the odor complaint;
2. Perform a comprehensive diagnostic review of the odor abatement system;
3. Interview staff members that were on site during and in the two hours before the time of the odor complaint and determine if they performed or observed any actions or circumstances that may have caused or contributed to the reported odor complaint and evaluate if the operation adhered to the Operator's SOPs for odor abatement;

4. Repair or correct any conditions discovered that may cause or contribute to the odor complaint.

If a cause for the reported odor complaint is identified, the Operator shall take corrective actions, revise its SOPs, and/or adjust the odor control systems as necessary to address the condition(s) that resulted in the odor complaint. The Operator shall obtain any applicable permits related to project changes resulting from corrective actions before implementing any new odor abatement equipment that is not identified in the OAP. The Operator shall report the conclusions of its investigations (excluding any bona-fide proprietary or trade secret information) to the Department. Once these steps are completed, and the odor is not detectable at the reporting location, the odor complaint shall be deemed resolved.

If no cause for the reported odor complaint was ascertained during diagnostic assessment, and if the known reporting location is confirmed to be odor-free, the Operator shall prepare a written report (excluding any bona-fide proprietary or trade secret information) summarizing the Level 2 Response and submit it to the Department.

Level 3 Response -- Analytical Assessment and Corrective Actions

If, after the Level 2 Response is complete, the Operator continues to observe fugitive odors and/or receives further odor complaints during the following 8-24 hour period, or the reporting party responds that odor is persisting or recurring periodically during the following 8-24 hour period, the Operator shall implement further corrective actions as follows:

1. Commission a Professional Engineer (PE) or a Certified Industrial Hygienist (CIH) to perform an on-site evaluation of odor levels to analyze whether the Operator is the source of the reported odor complaint. The Operator will use its meteorological data and knowledge of operational activities at the time specified in the odor complaint as feasible.
2. If no further conclusions are found from the analysis, and the Operator is unable to identify the potential cause of the odor complaint, the odor complaint is unresolved.
3. In the event that an odor complaint is unresolved and is recurring or continuing, as evidenced by repeated odor complaints from the property, the Operator shall:
 - i. Commission a Professional Engineer or a Certified Industrial Hygienist to implement a testing protocol to measure odor or an odor-causing constituent using the best, currently available objective, odor measurement device, technology or methods.
 - ii. Undertake corrective actions identified by the PE or a CIH including but not limited to:
 1. Revise its SOPs.

2. Adjust or improve the function of the existing odor control systems (i.e. adjust dispersal of neutralizers, replace spent carbon media, install self-closing doors).
3. Install supplemental or replacement odor control technologies, such as but not limited to internal greenhouse scrubbing systems. Such technology could potentially include installation of 5-15 Regenerative Carbon Scrubbing units per acre of adult-flowering cultivation (exact system design to be defined on a Project specific basis as determined by a qualified professional).

If a cause for the reported odor complaint is identified, the Operator shall take corrective actions as recommended by the PE or CIH as necessary to address the condition(s) that resulted in the odor complaint. The Operator shall obtain any applicable permits related to project changes resulting from corrective actions before implementing any new odor abatement equipment that is not identified in the OAP. The Operator shall report the conclusions of its investigations (excluding any bona-fide proprietary or trade secret information) to the Department. Once these steps are completed, and the odor is not detectable at the reporting location, the odor complaint shall be deemed resolved.

If no cause for the reported odor complaint was ascertained during diagnostic assessment, and if the known reporting location is confirmed to be odor-free, the Operator shall prepare a written report (excluding any bona-fide proprietary or trade secret information) summarizing the Level 3 Response and submit it to the Department.

If after the PE or CIH Analysis has been completed, the Operator believes it is not the sole or a contributing source of the reported odor complaint, the Operator shall notify the Department of its conclusion, within three (3) calendar days of reaching such conclusion. The Department will consider this information in determining whether corrective actions are necessary to comply with the odor abatement requirements of Section 35-144U.C, but the Department is not bound by the Operator's conclusion. If the Department verifies that the Operator is not a contributing source of the reported odor complaint, the complaint shall be deemed resolved.

Level 4 Response -- Comprehensive BACT Analysis and Corrective Actions

If, after the Level 3 Response is complete, the Operator continues to observe fugitive odors and/or receives further odor complaints, or the reporting party responds that odor is persisting or recurring periodically during the following 8-24 hour period, the Operator shall implement further corrective actions as follows:

- a. Commission a comprehensive Best Available Control Technology (BACT) analysis and submit to the Department a written report prepared by a Professional Engineer or a Certified Industrial Hygienist that includes:
 1. The likely or potential source of the odor complaint;

2. Additional adaptive management techniques, including operational modifications and curtailment that are recommended to eliminate odor complaints;
3. Recommendations for new or revised odor abatement technologies; and
4. Installation of current best available analytical tools to monitor, identify and quantify the emissions causing or contributing to odor complaints.

If the BACT analysis concludes that a more effective odor control system is available that will resolve or materially reduce the severity the Odor Episodes, the Operator shall take all necessary steps to install the more effective odor control system as expeditiously as practicable. The Operator shall obtain any applicable permits related to project changes resulting from corrective actions before implementing any new odor abatement equipment that is not identified in the OAP. The Operator shall report the conclusions of its investigations (excluding any bona-fide proprietary or trade secret information) to the Department. Once these steps are completed, and the odor is not detectable at the reporting location, the odor complaint shall be deemed resolved.

If no cause for the reported odor complaint was ascertained during diagnostic PE or CIH assessment, and if the known reporting location is confirmed to be odor-free, the Operator shall prepare a written report (excluding any bona-fide proprietary or trade secret information) summarizing the Level 4 Response and submit it to the Department.

If after the BACT Analysis, the Operator believes it is not the sole or a contributing source of the reported odor complaint, the Operator shall notify the Department of its conclusion, within three (3) calendar days of reaching such conclusion. The Department will consider this information in determining whether corrective actions are necessary to comply with the odor abatement requirements of Section 35-144U.C, but the Department is not bound by the Operator's conclusion. If the Department verifies that the Operator is not a contributing source of the reported odor complaint, the complaint shall be deemed resolved.

For all Odor Episodes – Reporting and Corrective Actions:

The Operator shall make available to the Department and any reporting party, upon request, a report detailing all efforts taken to resolve odor complaints.

1.6.6 Emerging Odor Control Technologies

As with any environmental mitigation technology, it is anticipated that odor control systems for cannabis facilities will continue to evolve and improve over time. As of the date of certification of this Plan, vapor-phase neutralizer systems and negative pressure carbon scrubbers are the best proven odor control technologies appropriate for the greenhouse and processing building components of this Project respectively.

Current research and development in the field is focusing on the potential use of regenerative carbon scrubbers within greenhouses which are capable of treating significant volumes of odorous air without quickly degrading the carbon's odor adsorption efficacy. If further development of greenhouse scrubbing technology results in a system which exceeds the odor abatement efficacy and consistency of vapor neutralizing systems, SLO Cultivation will commence site specific testing and design to either supplement or replace its vapor-phase neutralizer system with greenhouse scrubbers as needed to further abate any offsite Odor Observations from occurring in residential zones as a result of the facility's operations. Similar facility improvement actions will be taken in the future should SLO Cultivation be responsible for Odor Observations at regulated offsite receptor points and the adoption of newer odor abatement technologies is reasonably believed to further abate the offsite transportation of odors.

1.7 ODOR SYSTEM CERTIFICATION

SLO Cultivation is committed to operating its Project in a manner to avoid causing odor impacts to surrounding residences located in residential zones. SLO Cultivation will apply its best efforts to contain and resolve any odor issues, as outlined in this OAP, and will sustain those efforts any time odor is reported offsite at surrounding residences and publicly accessible locations. Using Adaptive Management techniques as Corrective Actions to effectively address and resolve odors is expected to provide an iterative and successful strategy for SLO Cultivation to be a good neighbor and responsible member of the community.

The Byers Odor Management System, and similar vapor-phase odor neutralization technology, has a proven record of substantially reducing nuisance odors including odors specifically related to cannabis.

For example, the Santa Barbara County Air Pollution Control District (SBC APCD) in a presentation dated May 15, 2018 indicated that there were approximately fourteen (14) cannabis operations utilizing vapor-phase odor neutralizing systems throughout the Carpinteria region. APCD staff observed one such system in operation in February of 2018 at the 650,000 ft² of cannabis cultivation operated by Ever-Bloom. APCD staff noted the odor control system was operating and working as advertised and noted that pungent odors from inside the greenhouse, "could not be detected directly outside the greenhouse or at the property line." Refer to Attachment 6 for further details regarding this APCD review.

Additionally, the Long Range Planning Division of Santa Barbara County recently prepared a Final Environmental Impact Report (FEIR) to amend its Land Use and Development Code to allow certain types of cannabis activities. Appendix F of the FEIR provides a research summary on odor control technology, specifically the vapor-phase system developed by Byers. The FEIR cites several locations where this technology is effectively in use by cannabis operations, including Carpinteria, CA and Pueblo, CO.

Additionally, this same technology has been in use at the Miramar Landfill in San Diego, CA. Refer to FEIR State Clearinghouse Number 2017071016 for further information.

Furthermore, SCS conducted independent research regarding the efficacy of the Byers Odor Control System:

1. Contacted Byers Scientific and reviewed a list of existing facilities where the Byers Odor Control System is currently deployed and operational, including cannabis facilities located with similar climate zones, weather patterns, size of cultivation operations, and proximity to sensitive receptors as compared to the proposed SLO Cultivation Project.
2. Contacted one such facility operator to confirm the qualitative efficacy of the Byers Odor Control System in operation.
3. Contacted SBC APCD staff to verify their observations of the efficacy of vapor-phase systems.
4. Completed odor sampling and reduction testing at an active cannabis site with the Byers System (see Attachment 7).

Carbon filtration systems (when properly designed and maintained) offer the leading effective odor control for enclosed spaces such as the Project's processing structures. Other regulatory agencies involved with the emerging cannabis industry have recognized carbon filtration as a Best Available Control Technology (BACT) for odor, including the Puget Sound Clean Air Agency¹ in Washington state and the Denver Department of Public Health & Environment² in Colorado. If properly designed and maintained, the carbon filtration system should be sufficient to control nuisance odors emanating from the Project's processing structures.

Based on the presumption that the odor control system is operated during all appropriate times that nuisance odors are present on the Project site, the system is kept in good working order, and operated in compliance with manufacturer requirements and guidelines, Ms. Tia Jeter, a professional licensed in the field of environmental engineering, with an MS in Environmental Engineering and BS in Chemical Engineering, hereby certifies that the Odor Management Plan as currently proposed for deployment at the SLO Cultivation Project Site in Carpinteria, California is consistent with equipment and methods to be used for reducing odors which are accepted and available as industry-specific best control technologies and methods designed to mitigate odor.

¹ Refer to: <https://pscleanair.gov/DocumentCenter/View/3364/11237-wks>

² Refer to: https://www.denvergov.org/content/dam/denvergov/Portals/771/documents/EQ/MJ%20Sustainability/Cannabis_BestManagementPracticesGuide_FINAL.pdf



Tia Jeter

8/2/2021

Signature, Tia M. Jeter

Date

1.8 COMPLAINT CONTACT SYSTEM

In accordance with applicable local regulations, SLO Cultivation will have a local contact person which will be available on a 24-hour basis to respond to calls regarding nuisance odor complaints. The phone number and contact information for this contact person will be provided to the County and surrounding land owners, within 1,000 feet of the parcel on which the cannabis activity is conducted, as a component of the required noticing. SLO Cultivation will notify the County and applicable land owners should this local contact number ever change. SLO Cultivation will notify the County of any complaints the operator receives within twenty-four (24) hours of receiving the complaint. The local contact will respond to all calls received regarding odor complaints within a timely fashion. This timely fashion means that an initial complaint call will be responded to within an hour and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of the County ordinance. SLO Cultivation has prepared a complaint tracking system for the local contact to use when receiving complaint phone calls. The system includes but is not limited to recording the following information:

1. Contact information of the complainant
2. Date and time that the operator received the complaint
3. Date and time that the nuisance odor observation occurred
4. Approximate location from which the complainant detected the odor
5. Description of the odor observation (i.e. pungent, short-term, long-term, etc.)
6. Description of any activities observed by the complainant at or near the Project Site during the odor observation (trucks entering or exiting the area, uncovered cannabis wastes near the property line, etc.)
7. Description of any specific weather patterns observed by the complainant at or near the Project Site during the odor observation (approximate temperature, calm or strong winds, heavy cloud layer, etc.)
8. Actions the operator implemented in orders to address the complaint.

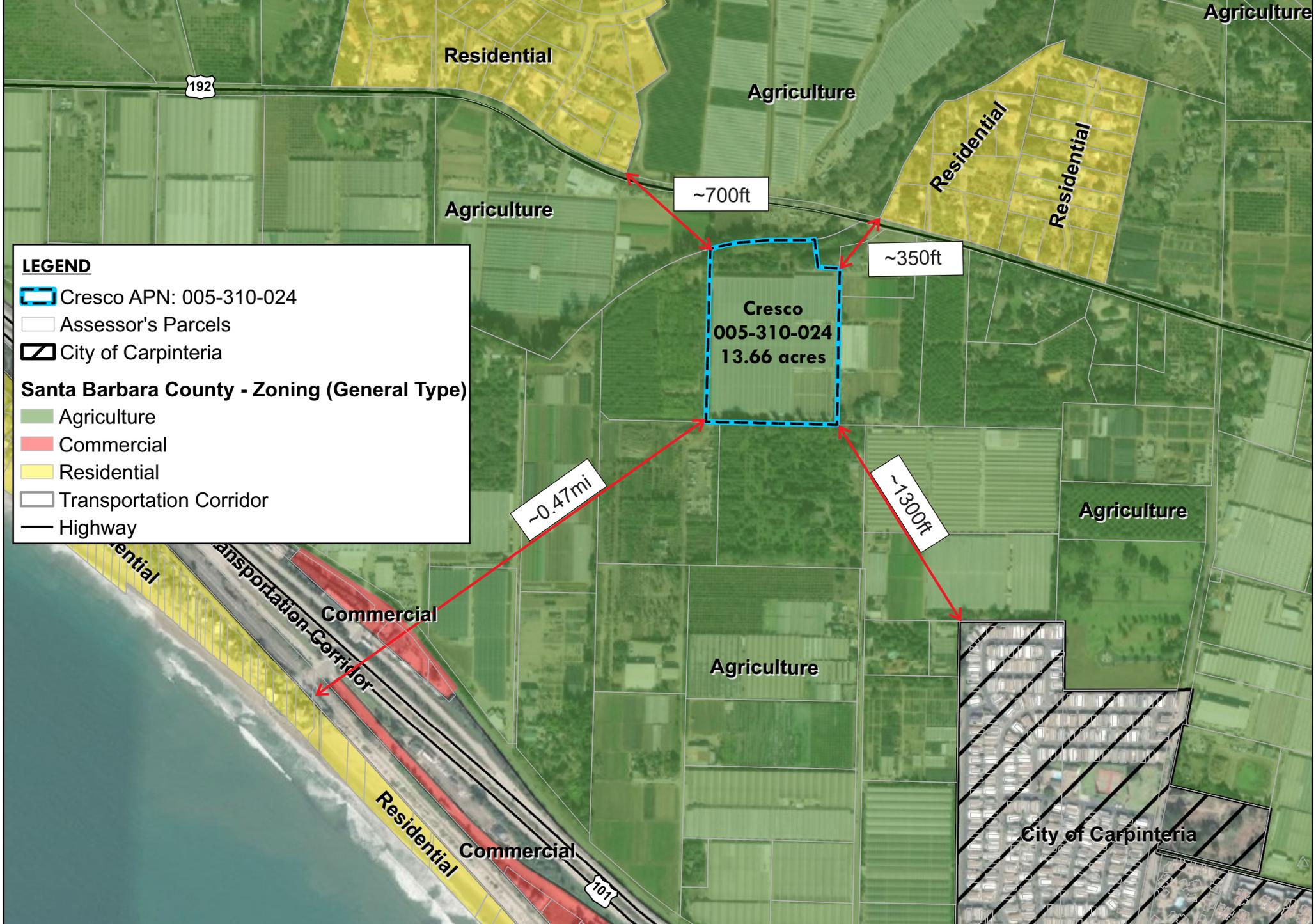
SLO Cultivation will provide the complaint tracking system records to the County as part of any Planning and Development Departmental (Department) inspections of the cannabis activity, and/or upon the Department's request. SLO Cultivation shall maintain the complaint tracking records for a minimum of five (5) years.

In the event that the department receives three (3) or more verified complaints regarding odor events in a 365-day period, SLO Cultivation shall implement corrective actions to comply with the odor abatement requirements of County Ordinance Section-144U.C.7. Upon the Department's request, SLO Cultivation will submit a written statement that sets forth the corrective actions and timing of implementation of each corrective action, subject to the Department's review and approval. The Department may require the corrective actions to be re-certified by a Professional Engineer or Certified Industrial Hygienist.

1.9 DEPARTMENT ACCESS

SLO Cultivation will allow the department access to the facility at all times, without notice, for the purpose of inspecting odor mitigation practices, odor source(s), and complaint tracking system records.

Attachment 1
Project Vicinity Map



LEGEND

Cresco APN: 005-310-024

Assessor's Parcels

City of Carpinteria

Santa Barbara County - Zoning (General Type)

Agriculture

Commercial

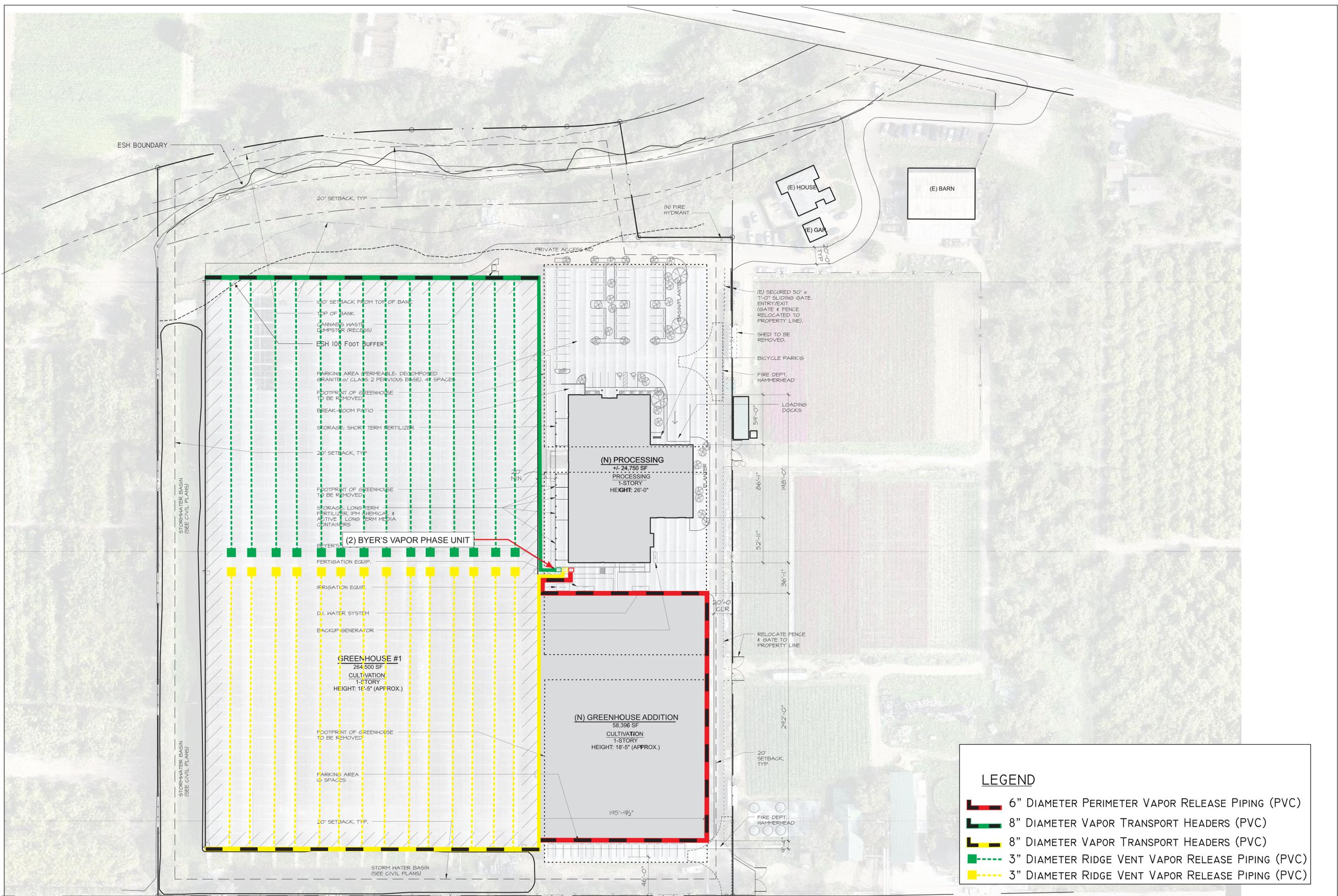
Residential

Transportation Corridor

Highway

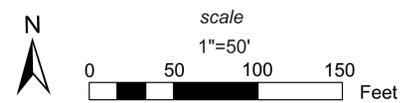
Cresco
005-310-024
13.66 acres

Attachment 2
Odor System Site Plan



LEGEND	
	6" DIAMETER PERIMETER VAPOR RELEASE PIPING (PVC)
	8" DIAMETER VAPOR TRANSPORT HEADERS (PVC)
	8" DIAMETER VAPOR TRANSPORT HEADERS (PVC)
	3" DIAMETER RIDGE VENT VAPOR RELEASE PIPING (PVC)
	3" DIAMETER RIDGE VENT VAPOR RELEASE PIPING (PVC)

PREPARED BY SCS ENGINEERS
 JULY 2021
 MODIFIED FROM BBP ARCHITECTURE SITE PLAN
 SCS ENGINEERS



SLO CULTIVATION
 3861 FOOTHILL ROAD
 SANTA BARBARA COUNTY, CALIFORNIA

ODOR MANAGEMENT CONTROL - SITE PLAN

Attachment 3
Processing Building Floor Plan



ARCHITECTURE

924 anacapa st
suite: 2-U
santa barbara, ca
93101
805.564.6074

SLO CULTIVATION
3861 Foothill Rd
Carpinteria, CA



sheet description
PROCESSING BLDG
FLOOR PLANS

date:
8-7-2020
8-20-2020
8-28-2020
9-3-2020
9-9-2020
9-17-2020
12-9-2020
12-18-2020

sheet no:
A-2

Preliminary: NOT FOR CONSTRUCTION



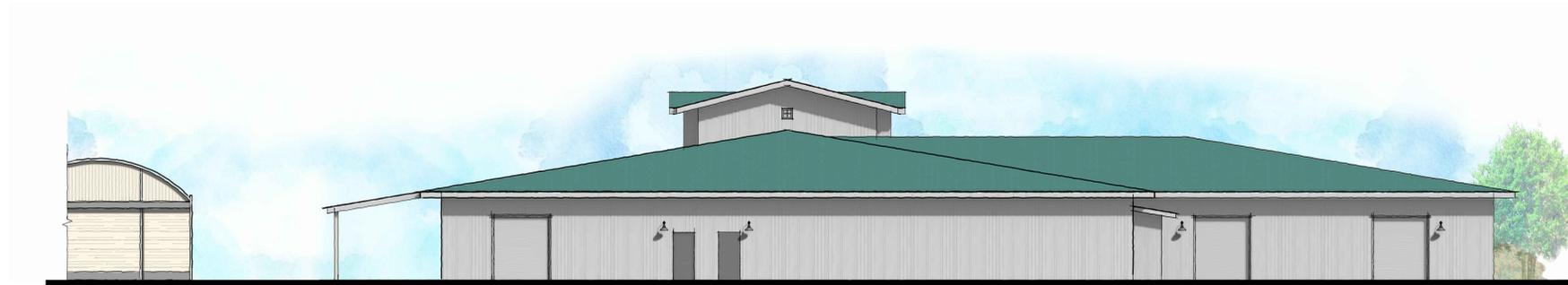
Processing Bldg North Elevation

1/8"=1'-0"



Processing Bldg East Elevation

1/8"=1'-0"



Processing Bldg South Elevation

1/8"=1'-0"



Processing Bldg West Elevation

1/8"=1'-0"

MATERIAL SCHEDULE:

Roof: Aluminum, Corrugated
 Walls: Aluminum, Batten Siding
 Doors: Aluminum Clad
 Windows: Aluminum Clad



ARCHITECTURE

924 anacapa st
 suite: 2-U
 santa barbara, ca
 93101
 805.564.6074

SLO CULTIVATION
 3861 Foothill Rd
 Carpinteria, CA



sheet description
 PROCESSING
 BLDG ELEVATIONS

date:
 8-7-2020
 8-20-2020
 8-28-2020
 9-3-2020
 9-9-2020
 9-17-2020
 12-9-2020
 12-18-2020

sheet no:
 A-3

Attachment 4
Byers Vapor Phase Odor Control System- Technical Brochure



WATERLESS VAPOR-PHASE SYSTEM FOR ODOR CONTROL



KEY FEATURES:

- Patent-pending Uniform Vapor-Distribution Technology ensures that a consistent and controllable level of product is dispersed via the perimeter piping
- Remote monitoring 24/7 by Byers Scientific staff on status of all machine operating parameters
- Rugged weather resistant enclosure capable of withstanding prolonged exposure to wind, rain and other elements
- UL Listed control panel is designed for site specific electrical requirements (e.g. 480 VAC, 3 Phase)
- Air filter replacement can be done safely from outside, no need to open/unlock door
- Product reservoir tank provides up to three weeks of uninterrupted operation before needing refill
- Key personnel receive email/SMS text notifications alerting of machine needs such as low tank level or air filter replacement
- Operational data are logged to provide evidence of compliance to local/state/federal agencies
- Optional weather station fully integrated with SCADA system available
- Utilizes Ecosorb® 607, a proprietary blend from OMI Industries that is specifically formulated for use in BS&M equipment
- Each system is custom designed and engineered for a client's site-specific characteristics
- Interior access via lockable 120-degree angle, gas assisted door for general machine maintenance such as product tank filling

Attachment 5
Ecosorb CNB100/107- Technical Brochure



ECOSORB® CNB 100 TECHNICAL DATA SHEET



Ecosorb® CNB 100 is an odor neutralizer designed specifically for the control of cannabis odors. It was designed to remove the odorous chemicals that are produced when growing cannabis. Ecosorb® CNB 100 is effective on the main groups of odor causing chemical compounds found in cannabis including but not limited to the cannabinoids, terpenes, and sesquiterpenes groups.

Ecosorb® CNB 100 can be diluted with water or used neat depending on the application and delivery equipment. Dilution with water ranges from roughly 1 part in 10 of water to 1 part in 100 of water, depending on the type of delivery system and odor intensity. This product is a blend of plant oils, food grade surfactant, and purified water.

Ecosorb® CNB 100 should never be applied in a manner that would allow it to come in direct contact with the cannabis plant, water or soil.

FEATURES

- True odor neutralized
- Biodegradable and non-toxic
- Environmentally friendly
- No measurable flash point
- Scientifically proven

ADVANTAGES

- No masking of odors
- Usually no permits required
- Safe for employees and neighbors
- Safe for all environments
- It performs as advertised

PHYSICAL PROPERTIES

pH:	~6.0
Specific Gravity:	~0.99
Boiling point:	~208° F
Appearance:	Milky White
Odor:	Slight Citrus

HMIS CLASSIFICATION

Health: 0 Flammability: 0 Reactivity: 0 Protective Equipment: B

Ecosorb® is a trademark of OMI Industries



ECOSORB® CNB 100 TECHNICAL DATA SHEET



ALL INGREDIENTS CAN BE FOUND LISTED ON THE FOLLOWING CHEMICAL SUBSTANCE INVENTORIES:

United States: TSCA	South Korea: ECL and KECL
Canadian: DSL	China: IECSC
European: EINECS	Japan: ENCS
Australian: AICS	New Zealand: NZIoC

REGULATORY

- Ecosorb® CNB 100 is non-hazardous by OSHA Hazard Communication Standard 29 CFR 1910.1200
- This product does NOT contain any substances known to the state of California to cause cancer, developmental and/or reproductive harm.
- Not subject to reporting requirements of the United States SARA Section 313.
- Uncontrolled product according to WHMIS classification criteria.

HANDLING AND PACKAGING

Ecosorb® CNB 100 is shipped in HDPE containers. It is recommended to store the product in the original container. The product should be stored in a well-ventilated place, in a cool area, out of direct sunlight, and tightly sealed. Store the product above 35°F and below 85°F. Allowing the product to freeze is especially damaging and will disrupt the emulsion. Extended exposure to higher temperatures may cause separation. Ecosorb® CNB 100 is incompatible with oxidizing agents and strong acids. This product does not burn. Always shake or mix before using.

DISPOSAL AND CLEANUP

Wash with water or soap and water. The product is not hazardous to humans, animals, or the environment. Dispose of in accordance with local, regional, and national and/or international regulations.

CONTAINERS

Ecosorb® CNB 100 is available in the following sizes:

- 5 Gallon Pails
- 55 Gallon Drums
- 275 Gallon Containers

DISTRIBUTOR OF

Ecosorb® *Remarkably effective. Surprisingly simple.*



One Corporate Drive, Suite 100
Long Grove, IL 60047, USA
Phone: 800.662.6367 Fax: 847.304.0989
www.omi-industries.com

Ecosorb® is a trademark of OMI Industries

Attachment 6
Santa Barbara APCD- Cannabis Odor Control Presentation

Cannabis Odor Control Solutions

CAPCOA SPRING MEMBERSHIP MEETING

Santa Barbara County Air Pollution Control District

Our Mission: To protect the people and the environment
of Santa Barbara County from the effects of air pollution.

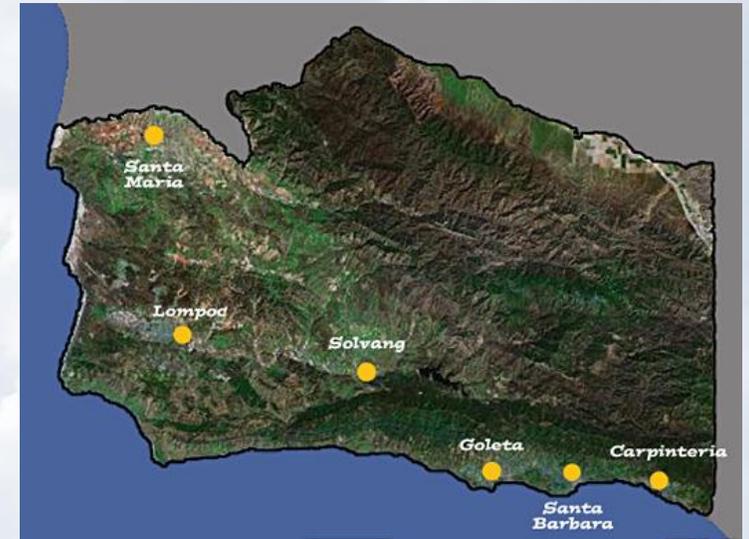
Aeron Arlin Genet
Director / APCO

May 15, 2018



Cannabis in Santa Barbara County

- Santa Barbara County currently has the most temporary cannabis cultivation licenses in California^{1,2}
- 52 cannabis cultivators in Carpinteria alone³
- Odor generated from cannabis cultivation is a significant nuisance issue for residents



Odors From Cultivation

- Odors produced during cannabis flowering stage
- For large-scale operations, significant portion of plants will be flowering at any given time
- Cannabinoids, Terpenes, Sesquiterpenes



Odor Neutralizers

- Process works like this: chemical reaction occurs between the odors and compounds in the neutralizer to scrub the smell
- Neutralizer is converted into a vapor that gets dispersed
 - Odors “surf” the airstream
 - Odors & neutralizer more likely to meet if in the airstream together
- One example shown here: Ecosorb CNB 100 odor neutralizer



Vapor-Phase Odor Control Technology

- Vapors go through PVC piping around perimeter of greenhouse
- PVC piping contains holes for release of odor neutralizer
- Size and number of holes unique to each installation but designed to minimize pressure drop



<http://byers-scientific.com/assets/bsm-vapor-system-v01.pdf>

Odor Control System Process Flow

Holding Tank
(Ecosorb CNB 100)

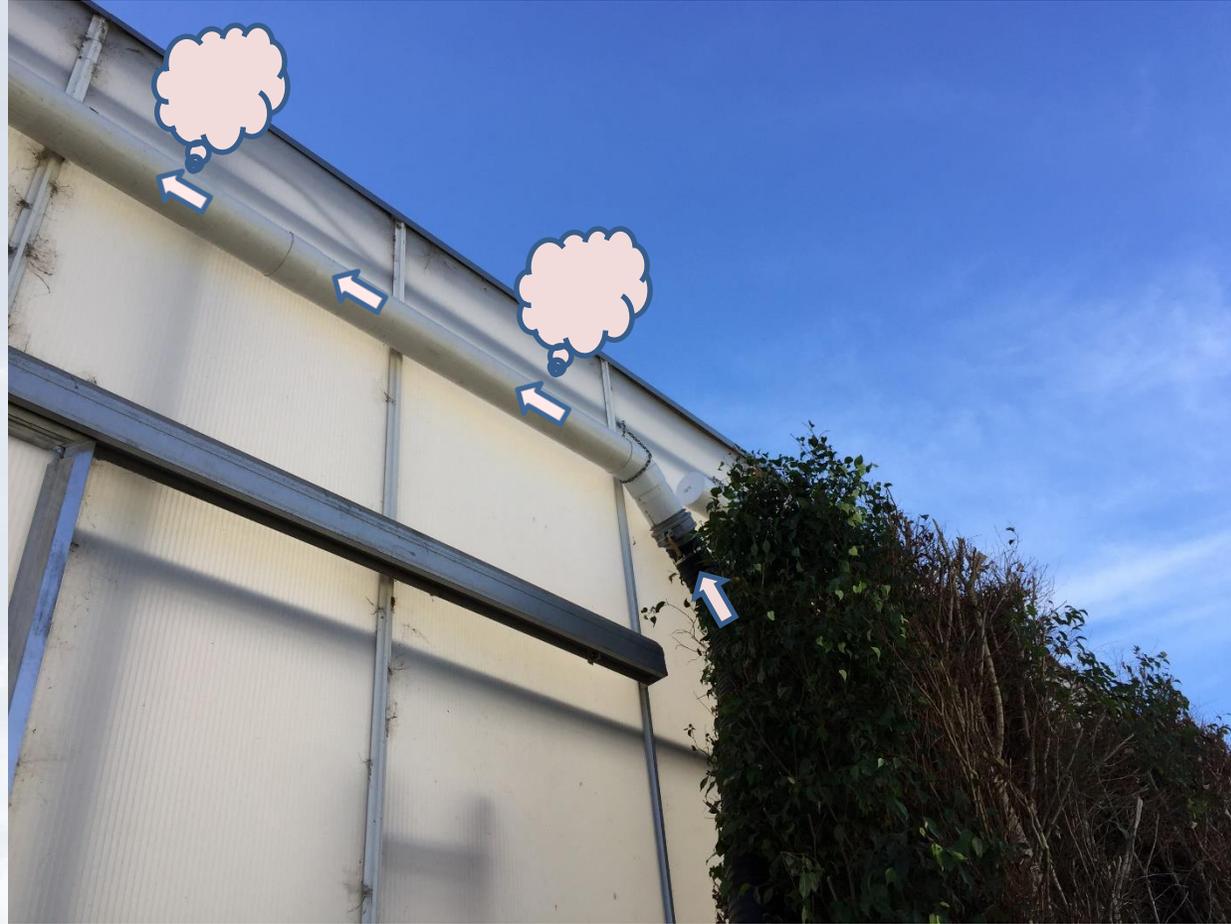
High pressure, low
volume blower



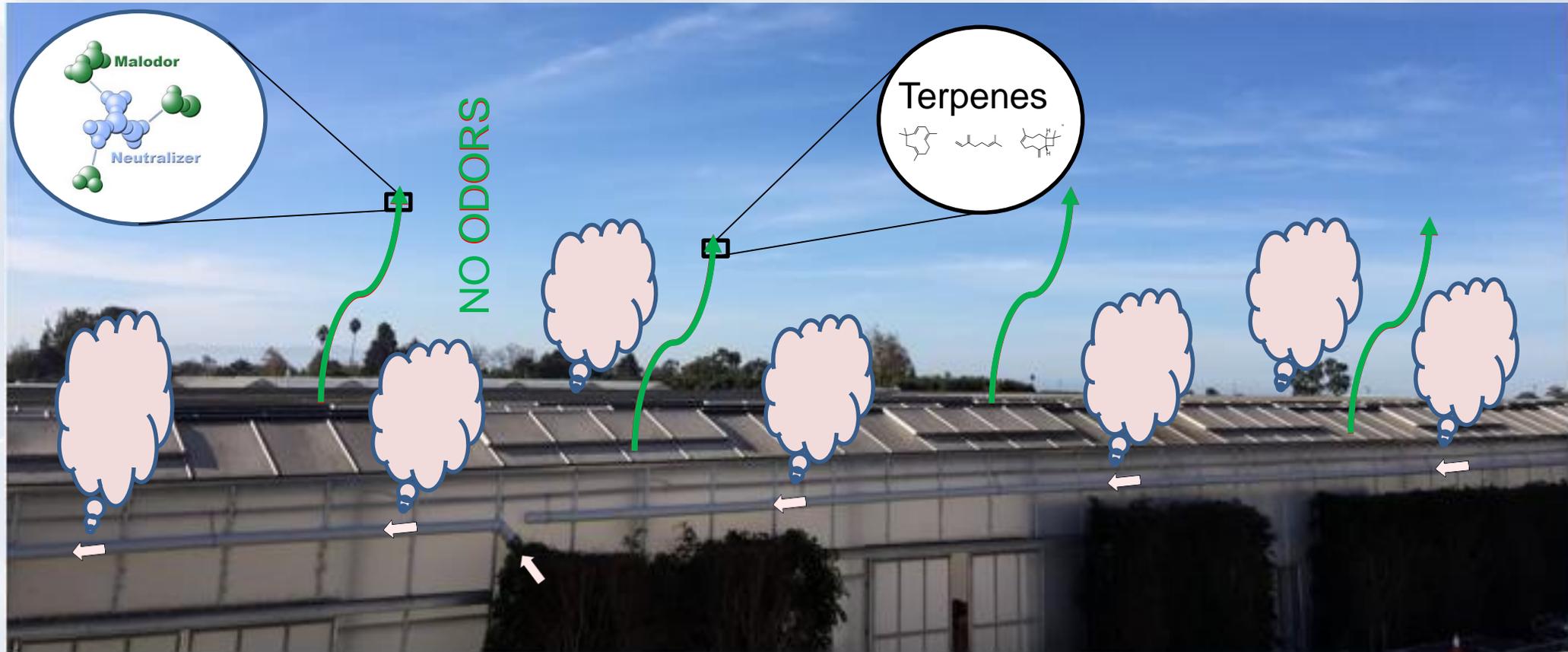
Evaporation Tank
(confidential)



Odor Control System Process Flow Cont.



Odor Control System Process Flow Cont.

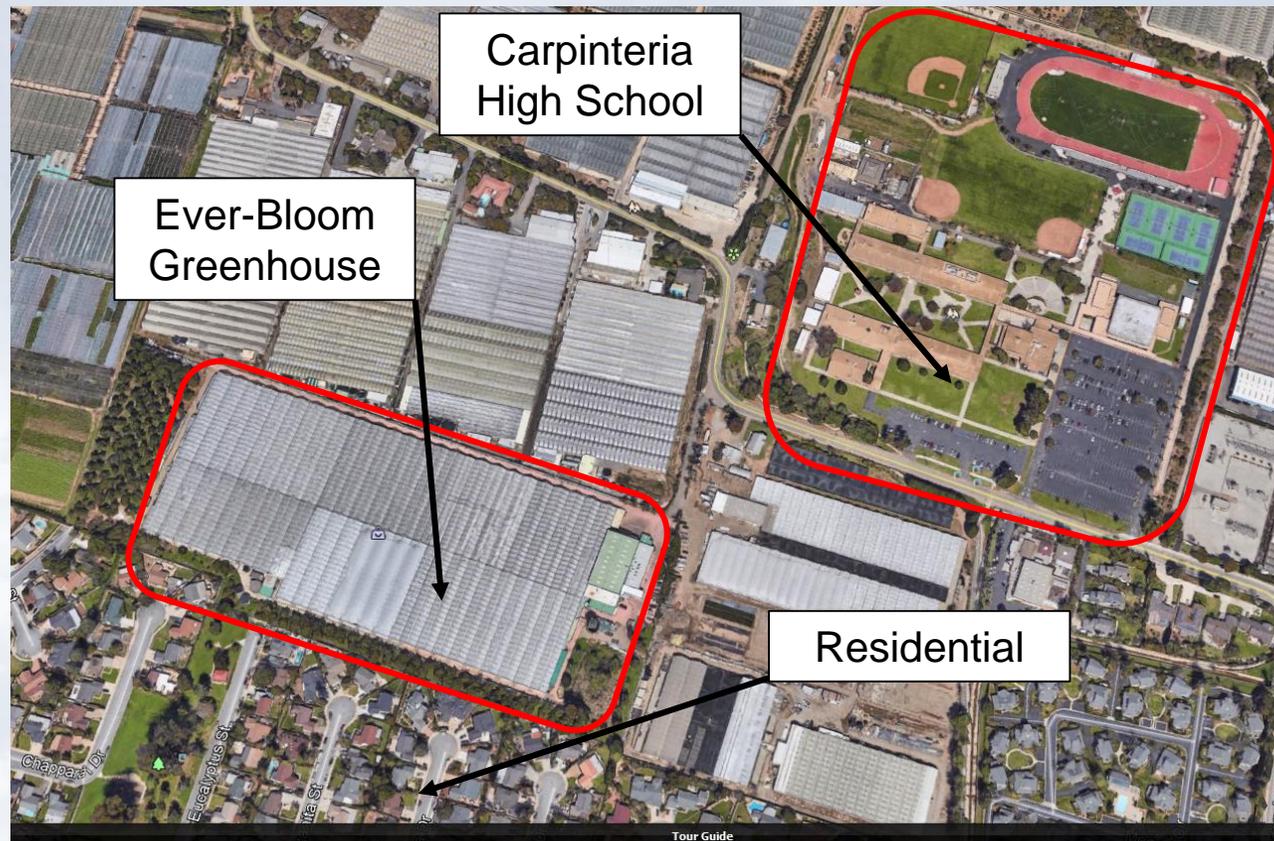


Considerations

- Ecosorb CNB 100 example:
 - Throughput ~ 3.5 gallons per day
 - A pine/citrus scent from overproduction of neutralizer vapor
 - Approximate capital cost \$38,000 - \$53,000, including installation
 - Annual operating cost (based on typical large-scale greenhouse operations) is \$45,000 – \$50,000 per year

Ever-Bloom Test Case

- 15-acre greenhouse located near sensitive receptors
- 650,000 sq. ft cannabis growing operation, previously grew flowers
- Installed a Byers-Scientific & Manufacturing vapor-phase odor control system in November 2017



Ever-Bloom Test Case Cont.

- Ever-Bloom invited District staff to inspect odor-control system in February 2018
- District staff toured the greenhouse and odor-control system
- Odor-control system was operating during the visit and appeared to be working as advertised
- Pungent odors from inside the greenhouse could not be detected directly outside the greenhouse or at the property line

Other Applications

- System currently installed at 14 cannabis operations in Carpinteria
- System can be used to control odors from:
 - Solid Waste (landfills, waste transfer stations, compost, pulp & paper)
 - Wastewater Treatment
 - Commercial (food waste, trash compactors, food processing)
 - Agricultural (dairy, poultry and hog farming)
- Also operational at Miramar Landfill in San Diego as well as composting and landfill operations throughout the US

Questions

Ecosorb CNB 100 Data Sheet



Byers Scientific & Manufacturing
Industrial Odor Management

2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 269-6218

ECOSORB® CNB 100 TECHNICAL DATA SHEET



Ecosorb® CNB 100 is an odor neutralizer designed specifically for the control of cannabis odors. It was designed to remove the odorous chemicals that are produced when growing cannabis. Ecosorb® CNB 100 is effective on the main groups of odor causing chemical compounds found in cannabis including but not limited to the cannabinoids, terpenes, and sesquiterpenes groups.

Ecosorb® CNB 100 can be diluted with water or used neat depending on the application and delivery equipment. Dilution with water ranges from roughly 1 part in 10 of water to 1 part in 100 of water, depending on the type of delivery system and odor intensity. This product is a blend of plant oils, food grade surfactant, and purified water.

Ecosorb® CNB 100 should never be applied in a manner that would allow it to come in direct contact with the cannabis plant, water or soil.

FEATURES

- True odor neutralized
- Biodegradable and non-toxic
- Environmentally friendly
- No measurable flash point
- Scientifically proven

ADVANTAGES

- No masking of odors
- Usually no permits required
- Safe for employees and neighbors
- Safe for all environments
- It performs as advertised

PHYSICAL PROPERTIES

pH: ~6.0
Specific Gravity: ~0.99
Boiling point: ~208° F
Appearance: Milky White
Odor: Slight Citrus

HMIS CLASSIFICATION

Health: 0 Flammability: 0 Reactivity: 0 Protective Equipment: B



Byers Scientific & Manufacturing
Industrial Odor Management

2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 269-6218

ECOSORB® CNB 100 TECHNICAL DATA SHEET



ALL INGREDIENTS CAN BE FOUND LISTED ON THE FOLLOWING CHEMICAL SUBSTANCE INVENTORIES:

United States: TSCA South Korea: ECL and KECI
Canadian: DSL China: IECSC
European: EINECS Japan: ENCS
Australian: AICS New Zealand: NZIoC

REGULATORY

- Ecosorb® CNB 100 is non-hazardous by OSHA Hazard Communication Standard 29 CFR 1910.1200
- This product does NOT contain any substances known to the state of California to cause cancer, developmental and/or reproductive harm.
- Not subject to reporting requirements of the United States SARA Section 313.
- Uncontrolled product according to WHMIS classification criteria.

HANDLING AND PACKAGING

Ecosorb® CNB 100 is shipped in HDPE containers. It is recommended to store the product in the original container. The product should be stored in a well-ventilated place, in a cool area, out of direct sunlight, and tightly sealed. Store the product above 35°F and below 85°F. Allowing the product to freeze is especially damaging and will disrupt the emulsion. Extended exposure to higher temperatures may cause separation. Ecosorb® CNB 100 is incompatible with oxidizing agents and strong acids. This product does not burn. Always shake or mix before using.

DISPOSAL AND CLEANUP

Wash with water or soap and water. The product is not hazardous to humans, animals, or the environment. Dispose of in accordance with local, regional, and national and/or international regulations.

CONTAINERS

Ecosorb® CNB 100 is available in the following sizes:
5 Gallon Pails
55 Gallon Drums
275 Gallon Containers

DISTRIBUTOR OF

Ecosorb® *Remarkably effective. Surprisingly simple.*



One Corporate Drive, Suite 100
Long Grove, IL 60047, USA
Phone: 800.662.6367 Fax: 847.304.0989
www.omi-industries.com

Attachment 7
SCS Odor Control Site Testing

SCS ENGINEERS

Formerly Tracer Environmental Sciences & Technologies, Inc., now a part of SCS Engineers.

September 30, 2019

Santa Barbara County Planning Commission
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93013

Subject: CARP Case Study- Cannabis Odor Management

To Commissioners:

SCS Engineers (SCS) would like to note that due to our firm's broad background in environmental engineering, and odor management specifically, we have been retained by the Carpinteria Association of Responsible Producers (CARP) for the purposes of analyzing and addressing cannabis odors related to client facilities in the region. SCS is an industry leader in the assessment of odor emissions and mitigation methods across North America. SCS has provided environmental solutions for various land uses including but not limited to landfills, wastewater treatment plants, and agricultural & food processing facilities for over forty (40) years.

We recently completed a site specific analysis of an active cannabis facility located at 5138 Foothill Road in Carpinteria (Project Site/Facility). SCS field staff confirmed that the Project Facility was similar to proposed cannabis greenhouses throughout the region with adult-flowering cannabis, ancillary cannabis processing, operable roof vents, and an active odor neutralizing vapor system. SCS collected a suite of fourteen (14) total odor samples at strategically appropriate times and locations in an effort to capture potential maximum odors during calm winds (morning samples), steady winds (afternoons), with the Project Facilities' roof vents open, and with active cannabis processing occurring. These sample collections included upwind locations to determine an odor baseline for the region without cannabis, samples taken inside the greenhouse to reflect unmitigated odor released from cannabis cultivation or processing, and samples taken outside the greenhouse, downwind to capture odor conditions after the application of the odor neutralizing vapor.

These samples were then shipped to an independent third-party laboratory (Odor Science and Engineering, Incorporated in Bloomfield, Connecticut) for analysis. The OS&E laboratory has an expert odor panel which conducts blind evaluations of the odor samples (the panel is not informed of the potential type or source of the samples). The odor panel provides both a character (i.e. sour, skunk, exhaust, garbage) and an intensity for each odor sample. The intensity of odor is quantified as a dilution to threshold ratio (D/T) with higher numbers reflecting stronger odors. For example, the baseline odors present in most communities range from 8-12 D/T. Eight (8) D/T represents eight (8) parts of clean, purified air for each unit of odor sample. The specially trained and qualified odor panelists can often detect a net increase of 3-5 D/T over this baseline condition. Members of the general public can typically detect a net increase of 5-10 D/T. As a result, SCS typically considers a persistent net increase of odor intensity of seven (7) D/T or greater above baseline to be a nuisance odor detectable by the public.

Results from the case study indicated that the upwind/baseline odor present in Carpinteria had an intensity of twelve (12) D/T with a character commonly including odor descriptors such as: sour, stale, sulfur, and exhaust. Samples of unmitigated cannabis odors within the Project Site's greenhouse ranged from a net increase in odor intensity of 151 D/T (adult-flowering plants) to 238 D/T (adult-flowering plants plus processing) with a character commonly including odor descriptors such as: skunk, mercaptan, and marijuana/pot. Samples taken outside the Project Site's greenhouse with odor mitigation from the neutralizing vapor had a maximum net increase in odor intensity of three (3) D/T with eight (8) out of ten (10) samples showing no net increase in odor intensity. Because all mitigated odor samples remained significantly below a net increase of seven (7) D/T in intensity, no nuisance level odors are anticipated from the Project Facility. Typical malodor characters observed in these mitigated samples returned to sour, exhaust, and garbage similar to the background sample. Malodors character such as skunk or mercaptan were only observed in two (2) out



of the ten (10) mitigated samples which had net odor intensities of negative one (-1) and three (3) D/T respectively. With D/T of less than seven (7) these odors are unlikely to be detected by the surrounding public. It also important to note that the downwind odor sample locations were taken at a range of 30-165 feet from the exterior walls of the greenhouse, far closer than the 600 foot distance to the nearest sensitive receptor. Natural dispersion and dilution would continue to reduce remnant odors.

Based upon this initial case study, SCS' findings conclude that the odor neutralizing vapor system was:

- Successfully eliminating 98.7% or more of cannabis odors in distances as little as thirty (30) feet.
- Performing on par with other leading odor control technologies including carbon filtration.
- The system was successfully mitigating odors even with roof vents open and higher intensity odor activities such as cannabis processing occurring during the odor sampling events.

SCS will continue to work with the cannabis industry to implement environmental solutions, including evolving odor management technology. Our staff are available as a resource should the Commission have additional questions and concerns regarding odor management in the region. We have appended a complimentary slide deck to this memorandum for a graphical illustration of this case study analysis.

Sincerely,



Nathan Eady
Land Use Planner/Project Director



Paul Schafer
Air Quality Specialist/Project Director

CARPINTERIA AIR QUALITY SAMPLING CASE STUDY RESULTS & CONCLUSIONS

SCS
ENGINEERS

www.scsengineers.com

August 2019

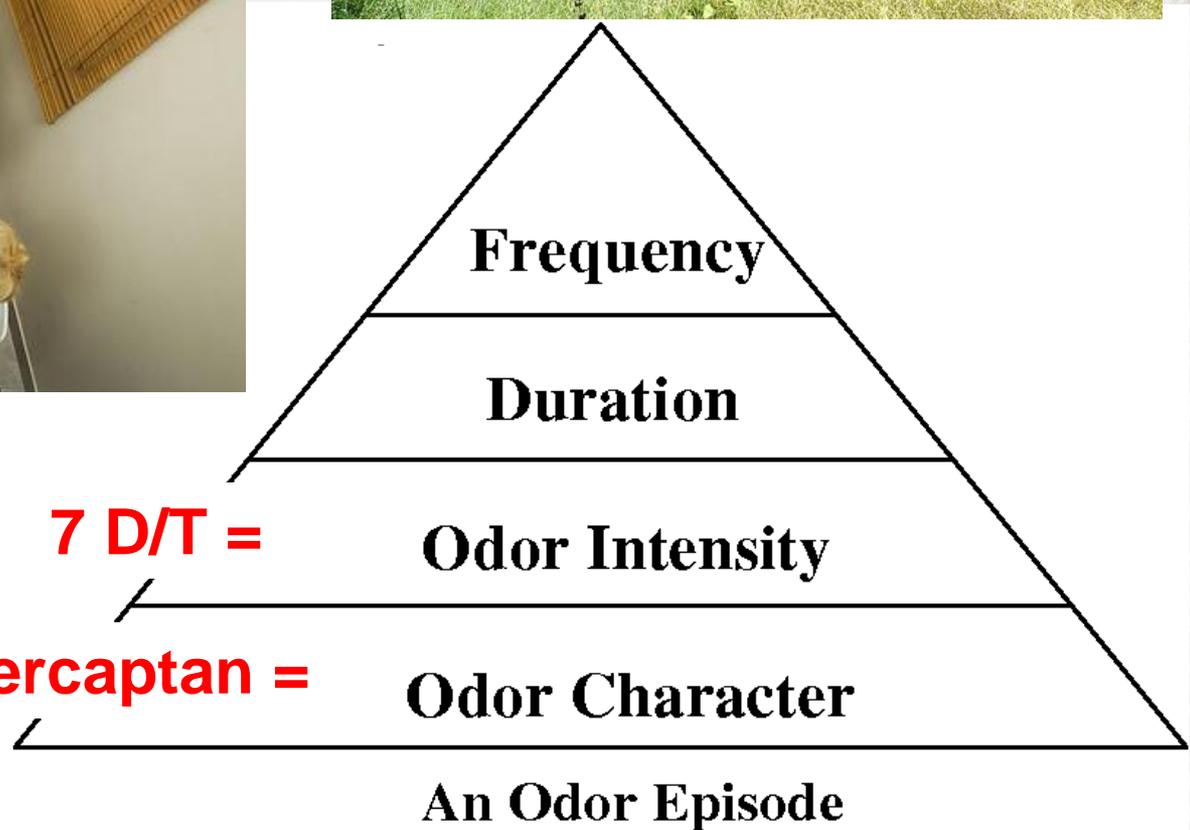
CASE STUDY FINDINGS

CARPINTERIA, CALIFORNIA

- Vapor Odor Neutralizing System reduced odors by 98.7% or better; measured at distances as little as 30 feet from greenhouse.
- Vapor phase performed as good as carbon filtration and is more effective for large volume air spaces such as greenhouses; vapor can also abate odors that escape the primary structure.
- Structure makes a difference, the system performed efficiently with open roof vents.
- Vapor phase system effectively abated odor during harvesting/processing phase, the most odor intensive stage of cannabis cultivation observed.
- Iterations in the technology & application have improved the efficacy of odor neutralizing systems.

METHODOLOGY

ODOR SAMPLE ANALYSIS



METHODOLOGY

ODOR SAMPLE ANALYSIS



Odor Science & Engineering, Inc.
105 Filley Street, Bloomfield, CT 06002
(860) 243-9380 Fax: (860) 243-9431

August 13, 2019

Paul Schafer
SCS Engineers
5963 LaPlace Court
Suite 207
Carlsbad, CA 92008

PSchafer@scsengineers.com

RE: Odor Panel Analysis – August 8, 2019
OS&E Project No. 2151-M-00
SCS Sampling Site: CARP

Dear Paul:

This letter presents the results of the recent odor panel analyses conducted by Odor Science & Engineering, Inc. (OS&E) for SCS Engineers. A total of fourteen (14) odor emission samples were collected on August 7th, 2019 by on-site SCS personnel. The odor samples were collected into Tedlar gas sampling bags provided by OS&E. Following sample collection, the sample bags were shipped via UPS Overnight to OS&E's Olfactory Laboratory in Bloomfield, CT for sensory analysis the next day. The samples arrived intact with a chain of custody requesting sensory analysis attached.

Upon arrival the samples were analyzed by dynamic dilution olfactometry using a trained and screened odor panel of 8 members. The odor panelists were chosen from OS&E's pool of panelists from the Greater Hartford area who actively participate in ongoing olfactory research and represent an average to above average sensitivity when compared to a large population. The samples were quantified in terms of dilution-to-threshold (D/T) ratio and odor intensity in accordance with ASTM Methods E-679-04 and E-544-10, respectively. The odor panelists were also asked to describe the odor character of the samples at varying dilution levels. The odor panel methodology is further described in Attachment A.

The results of the odor panel tests are presented in the attached Table.

We appreciate the opportunity to be of continued service to SCS Engineers. Please feel free to call Martha O'Brien or me if you have any questions concerning these results.

Sincerely,
ODOR SCIENCE & ENGINEERING, INC.

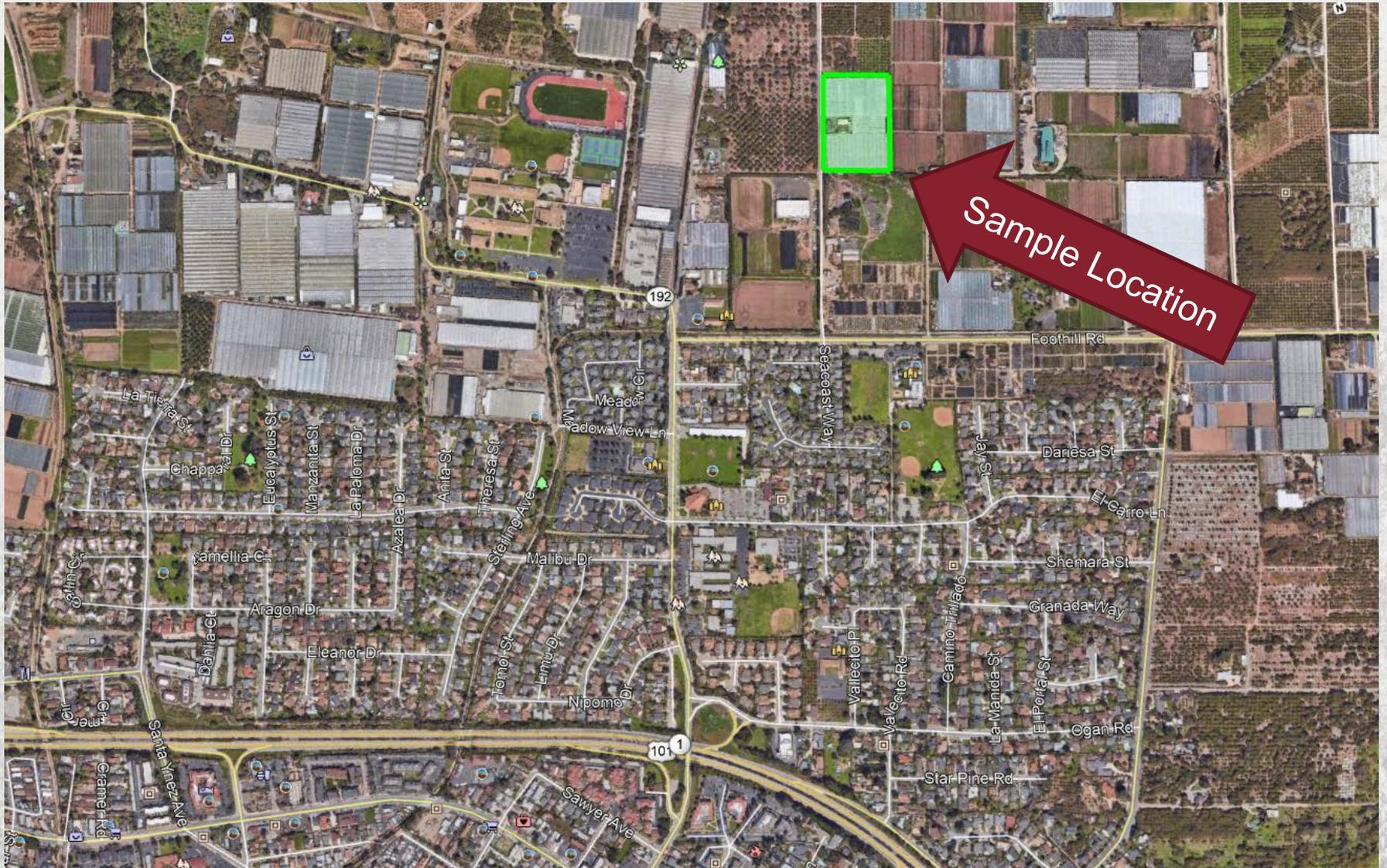
Gary K. Grumley
Associate Scientist

**Table 1. Results of dynamic dilution olfactometry
SCS Engineers – Sampling Site
OS&E Project No. 2151**

Date	Time	Sample ID	Odor Conc. D/T ⁽¹⁾	Stevens' Law Constants ⁽²⁾		
				a	b	
8/07/2019	07:12	AM-S1	9	--	--	sour, rubber, burnt
8/07/2019	07:17	AM-S2	11	--	--	stale, musty, onion
8/07/2019	07:21	AM-S3	12	--	--	sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust
8/07/2019	07:29	AM-E	9	--	--	sour, rubber, garbage, sewage, plastic, burnt, exhaust
8/07/2019	06:52	AM-UP	12	--	--	sour, stale, sulfur, H ₂ S, rubber, exhaust
8/07/2019	07:11	AM-W	9	--	--	sour, plastic, swampy, sulfur, exhaust
8/07/2019	07:23	AM-GH	163	.44	.76	skunk, rotten, mercaptan, burnt sulfur
8/07/2019	13:48	PM-GH	250	.53	.89	skunk, dead skunk, marijuana/"pot"
8/07/2019	13:36	PM-N1	13	--	--	sour, rubber, glue, paste, putty, plastic, exhaust
8/07/2019	13:33	PM-L1	11	--	--	sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust
8/07/2019	13:25	PM-M2	12	--	--	sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust
8/07/2019	13:30	PM-L2	9	--	--	sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
8/07/2019	13:21	PM-M1	15	--	--	rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust
8/07/2019	13:20	PM-UP	12	--	--	sour, sulfur, sewage, H ₂ S, stale, plastic, exhaust

METHODOLOGY

ODOR SAMPLE ANALYSIS

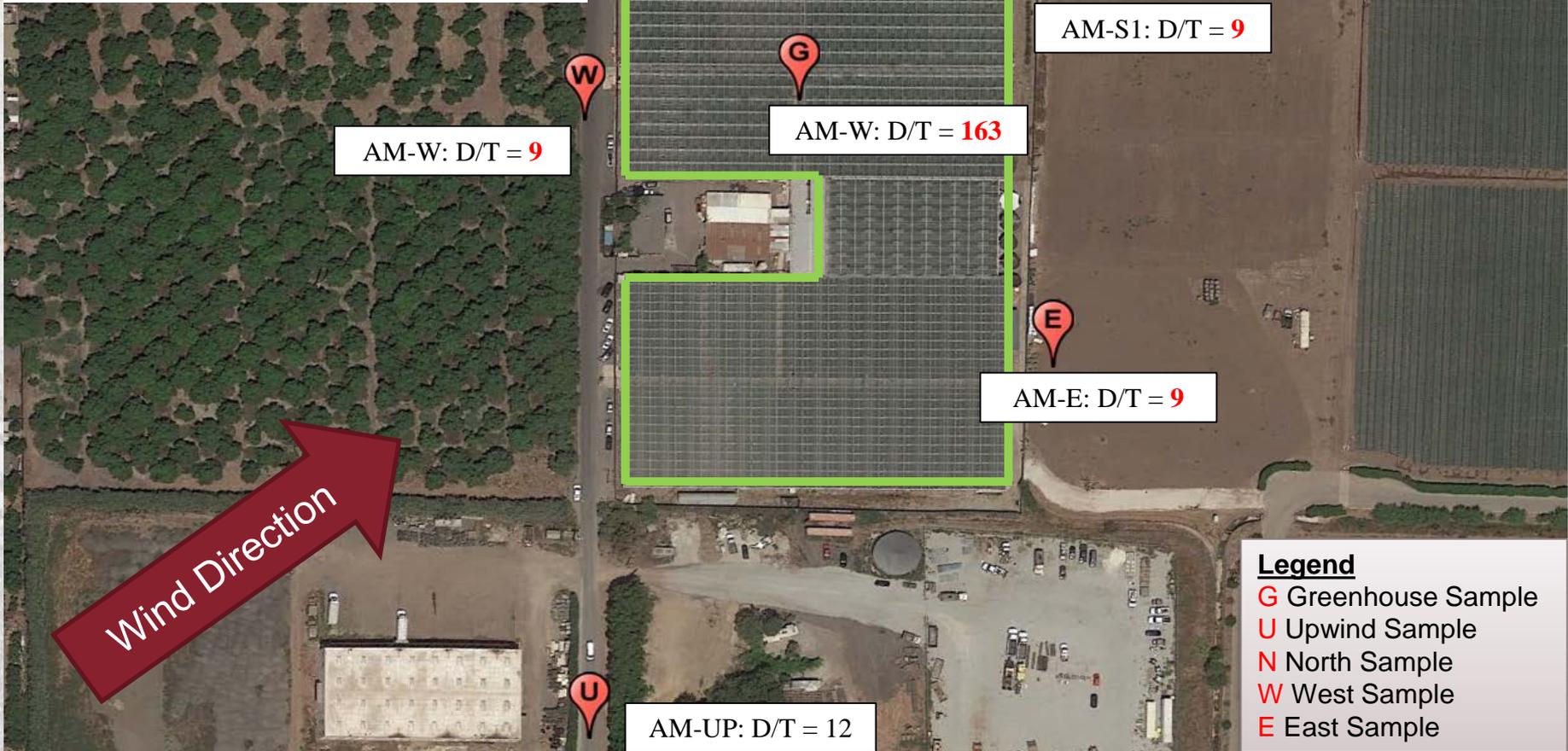


AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

AM – Early Morning

Calm, no wind. From S and SW. 0-2 mph, blowing 205°

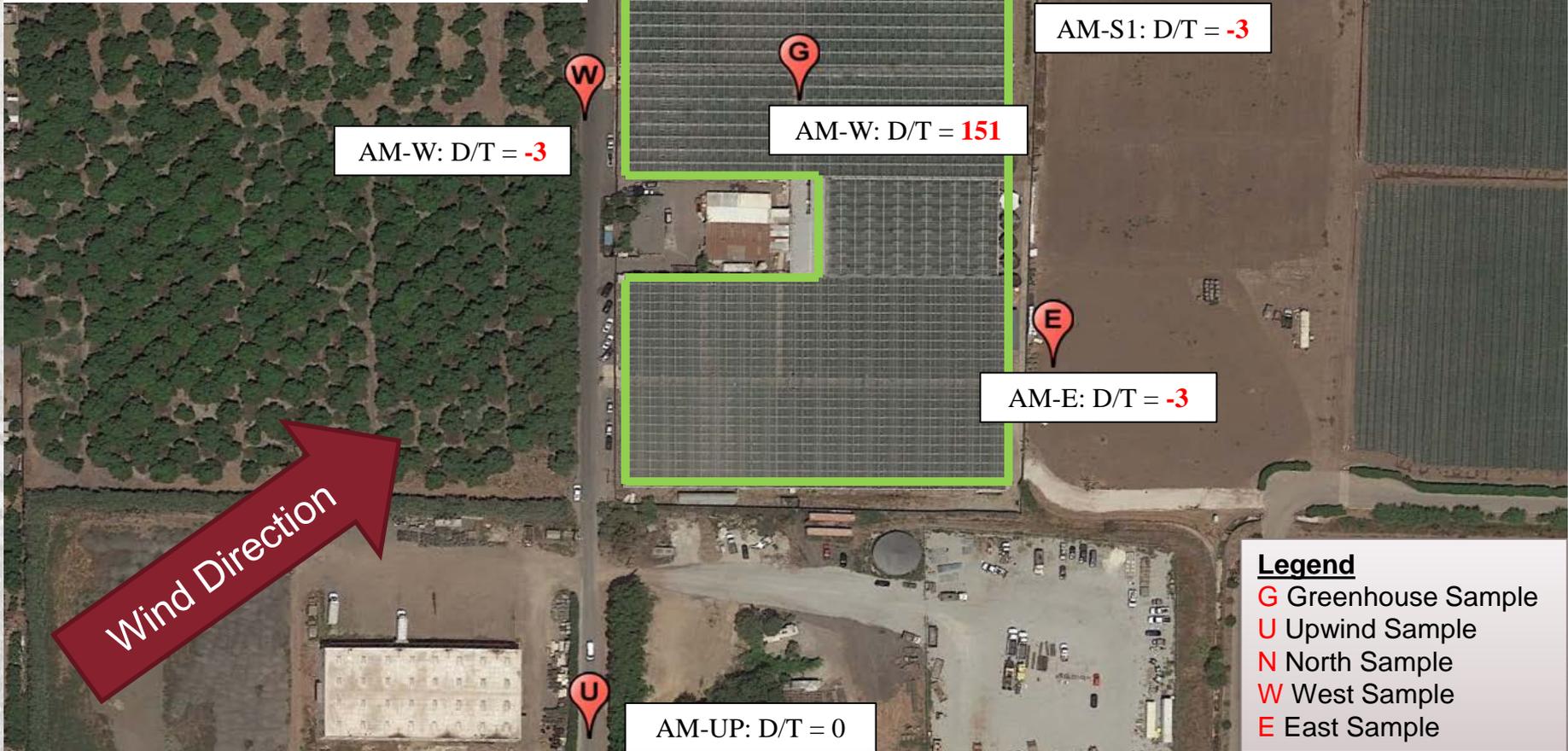


AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

AM – Early Morning

Calm, no wind. From S and SW. 0-2 mph, blowing 205°



AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning

Calm, no wind. From S and SW. 0-2 mph, blowing 205°



ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse <u>Gross Intensity Increase</u> & Character	Short-Range (0-30 feet) <u>Gross Intensity Increase</u> & Character	Medium-Range (Approx. 31-60 feet) <u>Gross Intensity Increase</u> & Character	Long-Range (Approx. more than 60 feet) <u>Gross Intensity Increase</u> & Character
<p>12</p> <p>sour, stale, sulfur, H₂S, rubber, exhaust</p>	<p>163</p> <p>skunk, rotten, mercaptan, burnt sulfur</p>	<p>9</p> <p>sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust</p>	<p>11</p> <p>stale, musty, oniony, mercaptan, sewage, H₂S, plastic, wet cardboard, exhaust</p>	<p>12</p> <p>sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust</p>
			<p>9</p> <p>sour, rubber, garbage, sewage, plastic, burnt, exhaust</p>	
			<p>9</p> <p>sour, plastic, swampy, sulfur, exhaust</p>	

AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning

Calm, no wind. From S and SW. 0-2 mph, blowing 205°



NET INCREASE ODOR INTENSITY

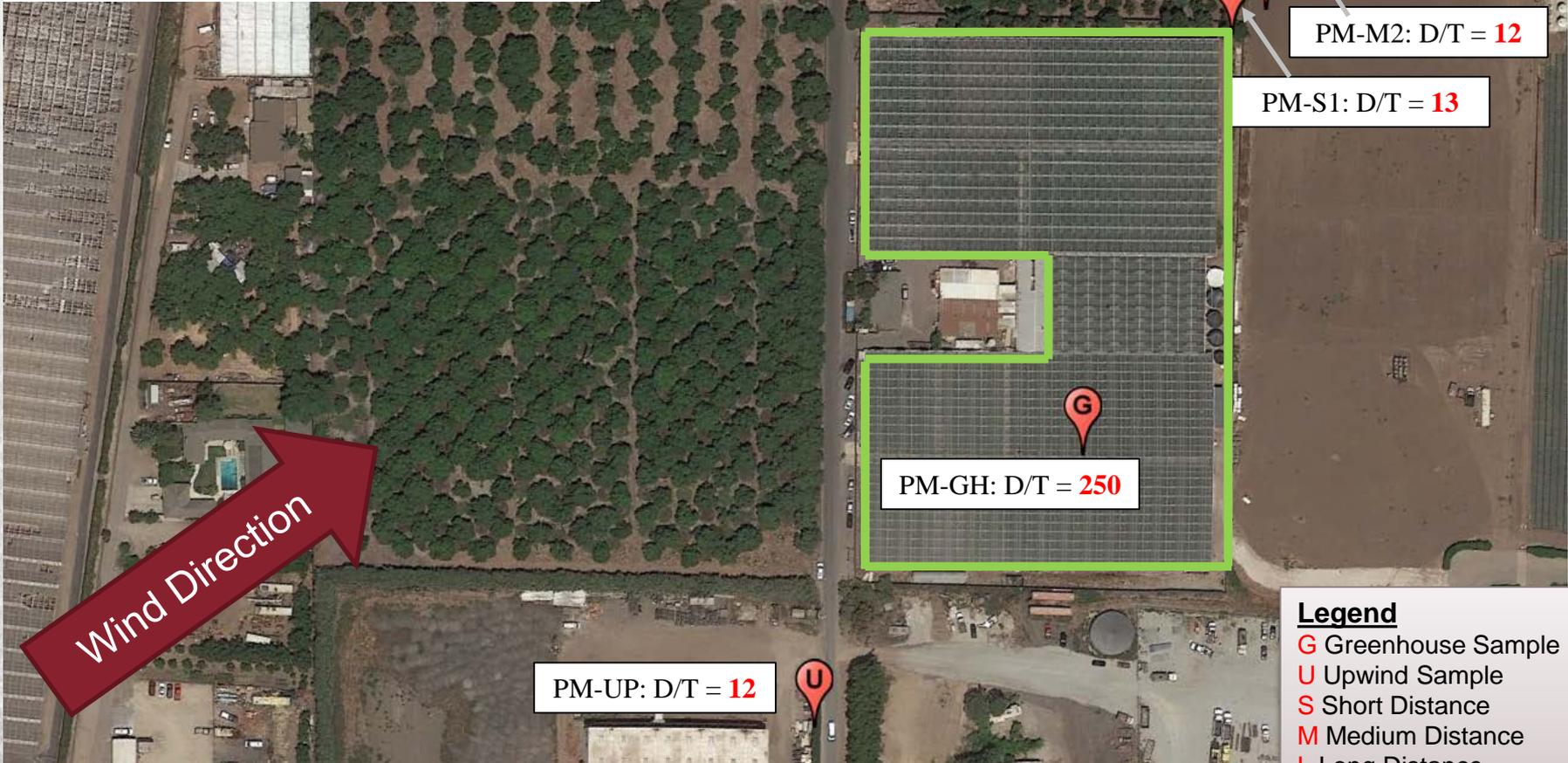
Baseline/Upwind Intensity & Character	In Greenhouse <u>Net Intensity Increase</u> & Character	Short-Range (0-30 feet) <u>Net Intensity Increase</u> & Character	Medium-Range (Approx. 31-60 feet) <u>Net Intensity Increase</u> & Character	Long-Range (Approx. more than 60 feet) <u>Net Intensity Increase</u> & Character
<p>0</p> <p>sour, stale, sulfur, H₂S, rubber, exhaust</p>	<p>151</p> <p>skunk, rotten, mercaptan, burnt sulfur</p>	<p>-3</p> <p>sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust</p>	<p>-1</p> <p>stale, musty, oniony, mercaptan, sewage, H₂S, plastic, wet cardboard, exhaust</p>	<p>0</p> <p>sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust</p>
			<p>-3</p> <p>sour, rubber, garbage, sewage, plastic, burnt, exhaust</p>	
			<p>-3</p> <p>sour, plastic, swampy, sulfur, exhaust</p>	

AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon

Steady breeze from SW. 6 mph, blowing 225°



PM-L1: D/T = 11

PM-M1: D/T = 15

PM-L2: D/T = 9

PM-M2: D/T = 12

PM-S1: D/T = 13

PM-GH: D/T = 250

PM-UP: D/T = 12

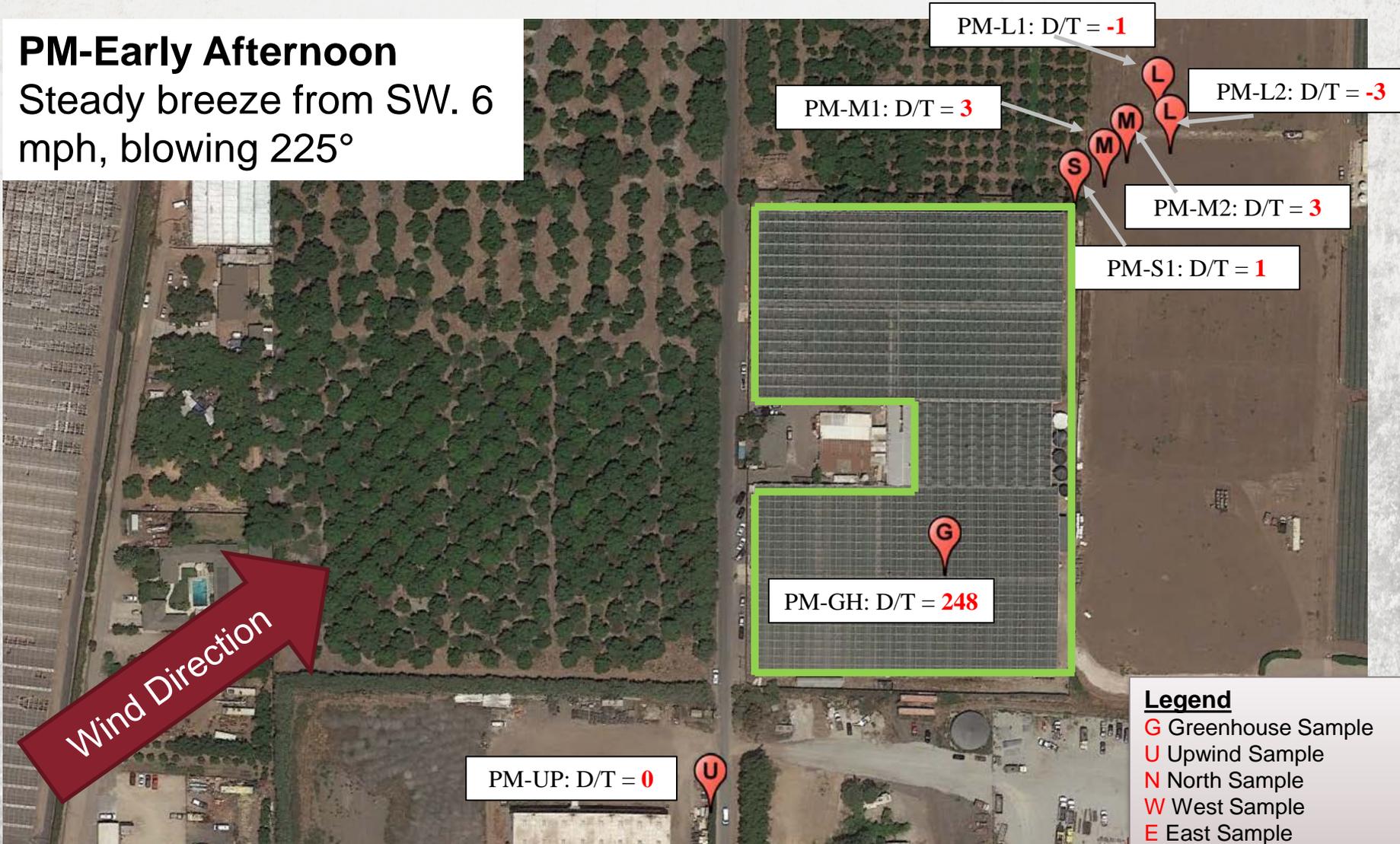
- Legend**
- G Greenhouse Sample
 - U Upwind Sample
 - S Short Distance
 - M Medium Distance
 - L Long Distance

AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon

Steady breeze from SW. 6 mph, blowing 225°



AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon

Steady breeze from SW. 6 mph, blowing 225°



ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse <u>Gross</u> Intensity Increase & Character	Short-Range (50 feet) <u>Gross</u> Intensity Increase & Character	Medium-Range (Approx. 75 feet) <u>Gross</u> Intensity Increase & Character	Long-Range (Approx. 165 feet) <u>Gross</u> Intensity Increase & Character
12 sour, sulfur, sewage, H ₂ S, stale, plastic, exhaust	250 skunk, dead skunk, marijuana/"pot"	13 sour, rubber, glue, paste, putty, plastic, exhaust	12 sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	9 sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			15 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	11 sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon

Steady breeze from SW. 6 mph, blowing 225°



NET INCREASE ODOR INTENSITY

Baseline/Upwind Intensity & Character	In Greenhouse <u>Net Intensity Increase</u> & Character	Short-Range (50 feet) <u>Net Intensity Increase</u> & Character	Medium-Range (Approx. 75 feet) <u>Net Intensity Increase</u> & Character	Long-Range (Approx. 165 feet) <u>Net Intensity Increase</u> & Character
0 sour, sulfur, sewage, H2S, stale, plastic, exhaust	238 skunk, dead skunk, marijuana/"pot"	1 sour, rubber, glue, paste, putty, plastic, exhaust	0 sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	-3 sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			3 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	-1 sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

Attachment 8
Odor Scrubber Location Plan

ATTACHMENT M: NOISE PLAN

SLO Cultivation- Carpinteria Noise Control Plan

Prepared for:

SLO Cultivation
3861 Foothill Road
Carpinteria, CA 93103

Prepared by:

SCS ENGINEERS

2370 Skyway Drive Suite #101
Santa Maria, CA 93455
805-346-6591

January 15, 2021

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Section	Page
1.0 Introduction.....	1
2.0 Noise Fundamentals in Santa Barbara County	2
3.0 Noise Environment	2
4.0 Impact Discussion	3

Attachments

Attachment 1	Noise Plan Existing
Attachment 2	Noise Plan Propose Backup Generator
Attachment 3	Byer's Unit
Attachment 4	Freezer Compressors

1.0 INTRODUCTION

This study is an analysis of the potential long-term noise impacts on nearby sensitive receptors from operation of new equipment included in the Carpinteria Cannabis Project (Project). The purpose of this study is to analyze the Project's potential impacts from long term operation, specifically concerning sound from newly proposed operating equipment.

The Project Site is located at 3861 Foothill Road also identified as APN 005-310-024. The Site is approximately 13.66 acres in size and contains four (4) existing greenhouse structures and twelve (12) pre-fabricated supporting structures (freezers, equipment and material storage, etc.), totaling approximately 389,800 square feet of development. This existing network of greenhouse and ancillary structures has been historically utilized to cultivate cut flowers (Gerbera daisies). Surrounding land uses include agriculture (predominately greenhouses and orchard) to the North, South, East, and West. Low density residential development exists throughout the area as well.

SLO Cultivation proposes to convert the Project Site to cannabis cultivation, with all cultivation of cut flowers ceasing. The proposed Project would allow for:

1. Utilization of existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging).
5. The development of seventy-one (71) onsite parking spaces.
6. Expansion of the Project Site's stormwater detention basin system.
7. Minor ancillary improvements to the Project Site including installation of security cameras and lighting, installation and use of irrigation recycling and fertigation equipment, septic waste disposal systems, and placement of cannabis waste storage containers.
8. Removal of twelve (12) pre-fabricated containers, totaling 3,840 square feet, historically used for agricultural and cannabis support activities.

Construction noise was not considered as part of this analysis because construction related noise capable of exceeding the County's 65 dba threshold would be restricted to tree removal and excavation of additional stormwater detention volume. All such work is expected to be completed within a span of 10-20 days and within normal business hours (i.e. Monday through Friday, 8am to 5pm). Due to the short-term, limited nature of construction activity further noise analysis was unnecessary.

2.0 NOISE FUNDAMENTALS IN SANTA BARBARA COUNTY

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dBA). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (Ldn) are noise indices which account for differences in intrusiveness between day- and night-time noise. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly. To protect noise-sensitive uses, the County has adopted thresholds.

The Santa Barbara County Environmental Thresholds and Guidelines Manual states:

- a. A proposed development that would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.
- b. Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dBA CNEL would generally be presumed to be significantly impacted by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dBA CNEL or less.
- c. A project will generally have a significant effect on the environment if it will increase substantially the ambient noise levels for noise-sensitive receptors adjoining areas. Per item a., this may generally be presumed when ambient noise levels affecting sensitive receptors are increased to 65 dBA CNEL or more. However, a significant effect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case level.
- d. Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to EPA guidelines average construction noise is 95 dBA at a 50' distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations, within 1,600 feet of the construction site would be affected by noise levels over 65 dBA. To mitigate this impact, construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8 AM to 5 PM only. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

3.0 NOISE ENVIRONMENT

Cannabis cultivation activities generally do not generate high levels of noise as compared to other agricultural activities already occurring on the Project Site and within the surrounding rural, agricultural region. Greenhouse cultivation and other indoor cultivation sites can generate noise from agricultural equipment, but noise levels would typically be reduced as activities would occur inside the greenhouse and/or processing building, which would buffer noise levels to some degree. The primary cannabis cultivation related noise sources would be limited to the use of fans or blowers for air circulation and temperature management within the greenhouses (such fans have already been in use on the Project Site to facilitate the cultivation of cut flowers). Cannabis processing would additionally require the use of dehumidifiers and buckers, neither of which produce sound in excess of the 65 dba threshold. Lastly, a Byers Odor Management System will be installed on the Project Site which utilizes a high-pressure, low-volume blower.

A list of noise generating equipment proposed for the Project and the noise levels associated with each piece of equipment are provided in Table 1 below.

Table 1. On Site Equipment

	Quantity	Equipment	dBA
Existing (Baseline)	6	Pedestal Fans	<70
	2	Large Exhaust Fans	<75
	TBD	Interior Air Flow Fans	<70
Proposed	1	Munch Machine Mother Bucker	<50
	1	Byers Odor Management System	<75
	1	30kW Backup Generator	<65
	1	Freezer Compressor	<71

4.0 IMPACT DISCUSSION

The development of the Project will result in the installation of four (4) types of new, noise emitting equipment. The new, noise emitting equipment is as follows:

1. **Bucking Machine:** One (1) Munch Machine Mother Bucker would be utilized to separate cannabis buds from the remainder of the plant. This equipment is anticipated to produce a noise level of approximately 50 dBA. This noise level is below the County's significance threshold of 65 dBA, therefore this piece of equipment was not considered for further analysis.
2. **Byer's Odor Management Systems:** Up to three (3) Byers Odor Management Systems (Byers Units) are also proposed to neutralize the fugitive cannabis odors within the Project Site. The Byers Unit includes operation of a high-pressure, low-volume blower encased within a weatherproof housing. The blower has a noise level of approximately 75 dBA as measured from a distance of thirty (30) feet. The location of the Byers Unit within the Project Site is shown on Figure 1 and will be located approximately 220 feet from the nearest property line. If the noise is reduced by 6 dBA as the distance is doubled from the source, SCS determined that the anticipated noise level will be approximately 57 dBA as measured from the nearest property line. This noise level is below the County's significance threshold of 65 dBA.
3. **30 kW Backup Generator:** One (1) backup generator shall be installed near the southeast corner of the proposed Processing Building, approximately 85 feet from the property line. The generator has an anticipated noise level of approximately 65 dBA as measured from a distance of twenty-five (25) feet. The anticipated noise levels at the property line will be less than 59 dBA and below the County's significance threshold. As a noise reduction measure, installing the backup generator behind an 8ft tall CMU block wall will attenuate the noise with a 20 dBA reduction, from 65 dBA down to 45 dBA at 25ft from the source, therefore it is recommended a CMU block wall be constructed around the facility backup generator.
4. **Freezer Compressors:** Freezer compressors are to be installed just south of the Processing building and are 65 dBA from 100' from the source, which at the proposed installation is approximately 175 feet from the nearest easterly property line. At the property line, the noise level is below the County's significance threshold of 65 dBA.

Table 2 below identifies each new, noise emitting equipment and their noise levels. Refer to Attachments 2 through 4 that display the corresponding location and anticipated noise levels of the proposed equipment.

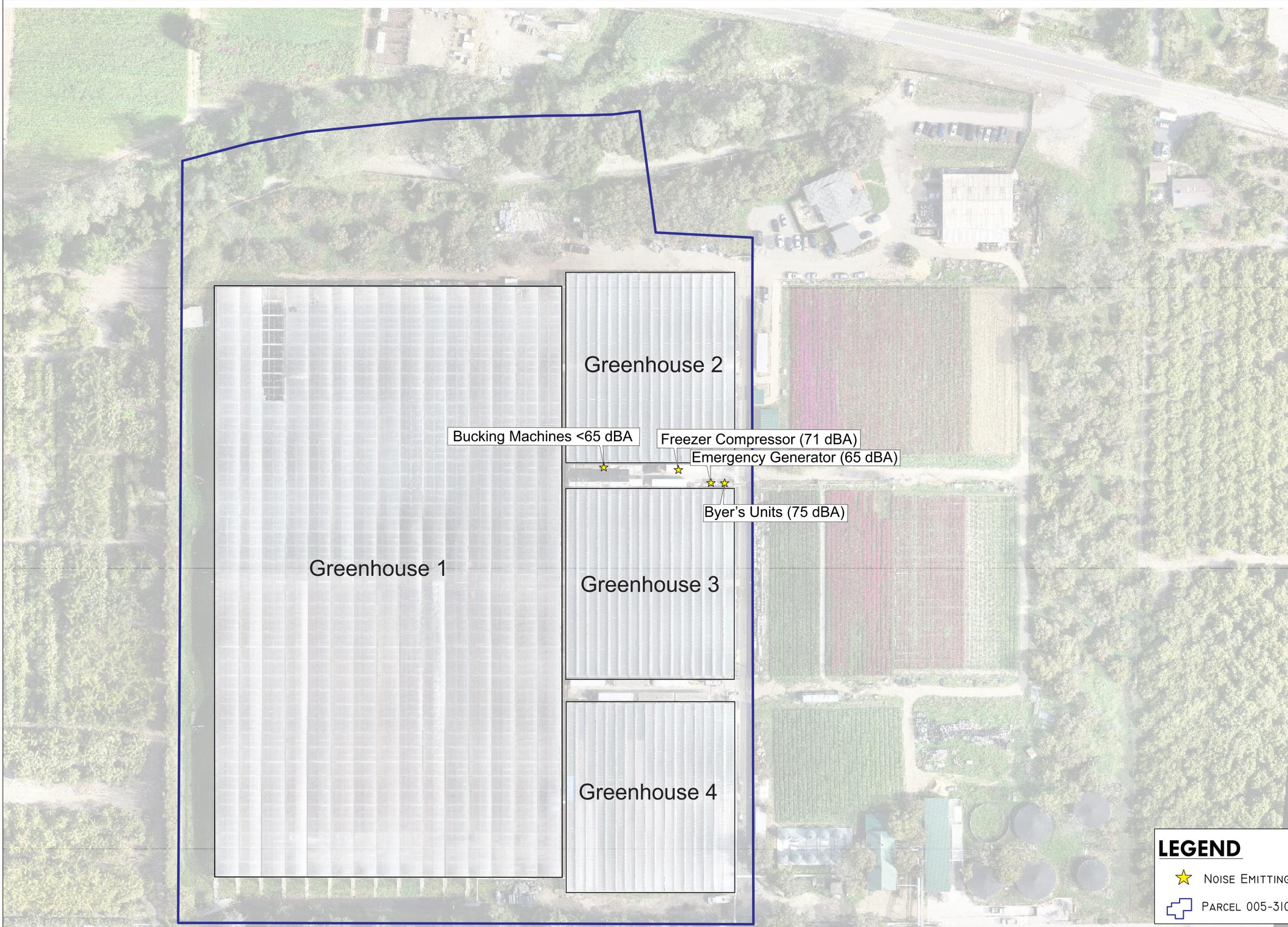
Table 2. Noise Estimates for Equipment
dBA Noise Estimate for Proposed Noise Emitting Equipment

Equipment	dBA from Noise Source / Distance Feet			
Byers Odor Management System	75 dBA / 30 ft	69 dBA / 60 ft	63 dBA / 120 ft	57 / 240 ft
30kW Backup Generator	65 dBA / 25 ft	59 dBA / 50 ft	53 dBA / 100 ft	47 dBA / 200 ft
Freezer Compressor	71 dBA / 50 ft	65 dBA / 100 ft	59 dBA / 200 ft	53 dBA / 400 ft
Munch Machine Mother Bucker	30 dBA / 5 ft	24 dBA / 10 ft	18 dBA / 20 ft	12 dBA / 40 ft

Therefore it is anticipated that noise impacts from all associated Project equipment will be less than significant.

ATTACHMENTS

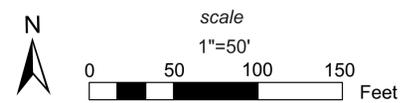
Attachment 1	Noise Plan Existing
Attachment 2	Noise Plan Propose Backup Generator
Attachment 3	Byer's Unit
Attachment 4	Freezer Compressors



LEGEND

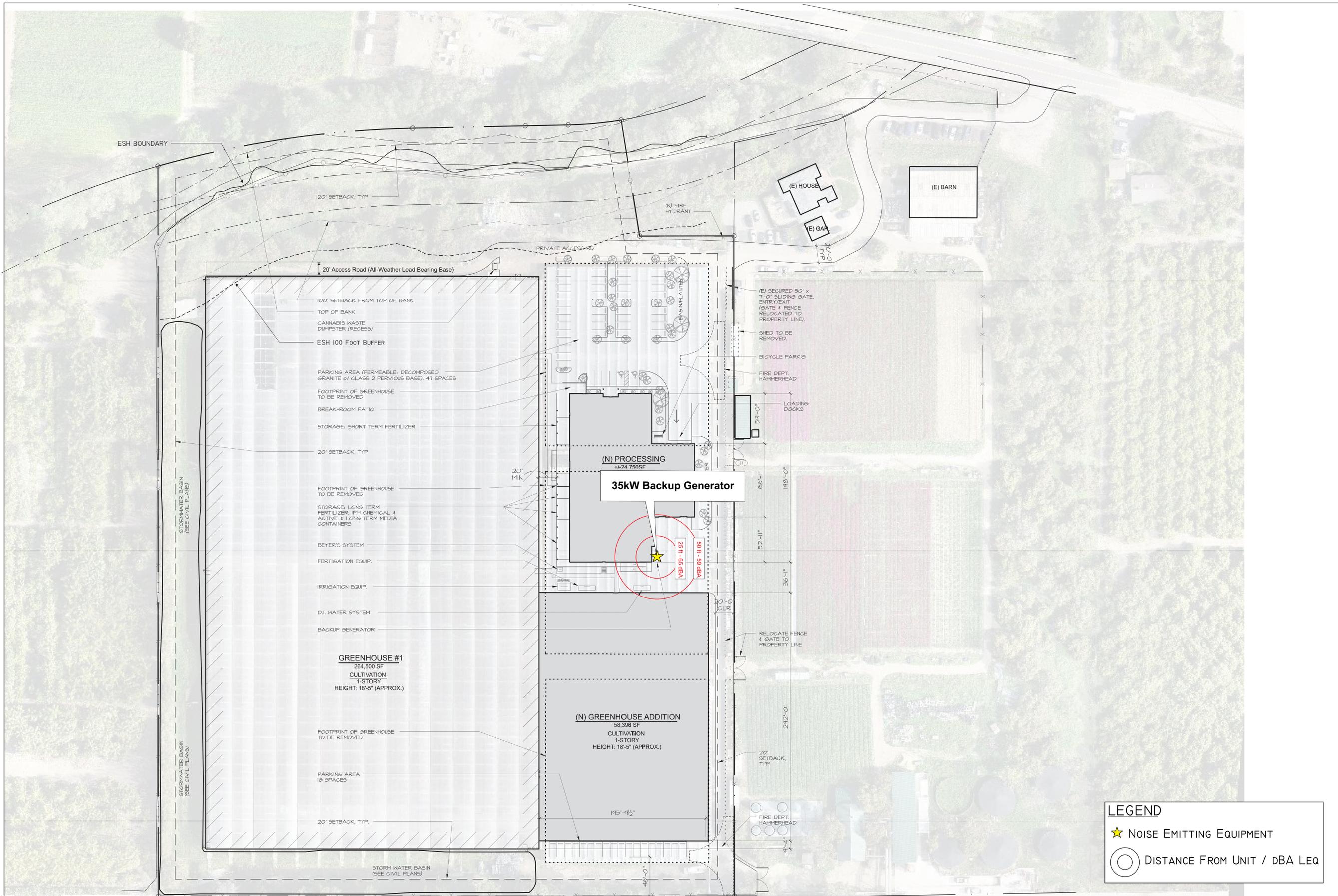
- ★ NOISE EMITTING EQUIPMENT
- ▭ PARCEL 005-310-024

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 MODIFIED FROM BBP ARCHITECTURE SITE PLAN
 SCS ENGINEERS

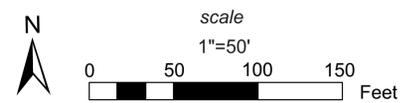


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NOISE PLAN EXISTING

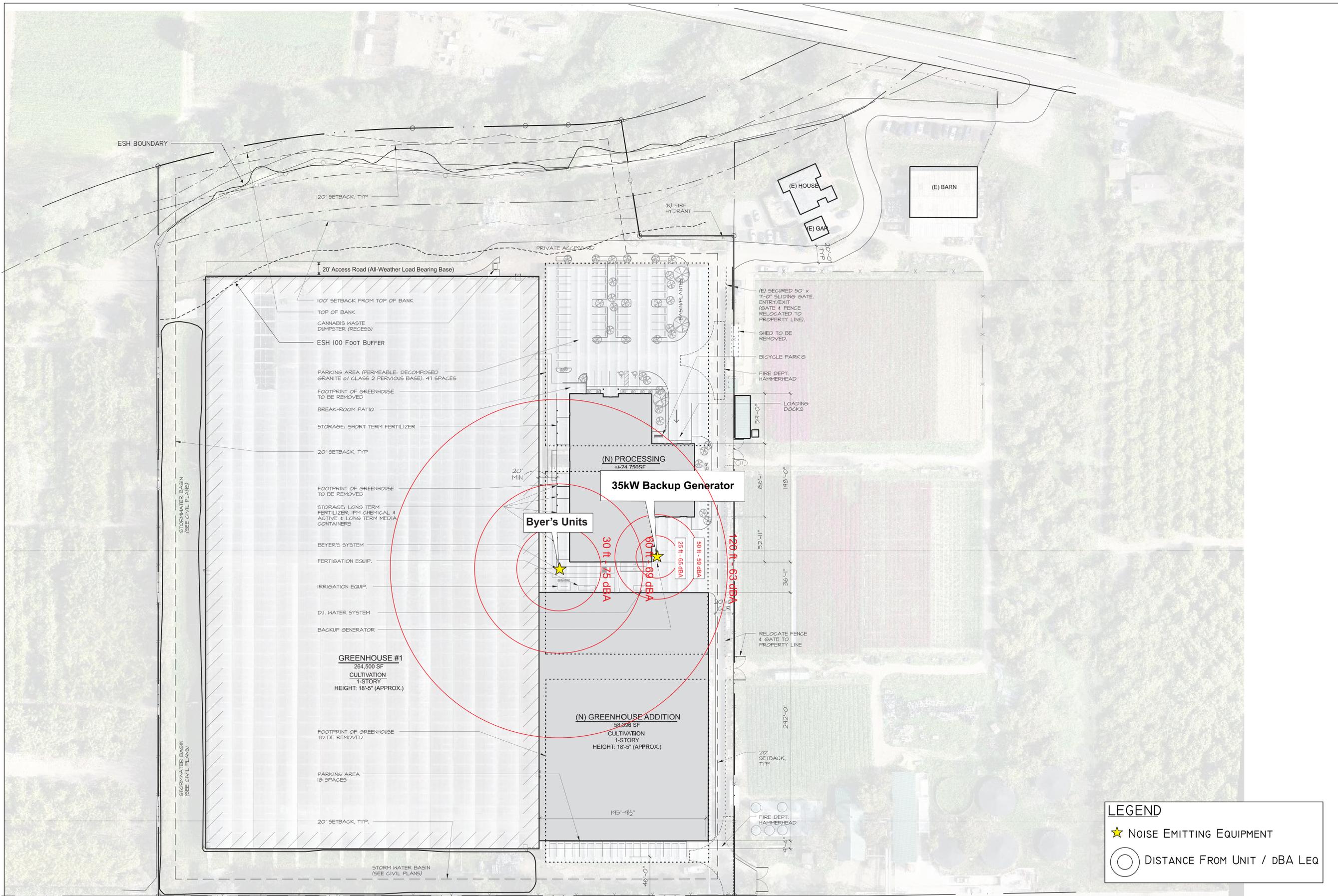


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JULY 2021
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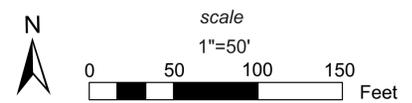
**NOISE PLAN PROPOSED
BACKUP GENERATOR**



LEGEND

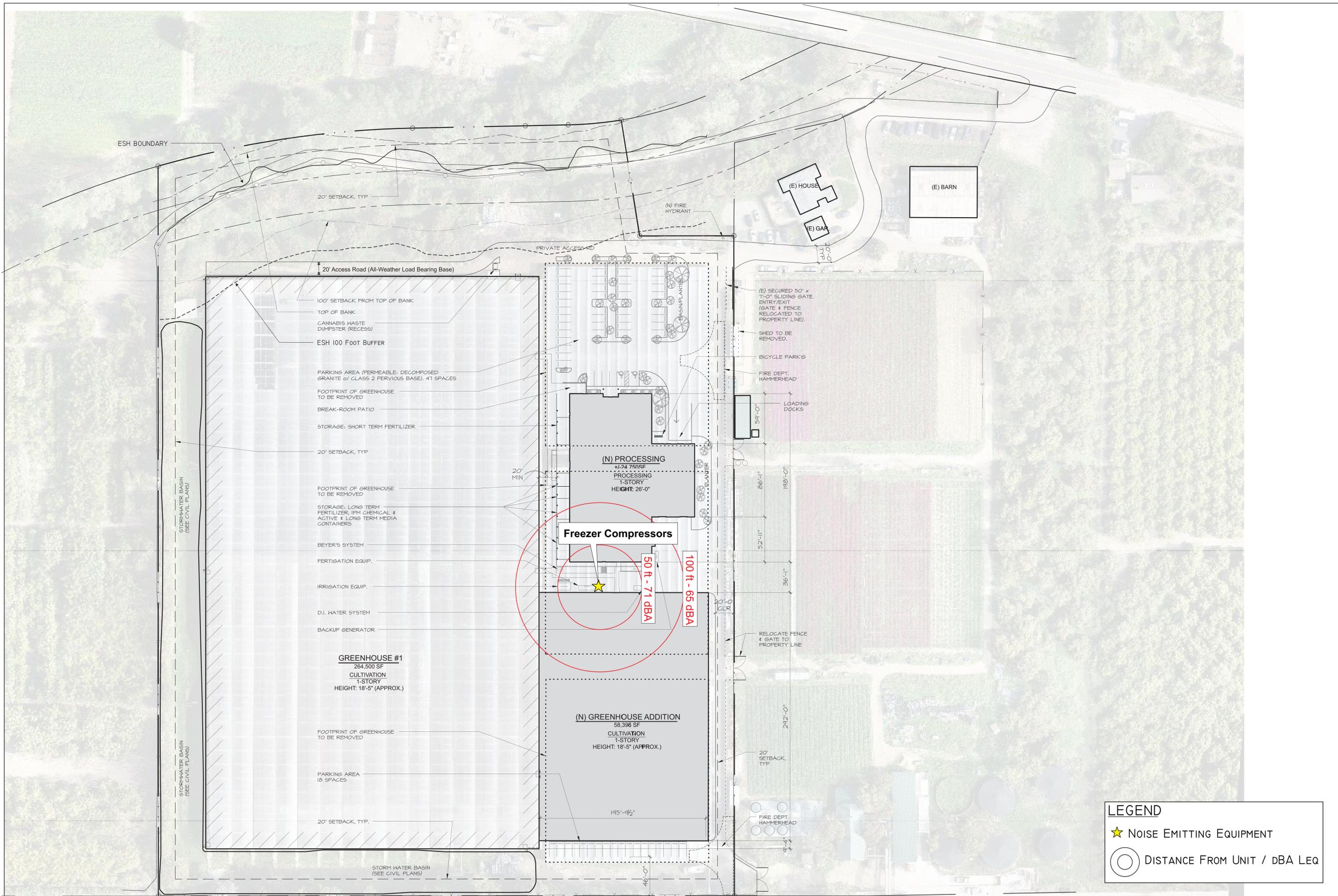
- ★ NOISE EMITTING EQUIPMENT
- DISTANCE FROM UNIT / DBA LEQ

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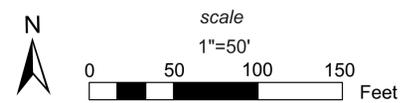
**NOISE PLAN PROPOSED
 BYER'S UNIT**



LEGEND

- ★ NOISE EMITTING EQUIPMENT
- DISTANCE FROM UNIT / DBA LEQ

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SLO CULTIVATION
 3861 FOOTHILL ROAD
 SANTA BARBARA COUNTY, CALIFORNIA

**NOISE PLAN PROPOSED
 FREEZER COMPRESSORS**

ATTACHMENT N: MARBORG INDUSTRIES CAN AND WILL SERVE LETTER



2, June 2020

Kyle Hardy
3889 Foothill Rd
Carpinteria, CA 93013

Re: SLO Cultivation Inc. – ACCT# 1-0137831

This letter is to acknowledge that we are servicing a special closed top 11yrd Roll-off box for SLO Cultivation Inc. at 3889 Foothill Rd. (APN 005-310-024) pursuant to our contract services outlined in our agreement with the County of Santa Barbara. We have been advised by the client that a mix of “unrecognizable” cannabis and other waste material will be placed in the box for disposal. The disposal is handled as an “on-call” basis. The material collected in the closed top roll-off box will be processed along with all of the other commercial waste generated in Santa Barbara County.

If you require special handling of this material, please advise so we may direct you accordingly.

Tisha Levy
MarBorg Industries
728 E. Yanonali St.
Santa Barbara, Ca 93103
805-963-1852 X2298 Office
www.marborg.com

ATTACHMENT O: WATER EFFICIENCY MANAGEMENT PLAN

SLO Cultivation- Carpinteria Water Efficiency Management Plan

Prepared for:

SLO Cultivation
3861 Foothill Road
Carpinteria, CA 93103

Prepared by:

SCS ENGINEERS

2370 Skyway Drive Suite #101
Santa Maria, CA 93455
805-346-6591

January, 2020

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Section	Page
1.0 Water Efficiency Management Plan.....	1
1.1 Site/Project Description.....	1
1.2 Water Sources & Uses	2
1.3 Water Conservation Features.....	4
1.3.1 Evaporative Barriers on Exposed Soils and Pots.....	5
1.3.2 Timed Drip Irrigation.....	5
1.3.3 Soil Moisture Monitors	5
1.3.4 Use of Recycled Water	5
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Attachments

Attachment 1 SLO Cultivation Carpinteria - Site Plan

Attachment 2 Landscaping Plans

1.0 WATER EFFICIENCY MANAGEMENT PLAN

This Water Efficiency Management Plan (Plan) has been prepared in compliance with applicable local and State regulations for the purposes of maintaining efficient use of local freshwater supplies related to the cultivation of cannabis associated with the operations of SLO Cultivation in Carpinteria, California.

1.1 SITE/PROJECT DESCRIPTION

The Project Site (Site) is located at 3861 Foothill Road also identified as APN 005-310-024. The Site is approximately 13.66 acres in size and contains four (4) existing greenhouse structures and twelve (12) pre-fabricated supporting structures (freezers, equip & material storage, etc.), totaling approximately 389,800 square feet of development. The property and associated greenhouses have been historically used to cultivate other agricultural products such as cut flowers (gerbera daisies) and avocados.

The proposed Project would allow for:

1. Utilization of existing **Greenhouse 1 (GH1)**, approximately 264,500 square feet in size, for mature mixed-light cannabis cultivation.
2. Demolition of three (3) existing greenhouses, known as **Greenhouse 2 (GH2)**, **Greenhouse (GH3)**, and **Greenhouse 4 (GH4)**, which are approximately 40,700 square foot each.
3. Development and operation of a 58,396 square foot addition to **GH1** for nursery/juvenile mixed-light cannabis cultivation.
4. Development of a new 24,751 square foot pack house which will be utilized for cannabis processing (bucking, drying, and packaging; none of these activities require water).
5. The development of seventy-one (71) onsite parking spaces.
6. Expansion of the Project Site's stormwater detention basin system.
7. Minor ancillary improvements to the Project Site including installation of security cameras and lighting, installation and use of irrigation recycling and fertigation equipment, septic waste disposal systems, and placement of cannabis waste storage containers.
8. Removal of twelve (12) pre-fabricated containers, totaling 3,840 square feet, historically used for agricultural and cannabis support activities.

The cultivation operations in the existing Greenhouse 1 and the proposed addition to Greenhouse 1 will be the only significant source of water usage on the premises. The

existing twelve (12) pre-fabricated supporting structures will be removed from the Project Site. Processing done in the proposed pack house is limited to wet-bucking, weighing, and loading for export shipment; none of these activities require water. Refer to Attachment 1 for further site development and use details.

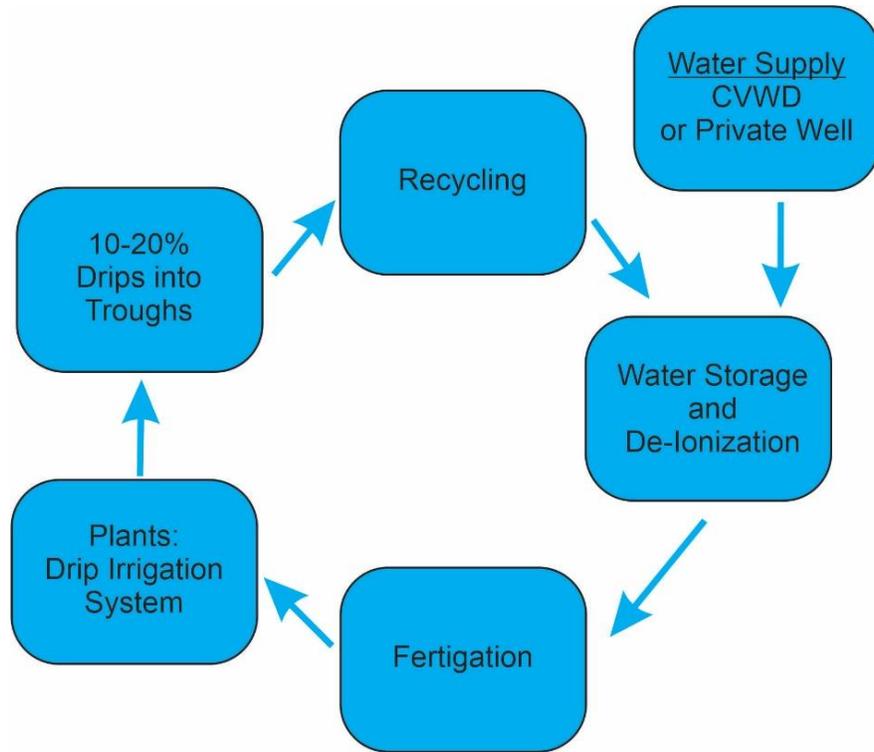
The Project is not expected to result in a substantial increase in local water usage because:

1. Three (3) existing greenhouses will be demolished; totaling approximately 122,100 square feet, and replaced by 58,396 square foot addition to Greenhouse 1.
2. The proposed pack house, approximately 24,751 square feet, does not require water for the cannabis processing (bucking, drying and packaging).
3. The existing avocado orchards would be removed to accommodate expanded stormwater detention basins, this would further reduce irrigation demand on the Site versus the baseline condition. Refer to Attachment 2 for further landscaping details.

1.2 WATER SOURCES & USES

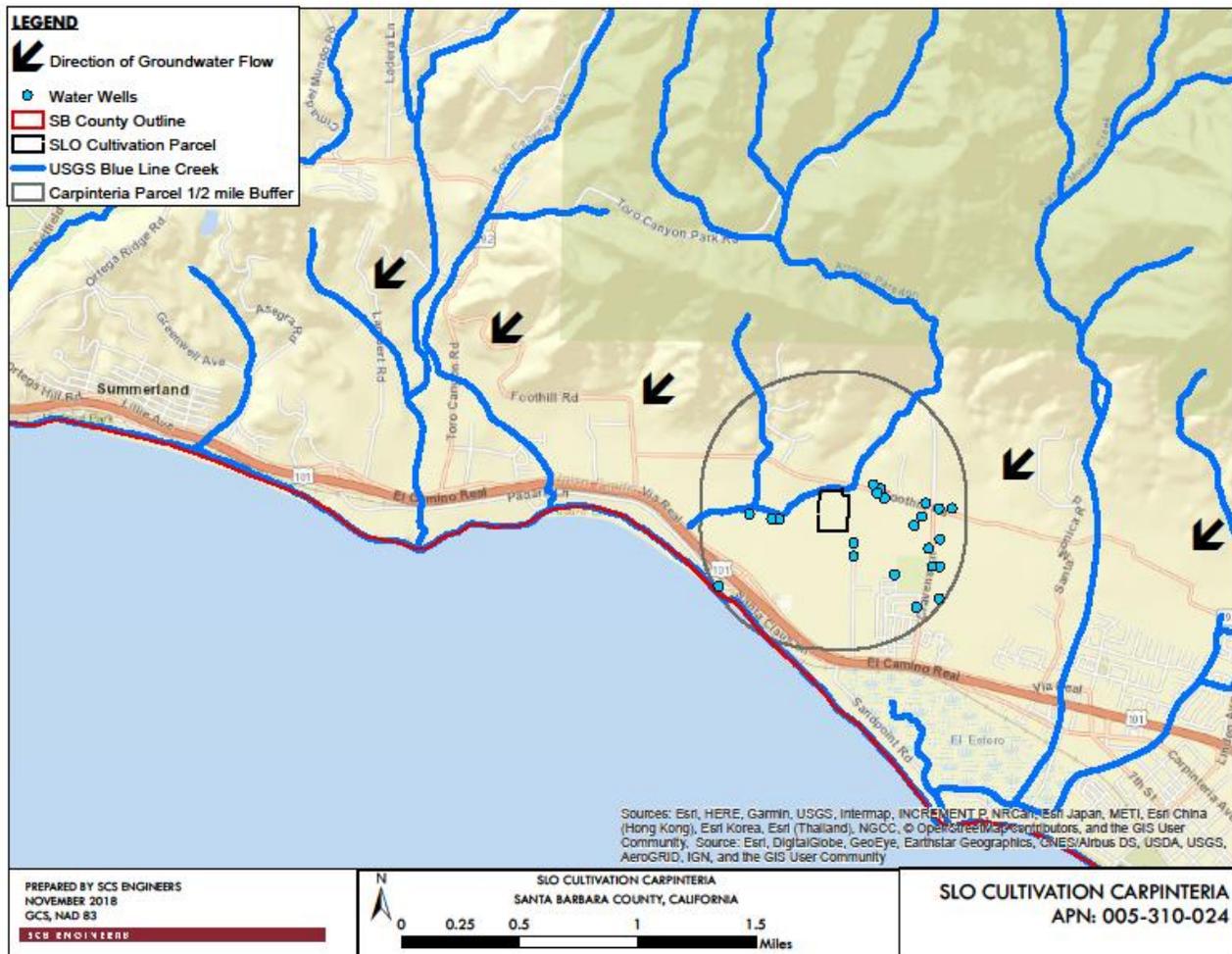
The Site derives its primary water supply from a water sharing agreement which allows the use of groundwater produced by an existing private well located on the adjacent parcel to the East (APN 005-310-026). The well has historically been used to supply irrigation water for the Site so all necessary cross parcel piping connections are existing and available. Additionally this water supply can be supplemented through the purchase of additional water from the Carpinteria Valley Water District. Irrigation water usage for the cannabis cultivation is estimated to be 17,000-20,000 gallons per day (approximately 19.04-22.40 acre feet per year). Historical water usage for the cut flower cultivation has been 25,500-30,000 gallons per day. Therefore it is possible that the Project will result in a net reduction in onsite water demand. As reflected in Figure 1 below, irrigation water is distributed to the cannabis cultivation areas utilizing a high-efficiency drip irrigation system with computerized timing controls. While the timing controls will be optimized to limit over-irrigation, there is a secondary overflow collection system in-place to capture excess irrigation water and recycle it back into the system. Refer to Attachment 2 for an overview of how this water cycle is distributed across the Site.

Figure 1- Irrigation Water Cycle



Groundwater levels throughout the region are approximately 115.95 feet based upon a survey of monitoring wells within a 1/2 mile radius of the Site. Groundwater generally flows in a Southwest or southerly direction throughout the local aquifer. A map of water wells within 1/2 mile of the Project Site can be seen in Figure 2 below. Arroyo Paredon Creek crosses the northern fringes of the property.

Figure 2- Water Wells and Groundwater Flow



1.3 WATER CONSERVATION FEATURES

Pursuant to the Santa Barbara County *Water Efficiency for Commercial Cannabis Activities- Development Standards*, SLO Cultivation plans to conserve water to the maximum extent feasible. SLO Cultivation plans on using a number of different techniques and measures to conserve water on Site during operations as outlined below.

1.3.1 Evaporative Barriers on Exposed Soils and Pots

All cultivation will be restricted to indoor greenhouses which will limit direct evaporation. Additionally, all cannabis plants will be grown in pots utilizing timed, drip irrigation and coco fiber instead of typical potting/soil mix. This will ensure that the minimum amount of water will be used at any given time and irrigation will be quickly sequestered within the fiber matrix.

1.3.2 Timed Drip Irrigation

An automated system, which delivers irrigation through a web of timers and automatic valves, will deliver each individual cannabis plant the precise amount of water it needs. The timing for irrigation periods will be monitored and adjusted based on variable Site conditions (seasons, weather patterns, etc.) to limit irrigation overflow to the maximum extent feasible. The automated drip irrigation will also reduce the potential for human error such as overwatering.

1.3.3 Soil Moisture Monitors

Widespread soil moisture monitors are not useful for this operation as excess irrigation will be detected by excessive rate of overflow into troughs and irrigation times will be adjusted in the automated system. SLO Cultivation may utilize sporadic soil moisture monitors primarily for the purpose of spot checking plants to ensure they receive sufficient irrigation.

1.3.4 Use of Recycled Water

In addition to limiting water use by carefully monitoring irrigation time periods, excess irrigation will be captured using a system of drip troughs running below each row of pots. These troughs will transport this irrigation overflow to holding tanks on the Southern edge of the property. This irrigation overflow will then be recycled by processing it through the Site's de-ionization water treatment system and reintroducing it into the irrigation system.

Figure 3- Drip Irrigation & Capture System



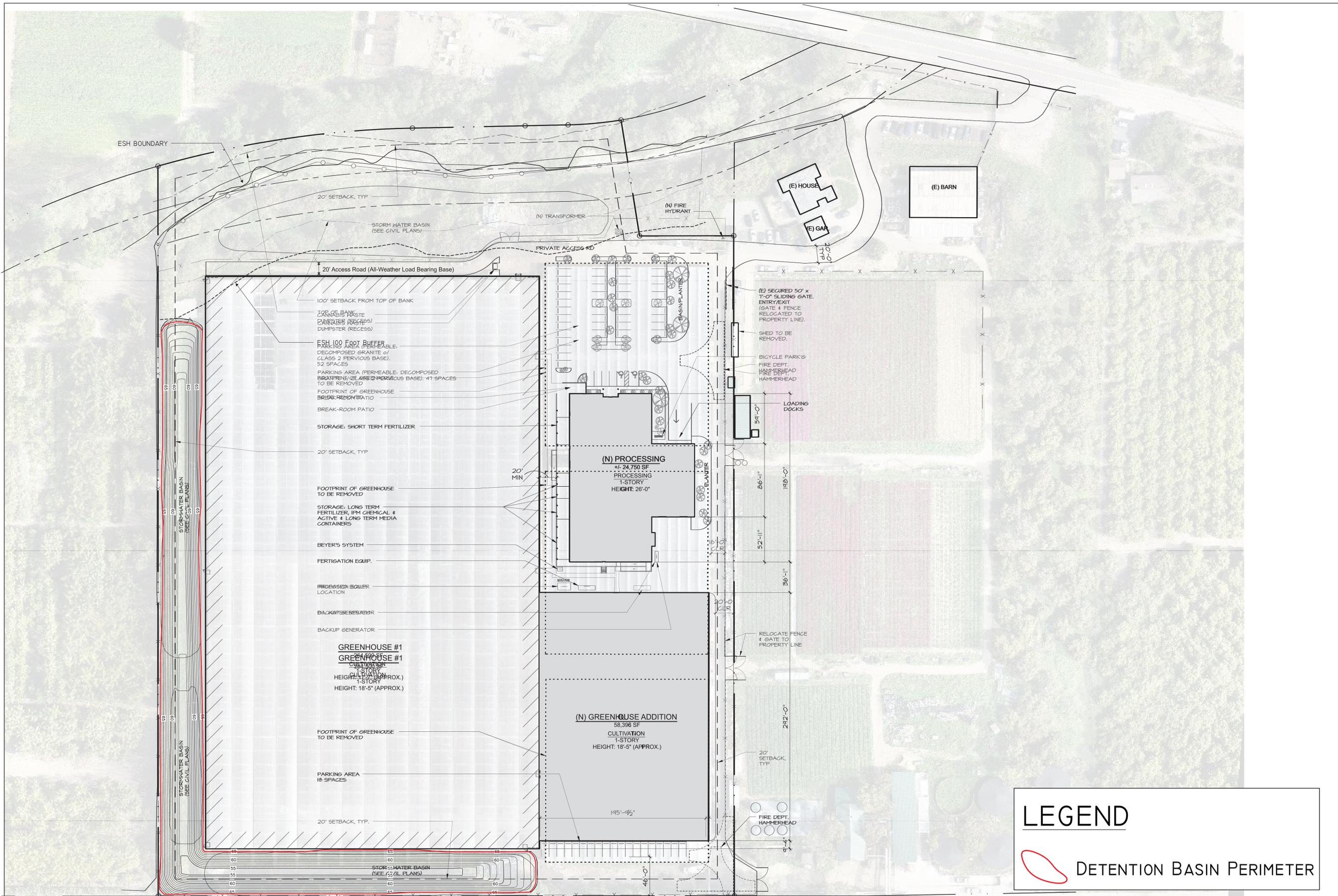
1.3.5 Rain Capture

The existing greenhouses, and associated irrigation infrastructure, on the Site are not designed to directly capture rain water into rain barrels or cisterns for direct return to the irrigation supply water. Rainfall in the region is too minimal and sporadic to make efficient use of such as system. Instead, rain water will be utilized as an indirect form of water conservation. Stormwater is directed from the greenhouse roofs to an existing network of four (4) large stormwater retention basins located along the Western and Southern edges of the Site. Stormwater then percolates into the regional aquifer and assists in maintaining recharge of the groundwater which in turn feeds the Site's private well.

Figure 4- Typical Existing On-site Stormwater Retention Basin



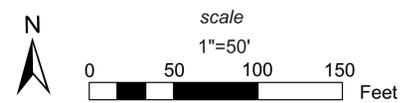
Attachment 1
SLO Cultivation Carpinteria- Site Plan



LEGEND

 DETENTION BASIN PERIMETER

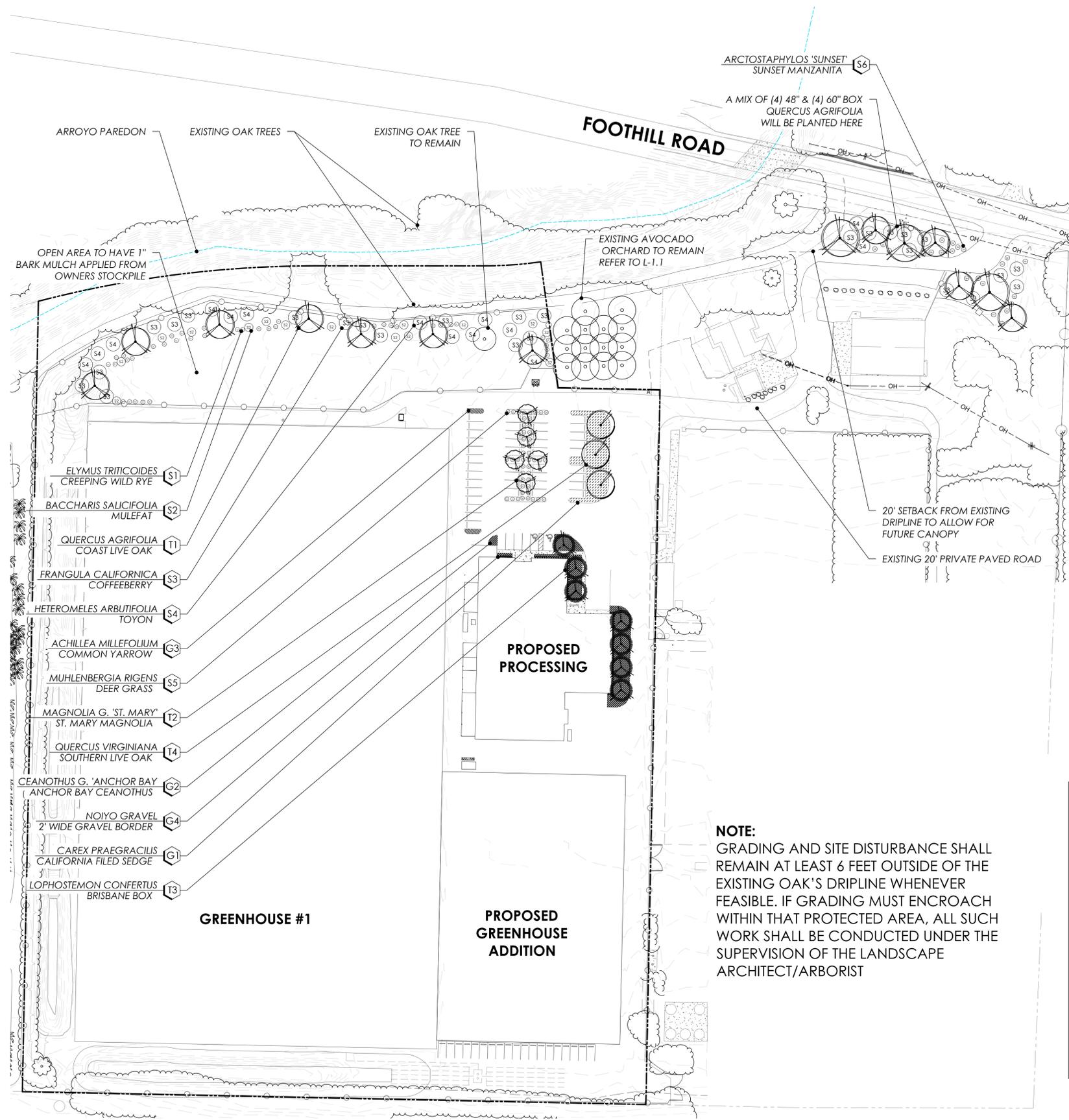
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SLO CULTIVATION
3861 FOOTHILL ROAD
SANTA BARBARA COUNTY, CALIFORNIA

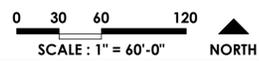
SITE PLAN

Attachment 2
SLO Cultivation Carpinteria – Landscaping Plans



NOTE:
 GRADING AND SITE DISTURBANCE SHALL REMAIN AT LEAST 6 FEET OUTSIDE OF THE EXISTING OAK'S DRIPLINE WHENEVER FEASIBLE. IF GRADING MUST ENCROACH WITHIN THAT PROTECTED AREA, ALL SUCH WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT/ARBORIST

LANDSCAPE SCREENING PLAN - DETENTION BASIN ENLARGEMENT



TYPICAL PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	36" BOX & 48" BOX	V. LOW	14
T2	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	PLANT PER DETAIL A	24" BOX	MED	5
T3	LOPHOSTEMON CONFERTUS BRISBANE BOX	PLANT PER DETAIL A	36" BOX	MED	7
T4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	PLANT PER DETAIL A	36" BOX	MED	3

SHRUBS

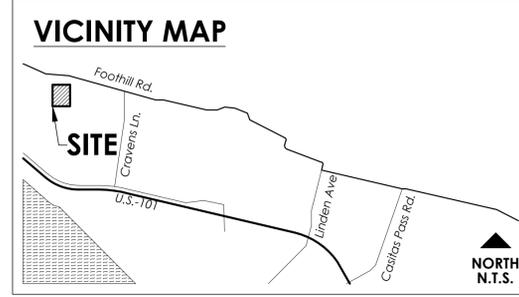
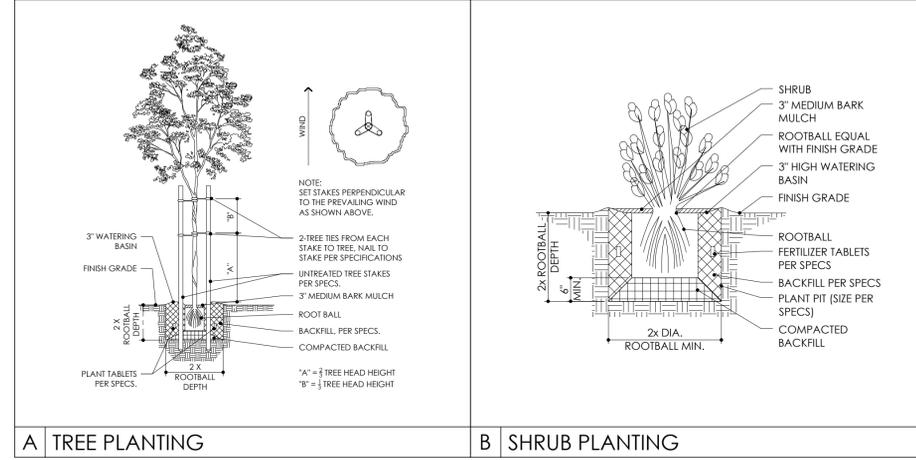
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ELYMUS TRITICOIDES CREEPING WILD RYE	PLANT PER DETAIL B	1 GAL.	LOW	38
S2	BACCHARIS SALICIFOLIA MULEFAT	PLANT PER DETAIL B	1 GAL.	LOW	15
S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	5 GAL.	V. LOW	26
S4	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	5 GAL.	V. LOW	14
S5	MUHLENBERGIA RIGENS DEER GRASS	PLANT PER DETAIL B	5 GAL.	LOW	46
S6	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	PLANT PER DETAIL B	5 GAL.	LOW	23

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
G1	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	PLANT PER DETAIL B 36" O.C.	4" POTS	LOW	19
G2	CEANOTHUS GLORIOSUS 'ANCHOR BAY' ANCHOR BAY CEANOTHUS	PLANT PER DETAIL B 72" O.C.	5 GAL.	LOW	92
G3	ACHILLEA MILLEFOLIUM COMMON YARROW	PLANT PER DETAIL B 24" O.C.	1 GAL.	LOW	43
G4	NOIYO GRAVEL GRAVEL BORDER	2 FOOT WIDE BORDER SURROUNDING THE BUILDING	2"-4"	N/A	423 SQ. FT.

PLANTING LEGEND NOTES

- ALL TREES ARE TO BE STAKED PER DETAIL A
- ALL SHRUBS ARE TO BE PLANTED PER B
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.



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SLO CULTIVATION

3889 FOOTHILL ROAD // CARPINTERIA, CALIFORNIA 93013

SHEET TITLE

LANDSCAPE SCREENING PLAN

OWNER Cresco California
 P.O. Box 183
 Carpinteria, California 93014

DATE 2021.07.06
 21839

SHEET NO.

L-1.2