# SIERRA BOTANICALS

Board of Supervisors hearing for 22LUP-0000-00465

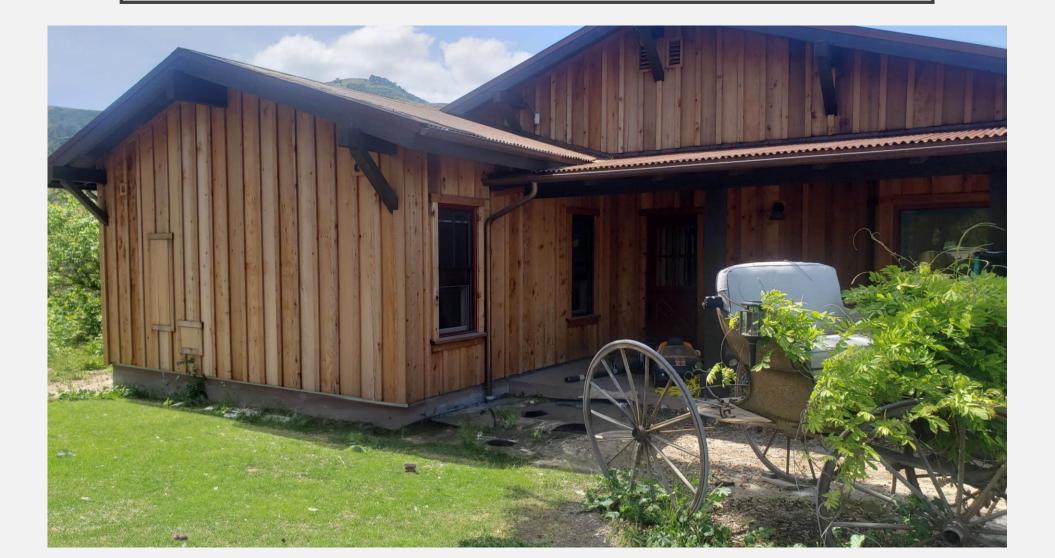
#### TODAY'S HEARING

- 22LUP-OOOOO-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	Water	Security	Access	Fire	Noise	Flood
<ul> <li>Where do Odors Originate?</li> <li>How are they contained?</li> </ul>	<ul> <li>How much water will be used?</li> <li>Where does it come from?</li> </ul>	<ul> <li>How is the site monitored?</li> <li>How is sheriff alerted?</li> </ul>	<ul> <li>How does a fire engine get to the fire?</li> <li>How do vehicles enter and leave the property?</li> </ul>	<ul> <li>How will Fire Department be alerted?</li> <li>What will control a potential fire while the engine is on the way?</li> </ul>	<ul> <li>What equipment generates noise?</li> <li>What are the noise levels at the fenceline?</li> </ul>	<ul> <li>Will the site be affected by 100 year flood?</li> <li>Will the project fall in the river?</li> </ul>

#### ODOR MITIGATION

HVAC system is designed to contain air within the building envelope

d Botanicals will use Carbon Scrubbers



Odor units perform 4 exchanges per hour All drying and trimming

takes place indoors



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?

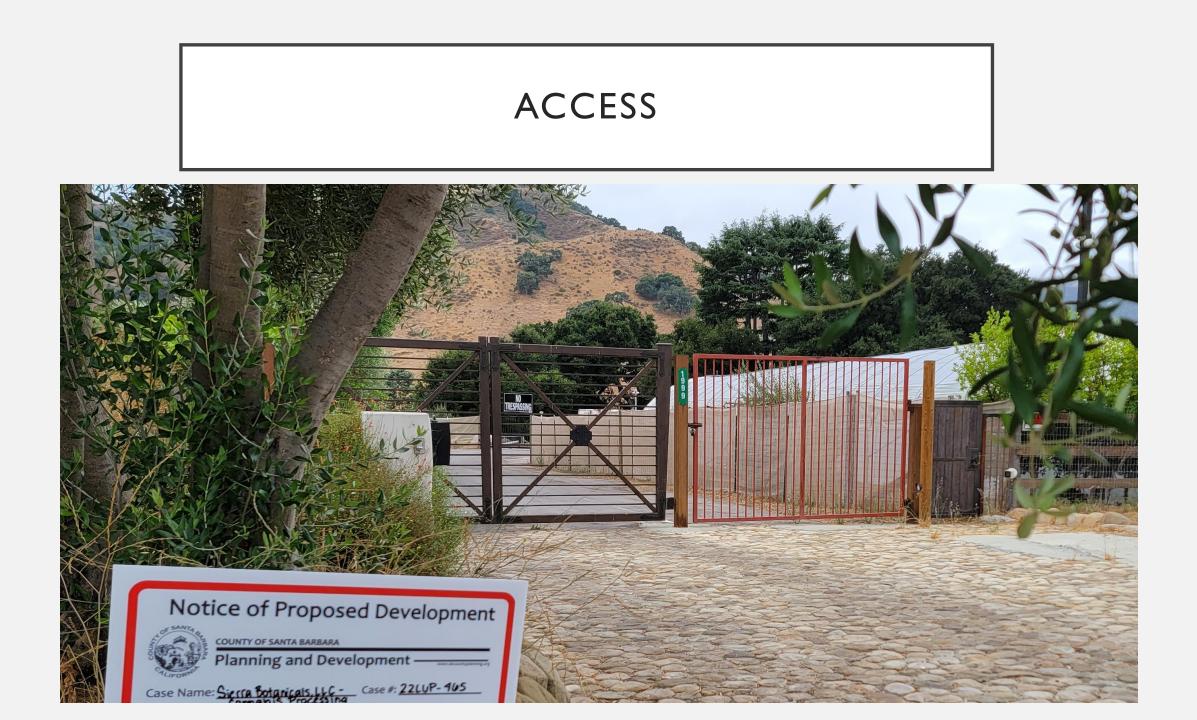
#### WATER USE IN PROCESSING

- 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



#### 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

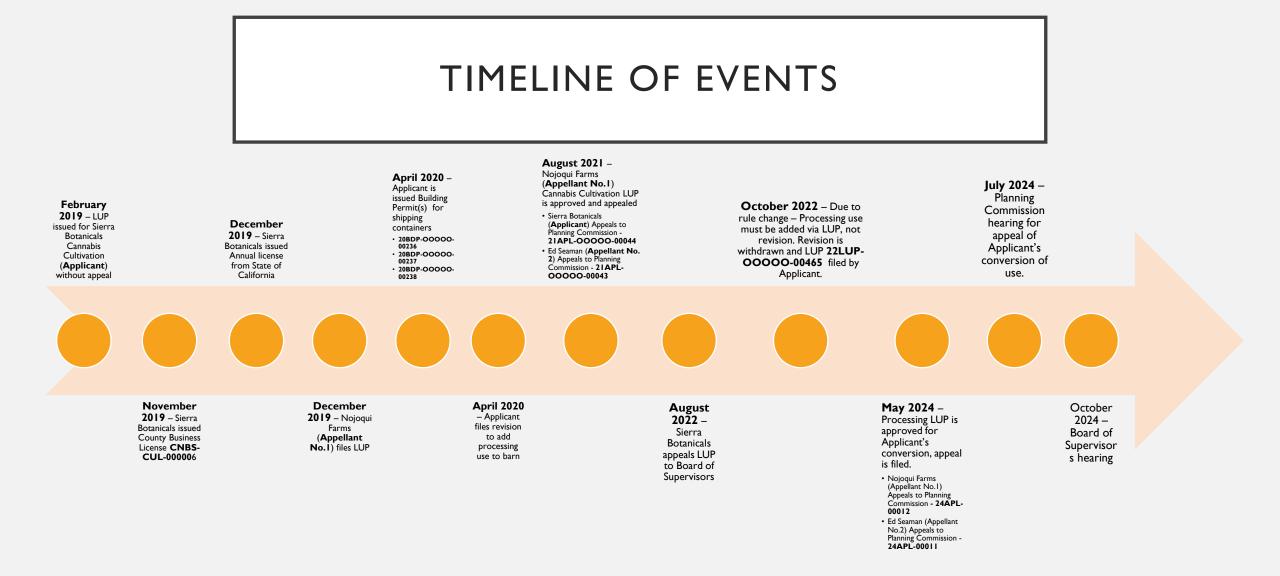


Pacific Coast Testing, Inc.

#### 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



#### WHO'S HEARING IS THIS?

- **February 2019** LUP issued for Sierra Botanicals Cannabis Cultivation (Applicant) without appeal
- November 2019 Sierra Botanicals issued County Business License CNBS-CUL-000006
- December 2019 Sierra Botanicals issued Annual license from State of California
- April 2020 Applicant is issued Building Permit(s) for shipping containers
- April 2020 Applicant files revision to add processing use to barn
- 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
- August 2022 Sierra Botanicals appeals LUP to Board of Supervisors
- 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.
- May 2024 Processing LUP is approved for Applicant's conversion, appeal is filed.
  - Nojoqui Farms (Appellant No.I) Appeals to Planning Commission 24APL-00012
  - Ed Seaman (Appellant No.2) Appeals to Planning Commission 24APL-00011
- **July 2024** Planning Commission hearing for appeal of Applicant's conversion of use.
- October 2024 Board of Supervisors hearing