Central Coast Regional Water Quality Control Board

Cannabis Water Quality Inspection Report – Permitted Site

Date	Time
June 19, 2025	0900 - 1100

Site

Name	Farming First LLC
Address/Location	9451 and 9500 Batchelder Road, Los Alamos CA 93440
County	Santa Barbara
Assessor's Parcel Number(s)	099-010-045; 099-010-060
Watershed	San Antonio

Property Owner(s)

Legal Name	FF 9500 LLC
Address	5675 Ralston Street, Suite A Ventura, CA 93003
Phone Number	(805) 216-5430
E-mail Address	william@venterrafarms.com

Cultivator

Legal Name	9451 Cultivators LLC and 9500 Cultivators LLC, William Terry
Mailing Address	5156 McGrath Street, Suite 103 Ventura, CA 93005
Contact Name, Role	William Terry, Cultivator
Phone Number	805-216-5430
E-mail Address	william@venterrafarms.com

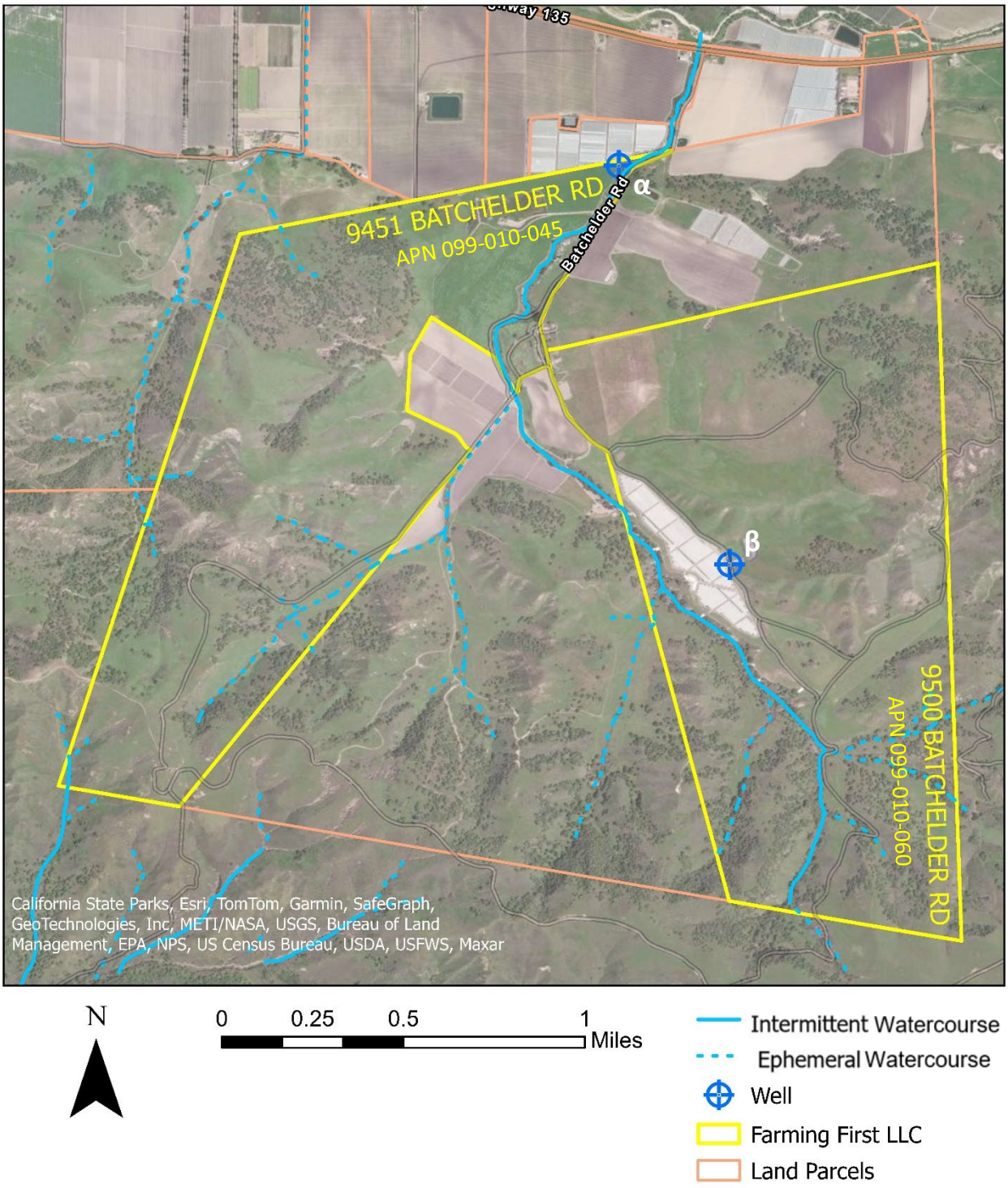
Water Board Staff	
Lead Staff, Title	Aaron Katona, Engineering Geologist
Assisting Staff, Title	Luke Nydam, Water Resource Control Engineer

Other Agency Personnel	
CDFW	Andrew Valand, Environmental Scientist

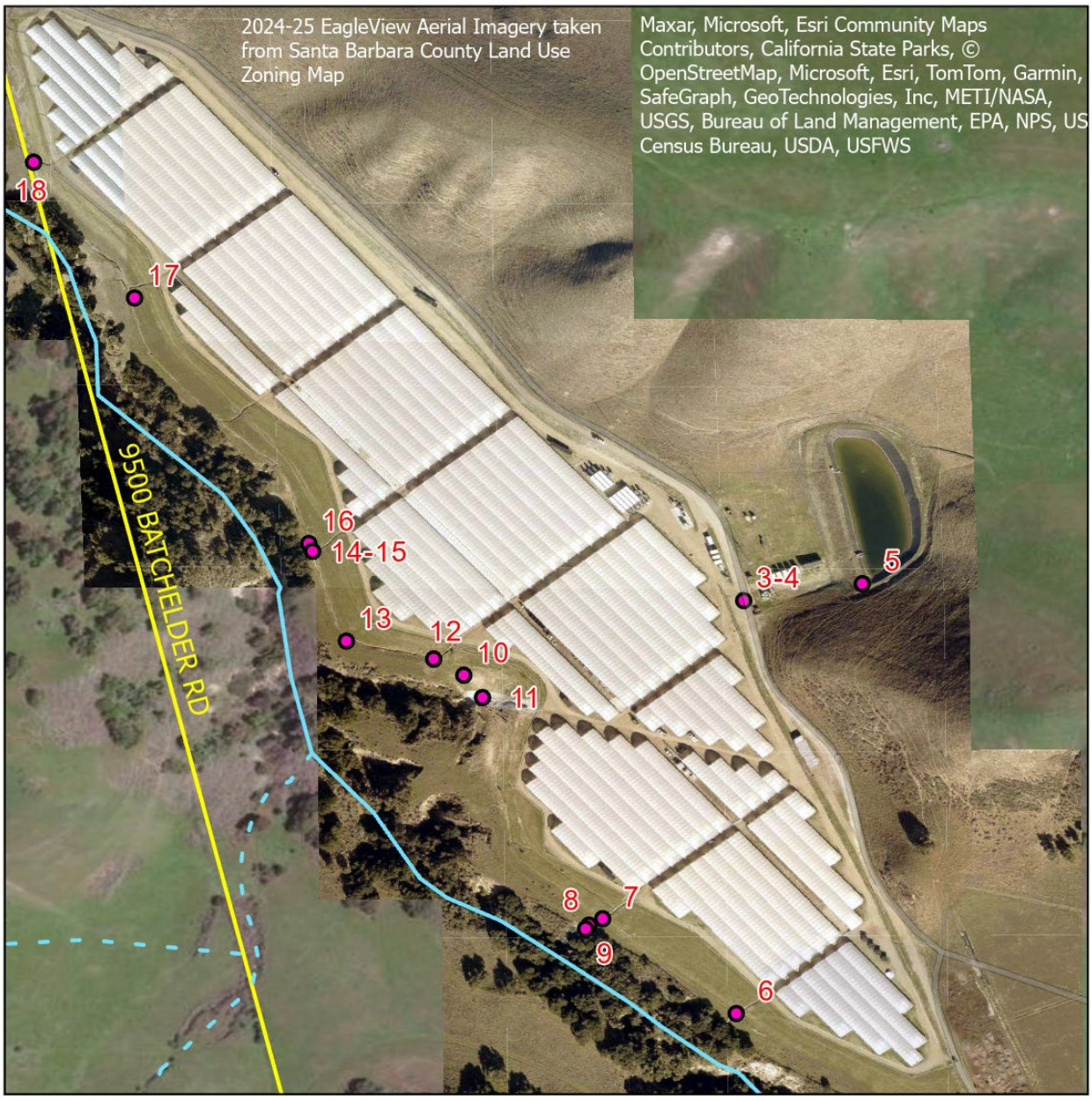
Database Identifier	
WDID (Permit ID)	3_42CC428992
Tier/Risk	2L
Disturbed Area (sqft)	6,128,478
Report Author	Aaron Katona

Site Maps

9451 and 9500 Batchelder Road – Water Supply Well Locations



9500 Batchelder Road – Inspection Photo Locations A - D



Photographs

Location: Well α - 9451 Batchelder Road	**Photos** 1-2
Location Description: Currently used as a backup well for cannabis site at 9500 Batchelder Road. Will be used a primary well for 9451 Batchelder Road if they begin cultivating at 9451.	

Photo Number 1 (Well α)

Photo Description: Facing NE. Well-head, electrical panel for well, and pipe manifold with pressure relief valve and flowmeter.

Photo Number 2 (Well α)

Photo Description: Facing E. Close up of well-head shown in previous photo.

Location A: Photos 3-5 below show the fertigation station, chemical and supply storage, primary well, and water reservoir.	**Photos** 3-5

Location Description: East side of the cultivation area. The lined reservoir is located upslope and east of several, staged metal shipping containers used to store fertilizer and other supplies. Near the containers are plastic fertigation tanks, and the site's primary well.

Photo Number 3

Photo Description: Facing SE. Plastic fertigation tanks next to the primary well and electrical panel.

Photo Number 4 (Well β)

Photo Description: Facing N. Well head and electrical panel. Two metal shipping containers used for storage are in the background.

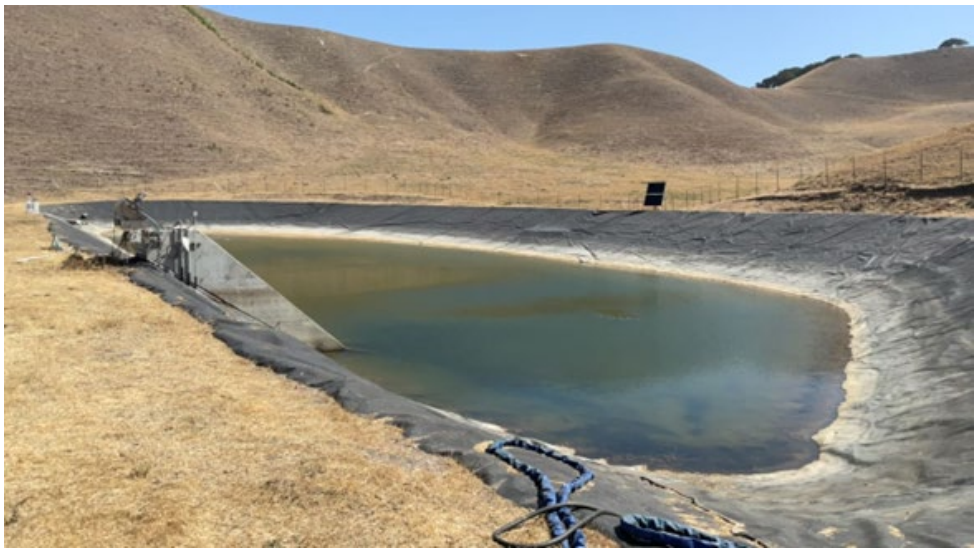


Photo Number 5

Photo Description: Facing NE. Reservoir used to store well water before entering the irrigation system.

Location B: Photos 6-9 below show Southwest section of the Disturbed Area between hoop houses and intermittent stream (watercourse), south of Location C.	**Photos** 6-9

Description: A relatively flat section of land situated on the west side of the hoop houses, upslope of an adjacent watercourse. This area is located within the riparian setback of the watercourse. The stream channel trends north-south, parallel to the nearby cultivation area (the hoop houses). The watercourse is a tributary to San Antonio Creek, which converges to the north of the hoop houses near the intersection of Batchelder Road and Hwy 135.

The riparian setback is down-cut by multiple rills, ditches, and other erosional features that originate from the rows between sections of hoop houses. Many of these features are also down-cut into the stream bank, channeling runoff from the hoop houses and discharging into the stream channel. Several prominent gullies have incised into the banks of the watercourse and riparian setback.

Hoop house runoff is believed to accelerate incision rates above those caused by natural denudation. Observations made of the lithologic unit underlying the topsoil in the riparian setback suggest erosion rates are likely accelerated once the topsoil has been removed. Where it is exposed, the sandstone is poorly cemented and friable.

Photo Number 6

Photo Description: Facing NE. View towards the hoop houses showing a drainage feature that discharges from a row between two hoop house sections into the riparian setback and watercourse . The Discharger reports that site workers modified the drainage feature to channel runoff away from the hoop houses and towards the watercourse. The hoop houses are up-slope of the watercourse bank and riparian setback.

Photo Number 7

Photo Description: Facing SW toward the watercourse. Discharge point of the drainage feature shown in the previous photo at the top of bank of the watercourse. The riparian vegetation in the setback has been severely degraded or completely removed by the discharges from the drainage feature.

Photo Number 8

Photo Description: Facing W. Standing near the top of bank of the watercourse, looking down-slope into a large gully that has formed along the bank of the watercourse near the southern end of the hoop houses, where one of the drainage features originating at the hoop houses discharges to the riparian setback and watercourse.

Photo Number 9

Photo Description: Facing E. Standing on the slope bank of the watercourse, looking up-slope of the gully shown in the previous photo. The watercourse bank and overlying ground surface have been undercut by runoff caused erosion. The estimated height from the top of the stream bank to the point on the slope bank where the photo is being taken (yellow *X*) is 12 ft.

Location C: Photos 10-11 below show the large erosional feature, near the center of the Disturbed Area. Erosion has been graded and covered with fiber netting.	**Photos** 10-11

Photo Number 10

Photo Description: Facing S. Standing near the edge of the large gully near the center of the hoop houses. Looking downslope towards the eroded watercourse bank. The cultivator covered the ground surface with fiber netting as an erosion control measure after the end of the 2024-25 rainy season. The size of the erosional surface area is estimated to be between 9,000-11,000 square feet.

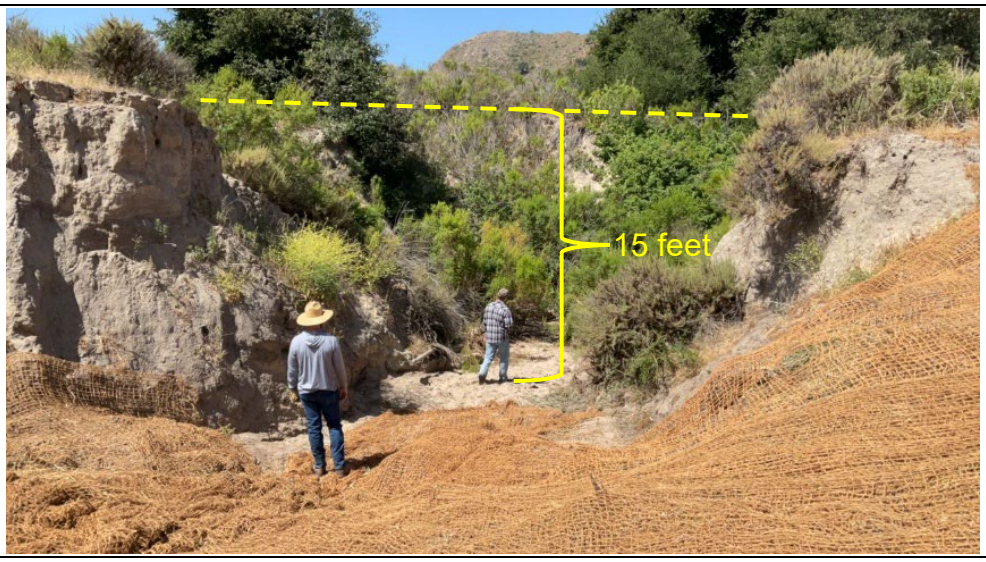


Photo Number 11

Photo Description: Facing W. Looking down-slope at the gully shown in the previous photo. Workers are shown for scale. The estimated height from the ground surface seen in the upper right and left sides of the photo, to the surface the workers are standing on, is an estimated 15 feet.

Location D: Photos 12-13 below show the Disturbed Area adjacent to north side of large erosional feature (Location C) showing runoff that originated from the hoop house area within the Disturbed Area between the stream channel and the west side of hoop houses.	**Photos** 12-13

Photo Number 12

Photo Description: Facing N. Decomposing straw wattles lie next to a channelized erosional feature trending parallel to the hoop houses.

Photo Number 13

Photo Description: Facing N. Continuation of the erosional feature shown in the previous photo. Along this section, the channel trends north-south, parallel to the stream channel.

Location E: Photos 14-17 below show the northern most section of the Disturbed Area and erosion originating from the hoop house runoff in the Disturbed Area, between stream channel and west side of hoop houses.	**Photos** 14-17

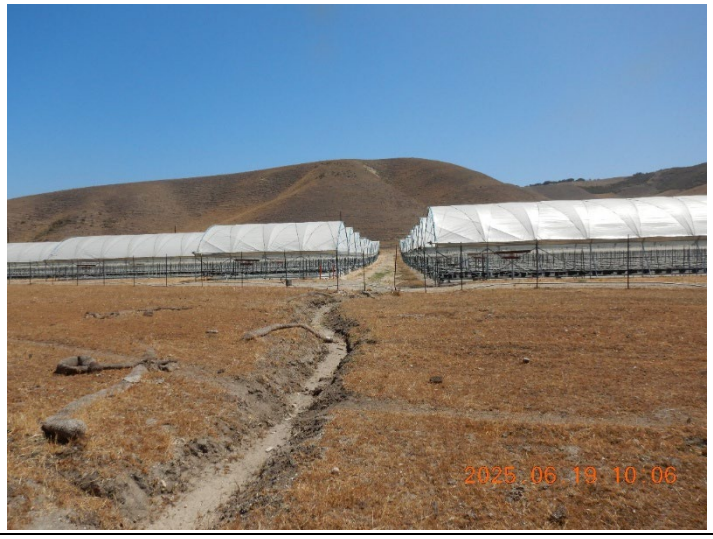


Photo Number 14

Photo Description: Facing NE. Standing near the watercourse bank, looking up-slope at a drainage ditch originating in the hoop house. The ditch was either excavated into an existing channel eroded by runoff from the hoop houses or may have been partially excavated prior to runoff induced erosion. The ditch channels runoff from the hoop houses into the watercourse. Straw wattles, visible on the left side of the photo, are strewn along the sides of the ditch.

Photo Number 15

Photo Description: Facing W. Looking down at a cross-section of a segment of an erosional channel. Visible below the annual grasses, is a grey, organic rich layer of topsoil, which overlies a light brown, friable sandstone unit (Careaga formation). The

depth of the channel along this cross-section is 1 to 1 ½ feet. The channel cross section is 1 to 1 ½ feet wide.

Photo Number 16

Photo Description: Facing S. Two erosional features converge in the riparian setback between the hoop houses and the watercourse. Excavated soil is visible along the left side of the ditch trending parallel to the hoop houses.

Photo Number 17

Photo Description: Facing N. Standing near the north end of the hoop house area. Several erosional features intersect. In the foreground, a straw waddle is lying perpendicular to one of the channels as an erosion control measure.