PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: W Highway 246, Buellton, CA

ASSESSOR PARCEL NUMBER: 099-240-067

Are there previous permits/applications? ☐no ☒yes numbers: 19LUP-00000-00064
(include permit# & lot # if tract)

Is this appeal (potentially) related to cannabis activities? ☐no ☒yes

Are there previous environmental (CEQA) documents? ☐no ☒yes numbers: Sect. 15162 and 15168(c)
PEIR 17EIR-00000-00003 and SCH No. 201707106

1. **Appellant:** Santa Barbara West Coast Farms, LLC Phone: _____ FAX: _____

Mailing Address: W Highway 246, Buellton, CA E-mail: _____
Street City State Zip

2. **Owner:** Scott Rudolph Phone: _____ FAX: _____

Mailing Address: 7660 Fay Street, #H-247, La Jolla, CA 92037 E-mail: _____
Street City State Zip

3. **Agent:** _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

4. **Attorney:** Lawrence Conlan, Cappello & Noël LLP Phone: (805) 564-2444 FAX: (805) 965-5950

Mailing Address: 831 State Street, Santa Barbara, CA 93101 E-mail lconlan@cappellonoel.com
Street City State Zip

COUNTY USE ONLY

Case Number: _____ *Companion Case Number:* _____
Supervisorial District: _____ *Submittal Date:* _____
Applicable Zoning Ordinance: _____ *Receipt Number:* _____
Project Planner: _____ *Accepted for Processing* _____
Zoning Designation: _____ *Comp. Plan Designation* _____

COUNTY OF SANTA BARBARA APPEAL TO THE:

__X__ **BOARD OF SUPERVISORS**

_____ **PLANNING COMMISSION:** _____**COUNTY** _____ **MONTECITO**

RE: Project Title Santa Barbara West Coast Farms, LLC

Case No. 19APL-00000-0007

Date of Action December 4, 2019

I hereby appeal the _____approval _____approval w/conditions __X__denial of the:

_____Board of Architectural Review – Which Board? _____

_____Coastal Development Permit decision

_____Land Use Permit decision

__X__Planning Commission decision – Which Commission? COUNTY Commission denying LUP

_____Planning & Development Director decision

_____Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

__X__ Applicant

_____ Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

Please refer to the enclosed Applicant Letter.

Specific conditions imposed which I wish to appeal are (if applicable):

a. Please refer to the enclosed Applicant Letter.

b.

c.

d.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Lawrence J. Conlan — 12/12/19

Print name and sign – Firm: Cappello & Noël LLP — Date

Lawrence J. Conlan — 12/12/19

Print name and sign – Preparer of this form: Cappello & Noël LLP — Date

Scott Rudolph — 12/12/19

Print name and sign – Applicant: Santa Barbara West Coast Farms, LLC — Date

Print name and sign – Agent — Date

Print name and sign – Landowner — Date

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CAPPELLO
& NOËL LLP
TRIAL LAWYERS

LAWRENCE J. CONLAN

December 12, 2019

Via Hand Delivery

Santa Barbara County Board of Supervisors
105 East Anapamu Street, Suite 407
Santa Barbara, CA 93101

Re: **Santa Barbara West Coast Farms, LLC Appeal of Planning Commission December 4, 2019 Denial of Land Use Permit for Cannabis Cultivation W Highway 246, Buellton, CA; APN 099-240-067 (Planning Commission Case No.: 19LUP-00000-00010)**

Dear Chair Lavagnino and Honorable Supervisors:

This law firm represents Santa Barbara West Coast Farms, LLC (West Coast Farms), which the Santa Barbara County Planning Department Director previously approved for a Land Use Permit to cultivate cannabis. West Coast Farms is located on the south side of State Highway 246, approximately 3.3 miles west of Highway 101, on a property designated Agriculture II (AG-II) and fully surrounded by other AG-II properties.

As set forth in its Land Use Permit application materials, West Coast Farms will upgrade an existing farm historically used for row crops to a cannabis farm using organic practices that will conform seamlessly to the agricultural interests of the community and contribute to the local economy. The farm will deploy best management practices for farming in general, and for cannabis in particular, which will improve soil conditions, reduce the need for fertilizers, address pest issues without sprays or traditional pesticides, and conserve water using drip irrigation. The farm is designed to adopt progressive farming methods that acknowledge the public's interest in clean, water efficient, odor-free and healthy farming. The farm will be visually appealing and completely in harmony with the local community, with minimal structures and a natural architectural and landscape aesthetic.

831 STATE STREET, SANTA BARBARA, CALIFORNIA 93101-3227 LCONLAN@CAPPELLONOEL.COM
TEL (805) 564-2444 FAX (805) 965-5950 WWW.CAPPELLONOEL.COM

Finally, it will contribute to the overwhelmingly positive economic impact of the cannabis industry on the County and its residents.

West Coast Farms' Land Use Permit Application is fully compliant with all laws and county ordinances and plans. After the Director approved the permit, it was appealed, and twice the Planning Department staff recommended approval of the permit and denial of the appeal. On December 4, 2019, however, after approving Land Use Permits for similar projects at two nearby farms, the Planning Commission inexplicably voted to deny West Coast Farms' permit.

West Coast Farms now appeals the denial of its Land Use Permit to the Board of Supervisors. The appeal is subject to a *de novo* standard of review. On review, West Coast Farms will establish that its application is fully compliant with all applicable laws and community plans governing Land Use Permits, and that the permit should be approved. In addition, the record will show that the decision by the Commission lacked any rational basis, that the Commission abused its discretion and conducted an unfair hearing, that its decision to deny is not supported by evidence, and that the denial is arbitrary, capricious and unconstitutional.

There are serious legal problems with the Commission's denial of West Coast Farms' Land Use Permit, and we believe County Counsel should review the Commission's conduct with regard to this application, and others, for cannabis cultivation. This would ensure that when the Board reviews this application there is a clear understanding of how the Commission defectively handled it so that similar mistakes and illegal treatment may be avoided during the Board's review. West Coast Farms requests that its Land Use Permit be approved, so that it may be allowed to cultivate cannabis at its property as contemplated and allowed under existing law.

Procedural Background

West Coast Farms applied for a Land Use Permit on February 8, 2019. The Director approved the application on April 26, 2019. Blair Pence, a nearby winegrower, then appealed to the Planning Commission. The Planning Department staff twice recommended the appeal be denied and that the permit should be approved. The staff's recommendations were made after thoughtful and

careful consideration, and were consistent with the applicable laws governing Land Use Permits for cannabis cultivation.[1]

At approximately the same time Mr. Pence appealed the West Coast Farms permit, he appealed two other similar projects, Busy Bee's Organics and Santa Rita Valley Ag., Inc. Both farms are nearby West Coast Farms' property. On November 6, 2019, at the same hearing when Pence's appeal of West Coast Farms was heard, the Commission voted 3-2 in favor of Santa Rita Ag's Land Use Permit, with certain conditions attached. The following day, the Commission voted 5-0 in favor of the Land Use Permit for Busy Bee's Organics, also with conditions attached.[2]

Like the other farms, West Coast Farms fully and completely complied with all applicable laws, ordinances, and community plans in its application for a Land Use Permit. The permit was properly approved by the Director and strongly affirmed by the Department staff. Despite that, and despite the proximity of West Coast Farms to the other two farms, the similarities in proposed use, the similarities in proposed state of the art farming methods, and the similarities in landscape design, the Commission unjustifiably and improperly denied West Coast Farms' permit, voting 3-2 against, and continuing the hearing, without offering approval subject to similar conditions imposed upon the other two applicants. The Commission was unable to articulate any specific provisions of the applicable ordinances or community plans with which West Coast Farms purportedly did not comply, so it instead instructed the staff to make findings to support its denial, pointing vaguely to general land use "goals and policies" concerning agricultural compatibility. Contrary to that ambiguous notion, there are no goals and policies, nor any legitimate factual bases the Commission could or ultimately did identify that justify its denial.

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[1] West Coast Farms incorporates and adopts the prior findings, conclusions, reports and recommendations of the Planning Department Director and Staff dated April 26, 2019, June 6, 2019, and November 6, 2019.

[2] The conditions attached to the permits of the other applicants were objectively onerous, inconsistent with the LUDC, and beyond the discretion of the Commission. For example, the Commission arbitrarily limited to 30% of the parcel size the amount of acreage on which cannabis may be grown. There is no logical justification for this reduction, no evidentiary support for it, and it fails to consider the economic effect of such a forced reduction in grow on the property owner. No such conditions or restrictions exist in the LUDC; the only relevant acreage restriction, LUDC sec. 35.42.075(B)(5), requires that cannabis cultivation must take place on lots *larger* than 20 acres. As such, the Commission is without authority to impose such conditions on a Land Use Permit for cannabis cultivation.

At the continued hearing on December 4, 2019, the Commission was presented with the law concerning its limited discretion for Land Use Permits, its unconstitutional and unequal treatment of West Coast Farms compared to other farms, the obvious deficiencies in the new report it forced staff to generate, and newly available scientific evidence that completely debunked the purely speculative concerns about "cumulative effect" of the clustering of cannabis grows, or potentially harmful terpenes. The Commission disregarded the law and the evidence, however, and formally voted to deny the permit. The Commission's decision was improper by every measure, and it was a plain violation of West Coast Farms' constitutional rights.

Upon the filing of this appeal, the Commission's decisions on all three of the above-mentioned Land Use Permits for outdoor cannabis cultivation, and probably others, will be on appeal to the Board of Supervisors. As the Board will see, the Commission acted *ultra vires* in attaching conditions to the two other projects, and its decision on West Coast Farms' application was entirely inconsistent with the LUDC, the community plans, state and constitutional law, and its own practices.

West Coast Farms' Application for a Land Use Permit Is Complete and Fully Compliant.

West Coast Farms is precisely the type of project the County contemplated when the cannabis ordinances were passed and the PEIR was certified. The farm will reflect the visual aesthetic of the valley, it will have no adverse impact on existing agricultural uses, it will apply progressive farming methods, it will preserve our precious water supply, and it will contribute to the positive economic growth of the County.

West Coast Farms Will Be Visually and Aesthetically Consistent with the Santa Ynez Valley.

Visually, this farm will be an improvement from the most recent agricultural uses. The local community and tourists in the area will be pleased to see it transform from a simple row crop parcel using outdated agricultural methods to a lush, green farm bordered by native landscaping, much like other nearby farms and vineyards. The landscaping will shield the fencing that secures the perimeter of the farm, as well as the odor abatement system that will be installed (discussed below). Additional security will be provided with the installation of minimally

intrusive downward facing motion sensor lighting and onsite security cameras, monitored appropriately by onsite security. The design and visual appeal will be entirely consistent with character of the community and will be virtually indistinguishable from the vineyards in the area.

The farm will only have a few structures, all well-designed by an architectural firm that has designed wineries and tasting rooms throughout California. The farm itself is approximately 73 acres in total size, which will include 45 acres of outdoor cannabis plants and 5 acres used as a nursery for young plants. It has an existing well that will supply water for all purposes, and the farm will include an onsite wastewater treatment system for the water used for nonagricultural purposes. The property line nearest the Santa Ynez River is a distant 500 feet away. There will be ample parking onsite to accommodate the operations, including an ADA parking stall. Hours of operation are limited to daytime hours, and a Site Transportation Demand Management Plan will be in place that includes ridesharing incentives and compressed work schedules for employees. The property sits inside the boundaries of the Santa Ynez Valley Community Plan, and the farm will operate consistently with the goals and policies of that Plan, including through use of a state-of-the-art odor abatement system and building design. In sum, this farm will enhance the local community at every level. Copies of the architectural renderings of the farm are attached hereto as Exhibit A.

West Coast Farms Will Eliminate Potential Odor Impacts and So-called "Cumulative Impacts."

One of the beneficial characteristics of this farm is that it is designed for producing cannabis oil. Growing cannabis for oil enables West Coast Farms to negate virtually all theoretical concerns about odor and so-called "cumulative impacts." The farm's plants will be harvested twice a year, with a total harvest time of approximately a month. When the plants are cut, they will be moved immediately inside one of the buildings which will house a cryogenic freezer for packaging the plants. So, except for the initial and brief period of time when the plants are first cut, there will be essentially no other harvesting on site. Rather, the crops will be frozen and sealed before being transported away to a different location to be processed for oils. There will be virtually no opportunity for detectible, traceable odor. Nevertheless, to ensure that all concerns about odor are addressed and eliminated, the farm will include a state-of-the-art odor abatement

system by Byers. The details of the Byers vapor system, which will be regularly monitored, are set forth in the application materials attached as Exhibit B.

The Land Use Permit Was Properly Approved on April 26, 2019 and Was Vigorously Defended Twice by the Department Staff.

Though the Board will review this appeal *de novo*, a brief description of the scope of Mr. Pence's appeal will help the Board understand the real issues and where the Commission appears to have been distracted by red-herring arguments presented by Mr. Pence.[3] Mr. Pence's appeal was based on the following issues: lack of notice, odor, increased traffic, biological impacts (in particular the California Tiger Salamander, reduced property values, noise, cumulative impacts and setbacks from the Santa Ynez River, and inadequate conditions of approval. Though the scope of Mr. Pence's appeal was narrow, he subsequently expanded it to include additional arguments concerning environmental review issues not appropriate for a Land Use Permit with a certified PEIR in place. None of his arguments have any merit, and none were supported by legitimate evidence.

In response to the issues that Mr. Pence raised, the Department staff prepared a report that confirmed the initial findings and recommended denial of the appeal. In addition to the initial findings and CEQA checklist, the staff report addressed and specifically rejected each of the points raised in Mr. Pence's appeal. The Staff Report originally recommended that the Planning Commission:

1. Deny the appeal.
2. Make the required findings for approval as set forth in Attachment A of its report.
3. Determine that the PEIR is adequate and that no subsequent environmental review is required per CEQA Guidelines sections 15162 and 15168(c)(2).
4. Grant de novo approval of the proposed project, subject to the conditions include din Attachment B of the report.

The original checklist confirmed that West Coast Farms' farm is within the scope of the PEIR certified by the Santa Barbara County Board of Supervisors on

[3] By way of background, Mr. Pence is the individual who is attempting to wage a misguided war on the emerging cannabis industry and has filed or funded numerous appeals of approved cannabis cultivation permits in Santa Barbara County.

February 6, 2018.[4] The reason the PEIR is appropriate here and the reason the farm was originally approved is plain to see – this is not a complicated project that involves a substantial number of buildings, that reflects development inconsistent with or out-of-character from the community, that changes the use of the land or that interferes with or in any way negatively impacts property owned by Mr. Pence or others. On November 6, 2019, the staff reiterated its support for West Coast Farms on all issues, and again recommended the permit be approved.

The Department staff's original findings and conclusions, and additional vetting of the issues raised on appeal, are critical guidance to the Board for a very important reason – Mr. Pence had no legitimate evidence to support his appeal. The appeal, and the issues that the Commission ultimately tried to identify as bases for denial, are based on pure supposition and speculation, but no facts.

The Commission's Denial of the Permit Was Illegal, Was Inconsistent with the Planning Department's Prior Comprehensive Approval, and Was Inconsistent with the Commission's Own Approval of Nearby Farms.

When the Commission decided to deny West Coast Farms' Land Use Permit, it could barely articulate why. Even after lauding the visual aesthetic of West Coast Farms, including its architectural design and landscaping, the Commission instructed the staff vaguely to search the general plan and the Santa Ynez Valley Community Plan and to essentially "find a reason" related to agricultural "compatibility" that might support the Commission's denial of the permit. The staff report solicited by the Commission makes only a few specific factual findings, limited to the notion that the landscaping, when considered along with the approved Santa Rita Ag. landscaping two parcels to the west, could interfere with the view from the Highway 246 corridor. In other words, the Commission senselessly penalized West Coast Farms simply because it is nearby another grow the Commission contemporaneously approved.

The report solicited by the Commission also refers generally to certain provisions of the Comprehensive Plan, including the Agricultural Element and the Santa Ynez Valley Community Plan. The report in turn offers notations about *potential effects* on "visual and aesthetic resources," "agricultural resources," and "odor." The Commission essentially forced the staff to reverse itself on prior

[4] Mr. Pence long-ago waived challenge to the PEIR certified by the County Board of Supervisors in early 2018, and the conjecture about the compatibility of cannabis farming in general that reflects outdated perceptions of cannabis and agricultural methods in general.

findings supporting the visual and aesthetic aspects of the farm, the prior findings about agricultural compatibility, and prior approval of West Coast Farms odor abatement system (which no other project has proposed as part of its baseline application). Again, the staff report is largely framed in terms of "potential" conflicts with the plan policies, rather than actual conflicts. This is improper and demonstrates, on its face, that there is no substantial factual evidence to support the denial.

Rather than being approved like the two similarly-situated nearby farms, West Coast Farms was penalized and tagged with a so-called "cumulative effect" from those farms. It is patently illegal for the Commission to deny West Coast Farms' permit on that basis. Any concern about clustering of cannabis farms has already been addressed and accounted for in the PEIR, which was certified almost two years ago. The alarmist and inaccurate messaging about agricultural compatibility put forth by Mr. Pence, and which has evidently distracted the Commission from its core duties, was addressed during the PEIR that was certified, and which Mr. Pence and his contingent never challenged at that time.

More importantly, the outcry about cumulative impacts and speculation about the effect of cannabis terpenes on grapes was factually unsubstantiated before and now has been completely debunked. The misdirection about terpenes offered by the anti-cannabis groups relies on passing references to studies of the compatibility of grapes with eucalyptus or other nearby crops dating back to before 2010 and which is inapposite to the situation at hand. Fundamentally, if that evidence supported the arguments of the anti-cannabis crusaders, the time to present it was during the PEIR process. That time has passed.

New scientific evidence is now available that completely disproves those inaccurate and untimely theories. This new evidence includes a recent study of terpene drift that concludes there is virtually zero likelihood that grapes would absorb terpenes from cannabis strains, and which could only occur when cannabis is harvested year-round for multiple consecutive years, which is not the case for West Coast Farms or any other known farm. In addition, as it relates to Pence's grapes specifically, scientific lab analysis has been conducted that demonstrates that cannabis grown next to his property several years ago had zero effect on his grapes grown at the same time. See Exhibit C.

The Law Requires that West Coast Farms' Land Use Permit Be Approved.

Any agency decision to deny a permit must be based on "substantial evidence." *Desmond v. County of Contra Costa* (1993) 21 Cal.App.4th 330, 335-336. "Substantial evidence has been defined in two ways: first, as evidence of 'ponderable legal significance . . . reasonable in nature, credible, and of solid value' and second, as 'relevant evidence that a reasonable mind might accept as adequate to support a conclusion.'" *Id.* "[R]egulation of property 'effects a taking if [it] does not substantially advance legitimate state interests." *Agins v. Tiburon* (1980) 447 U.S. 255, 260. In this instance, there was not substantial evidence to support a decision by the Commission to deny West Coast Farms a Land Use Permit. The decision is based, at best, on potential and theoretical impacts, which amount to inadmissible speculation.

There is no restriction or requirement in the LUDC or the Comprehensive Plan which prevents cannabis cultivation from taking place adjacent to vineyards. The Commission had no right to deny the permit on that basis. Contrary to the Commission's reasoning, Policy I.B. of the Agricultural Element of the Comprehensive Plan expressly requires that "[t]he 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."

In sum, West Coast Farms is *entitled* to the land use for which it applied because the legislature already determined that cannabis cultivation *is compatible with surrounding uses* when it made cannabis cultivation in an AG-II zone a *permitted* use. Per the LUDC there is no basis that the Commission could articulate, absent failure of the original application to comply with the LUDC or the Comprehensive Plan, which would enable it to deny the Land Use Permit. *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1184; *Land Waste Management v. Contra Costa County Bd. of Supervisors* (1990) 222 Cal.App.3d 950, 957-958.

The County cannabis ordinance and the certified PEIR are now the law of the land, and the Land Use Permit originally approved for West Coast Farms should be approved by the Board because its application is complete and fully compliant with the law. Our client will not accept arbitrary and capricious conduct by a government agency that violates its constitutional rights.

The Economic Upside of Cannabis in Santa Barbara County is A Critically Important Consideration.

Finally, a key consideration for every potential cannabis project in Santa Barbara County, including this farm, is the positive economic impact the industry will have. This impact cannot be overstated and should be a significant consideration in the analysis of every Land Use Permit application. The UCSB Economic Forecast Project, led by Dr. Peter Rupert, UCSB economics professor and former Chair of the Economics Department, has done a preliminary analysis of the positive monetary impacts of cannabis in Santa Barbara County.[5] Based on studies of existing growers, his team has determined that the cannabis industry buys locally (in Santa Barbara County) goods and services (output) worth $785,000 per year per cultivated acre. Using a baseline of 156 acres legally cultivated in the county, this amounts to direct purchases from the local economy of $122.5 million, generating approximately $169.3 million worth of output, for a total direct output impact of $291.8 million. In addition, the number of jobs generated leads to an estimated $215.8 million worth of output produced by the cannabis industry. The total economic impact of the industry is estimated at $458.3 million, almost half a billion dollars in positive economic impact from this new industry, based on existing legal farms alone, at the 2018 level.

Looking ahead, and multiplying that economic output by the number of legal acres of grow that will be allowed in the County, the projected future prospect of nearly $4 billion per year in economic impact from the local cannabis industry should not be ignored by any County department that issues or approves permits. West Coast Farms is but one of the prospective major contributors to this economic boom for the County and the local community.

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[5] See Initial Impact report at https://efp.ucsb.edu/Cannabis/implan_InitialAssessment.pdf

Conclusion

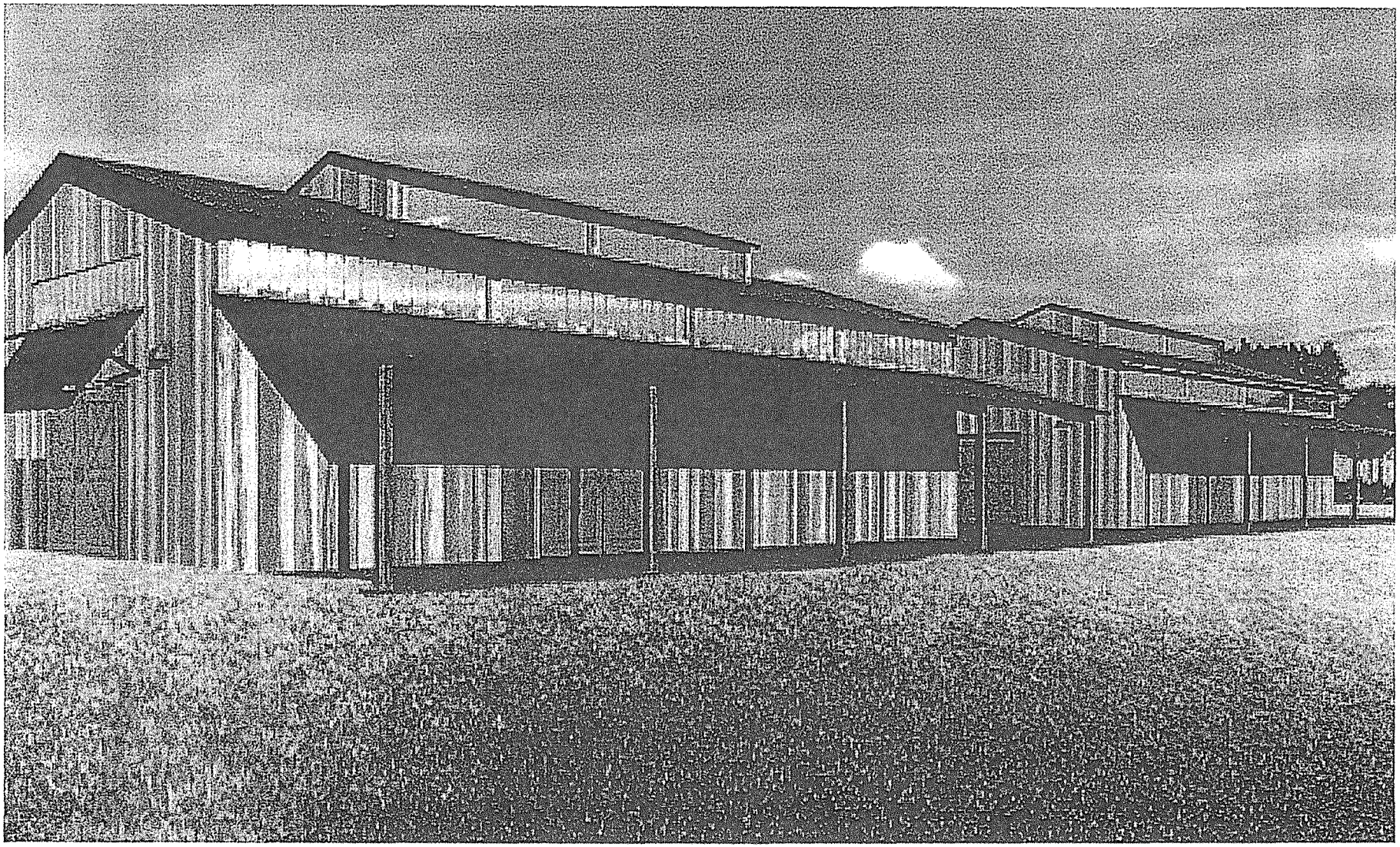
The Commission improperly denied West Coast Farms' Land Use Permit. It failed to follow existing law and exceeded its authority. There is zero factual basis to support any of the issues raised in Pence's appeal or in the Commission's decision to deny the permit. Cannabis is legal in the State of California and the County of Santa Barbara. West Coast Farms' application fully complies with the requirements of the LUDC and all provisions of the community plans. We request that its Land Use Permit be approved.

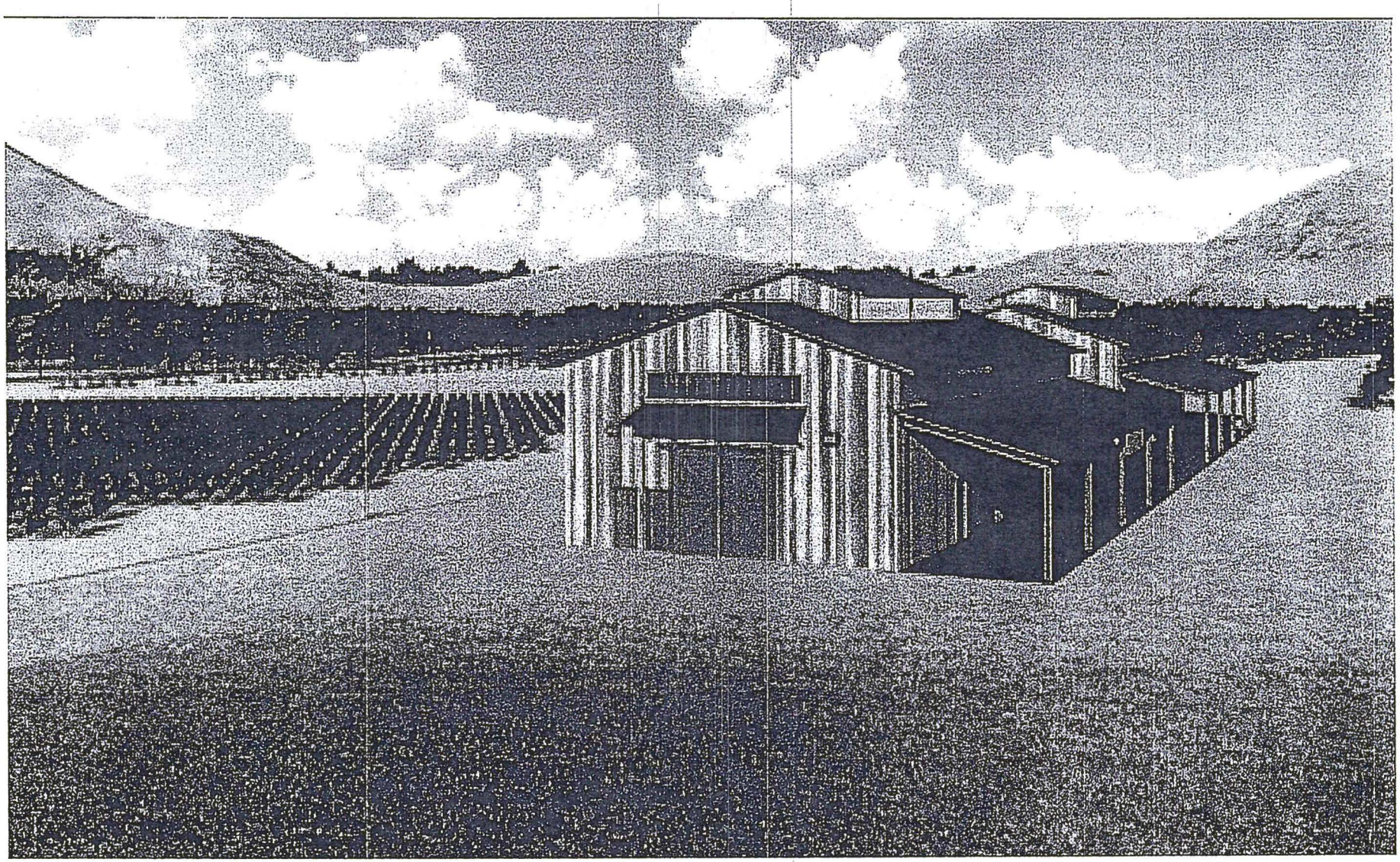
Sincerely,

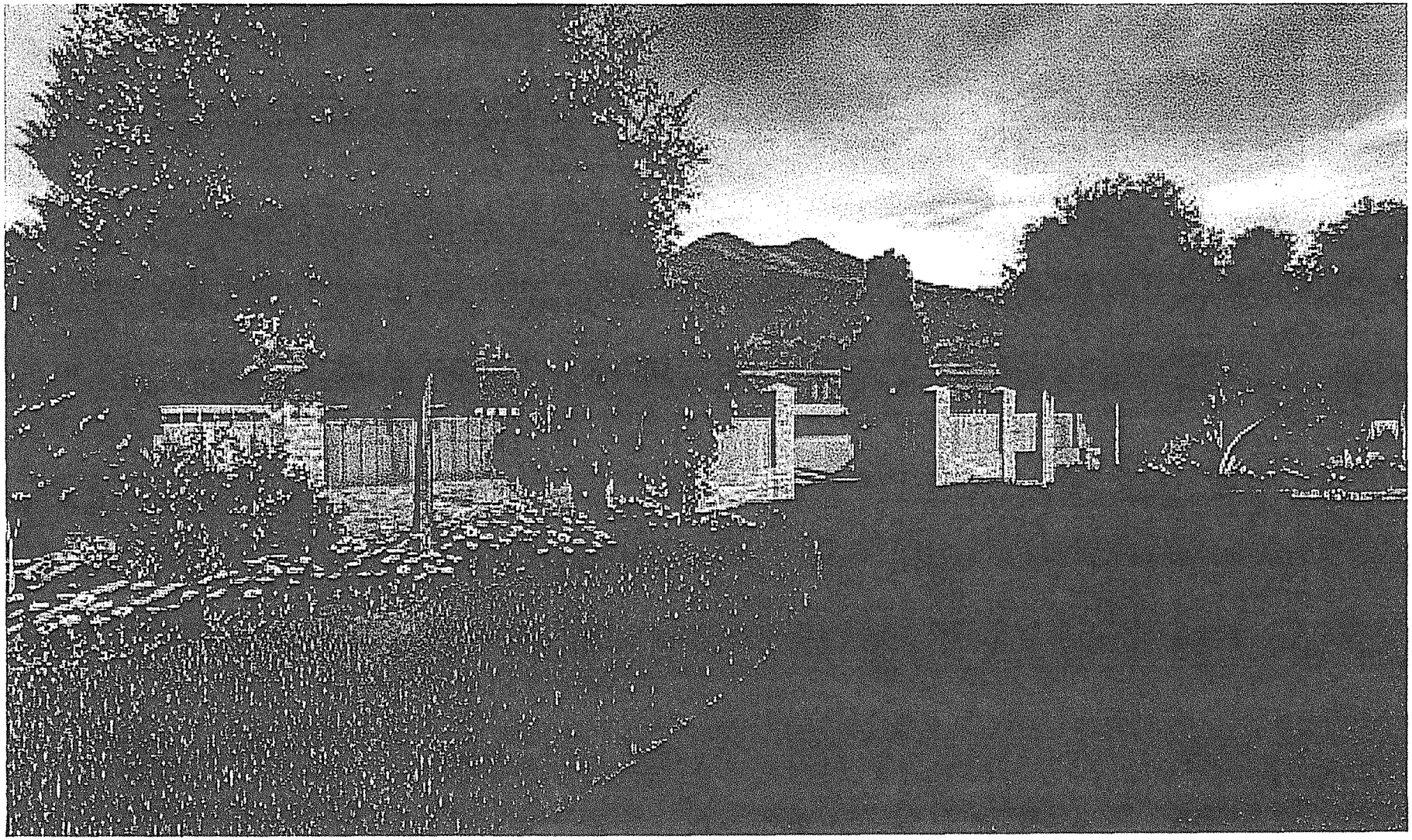
CAPPELLO & NOËL LLP

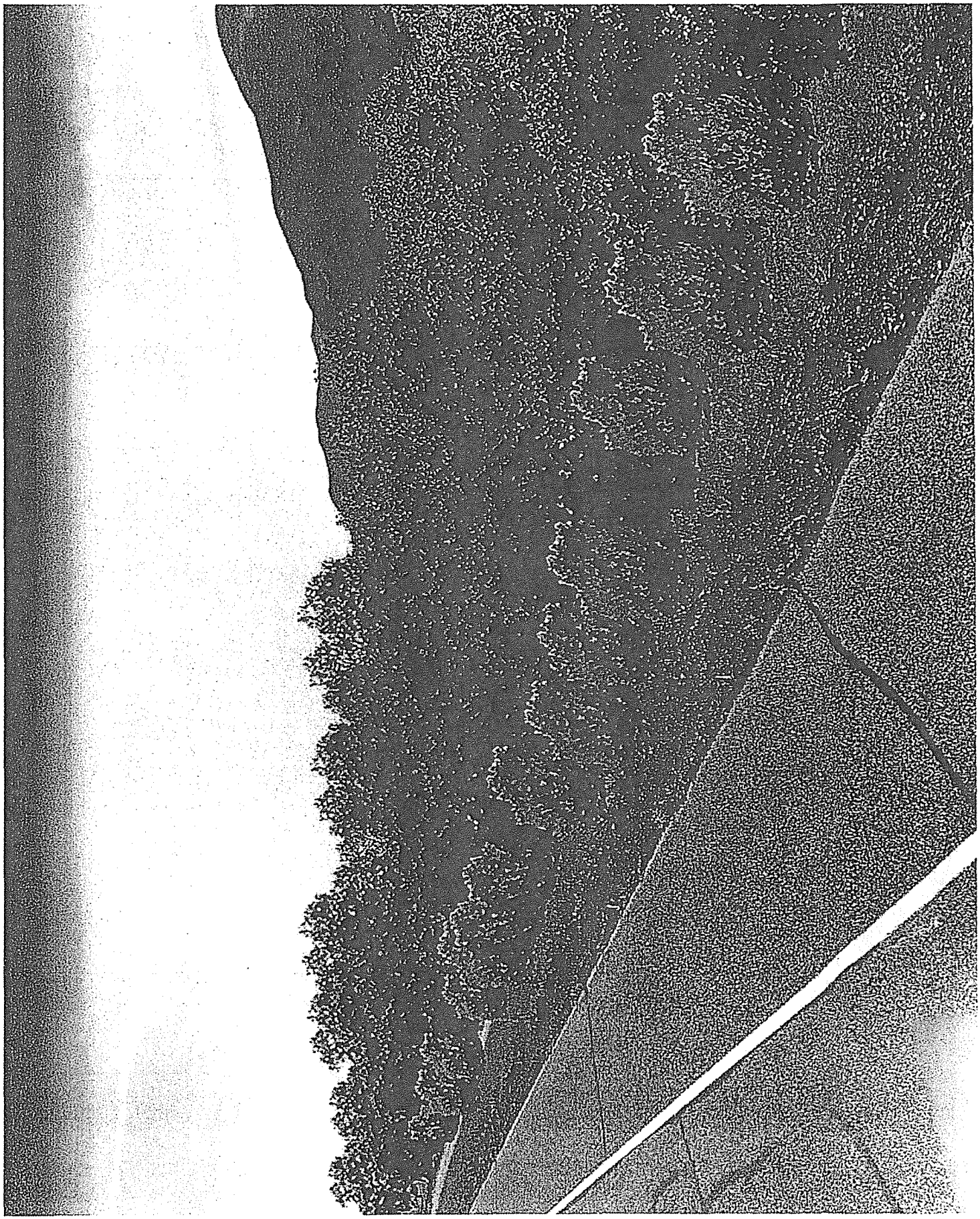
Lawrence J. Conlan

Exhibit A









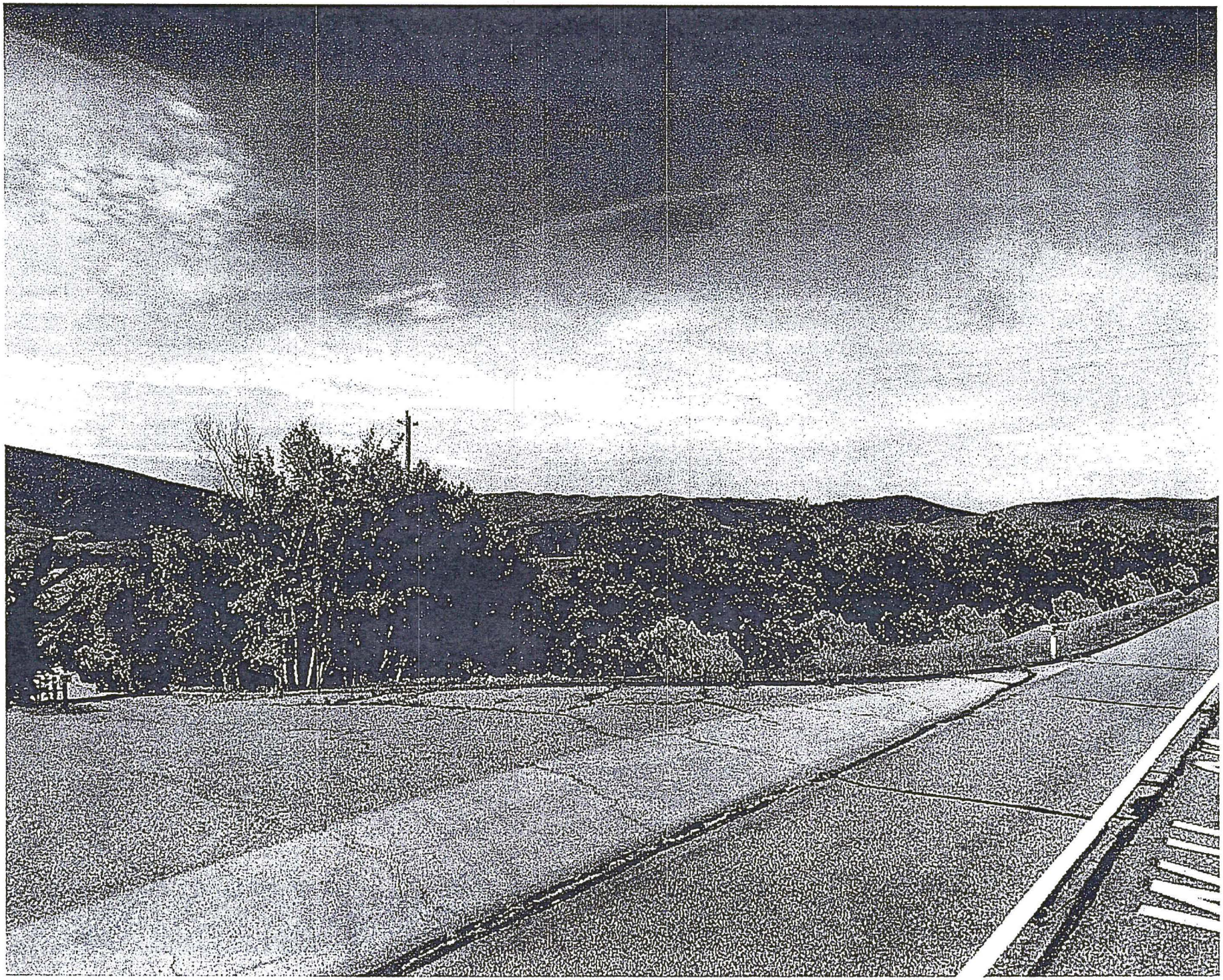


Exhibit B

CONTACT LIST

OWNER

PACIFIC COAST ENTERPRISES, LLC.
7660 FAY STREET, #H-247
LA JOLLA, CALIFORNIA 92037
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C: KAVAUGHN BAGHBEH

PLANNING CONSULTANT

JAY HIGGINS
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SANTA BARBARA, CALIFORNIA 93105
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CONSULTANT

HIGH ROAD CONSULTING GROUP
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DESERT HOT SPRINGS, CALIFORNIA 92240
P: 760.671.5647
C: SIMONE SANDOVAL

LANDSCAPE ARCHITECT

PLEINAIRE DESIGN GROUP
3203 LIGHTNING STREET, SUITE 201
SANTA MARIA, CALIFORNIA 93455
P: 805.349.9605
C: KEVIN J. SMALL

PUBLIC AGENCIES

COUNTY OF SANTA BARBARA

PLANNING & DEVELOPMENT
624 WEST FOSTER ROAD
SANTA MARIA, CALIFORNIA
P: 805.934.6250

PROPERTY STATISTICS

1. LOT SIZE: 82 ACRES
2. CULTIVATION PREMISES AREA: 40 ACRES
3. APN#: 099-240-067

PROJECT DESCRIPTION

PROJECT DESCRIPTION COPIED FROM PROJECT APPLICATION

PROJECT NOTES

THE PROJECT SHALL BE CONSISTENT WITH THE FOLLOWING DEVELOPMENT STANDARDS SET FORTH IN THE SANTA YNEZ VALLEY COMMUNITY PLAN:

DEVSTD BIO-SYV-3.1: DEVELOPMENT SHALL NOT INTERRUPT MAJOR WILDLIFE TRAVEL CORRIDORS. TYPICAL WILDLIFE CORRIDORS INCLUDE RIPARIAN HABITATS, RIVERS, STREAMS AND FLOODPLAINS, AND UN-FRAGMENTED AREAS OF GRASSLAND, OAK WOODLAND AND COASTAL SCRUB. CORRIDORS SHALL ALLOW FOR WILDLIFE MOVEMENT. WHERE PRACTICAL, OPTIONS FOR ROAD UNDER-CROSSINGS SHALL BE EXPLORED.

DEVSTD BIO-SYV-4.2: ONLY FULLY SHIELDED (FULL CUTOFF) NIGHT LIGHTING SHALL BE USED NEAR STREAM CORRIDORS. LIGHT FIXTURES SHALL BE DIRECTED AWAY FROM THE STREAM CHANNEL.

DEVSTD BIO-SYV-5.1: SITE DRAINAGE PLANS SHALL DIRECT POLLUTING DRAINAGE AWAY FROM THE STREAM CHANNEL OR INCLUDE APPROPRIATE FILTERS.

REVISION DATES

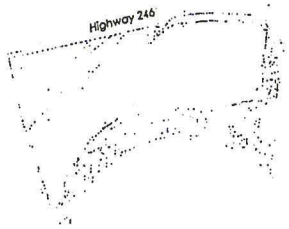
REV.	DATE	BY	APPROVED	COMMENTS
4				
3				
2				
1				

SANTA BARBARA WEST COAST FARMS, LLC.

DEVELOPMENT PLAN PERMIT APPLICATION

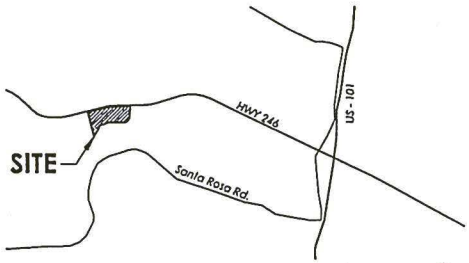
1800 WEST HIGHWAY 246 BUELLTON, CALIFORNIA 93427

SITE MAP



NORTH
N.T.S.

LOCATION MAP



NORTH
N.T.S.

SHEET LEGEND

L-0.0	COVER SHEET
L-1.0	PROPERTY DIAGRAM
L-1.1	PREMISES DIAGRAM
L-1.2	LIGHTING PLAN
L-1.3	FENCING & SECURITY PLAN
L-1.4	LANDSCAPE SCREENING PLAN
L-1.5	SCREENING ENLARGEMENT
L-1.6	SCREENING IRRIGATION & NOTES
L-1.7	SCREENING IRRIGATION DETAILS
L-1.8	BUILDING NOTES
L-1.9	BUILDING PERSPECTIVE
L-1.10	ODOR ABATEMENT SYSTEM
L-1.11	NOISE PLAN
L-1.12	DETAILS & NOTES
L-1.13	TRANSPORTATION DEMAND MANAGEMENT PLAN

L-0.0

PLEINAIRE
DESIGN GROUP

THE DRAWING, DETAILS, IDEAS, AND DESIGNS 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 EXPRESS WRITTEN CONSENT OF KEVIN J. SMALL.
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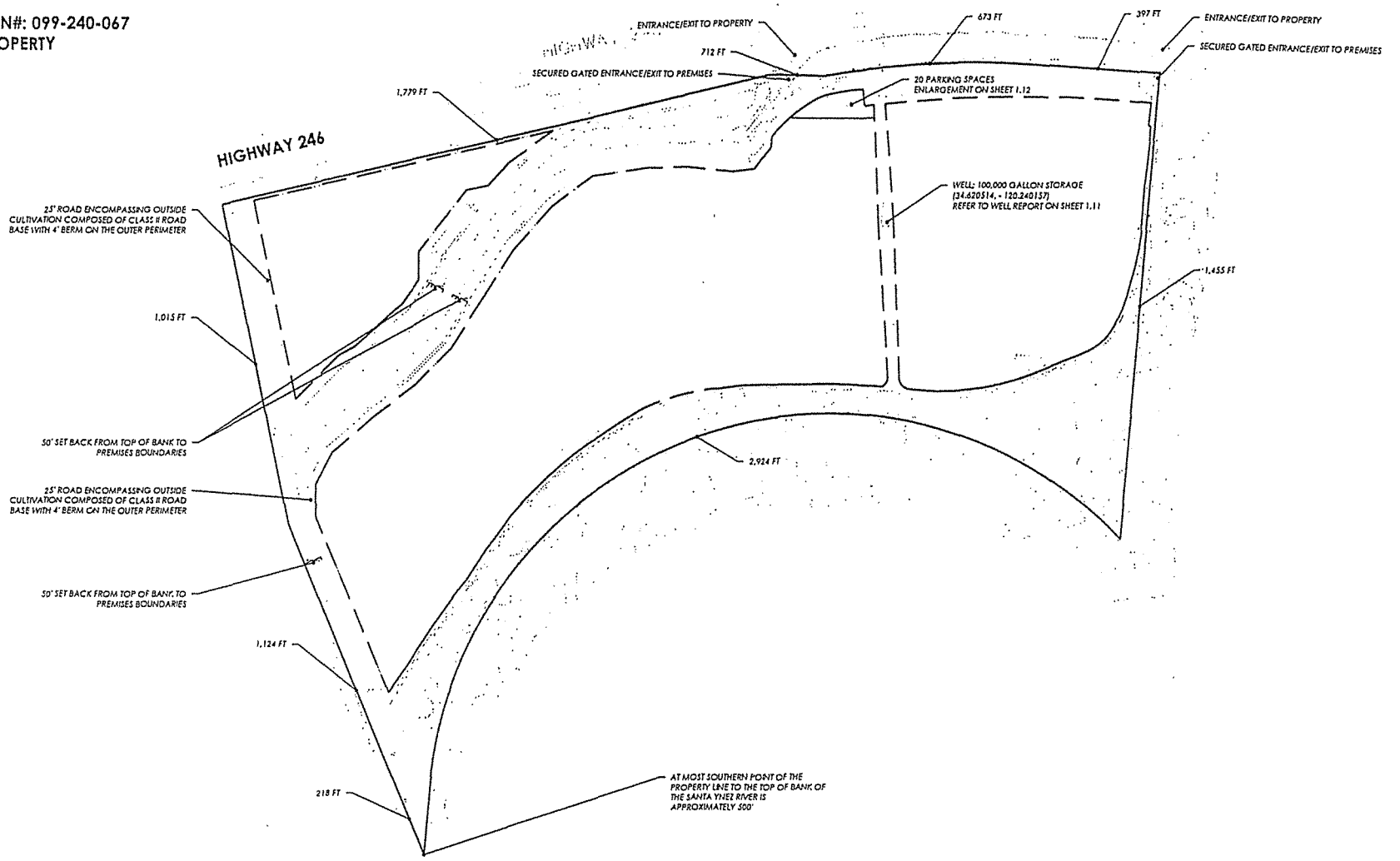
PROPERTY



☐ PROPERTY DIAGRAM

0 75 150 300
SCALE: 1" = 150'-0" NORTH

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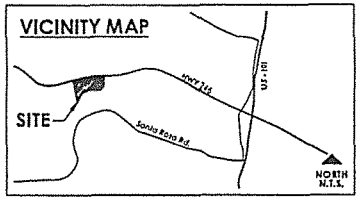
SHEET 1.0

PLEIN AIRE DESIGN GROUP

2019.10.22



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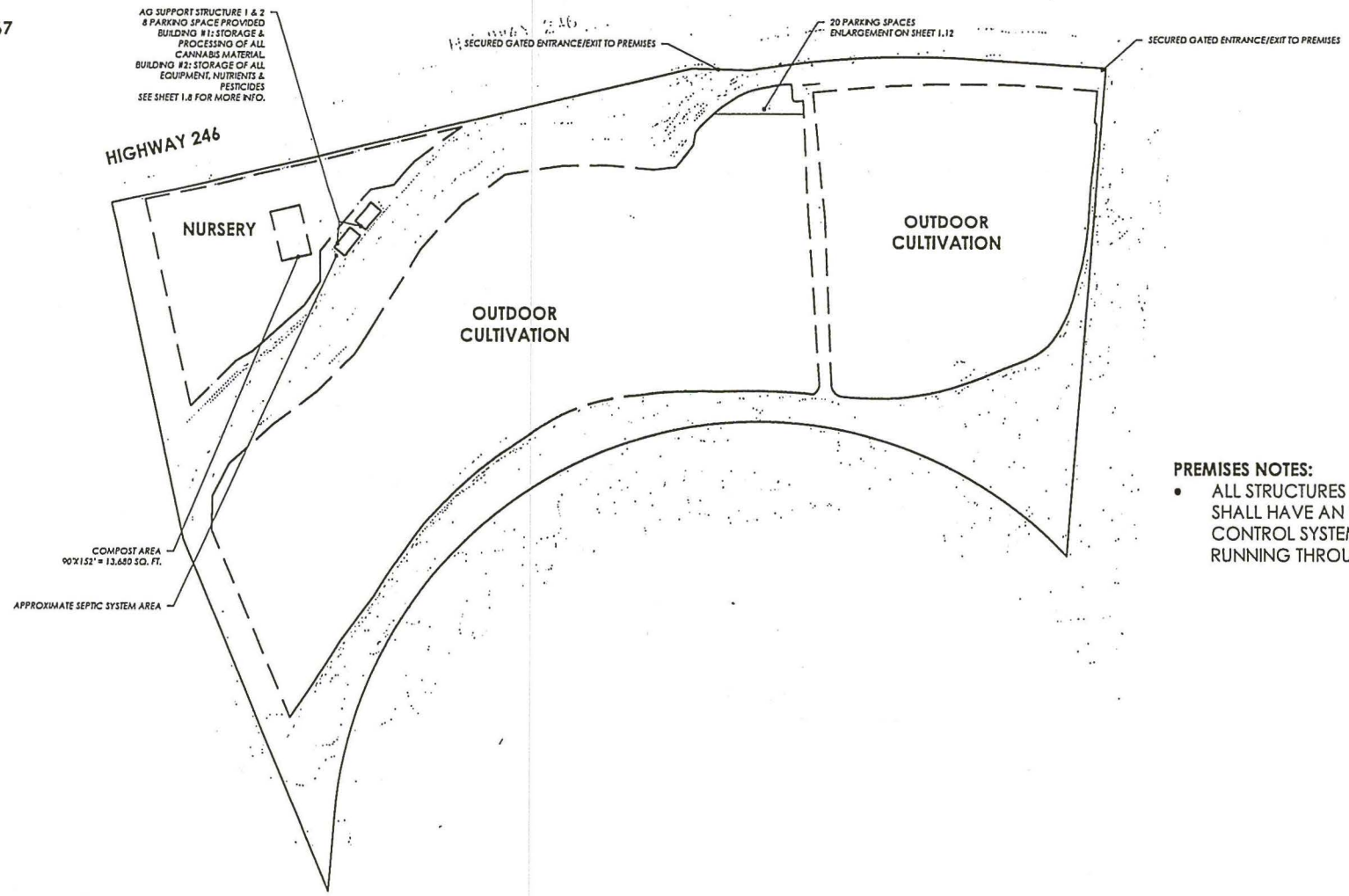
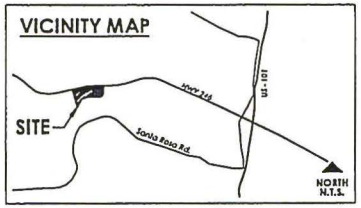


PREMISES NOTES:

- ALL STRUCTURES ON SITE SHALL HAVE AN ODOR CONTROL SYSTEM RUNNING THROUGH THEM

☐ PREMISES DIAGRAM

0 75 150 300
SCALE: 1" = 150'-0"
NORTH



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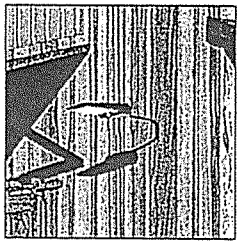
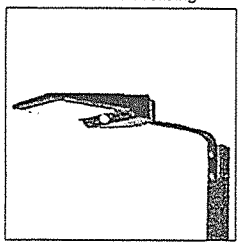
SHEET 1.1

PLEINAIRE DESIGN GROUP

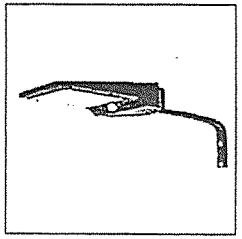
2019.10.22



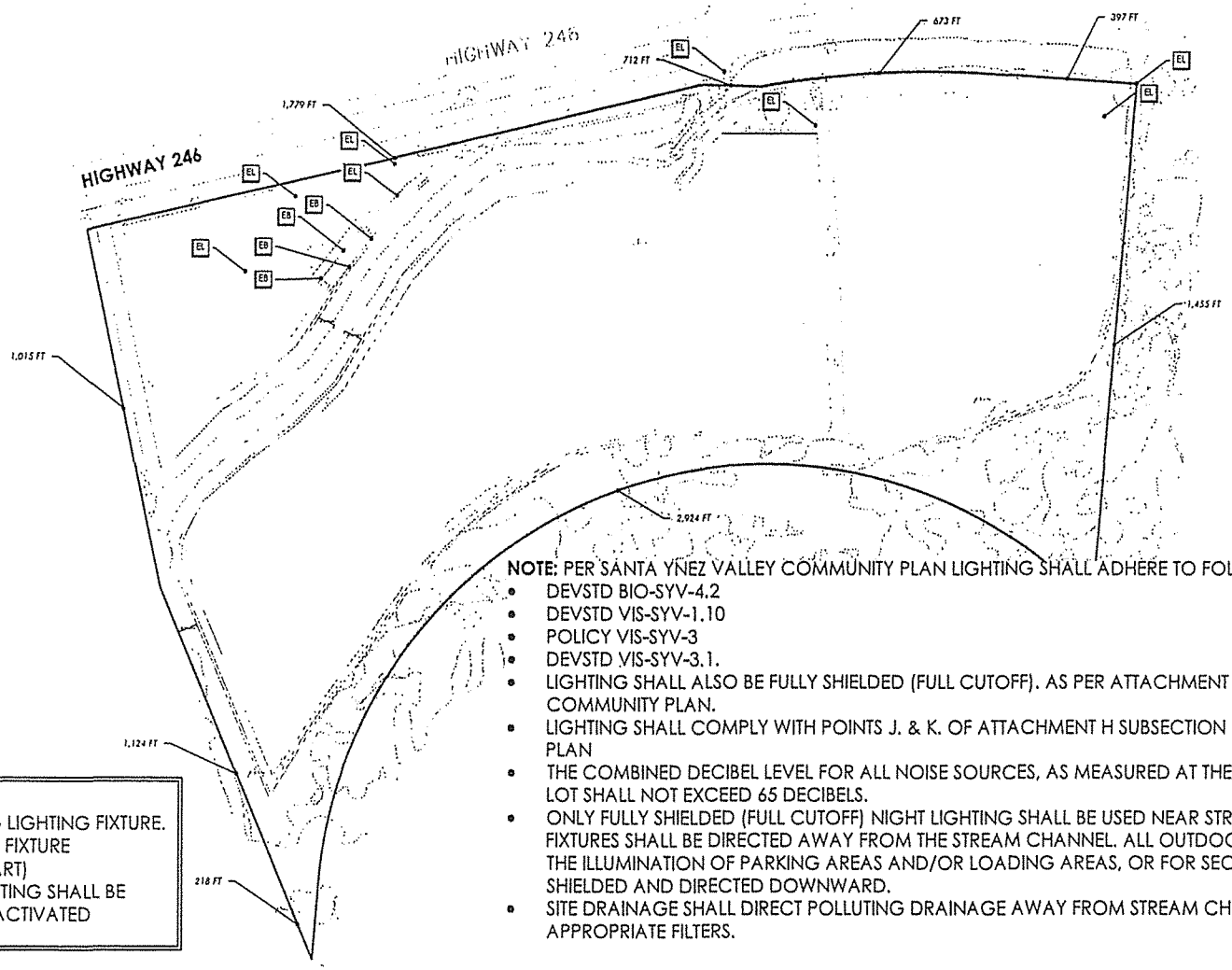
Proposed Lighting Fixture mounted on Building



Proposed Lighting Fixture mounted on pole



Proposed Lighting Fixture



NOTE: REFER TO SHEET 1.12 FOR LIGHTING POLE DETAILS.

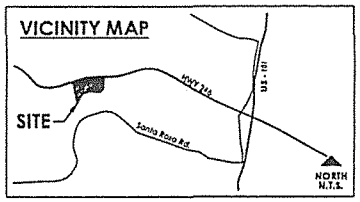
NOTE: PER SANTA YNEZ VALLEY COMMUNITY PLAN LIGHTING SHALL ADHERE TO FOLLOWING STANDARDS:

- DEVSTD BIO-SYV-4.2
- DEVSTD VIS-SYV-1.10
- POLICY VIS-SYV-3
- DEVSTD VIS-SYV-3.1.
- LIGHTING SHALL ALSO BE FULLY SHIELDED (FULL CUTOFF). AS PER ATTACHMENT H OF THE S.Y.V. COMMUNITY PLAN.
- LIGHTING SHALL COMPLY WITH POINTS J. & K. OF ATTACHMENT H SUBSECTION C OF S.Y.V. COMMUNITY PLAN
- THE COMBINED DECIBEL LEVEL FOR ALL NOISE SOURCES, AS MEASURED AT THE PROPERTY LINE OF THE LOT SHALL NOT EXCEED 65 DECIBELS.
- ONLY FULLY SHIELDED (FULL CUTOFF) NIGHT LIGHTING SHALL BE USED NEAR STREAM CORRIDORS. LIGHT FIXTURES SHALL BE DIRECTED AWAY FROM THE STREAM CHANNEL. ALL OUTDOOR LIGHTING USED FOR THE ILLUMINATION OF PARKING AREAS AND/OR LOADING AREAS, OR FOR SECURITY SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD.
- SITE DRAINAGE SHALL DIRECT POLLUTING DRAINAGE AWAY FROM STREAM CHANNEL OR INCLUDE APPROPRIATE FILTERS.

LEGEND:
EB - EXTERIOR BUILDING LIGHTING FIXTURE.
EL - EXTERIOR LIGHTING FIXTURE (ROUGHLY 150' APART)
ALL SECURITY LIGHTING SHALL BE MOTION-SENSOR ACTIVATED

☐ LIGHTING PLAN

0 75 150 300
SCALE: 1" = 150'-0"
NORTH



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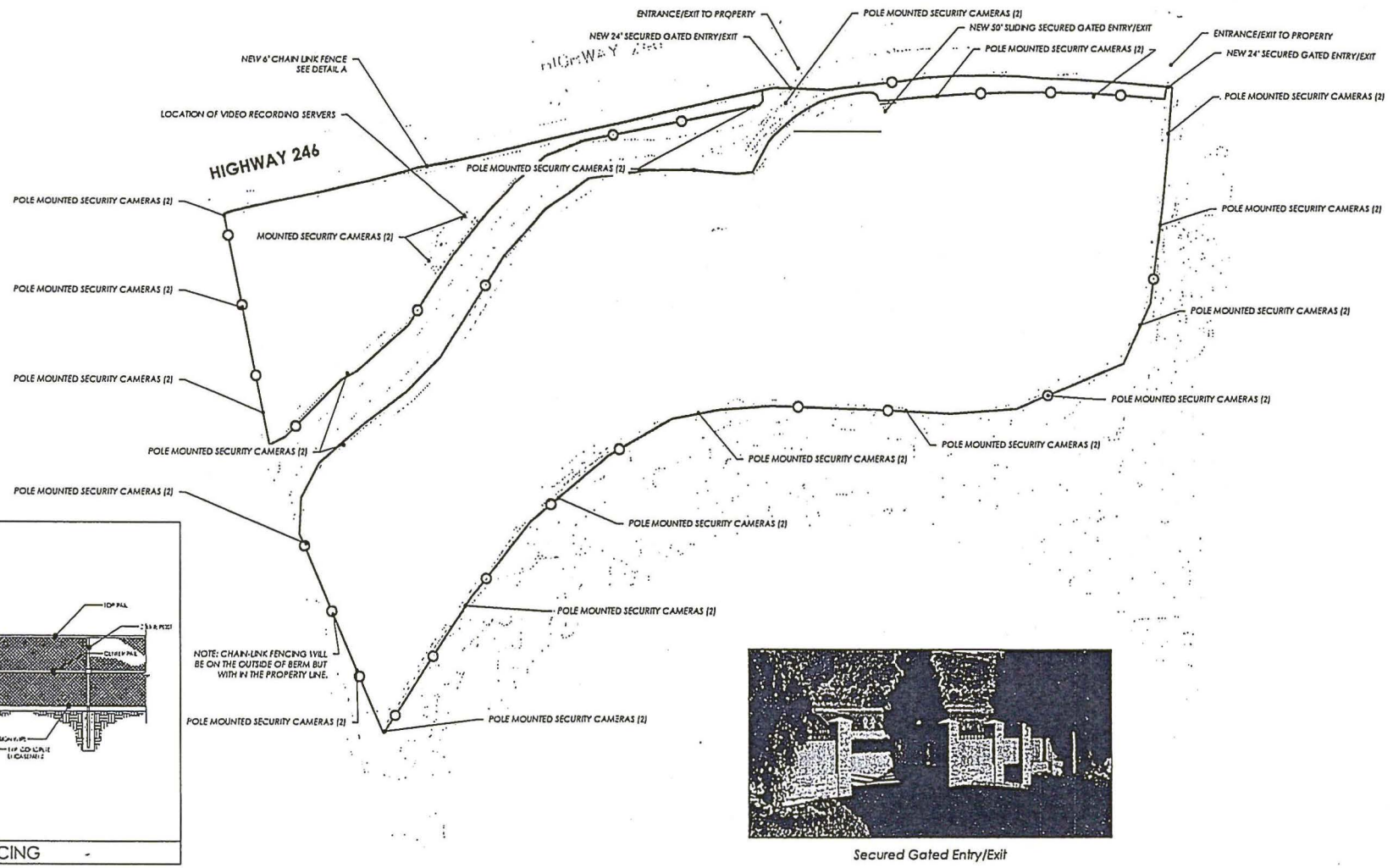
PLEINAIRE DESIGN GROUP
2019.10.22

SHEET 1.2



A | CHAIN LINK FENCING

Secured Gated Entry/Exit

FENCING & SECURITY PLAN

0 75 150 300
SCALE: 1" = 150'-0"
NORTH

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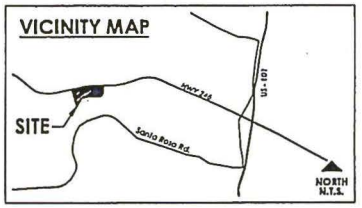
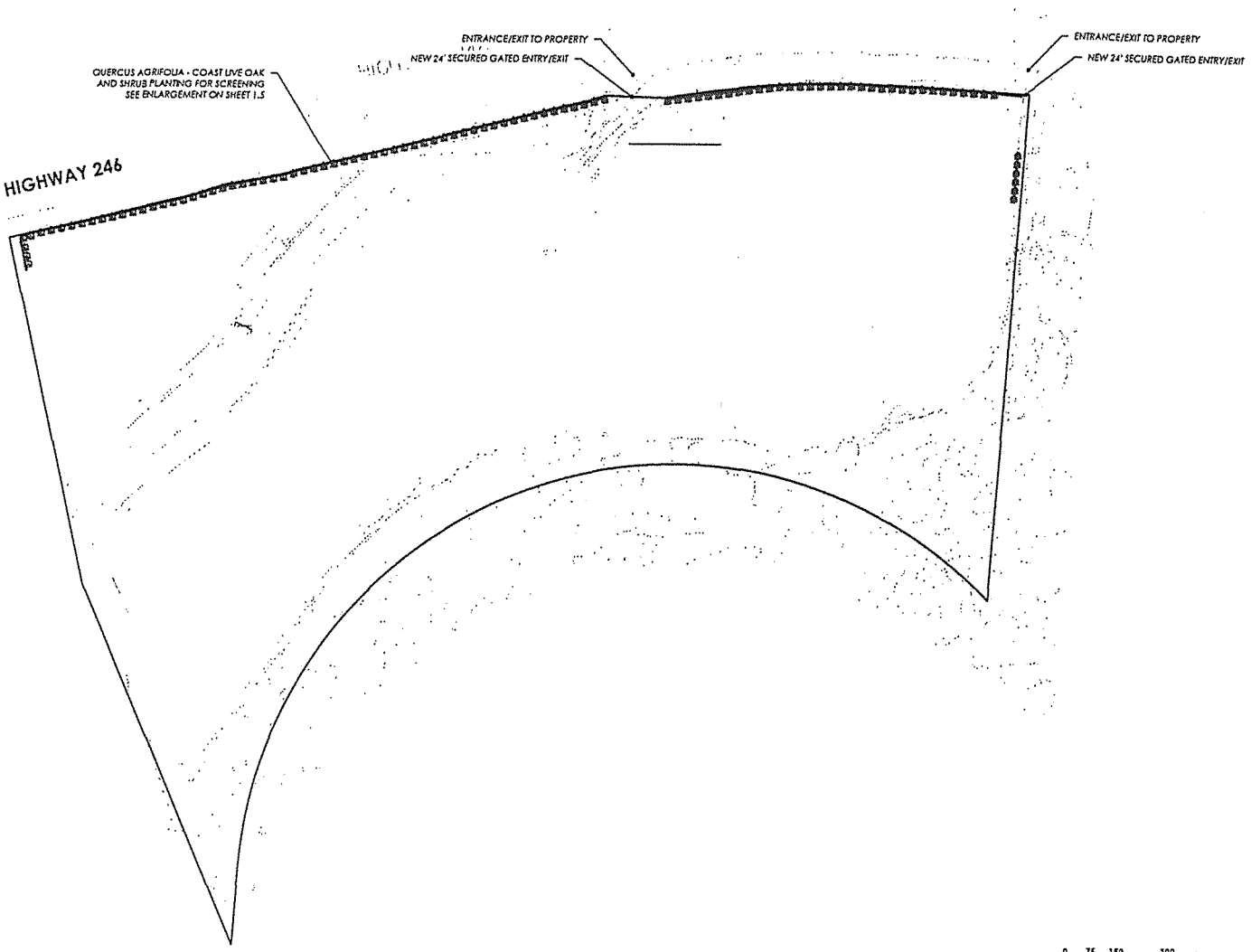
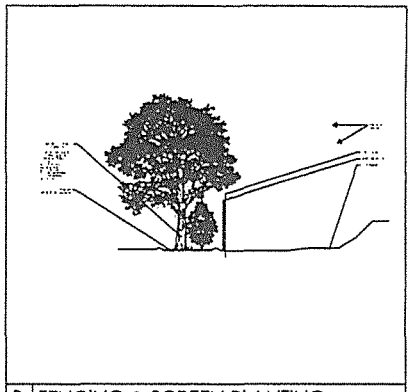
SHEET 1.3

PLEINAIRE DESIGN GROUP

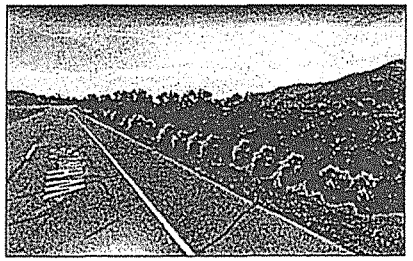
2019.10.22







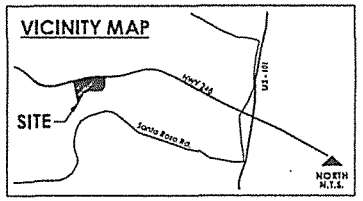
B FENCING & SCREEN PLANTING



Landscape Screening Perspectives

☐ LANDSCAPE SCREENING PLAN

0 75 150 300
SCALE: 1" = 150'-0"
NORTH



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SHEET 1.4

PLEINAIRE DESIGN GROUP

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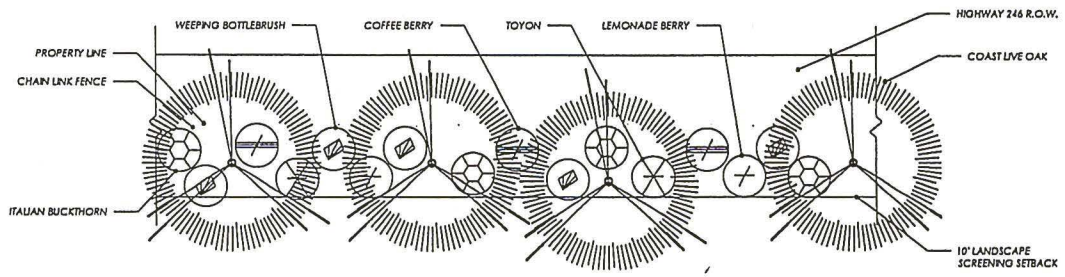
HIGHWAY 246



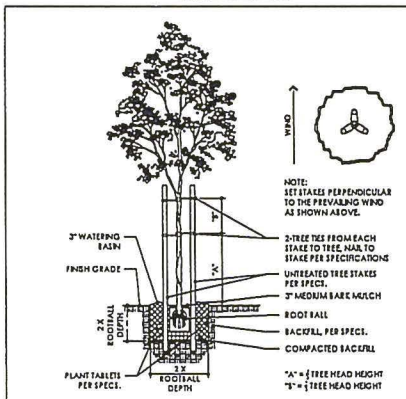
❑ LANDSCAPE SCREENING - 100' SECTION

LANDSCAPE IRRIGATION SCREENING CALCS
1800 W Highway 246
8/30/2019

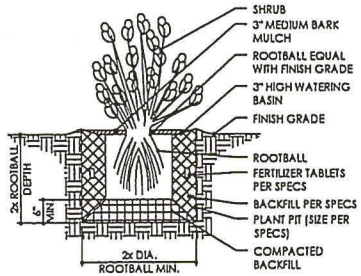
Landscape Screening Area	30,423	Sq. ft.	
Total Landscape Screening Linear Feet	3,042	ft	
Landscape Screening per 100' Sections	30	Sections	

Plant Legend:			Total # of Plants
Trees			
Coast Live Oak	4	x 30 sec	122
Shrubs			
Italian Buckthorn	4	x 30 sec	122
Weeping Bottlebrush	5	x 30 sec	152
Coffee Berry	3	x 30 sec	91
Lemonade Berry	2	x 30 sec	61
Toyon	2	x 30 sec	61

Sep Total	15 Gal. Trees	122	40% of Total # of Shrubs
	5 Gal. Shrubs	183	60% of Total # of Shrubs
	1 Gal. Shrubs	265	



C | TREE PLANTING



D | SHRUB PLANTING

TYPICAL PLANT LEGEND (PER 100' OF LANDSCAPE SCREENING)

TREES

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
	T1	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL C	15 GAL.	LOW	4

SHRUBS

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
	S1	RHAMNUS ALATERNUS ITALIAN BUCKTHORN	PLANT PER DETAIL D	NOTE*	LOW	4
	S2	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	PLANT PER DETAIL D	NOTE*	LOW	5
	S3	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL D	NOTE*	LOW	3
	S4	RHUS INTEGRIFOLIA LEMONADE BERRY	PLANT PER DETAIL D	NOTE*	LOW	2
	S5	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL D	NOTE*	LOW	2

NOTE: FOR SHRUB SIZES, 40% SHALL BE 5 GAL & 60% SHALL BE 1 GAL*

PLANTING LEGEND NOTES

1. ALL TREES ARE TO BE STAKED PER DETAIL C/SHEET 1.5
2. ALL SHRUBS ARE TO BE PLANTED PER D/SHEET 1.5
3. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUNDCOVER 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.

GENERAL PLANTING NOTES

1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
2. CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
   - 2.1. PER 1000 SQUARE FEET:
     - 2.1.1. 4 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
     - 2.1.2. 14 POUNDS 12-12-12 FERTILIZER
     - 2.1.3. 15 POUNDS SOIL SULFUR
3. EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
   - 3.1. PER CUBIC YARD OF SOIL:
     - 3.1.1. 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
     - 3.1.2. 1 POUND 12-12-12 FERTILIZER
     - 3.1.3. 1 1/2 POUNDS IRON SULFATE (20% IRON)
     - 3.1.4. 2/3 CUBIC YARD TOPSOIL

   PLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
4. SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
5. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
7. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
8. ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
9. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
10. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
11. ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

811 TWO DAYS BEFORE YOU DIG CALL TOLL FREE 1-800-422-4133 OR EXCAVATION IS STRICTLY PROHIBITED

❑ SCREENING ENLARGEMENT

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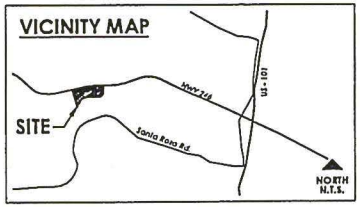
SHEET 1.5

PLEINAIRE DESIGN GROUP

2019.10.22

VICINITY MAP



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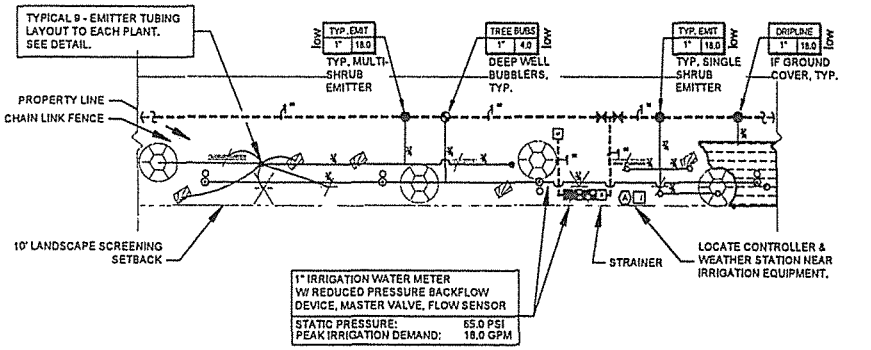
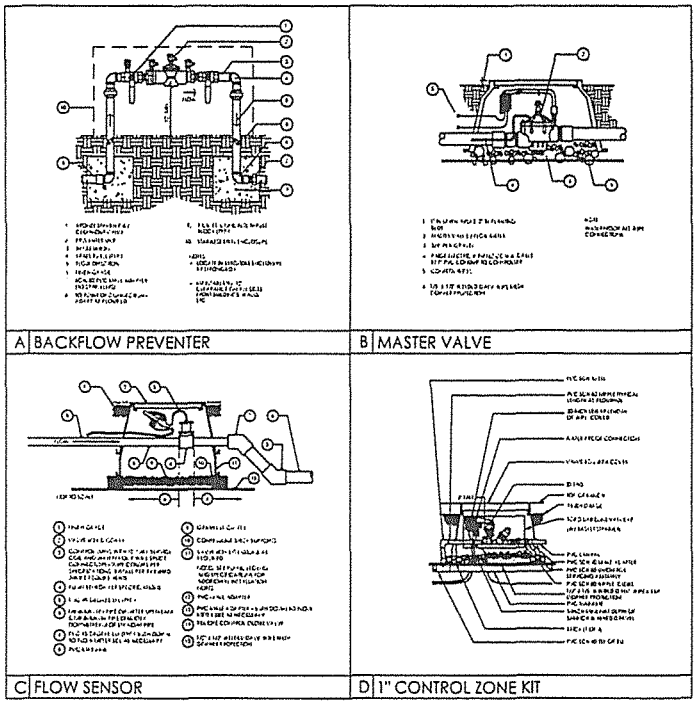


☐ IRRIGATION PLAN

SCALE: 1" = 8'-0" NORTH

TYPICAL IRRIGATION EQUIPMENT LEGEND (PER 100' OF LAND. SCREENING)

SYMBOLS	MANUFACTURER	ITEM	GPM	PATTERN	R	PM
	TORO # DL2000 RCP-6-18-01	DRIPLINE @ 12" O.C. TURF	0.909	FLOOD	•	30
	RAINBIRD # RWB-B-1403	3-PER TREE DEEP ROOT WATER SYSTEM	1.0	360	•	30
	TORO # LF-20-PC	SHRUB EMITTER ON RISER	0.83	360	•	30
	TORO # T-PR15-8 W/ EMITTER T-DP.06-A-RED	MULTI-OUTLET EMITTER (8), ONE EMITTER PER SURROUNDING PLANTS	0.53	360	•	30
LOW A-4 1" 8.5	CONTROLLER AND STATION NUMBER VALVE SIZE / GPM FLOW	WITH low, med or high PLANT WATER REQUIREMENT				
	TORO # TPVF100	REMOTE CONTROL VALVE INSTALLED IN VALVE BOX				
	TORO # DEK-700-MLF	DRIP MED. FLOW REMOTE CONTROL VALVE W/ STRAINER IN VALVE BOX				
	TORO # DEK-700-MLF	DRIP LOW FLOW REMOTE CONTROL VALVE W/ STRAINER IN VALVE BOX				
	TORO # 075-3LBC	3/4" QUICKCOUPLING VALVE INSTALLED IN VALVE BOX				
A	TORO # EVO-OD-4-BC	EVOLUTION SERIES CONTROLLER OUTDOOR 4 STATION W/ WIRELESS WEATHER STATION (ET & RAIN SENSOR)				
	TORO # EVO-WS	SMART CONNECT WIRELESS WEATHER SENSOR				
	NIBCO # T-113	GATE VALVE, LINE SIZE				
	TORO # T-FCH-M-FIPT	TYPICAL AUTOMATIC FLUSH VALVE, INSTALLED AT THE END OF LINE.				
	TORO # T-VD-350-34	AIR RELEASE VALVE				
	TORO # TFS-075	FLOW CONTROL SENSOR				
	GRISWOLD # 2250	PRESSURE REGULATING MASTER VALVE				
	FEBCO # 825 YA	REDUCED PRESSURE REGULATOR				
	HAYWARD # 75	200 MESH STAINLESS STEEL STRAINER 1" SIZE, LOCATE IN 12"X12" VALVE BOX				
	WATER METER	EXISTING DOMESTIC 3/4 TO 1" SIZE				
	PVC SCHEDULE 40	IRRIGATION MAIN, 1" TO 1-1/2" SIZE				
	PVC SCHEDULE 40	SPRINKLER LATERAL, USE SCHEDULE 40 UNDER PAVING.				
	PVC SCHEDULE 40	4" WIRE SLEEVE, PIPE IN SLEEVE TO BE TWICE THE SIZE OF LATERAL OR MAIN LINE.				



ASSIGNMENT OF RESPONSIBILITY

GENERAL: THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE FULL COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVING, WALLS, WALLS AND EXISTING UTILITIES. THE IRRIGATION CONSULTANT DOES NOT ASSUME ANY MAINTENANCE OBLIGATIONS.

CONTRACTORS RESPONSIBILITY: THE CONTRACTORS SHALL ASSUME THE SOLE RESPONSIBILITY FOR THE CORRECT ALIGNMENT OF THE SPRINKLER HEADS, PROPER SETTINGS OF CONTROLLER ENCLOSURES AND ALL OTHER IRRIGATION SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADJUSTING THE WATERING CYCLES TO SUIT THE SEASONAL REQUIREMENTS, ADJUST THE WATERING CYCLES TO THE SOILS INFILTRATION RATE. NO RUN OFF SHALL OCCUR AT ANY TIME. THE INSTALLATION CONTRACTOR SHALL INSTRUCT THE MAINTENANCE CONTRACTOR IN THE USE AND ADJUSTMENT OF THE IRRIGATION SYSTEM, PERFORM ALL REVIEWS AND AUDITS AS CALLED OUT IN THE IRRIGATION MAINTENANCE NOTES AND SUBMIT WRITTEN REPORTS TO THE OWNER.

OWNERS RESPONSIBILITIES: THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING "AS BUILT" DRAWINGS AND CONTROLLER CHARTS FROM THE INSTALLATION CONTRACTOR. ANY DANGEROUS CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR LATER MAINTENANCE PERIOD SHALL BE CORRECTED IMMEDIATELY.

SUBSTITUTIONS: NO SUBSTITUTIONS OF MATERIALS SHALL BE ALLOWED DURING THE CONSTRUCTION OR LATER MAINTENANCE WITHOUT THE WRITTEN CONSENT OF THE IRRIGATION CONSULTANT. ALL REPLACEMENT COMPONENTS SHALL BE AS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONSULTANT CAN NOT BE HELD RESPONSIBLE FOR ALTERATIONS OF THE IRRIGATION SYSTEM THAT WERE DONE WITHOUT HIS WRITTEN PERMISSION.

OBSTRUCTIONS

WHEN VERTICAL OBSTRUCTIONS (POPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

MWELO IRRIGATION NOTES

DESIGN & INSTALLATION REQUIREMENTS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2015

DESIGN AND INSTALLATION SHALL INCLUDE THE FOLLOWING:

1. AUTOMATIC IRRIGATION CONTROLLER USING ET OR SOIL MOISTURE SENSOR DATA AREA REQUIRED.
   1.1. LANDSCAPE WATER METERS (DEDICATED OR PRIVATE) SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL LANDSCAPE OF 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET OR GREATER.
   1.2. RESIDENTIAL OVER 5,000 SQUARE FEET.
2. RAIN, FREEZE AND WIND SENSORS ARE REQUIRED, AS NEEDED FOR LOCAL CLIMATE.
3. FLOW SENSORS THAT DETECT HIGH FLOW ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL 5,000 SQUARE FEET.
4. PRESSURE REGULATING DEVICES ARE REQUIRED. LOW FLOW WILL NEED BOOSTER.
5. CHECK VALVE AND ANTI-DRAIN VALVES ARE REQUIRED WHERE LOW HEAD DRAINAGE COULD OCCUR.
6. NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
7. LOW VOLUME (DRIP) IRRIGATION IS REQUIRED ON MULCHED PLANTING AREAS.
8. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION MUST BE IRRIGATED WITH SUBSURFACE IRRIGATION OR ANOTHER MEANS THAT PRODUCES NO RUNOFF.
9. ALL SPRINKLER HEADS MUST DOCUMENT A LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OF 65% OR HIGHER.
10. EMISSION DEVICES MUST HAVE MATCHED PRECIPITATION RATES.
11. SOIL MANAGEMENT REPORT THAT INCLUDES SOIL ANALYSIS: TEXTURE, INFILTRATION RATE, PH, SOLUBLE SALTS, SODIUM, % ORGANIC, RECOMMENDATIONS.

SOIL PREPARATION:

1. PRIOR TO PLANTING COMPACTED SOIL SHALL BE TRANSFORMED TO A FRIABLE CONDITION.
2. INSTALLATION: COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO SOIL.

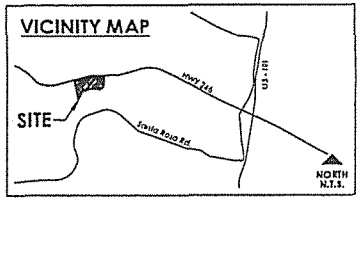
IRRIGATION AUDITS:

1. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGN OR INSTALLED THE LANDSCAPE AND CONDUCTED IN A MANNER CONSISTENT WITH THE IA LANDSCAPE IRRIGATION AUDIT OR "WATERSENSE" LABELING AUDIT BY USEPA. 2. CERTIFICATE OF COMPLETION SUBMITTED TO LOCAL AGENCY FOR APPROVAL.

Larry Lewis
Irrigation Consultant
phone: 805.337.8733

811 THINK BEFORE YOU DIG CALL TOLL FREE 1.800.422.4133 48 HOURS BEFORE YOU DIG

VICINITY MAP



☐ SCREENING IRRIGATION & NOTES

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.6

PLEINAIRE DESIGN GROUP

2019.10.22

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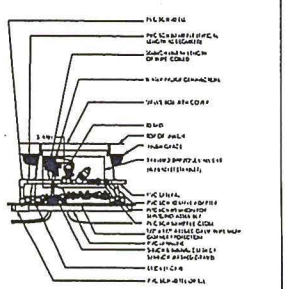
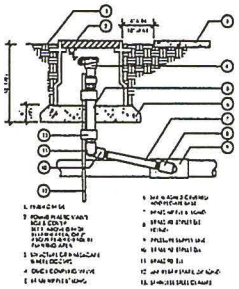
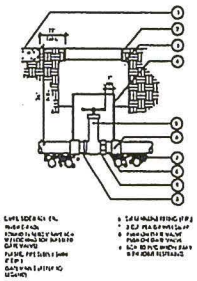


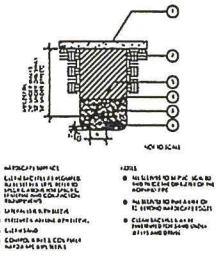
E | 1" CONTROL ZONE KIT



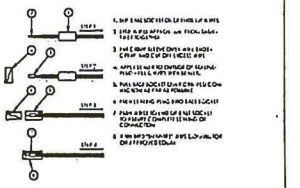
F | QUICK COUPLING VALVE



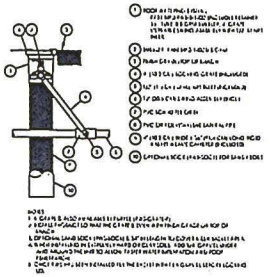
G | GATE VALVE



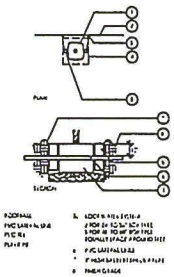
H | SLEEVING



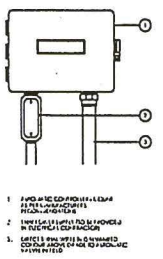
I | WIRE CONNECTIONS



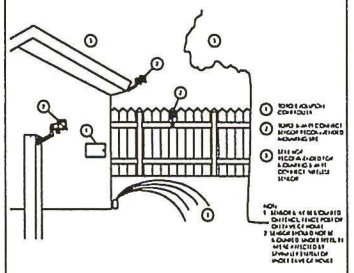
J | ROOT BALL WATERING SYSTEM



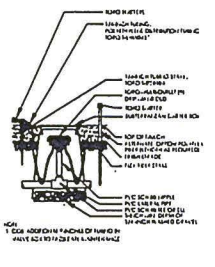
K | ROOT WATERING SYSTEM



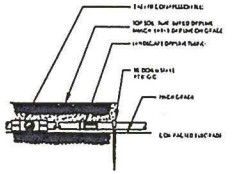
L | AUTOMATIC CONTROLLER WALL MOUNT



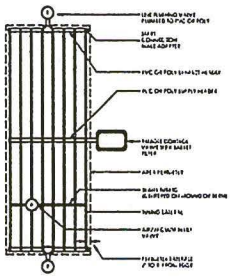
M | WIRELESS WEATHER SENSOR LOCATION



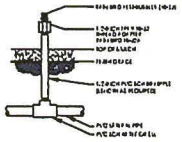
N | MULTI-OUTLET DRIP MANIFOLD IN VALVE BOX



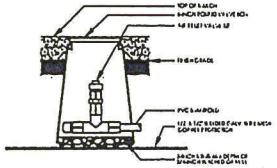
O | DRIPLINE ON GRADE



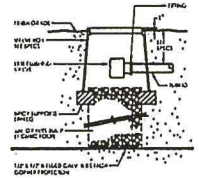
P | DRIPLINE CENTER FEED LAYOUT



Q | EMITTER ON A SCH 80 RISER / VINE



R | AIR RELIEF VALVE IN KIT



S | LINE FLUSHING VALVE

☐ SCREENING IRRIGATION DETAILS

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SHEET 1.7

Terry Lewis
Irrigation Consultant
ph: 909.337.9733

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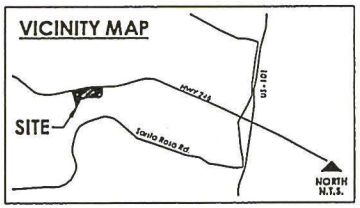

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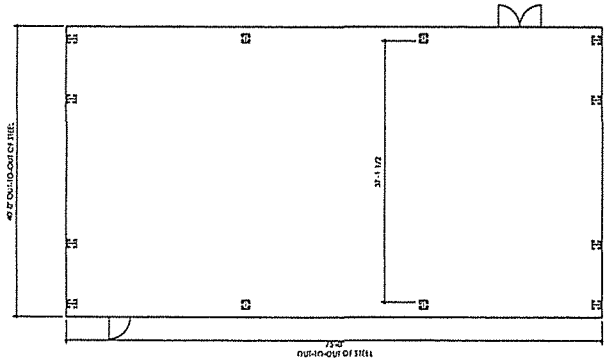
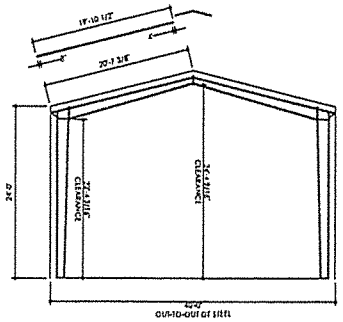


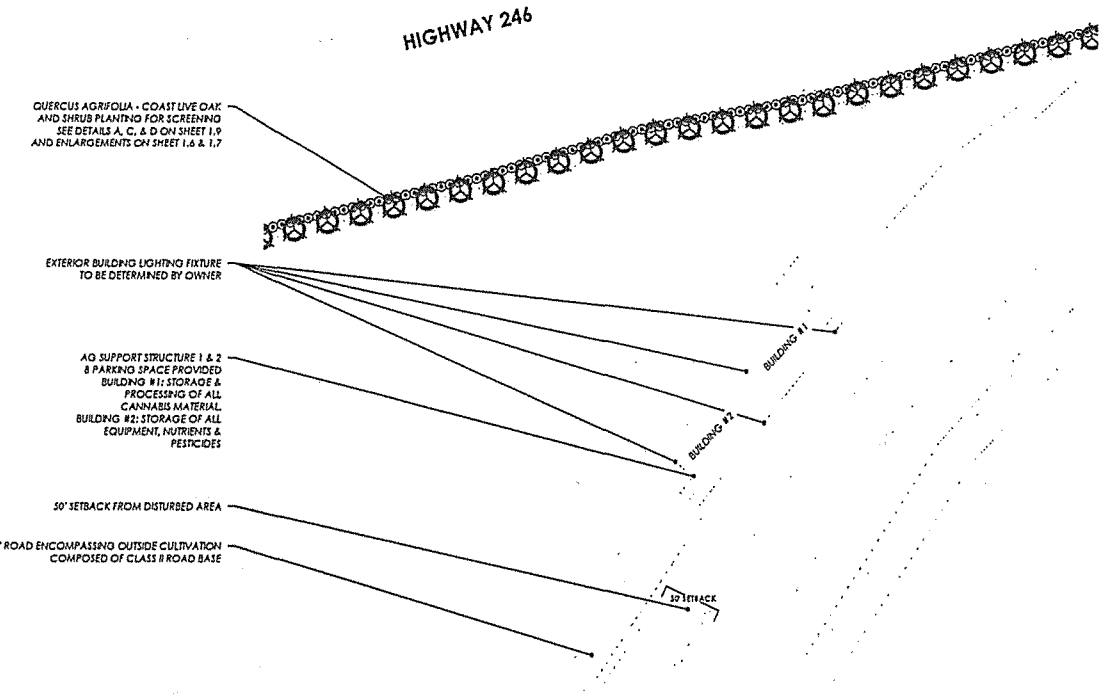
☐ AG SUPPORT STRUCTURE - FLOOR PLAN

SCALE: 1" = 8'-0"



☐ AG SUPPORT STRUCTURE - ELEVATION

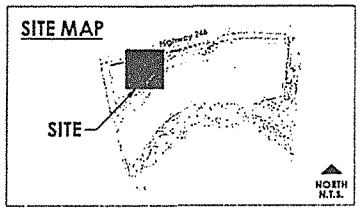
SCALE: 1" = 8'-0"

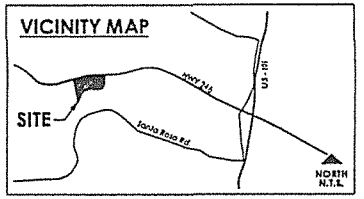


☐ AG SUPPORT STRUCTURE - ENLARGEMENT

SCALE: 1" = 150'-0" NORTH

NOTE: STEEL AG SUPPORT STRUCTURE BY OTHER. REFERENCE STRUCTURE SHEETS FOR MORE INFO.





☐ BUILDING NOTES

SANTA BARBARA WEST COAST FARMS, LLC.

1600 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.8

PLEIN AIRE DESIGN GROUP

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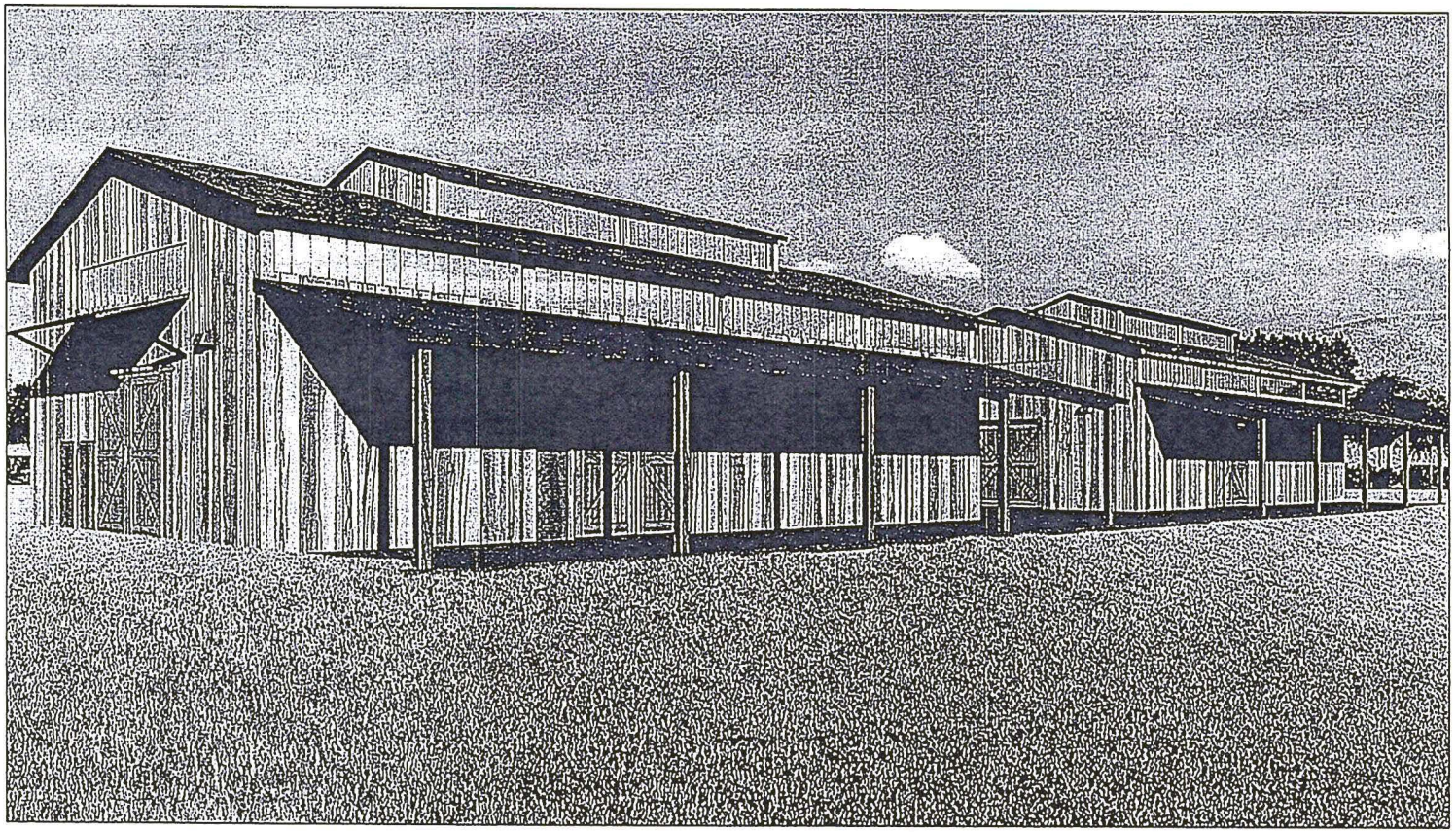

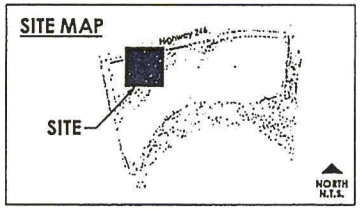

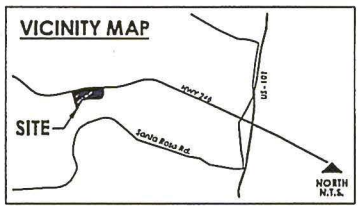

☐ BUILDING PERSPECTIVE

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

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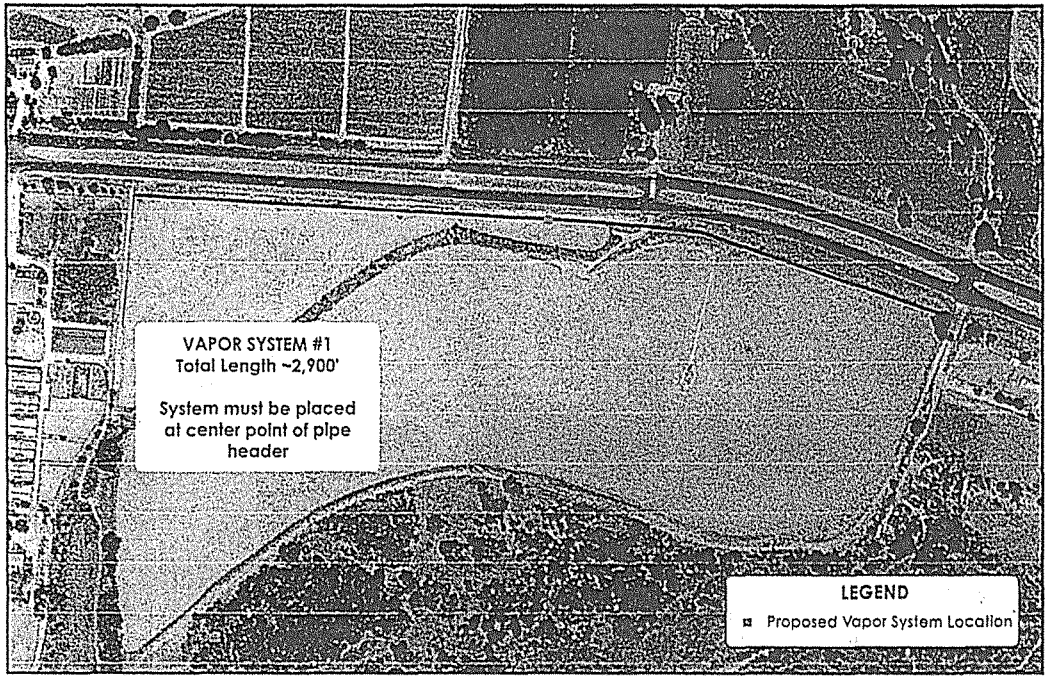
DESIGN GROUP

2019.10.22

Byers Scientific & Manufacturing
Industrial Odor Management

PROPOSED 6" PVC D2729 LAYOUT
1800 W HIGHWAY 246
BUELLTON, CA 93427



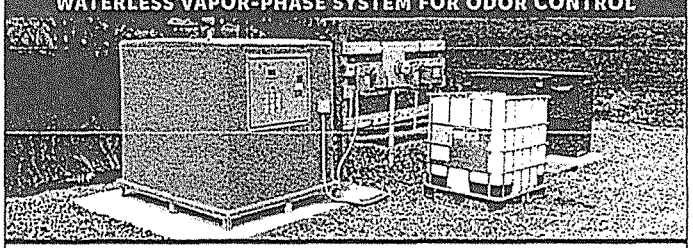
2332 W. Industrial Park Drive · Bloomington, IN 47404 USA

www.byers-scientific.com

Byers Scientific & Manufacturing
Industrial Odor Management

2332 W. Industrial Park Drive
Bloomington, IN 47404
Ph: (812) 269-6218

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

www.byers-scientific.com • info@byers-scientific.com

☐ ODOR ABATEMENT SYSTEM

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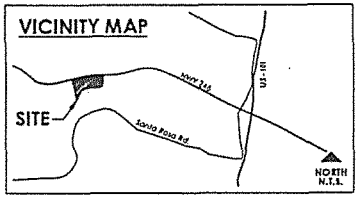

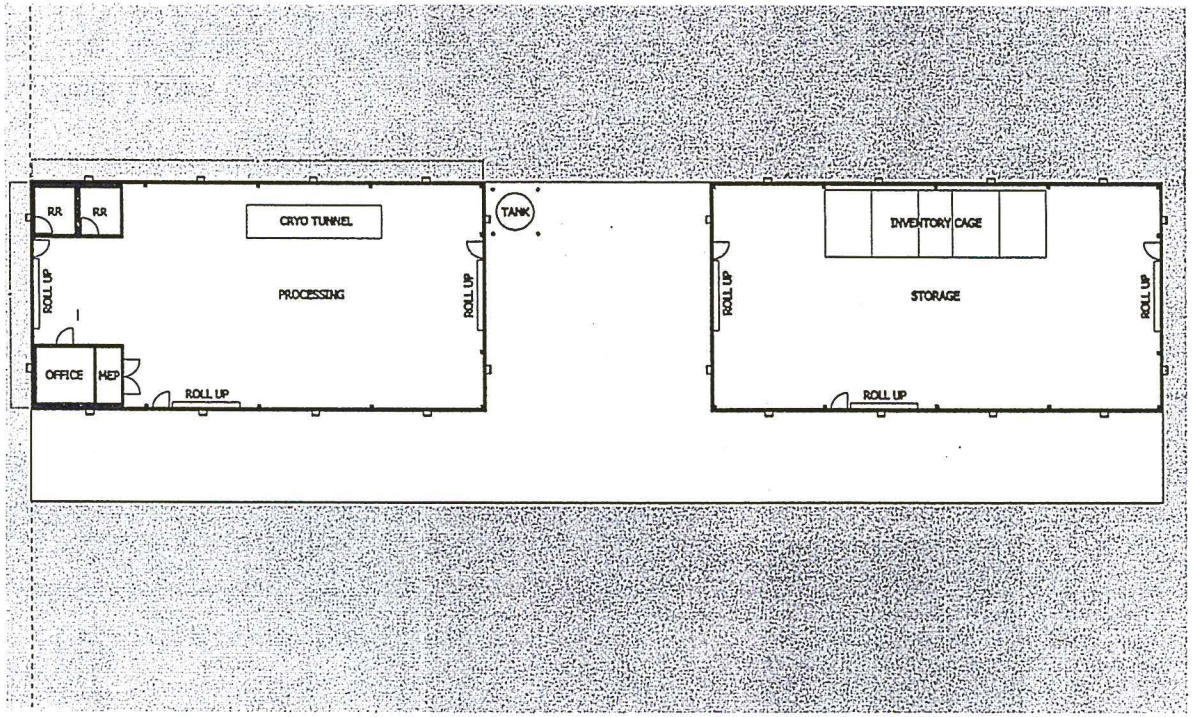

GENRE

Genre Design Studio
1655 Pereira Drive, Unit A
San Luis Obispo, CA 95405
michael@genredesign.co
www.genredesignstudio.com
c: 805.704.1740

NOTE: THE NOISE PLAN SHALL DEMONSTRATE COMPLIANCE WITH THE FOLLOWING STANDARDS:

a. BUILDING SHALL BE ADEQUATELY SOUNDPROOF 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.

c. N/A

d. THE COMBINED DECIBEL LEVEL FOR ALL NOISE SOURCES, AS MEASURED AT THE PROPERTY LINE OF THE LOT ON WHICH 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.

☐ NOISE PLAN

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

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PLEINAIRE DESIGN GROUP

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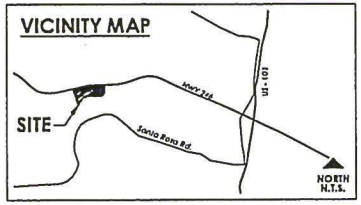
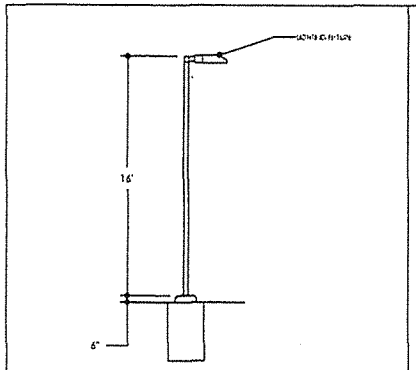
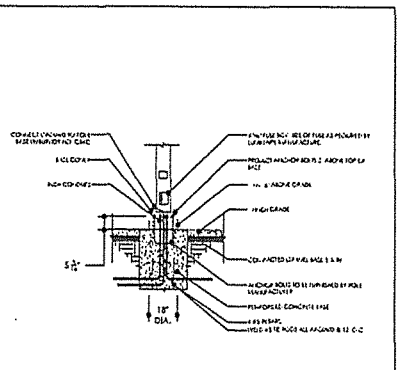


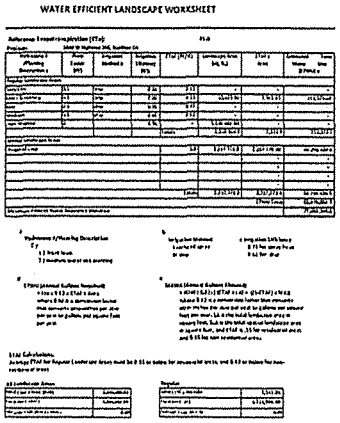


A | LIGHT POLE MOUNTING HEIGHT



B | LIGHT POLE BASE

WATER EFFICIENT LANDSCAPE WORKSHEET

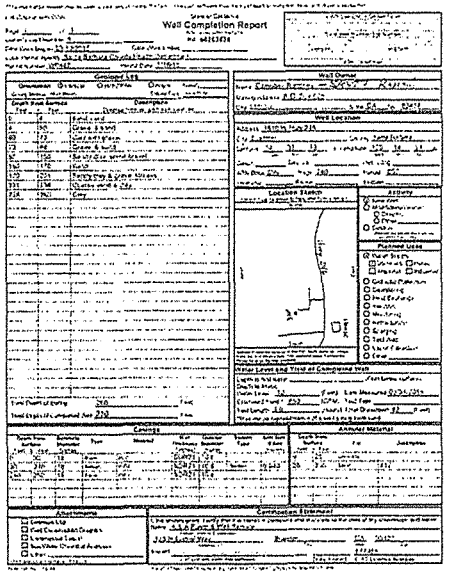


LANDSCAPE AREA CALCS. FOR WATER USE ESTIMATE

1800 W Highway 246
8/30/2019

Total area of Site (82 ac)	3,574,750	Sq. ft.
Landscape Screening	30,423	Sq. ft.
Cultivated area	2,237,778	Sq. ft.
20% of site built out with roads structures etc.	281,269	Sq. ft.
Balance of site undeveloped (non-irrigated)	3,293,481	Sq. ft.

Water source is by private on site well. Water use is an estimate based on information currently available



☐ DETAILS & NOTES

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.12

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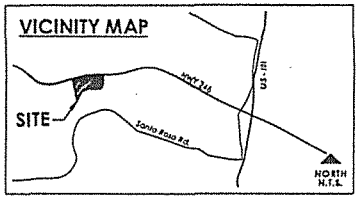
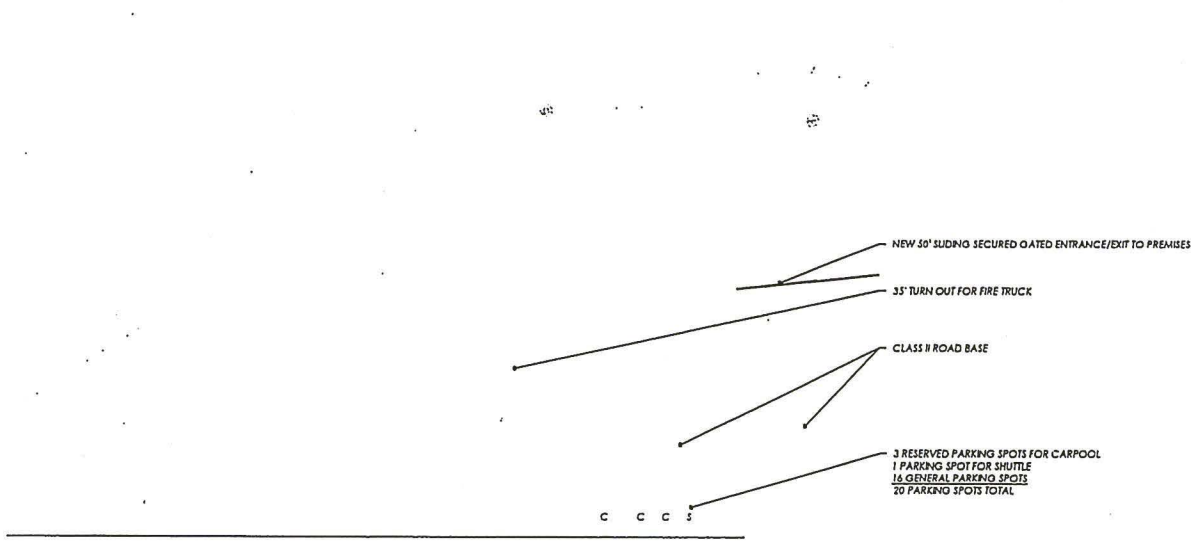
2019.10.22

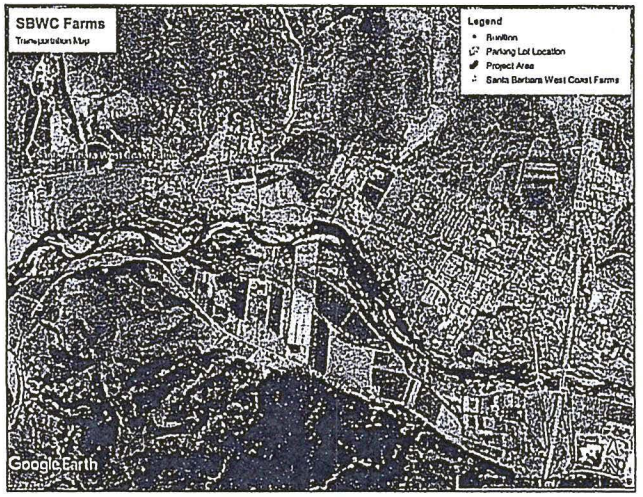




❑ PARKING LOT ENLARGEMENT

0 10 20 40
SCALE: 1" = 20'-0"
NORTH

TRANSPORTATION ROUTE NOTES:
ALL TRAFFIC LEAVES AND ARRIVES VIA A DRIVEWAY CONNECTED DIRECTLY TO CA-246



❑ TRANSPORTATION ROUTE MAP

TRANSPORTATION ROUTE NOTES:
ALL TRAFFIC LEAVES AND ARRIVES VIA A DRIVEWAY CONNECTED DIRECTLY TO CA-246

GENERAL NOTES:

1. LOT LOCATION
   - 1.1. TWO PARKING AREAS ON SITE CONSTRUCTED WITH CLASS II ROAD BASE
   - 1.2. ONE MAIN PARKING LOT WITH 20 PARKING SPOTS, 3 RESERVED FOR CARPOOL, ONE FOR SHUTTLE PARKING
   - 1.3. ONE ADDITIONAL PARKING AREA NEAR ACCESSORY STRUCTURES WITH 8 PARKING SPOTS

2. TOTAL NUMBER OF EMPLOYEES
   - 2.1. 10 FULL TIME CULTIVATION STAFF ON SITE DURING CULTIVATION SEASON
   - 2.2. ADDITIONAL 10-20 TEMP LABORERS BROUGHT IN FOR TRANSPLANTING, HARVESTING, & PROCESSING ACTIVITIES

3. HOURS OF OPERATION
   - 3.1. 6:00 AM - 3:00 PM DAILY

4. TRIP ORIGINS & DESTINATIONS
   - 4.1. LABOR COMES FROM SURROUNDING AREAS VIA CA-246
   - 4.2. HARVESTED CANNABIS PROCESSED ON-SITE THEN SENT TO CA TYPE-7 VOLATILE MANUFACTURING FACILITY IN SAN DIEGO VIA US-101 AND I-5 SOUTH.

5. VEHICLE USAGE
   - 5.1. DURING HARVEST SEASON, ONE VEHICLE PER DAY SHALL BE USED FOR TRANSPORTING CANNABIS
   - 5.2. VEHICLE SIZE RANGING FROM A SPRINTER TO FULL-SIZE TRUCK (40-FOOT CONEX)

❑ TRANSPORTATION DEMAND MANAGEMENT PLAN

SANTA BARBARA WEST COAST FARMS, LLC.

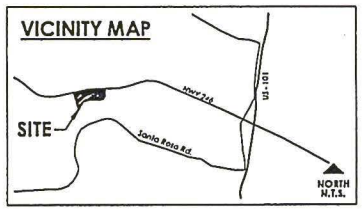
1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.13

PLEIN AIRE DESIGN GROUP

2019.10.22

VICINITY MAP



\\Server\Drawings Files\Projects Land\SB West Coast Farms\Landscape\Construction\1800 W HWY 246.dwg, 10/22/2019 11:19:31 AM, _DWG To PDF.pc3

Santa Barbara West Coast Farms, LLC.

County of Santa Barbara
Land Use Permit
Operational Planning Information
1800 W Highway 246
Buellton, CA
February 8, 2019

SUMMARY

MISSION STATEMENT

Upgrade an existing farm to a best practices cannabis cultivation operation with 100% organic and sustainable practices in a way that is seamless and compatible with its community. Deploy emerging best management practices that improve soil conditions, reduce the need for fertilizers, address pest issues without sprays or traditional pesticides, and conserve water using drip irrigation.

Through compliance with state and local agencies regulations and a devotion to holistic framing processes, the applicant can build a local business that will contribute positively to the local economy while protecting area water and wildlife resources.

CULTIVATION PROCESS

Plants will be either started from seed each spring or created via cuttings from mother stock plants. The seedlings or clones will be transferred to 4" pots once rooted and allowed to establish a healthy root system before transplant into row crops in the end of spring (May-June). A cover crop is sowed into the soil in later winter/early spring of each year. The mixture of seeds grows over the spring to establish a healthy and biodynamic soil ecosystem prior to cannabis transplanting.

The applicant will be employing organic practices including the use of raw or slightly processed natural inputs. A mixture of amendments will be added before the start of the growing season based on the results of soil sample analysis and periodic top dressings will occur during the growing cycle when tissue sample analysis indicates deficiencies. Materials used include on-site cannabis compost, various meals (kelp, fish, feather, bone, etc.), ground oyster shells, earthworm castings, molasses and other natural sources of the basic building blocks of plant nutrition.

A thoroughly implemented Integrated Pest Management (IPM) program will be established prior to starting cultivation and will follow CalCannabis guidelines. The applicant will design the program to eliminate the need for sprays with the use of early proactive monitoring, indicator plants, cover co-crops, and predatory insects from a licensed insectary. The use of predator insects to eat cannabis pests is the closest analogy to the natural environment possible. Only through a successful organic IPM program can cultivation pesticides be dramatically reduced or eliminate entirely.

The growing cannabis plants are inspected daily for various issues and additional support added to prevent the budding limbs from breaking as needed. At the time of harvest, the entire plant is cut down and transported immediately to the drying facility. All cannabis waste material will be collected for mulching and composting, and non-cannabis waste will placed in a secure storage bin for transport off site.

WASTE AND DISCHARGE PROCEDURE OVERVIEW

This facility utilizes organic gardening processes which allow the cultivators to re-use soil, so there is minimal organic waste. Plant waste after each harvest consists of stems, root balls, and minimal THC bearing fan leaves. On-site composting will be the method of disposal as it generates fertilizer inputs while reducing landfill waste. Composted cannabis waste is used to reamend the growing soil medium every spring season.

All plant matter collected daily will be placed in alternating layers with a brown organic waste (i.e. tree leaves and chipped branches). The stacked layers will be built into a pile and allowed to slowly compost, with an occasional turning to encourage material breakdown and a complete composting. Several piles will be maintained and monitored daily. Leaching of nutrients or transport of materials is controlled with concrete compost stalls and covering of materials to protect from wind and rain.

FACILITY DISCHARGES

The applicant is committed to being water efficient. Reducing the need for irrigation through various cultural and biological techniques also correspondingly reduces the amount of possible wastewater. An emphasis will be placed on building a healthy living soil that mimics the natural environment where plants decay into organic matter.

To maintain a living soil, the microbes must be feed with raw organic inputs and proper moisture levels. The result is a natural plant fertilizer located in the root zone for easy plant uptake and the elimination of over reliance on mixed liquid fertilizers. Synthetic fertilizers or other products that kill microbes are always avoided.

Constant supervision of all irrigation is required for maximal plant growth. In-ground moisture sensors and cultivation staff will monitor for over-watering symptoms in the cultivation area daily, as well as inspect the water delivery systems for leaks. Irrigation will be controlled via automated fertigation systems, and nutrients will be mixed according to recipes developed and refined by cultivation nstaff. Watering events are timed to coincide with cooler temperature times of day to limit evaporative losses due to higher temperature or windy conditions.

The applicant will be enrolled in the State Waters Resources Control Board's (SWRCB) Cannabis Cultivation program that regulates all aspects of water diversion, water discharges, and environmental conditions on-site. Additionally, water and wildlife resources are also protected with compliance of Department of Fish and Wildlife (CDFW) regulations.

Enrollment with SWRCB and compliance with CDFW are both required for CDFA cannabis cultivation state licensing and help to provide for the most stringent environmental standards of an agricultural crop in California. There will be no toxic or hazardous discharges from the cultivation of this facility. The applicant is committed to best practices of organic and efficient approaches to reduce waste and pollution.

FENCING PLAN

Fencing will meet County standards for security and screening and those details are illustrated on the Site Plans associated with this permit application.

LANDSCAPE AND SCREENING PLAN

Landscape screening will meet the County standards and those details are illustrated on the Site Plans associated with this permit application.

LIGHTING PLAN

Exterior lighting will meet the County standards and those details are illustrated on the Site Plans associated with this permit application. Broken or damaged exterior lighting shall be repaired for replaced within 48 hours of being noted. Exterior lighting shall be shielded or otherwise designed to avoid spillover illumination to adjacent properties, and all security lighting will be equipped with motion sensors.

NOISE PLAN

Noise from this project will be minimal as there are no generators or other large machinery proposed. Any complaints from the above items can be referred to the emergency contact person for this project: Scott Rudolph 858-205-5899. The noise plan shall demonstrate compliance with the following standards:

a.Building shall be adequately soundproof 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.

c. N/A

d. The combined decibel level for all noise sources, as measured at the property line of the lot on which 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.

ODOR ABATEMENT

Odor abatement will be installed on the eastern side of the property to take advantage of prevailing winds. Prevailing winds in Buellton are west-northwest (meaning the wind generally blows east-southeast.

While there are no residential zones within miles from the project site, there closest residence on a nearby agriculturally zoned parcel, to the east-southeast is approximately 400 feet away and also has pending applications for the cultivation of cannabis.

SIGNAGE

The applicant will not have any signage that identifies the property as being used for cannabis.

TREE AND HABITAT PROTECTION, WILDLIFE MOVEMENT PLAN

No new ground disturbance or removal of native vegetation is proposed and therefore tree protection or wildlife movement plans are not required. The crop area is a replacement to squash that has historically been cultivated on site.

COMPLIANCE WITH WATER EFFICIENCY STANDARDS

Water efficiency is of the utmost importance to the applicants. Aside from employing best practices of organic gardening which minimally impact the environment, the applicant will equip the entire facility with the following:

- Drip and Micro Irrigation
- Float valves for all storage tanks with air gaps to prevent backflow
- Backflow preventers to block any possible contamination of water supply
- Rupture mitigation and safety redundancy plumbing designs

The property has one existing water well that is currently producing roughly 750 gallons per minute. The well casing has been drilled to a depth of 250 feet. Use of groundwater for irrigation eliminates the need to divert surface water, thereby allowing for other important water uses such as recreational and wildlife enhancement. Additionally, the use of groundwater is in full compliance with State Water Resources Control Board cannabis cultivation water forbearance requirements and is also supported by California Department of Fish and Wildlife regulations.

ENERGY CONSERVATION PLAN

Energy conservation plans will be submitted to the County as a part of the follow up business licensing procedures outlined in Chapter 50 of the County Ordinances. The applicant is a new operation and plans to purchase 100% energy offset credits from their utility provider.

FACILITY SECURITY

Access to the facility is limited to employees or contractors. Full-time bonded Security will be utilized during harvest periods. Physical fencing will be located around the perimeter of the project, with two access points controlled via RFID access key or via armed guard. An alarm system will be installed on the property with central monitoring capabilities. Video camera systems will involve cameras of a minimum 2048x1536 pixels, transmitting via TCP over the local network, at a minimum framerate of 30 frames per second. Cameras will be located within 20 feet of all points of entry or exit from the facility and will be stationed to capture faces and license plates of all persons and vehicles entering and exiting the property. Security cameras will also capture video of anywhere cannabis is grown, stored, processed, weighed, or sold.

Location and Building Specifications

There is only one entrance onto the property. This entrance is always gated and locked, access to the facility is controlled via RFID keypad or stationed security guard.

Video Assessment and Surveillance System (VASS)

This facility will be equipped with a video surveillance system. Cameras are recorded 24 hours per day at a minimum of 2MP (2048x1536) resolution and 30 frames per second, which is more than sufficient to capture fine details such as faces and license plates.

Camera recordings will be maintained at all state and county standards. Camera recordings are kept on-site in a secured area only accessible to management. Video details for security will be submitted to the County Executive Office ahead of the business license

Hours of Operation:

This facility is open internally from 6:00 AM – 3:00 PM, five days a week.

Onsite Consumption Policy:

No person shall be allowed to smoke, ingest, or otherwise consume cannabis in any form within the site.

Secure Storage Area:

This facility has a locked storage room and is only accessible by a manager. Entrances to the secure storage area are monitored via cameras.

Loading Procedures:

When a transport vehicle arrives at the facility, it will enter through the gate and proceed to the loading area on the west side of the storage barn. Manager will verify that there is no unauthorized person in the parking area prior to opening the door to the loading area.

Finished product for transport will remain in the locked storage area until transport vehicle is pulled up to door and the area is secure. Once the transport vehicle is loaded, manager will verify that the parking lot is clear before the vehicle exits the loading area.

Delivery Procedures:

Delivery vehicles will not have any identification or markings related to cannabis or a distribution company or collective. Each vehicle will have a lockable trunk or area in the back that is not viewable from any windows. Product for delivery will remain in a locked safe room until ready for transport.

Each delivery driver will carry a valid driver's license, an employer issued badge, vehicle registration, proof of required insurance, and the delivery manifest.

Security Staff Procedures & Policies, Employment Eligibility:

Security staff will be hired through a bonded and insured security company.

Inventory and Record Keeping:

Upon processing of cannabis plants, a single and unique identifying number shall be issued for finished product. All harvested plants will be documented and processed into final deliverable via the track and trace system, and include strain type, weight and storage location as required by the County of Santa Barbara.

END

Exhibit C

Certificate of Analysis

ICAL ID: 20190731-054
Sample: 1907ICA3745.11009
PENCE ESTATE PINOT
Strain: PENCE ESTATE PINOT
Category: Ingestible

Responsible AG Testing
Lic. #
None
San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Moisture	Δ9-THC	CBD	Total Cannabinoids	Total Terpenes
NT	NT	NT	NT	0.00 mg/g
Water Activity				
NT				

Summary

	Date Tested	
Batch		Pass
Terpenes	08/01/2019	Complete
Pesticides	08/01/2019	Pass

Scan to see results

Cannabinoid Profile

Analyte	%	mg/g	Analyte	%	mg/g

Total THC=THCa * 0.877 + d9-THC;Total CBD = CBDa * 0.877 + CBD; NR= Not Reported, ND= Not Detected, *Reported by Dry Mass*; *analytical instrumentation used Cannabinoids:UHPLC-DAD, Moisture:Mass by Drying,Water Activity:Water Activity Meter, Foreign Material:Microscope*

Terpene Profile

Analyte	%	mg/g	Analyte	%	mg/g
α-Bisabolol	ND	ND	δ-Limonene	ND	ND
α-Humulene	ND	ND	Eucalyptol	ND	ND
α-Pinene	ND	ND	γ-Terpinene	ND	ND
α-Terpinene	ND	ND	Geraniol	ND	ND
β-Caryophyllene	ND	ND	Linalool	ND	ND
β-Myrcene	ND	ND	Ocimene	ND	ND
β-Ocimene	ND	ND	(-)-Guaiol	ND	ND
β-Pinene	ND	ND	(-)-Isopulegol	ND	ND
Camphene	ND	ND	p-Cymene	ND	ND
Caryophyllene Oxide	ND	ND	Terpinolene	ND	ND
cis-Nerolidol	ND	ND	trans-Nerolidol	ND	ND
δ-3-Carene	ND	ND	**Total**	**0**	**0**

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ), *analytical instrumentation used:HS-GC-FID-FID*

Infinite Chemical Analysis Labs
8380 Miramar Mall #102
San Diego, CA
(858) 623-2740
www.InfiniteCAL.com
Lic# C8-0000019-LIC

Josh M Swider

Josh Swider
Lab Director, Managing Partner
08/01/2019

Confident Cannabis
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support@confidentcannabis.com
(866) 506-5866
www.confidentcannabis.com

This product has been tested by Infinite Chemical Analysis, LLC using valid testing methodologies and a quality system as required by state law. All LQC samples were performed and met the prescribed acceptance criteria in 16 CCR section 5730, pursuant to 16 CCR section 5726(e)(13). Values reported relate only to the product tested. Infinite Chemical Analysis, LLC makes no claims as to the efficacy, safety or other risks associated with any detected or non-detected levels of any compounds reported herein. This Certificate shall not be reproduced except in full, without the written approval of Infinite Chemical Analysis, LLC.

Certificate of Analysis

ICAL ID: 20190731-054
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PENCE ESTATE PINOT
Strain: PENCE ESTATE PINOT
Category: Ingestible

Responsible AG Testing
Lic. #
None
San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Residual Solvent Analysis

Category 1	Status	Category 2	Status	Category 2	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ) ,*analytical instrumentation used=HS-GC-FID-FID*

Heavy Metal Screening

	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ) , *analytical instrumentation used:ICP-MS*

Microbiological Screening

	Result	Status

ND=Not Detected; *analytical instrumentation used:qPCR*

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Lic. #
None
San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Chemical Residue Screening

Category 1	µg/g	Status
Aldicarb	ND	Pass
Carbofuran	ND	Pass
Chlordane	ND	Pass
Chlorfenapyr	ND	Pass
Chlorpyrifos	ND	Pass
Coumaphos	ND	Pass
Daminozide	ND	Pass
DDVP	ND	Pass
Dimethoate	ND	Pass
Ethoprophos	ND	Pass
Etofenprox	ND	Pass
Fenoxycarb	ND	Pass
Fipronil	ND	Pass
Imazalil	ND	Pass
Methiocarb	ND	Pass
Methyl Parathion	ND	Pass
Mevinphos	ND	Pass
Paclobutrazol	ND	Pass
Propoxur	ND	Pass
Spiroxamine	ND	Pass
Thiacloprid	ND	Pass

Mycotoxins	Status

Category 2	µg/g	Status
Abamectin	ND	Pass
Acephate	ND	Pass
Acequinocyl	ND	Pass
Acetamiprid	ND	Pass
Azoxystrobin	ND	Pass
Bifenazate	ND	Pass
Bifenthrin	ND	Pass
Boscalid	0.068	Pass
Captan	ND	Pass
Carbaryl	ND	Pass
Chlorantraniliprole	ND	Pass
Clofentezine	ND	Pass
Cyfluthrin	ND	Pass
Cypermethrin	ND	Pass
Diazinon	ND	Pass
Dimethomorph	ND	Pass
Etoxazole	ND	Pass
Fenhexamid	ND	Pass
Fenpyroximate	ND	Pass
Flonicamid	ND	Pass
Fludioxonil	ND	Pass
Hexythiazox	ND	Pass
Imidacloprid	ND	Pass

Category 2	µg/g	Status
Kresoxim Methyl	ND	Pass
Malathion	ND	Pass
Metalaxyl	ND	Pass
Methomyl	ND	Pass
Myclobutanil	ND	Pass
Naled	ND	Pass
Oxamyl	ND	Pass
Pentachloronitrobenzene	ND	Pass
Permethrin	ND	Pass
Phosmet	ND	Pass
Piperonyl Butoxide	ND	Pass
Prallethrin	ND	Pass
Propiconazole	ND	Pass
Pyrethrins	ND	Pass
Pyridaben	ND	Pass
Spinetoram	ND	Pass
Spinosad	ND	Pass
Spiromesifen	ND	Pass
Spirotetramat	ND	Pass
Tebuconazole	ND	Pass
Thiamethoxam	ND	Pass
Trifloxystrobin	ND	Pass

Unknown Analyte(s):

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Certificate of Analysis

QA SAMPLE - INFORMATIONAL ONLY

ICAL ID: 20190731-055
Sample: 1907ICA3745.11010
PENCE ESTATE CHARDONNAY
Strain: PENCE ESTATE CHARDONNAY
Category: Ingestible

Responsible AG Testing
Lic. #
None
San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Moisture	Δ9-THC	CBD	Total Cannabinoids	Total Terpenes
NT	NT	NT	NT	0.00 mg/g

Water Activity
NT

Summary

Batch	Pass
Terpenes	Complete
Pesticides	Pass

Scan to see results

Cannabinoid Profile

Analyte	%	mg/g	Analyte	%	mg/g

Total THC=THCa * 0.877 + d9-THC;Total CBD = CBDa * 0.877 + CBD; NR= Not Reported, ND= Not Detected, "Reported by Dry Mass"; "analytical instrumentation used Cannabinoids:UHPLC-DAD, Moisture:Mass by Drying,Water Activity:Water Activity Meter, Foreign Material:Microscope"

Terpene Profile

Analyte	%	mg/g	Analyte	%	mg/g
α-Bisabolol	ND	ND	δ-Limonene	ND	ND
α-Humulene	ND	ND	Eucalyptol	ND	ND
α-Pinene	ND	ND	γ-Terpinene	ND	ND
α-Terpinene	ND	ND	Geraniol	ND	ND
β-Caryophyllene	ND	ND	Linalool	ND	ND
β-Myrcene	ND	ND	Ocimene	ND	ND
β-Ocimene	ND	ND	(-)-Guaiol	ND	ND
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Camphene	ND	ND	p-Cymene	ND	ND
Caryophyllene Oxide	ND	ND	Terpinolene	ND	ND
cis-Nerolidol	ND	ND	trans-Nerolidol	ND	ND
δ-3-Carene	ND	ND	**Total**	0	0

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Total/Batch Size:
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Residual Solvent Analysis

Category 1	Status	Category 2	Status	Category 2	Status

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Heavy Metal Screening

	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ) , *analytical instrumentation used:ICP-MS*

Microbiological Screening

	Result	Status

ND=Not Detected; *analytical instrumentation used:qPCR*

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Lic. #
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San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Chemical Residue Screening

Category 1	µg/g	Status
Aldicarb	ND	Pass
Carbofuran	ND	Pass
Chlordane	ND	Pass
Chlorfenapyr	ND	Pass
Chlorpyrifos	ND	Pass
Coumaphos	ND	Pass
Daminozide	ND	Pass
DDVP	ND	Pass
Dimethoate	ND	Pass
Ethoprophos	ND	Pass
Etofenprox	ND	Pass
Fenoxycarb	ND	Pass
Fipronil	ND	Pass
Imazalil	ND	Pass
Methiocarb	ND	Pass
Methyl Parathion	ND	Pass
Mevinphos	ND	Pass
Paclobutrazol	ND	Pass
Propoxur	ND	Pass
Spiroxamine	ND	Pass
Thiacloprid	ND	Pass

Mycotoxins	Status

Category 2	µg/g	Status
Abamectin	ND	Pass
Acephate	ND	Pass
Acequinocyl	ND	Pass
Acetamiprid	ND	Pass
Azoxystrobin	ND	Pass
Bifenazate	ND	Pass
Bifenthrin	ND	Pass
Boscalid	0.167	Pass
Captan	ND	Pass
Carbaryl	ND	Pass
Chlorantraniliprole	ND	Pass
Clofentezine	ND	Pass
Cyfluthrin	ND	Pass
Cypermethrin	ND	Pass
Diazinon	ND	Pass
Dimethomorph	ND	Pass
Etoxazole	ND	Pass
Fenhexamid	ND	Pass
Fenpyroximate	ND	Pass
Flonicamid	ND	Pass
Fludioxonil	ND	Pass
Hexythiazox	ND	Pass
Imidacloprid	ND	Pass

Category 2	µg/g	Status
Kresoxim Methyl	ND	Pass
Malathion	ND	Pass
Metalaxyl	ND	Pass
Methomyl	ND	Pass
Myclobutanil	ND	Pass
Naled	ND	Pass
Oxamyl	ND	Pass
Pentachloronitrobenzene	ND	Pass
Permethrin	ND	Pass
Phosmet	ND	Pass
Piperonyl Butoxide	ND	Pass
Prallethrin	ND	Pass
Propiconazole	ND	Pass
Pyrethrins	ND	Pass
Pyridaben	ND	Pass
Spinetoram	ND	Pass
Spinosad	ND	Pass
Spiromesifen	ND	Pass
Spirotetramat	ND	Pass
Tebuconazole	ND	Pass
Thiamethoxam	ND	Pass
Trifloxystrobin	ND	Pass

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08/01/2019

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support@confidentcannabis.com
(866) 506-5866
www.confidentcannabis.com

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Certificate of Analysis

QA SAMPLE - INFORMATIONAL ONLY

ICAL ID: 20190731-056
Sample: 1907ICA3745.11011
PENCE UNUM PINOT
Strain: PENCE UNUM PINOT
Category: Ingestible

Responsible AG Testing
Lic. #
None
San Diego, CA 92121

Lic. #

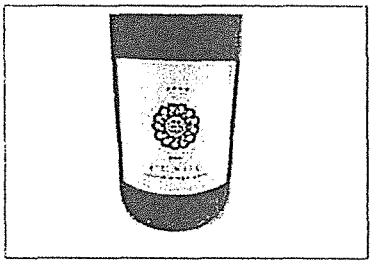
Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Moisture	Δ9-THC	CBD	Total Cannabinoids	Total Terpenes
NT	NT	NT	NT	0.00 mg/g

Water Activity
NT

Summary

Batch	Pass
Terpenes	Complete
Pesticides	Pass



Scan to see results

Cannabinoid Profile

Analyte	%	mg/g	Analyte	%	mg/g

Total THC=THCa * 0.877 + d9-THC;Total CBD = CBDa * 0.877 + CBD; NR= Not Reported, ND= Not Detected, *Reported by Dry Mass*; *analytical instrumentation used Cannabinoids:UHPLC-DAD, Moisture:Mass by Drying,Water Activity:Water Activity Meter, Foreign Material:Microscope*

Terpene Profile

Analyte	%	mg/g	Analyte	%	mg/g
α-Bisabolol	ND	ND	δ-Limonene	ND	ND
α-Humulene	ND	ND	Eucalyptol	ND	ND
α-Pinene	ND	ND	γ-Terpinene	ND	ND
α-Terpinene	ND	ND	Geraniol	ND	ND
β-Caryophyllene	ND	ND	Linalool	ND	ND
β-Myrcene	ND	ND	Ocimene	ND	ND
β-Ocimene	ND	ND	(-)-Guaiol	ND	ND
β-Pinene	ND	ND	(-)-Isopulegol	ND	ND
Camphene	ND	ND	p-Cymene	ND	ND
Caryophyllene Oxide	ND	ND	Terpinolene	ND	ND
cis-Nerolidol	ND	ND	trans-Nerolidol	ND	ND
δ-3-Carene	ND	ND	Total	0	0

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ), *analytical instrumentation used:HS-GC-FID-FID*

Infinite Chemical Analysis Labs
8380 Miramar Mall #102
San Diego, CA
(858) 623-2740
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Lic# C8-0000019-LIC

Josh M Swider

Josh Swider
Lab Director, Managing Partner
08/01/2019

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San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
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Completed: 08/01/2019

Residual Solvent Analysis

Category 1	Status	Category 2	Status	Category 2	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ) ,*analytical instrumentation used=HS-GC-FID-FID*

Heavy Metal Screening

	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ) , *analytical instrumentation used:ICP-MS*

Microbiological Screening

	Result	Status

ND=Not Detected; *analytical instrumentation used:qPCR*

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Lic. #
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Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Chemical Residue Screening

Category 1	µg/g	Status
Aldicarb	ND	Pass
Carbofuran	ND	Pass
Chlordane	ND	Pass
Chlorfenapyr	ND	Pass
Chlorpyrifos	ND	Pass
Coumaphos	ND	Pass
Daminozide	ND	Pass
DDVP	ND	Pass
Dimethoate	ND	Pass
Ethoprophos	ND	Pass
Etofenprox	ND	Pass
Fenoxycarb	ND	Pass
Fipronil	ND	Pass
Imazalil	ND	Pass
Methiocarb	ND	Pass
Methyl Parathion	ND	Pass
Mevinphos	ND	Pass
Paclobutrazol	ND	Pass
Propoxur	ND	Pass
Spiroxamine	ND	Pass
Thiacloprid	ND	Pass

Mycotoxins	Status

Category 2	µg/g	Status
Abamectin	ND	Pass
Acephate	ND	Pass
Acequinocyl	ND	Pass
Acetamiprid	ND	Pass
Azoxystrobin	ND	Pass
Bifenazate	ND	Pass
Bifenthrin	ND	Pass
Boscalid	0.073	Pass
Captan	ND	Pass
Carbaryl	ND	Pass
Chlorantraniliprole	ND	Pass
Clofentezine	ND	Pass
Cyfluthrin	ND	Pass
Cypermethrin	ND	Pass
Diazinon	ND	Pass
Dimethomorph	ND	Pass
Etoxazole	ND	Pass
Fenhexamid	ND	Pass
Fenpyroximate	ND	Pass
Flonicamid	ND	Pass
Fludioxonil	ND	Pass
Hexythiazox	ND	Pass
Imidacloprid	ND	Pass

Category 2	µg/g	Status
Kresoxim Methyl	ND	Pass
Malathion	ND	Pass
Metalaxyl	ND	Pass
Methomyl	ND	Pass
Myclobutanil	ND	Pass
Naled	ND	Pass
Oxamyl	ND	Pass
Pentachloronitrobenzene	ND	Pass
Permethrin	ND	Pass
Phosmet	ND	Pass
Piperonyl Butoxide	ND	Pass
Prallethrin	ND	Pass
Propiconazole	ND	Pass
Pyrethrins	ND	Pass
Pyridaben	ND	Pass
Spinetoram	ND	Pass
Spinosad	ND	Pass
Spiromesifen	ND	Pass
Spirotetramat	ND	Pass
Tebuconazole	ND	Pass
Thiamethoxam	ND	Pass
Trifloxystrobin	ND	Pass

Unknown Analyte(s):

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Certificate of Analysis

ICAL ID: 20190731-057
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PENCE ROSA CHARDONNAY
Strain: PENCE ROSA CHARDONNAY
Category: Ingestible

Responsible AG Testing
Lic. #
None
San Diego, CA 92121

Lic. #

Batch#:
Primary Size:
Total/Batch Size:
Collected: 08/01/2019; Received: 08/01/2019
Completed: 08/01/2019

Moisture	Δ9-THC	CBD	Total Cannabinoids	Total Terpenes
NT	NT	NT	NT	0.00 mg/g

Water Activity
NT

Summary

Batch	Pass
Terpenes	Complete
Pesticides	Pass

Scan to see results

Cannabinoid Profile

Analyte	%	mg/g	Analyte	%	mg/g

Total THC=THCa * 0.877 + d9-THC;Total CBD = CBDa * 0.877 + CBD; NR= Not Reported, ND= Not Detected, *Reported by Dry Mass*; *analytical instrumentation used Cannabinoids:UHPLC-DAD, Moisture:Mass by Drying,Water Activity:Water Activity Meter, Foreign Material:Microscope*

Terpene Profile

Analyte	%	mg/g	Analyte	%	mg/g
α-Bisabolol	ND	ND	δ-Limonene	ND	ND
α-Humulene	ND	ND	Eucalyptol	ND	ND
α-Pinene	ND	ND	γ-Terpinene	ND	ND
α-Terpinene	ND	ND	Geraniol	ND	ND
β-Caryophyllene	ND	ND	Linalool	ND	ND
β-Myrcene	ND	ND	Ocimene	ND	ND
β-Ocimene	ND	ND	(-)-Guaiol	ND	ND
β-Pinene	ND	ND	(-)-Isopulegol	ND	ND
Camphene	ND	ND	p-Cymene	ND	ND
Caryophyllene Oxide	ND	ND	Terpinolene	ND	ND
cis-Nerolidol	ND	ND	trans-Nerolidol	ND	ND
δ-3-Carene	ND	ND	Total	0	0

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ), *analytical instrumentation used:HS-GC-FID-FID*

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Residual Solvent Analysis

Category 1	Status	Category 2	Status	Category 2	Status

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Heavy Metal Screening

	Status

NR= Not Reported thus no analysis was performed, ND= Not Detected thus the concentration is less then the Limit of Quantification (LOQ), *analytical instrumentation used:ICP-MS*

Microbiological Screening

	Result	Status

ND=Not Detected; *analytical instrumentation used:qPCR*

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Coumaphos	ND	Pass
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Ethoprophos	ND	Pass
Etofenprox	ND	Pass
Fenoxycarb	ND	Pass
Fipronil	ND	Pass
Imazalil	ND	Pass
Methiocarb	ND	Pass
Methyl Parathion	ND	Pass
Mevinphos	ND	Pass
Paclobutrazol	ND	Pass
Propoxur	ND	Pass
Spiroxamine	ND	Pass
Thiacloprid	ND	Pass

Mycotoxins	Status

Category 2	µg/g	Status
Abamectin	ND	Pass
Acephate	ND	Pass
Acequinocyl	ND	Pass
Acetamiprid	ND	Pass
Azoxystrobin	ND	Pass
Bifenazate	ND	Pass
Bifenthrin	ND	Pass
Boscalid	0.162	Pass
Captan	ND	Pass
Carbaryl	ND	Pass
Chlorantraniliprole	ND	Pass
Clofentezine	ND	Pass
Cyfluthrin	ND	Pass
Cypermethrin	ND	Pass
Diazinon	ND	Pass
Dimethomorph	ND	Pass
Etoxazole	ND	Pass
Fenhexamid	ND	Pass
Fenpyroximate	ND	Pass
Flonicamid	ND	Pass
Fludioxonil	ND	Pass
Hexythiazox	ND	Pass
Imidacloprid	ND	Pass

Category 2	µg/g	Status
Kresoxim Methyl	ND	Pass
Malathion	ND	Pass
Metalaxyl	ND	Pass
Methomyl	ND	Pass
Myclobutanil	ND	Pass
Naled	ND	Pass
Oxamyl	ND	Pass
Pentachloronitrobenzene	ND	Pass
Permethrin	ND	Pass
Phosmet	ND	Pass
Piperonyl Butoxide	ND	Pass
Prallethrin	ND	Pass
Propiconazole	ND	Pass
Pyrethrins	ND	Pass
Pyridaben	ND	Pass
Spinetoram	ND	Pass
Spinosad	ND	Pass
Spiromesifen	ND	Pass
Spirotetramat	ND	Pass
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