

SIERRA BOTANICALS

Board of Supervisors hearing for 22LUP-000000-00465

TODAY'S HEARING

- 22LUP-000000-00465
 - LUP to **add processing** to a **vested** Land Use Permit issued 2/26/2019
- **De Novo** hearing for a **Ministerial Permit** regarding **Processing**
 - https://library.municode.com/ca/santa_barbara_county/codes/code_of_ordinances?no_deld=SABACOLAUSDECO
 - **LUDC 35.102.040 - Appeals to the Commission**

TODAY'S HEARING IS *NOT*

- A Discretionary hearing on Conditional Use Permit
- To discuss changes to a Land Use Permit Issued in 2019
- An Investigation into Cultivation Water Source

THE PROJECT



AREAS OF CONCERN

Odor

- Where do Odors Originate?
- How are they contained?

Water

- How much water will be used?
- Where does it come from?

Security

- How is the site monitored?
- How is sheriff alerted?

Access

- How does a fire engine get to the fire?
- How do vehicles enter and leave the property?

Fire

- How will Fire Department be alerted?
- What will control a potential fire while the engine is on the way?

Noise

- What equipment generates noise?
- What are the noise levels at the fenceline?

Flood

- Will the site be affected by 100 year flood?
- Will the project fall in the river?

ODOR MITIGATION

- Odor units perform 4 exchanges per hour

- All drying and trimming takes place indoors

- HVAC system is designed to contain air within the building envelope

- Weather Stripping on the doors and windows

- Sierra Botanicals will use Carbon Scrubbers





Area Description	Volume (cu. ft.)	Volume for 4 exchanges per hour	Convert CFH to CFM	CFM rating of fan+filter	required units
Processing / Secure Storage	12,857.00	51,428.00	857.13	1680	0.51
Processing / Drying/Trimming	20,124.00	80,496.00	1,341.60	1680	0.79

HOW BIG ARE THEY?

WATER USE IN PROCESSING

- Processing **recovers** water
 - Operational data shows that when plants **dry**, they release **water vapor**
- Only water used is for toilets and sinks by employees

Cultivation Type	Number of Observations	Average Water Loss Ratio	Min Water Loss	Max Water Loss	Standard Deviation
Greenhouse	39	76%	46%	86%	7%
Indoor	224	80%	74%	85%	3%

SECURITY

- Cameras are already installed
- Sheriff feedback on the system already implemented
- Owner resides on site during cultivation season

ACCESS



Notice of Proposed Development



COUNTY OF SANTA BARBARA
Planning and Development

Case Name: Sierra Botanicals, LLC - Case #: 22LUP-405
Arabis Processing

FIRE CONTROL



- Existing Fire Protection Certificate
- Fire Sprinkler pump already on site
- Building permit 21BDP-00000-01010

NOISE

Jason Crabtree, S.E., Supervising Plan Check Engineer
Sound study for
Sierra Botanicals Barn and Farms – Processing & Drying Barn
1999 Hwy 101 Buellton, CA 93427
Plan check # 21BDP-01010
7/05/2024

70 dbA to be used for the basis of the sound reduction to the property line

Distance from the mechanical units to the nearest point on the property line = 55'.

The reduction in sound level from between the units to the property line is -34.8 db.

70 dbA – 34.8 db = 35.2 dbA. This sound level at the property line is in compliance with the county sound ordinance.

I have attached reference and sketches for the data and calculation method used. If you have questions please contact me at wayne@agmeinc.com or (805)451-5165

Sincerely,



Wayne Adams, P.E.
AG Mechanical Engineers, Inc
CA license # M-20563

FLOOD CONTROL



- Reviewed and approved by SB Flood Control
- Required preparation of report by Bethel Engineering
- Required preparation of Geotechnical Engineering report by Pacific Coast Testing



Pacific Coast Testing, Inc.

WHO'S WELL IS IT ANYWAY?



- **Ongoing Civil Lawsuit**

- **Case #:** 24CV01074
- **Filed:** 02/26/2024
- **Judicial Officer** - Beebe, Jed
- **Attorney for Plaintiff** - Martinez, Vincent T
- **Attorney for Defendant** - Wideman, Richard I

- **Relevant Information**

- Sierra Botanicals uses State Well No. – 06N/32W-36R01 S
 - A.k.a. “Al’s Well”
- This well was designated in Kear Groundwater Evaluation Memorandum KG18-0439
- This well was designated in LSA EPIMS-04971-R5
- This well was designated in SCH# 2016082077
- Posted to CEQAnet 11/22/2019

TIMELINE OF EVENTS

February 2019 – LUP issued for Sierra Botanicals Cannabis Cultivation (**Applicant**) without appeal

December 2019 – Sierra Botanicals issued Annual license from State of California

April 2020 – Applicant is issued Building Permit(s) for shipping containers

- 20BDP-00000-00236
- 20BDP-00000-00237
- 20BDP-00000-00238

August 2021 – Nojoqui Farms (**Appellant No.1**) Cannabis Cultivation LUP is approved and appealed

- Sierra Botanicals (**Applicant**) Appeals to Planning Commission - **21APL-00000-00044**
- Ed Seaman (**Appellant No. 2**) Appeals to Planning Commission - **21APL-00000-00043**

October 2022 – Due to rule change – Processing use must be added via LUP, not revision. Revision is withdrawn and LUP **22LUP-00000-00465** filed by Applicant.

July 2024 – Planning Commission hearing for appeal of Applicant's conversion of use.

November 2019 – Sierra Botanicals issued County Business License **CNBS-CUL-000006**

December 2019 – Nojoqui Farms (**Appellant No.1**) files LUP

April 2020 – Applicant files revision to add processing use to barn

August 2022 – Sierra Botanicals appeals LUP to Board of Supervisors

May 2024 – Processing LUP is approved for Applicant's conversion, appeal is filed.

- Nojoqui Farms (**Appellant No.1**) Appeals to Planning Commission - **24APL-00012**
- Ed Seaman (**Appellant No.2**) Appeals to Planning Commission - **24APL-00011**

October 2024 – Board of Supervisor's hearing

WHO'S HEARING IS THIS?

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- **November 2019** – Sierra Botanicals issued County Business License **CNBS-CUL-000006**
- **December 2019** – Sierra Botanicals issued Annual license from State of California
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 - Nojoqui Farms (Appellant No.1) Appeals to Planning Commission - **24APL-00012**
 - Ed Seaman (Appellant No.2) Appeals to Planning Commission - **24APL-00011**
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