

CONCERNED CARPINTERIANS

A grassroots group committed to protecting the quality of life in Carpinteria and the Carpinteria Valley as impacted by Commercial Cannabis Industry

G&K Farm Appeal
3561 Foothill Road
Carpinteria

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

LUP: LAND USE PLAN

CZO: COASTAL ZONING ORDINANCE

PEIR: COUNTY'S PROGRAMMATIC ENVIRONMENTAL
IMPACT REPORT

SANTA BARBARA CODE, CHAPTER 35, COASTAL ZONING
ORDINANCE, DIVISION 7, SECTIONS 35-144 U,
CANNABIS REGULATIONS

INTRODUCTION

- Like many avocado-ranching families, our ranch faces an existential crisis in Carpinteria
- Santa Barbara County has more state licenses than any other
- 14 percent of all state legal grow licenses are concentrated in a roughly 4-mile area of Carpinteria.
- This Project, as proposed, would include 356,070 square feet of indoor cannabis cultivation, well beyond the threshold for large cultivation licenses.
- The County's PEIR contemplated generalized impacts for approval of Projects more than sixteen times smaller than the Proposed Project at hand.





OUR MAIN CONCERNS

- **The Planning Commission improperly exempted the project from CEQA**
- **County failed to conduct an adequate initial study**
- **The PEIR does not sufficiently address:**
 - **Air Quality Issues**
 - **Odor Issues**
 - **Existing Land Uses**
 - **Environmental Hazard Issues**
- **In addition, there are CEQA Violations:**
 - **G&K Project will cause significant site-specific impacts.**
 - **County failed to address site-specific impacts**
 - **County failed to analyze density & cumulative affects**
- **If approved, the Project Violates LUP and CZO based on the CEQA and PEIR issues**

CEQA & PEIR OVERVIEW

- **CEQA & PEIR: The County must conduct a site-specific environmental impact analysis that complies with the California Environmental Quality Act (“CEQA”) & the Programmatic Environmental Review must address all impacts**
- **The G&K Project will have significant site-specific impacts & impacts beyond PEIR**
- **Therefore, the Project will violate Santa Barbara’s Local Coastal Program (“LCP”), as it does not comply with the LCP’s two implementing regulations: the Coastal Land Use Plan and the Coastal Zoning Ordinance.**
- **The Planning Commission Failed to Conduct Proper Environmental Review for the Project Under CEQA and its PEIR**

The G&K Farm, as viewed from Foothill Road. Please note open vents and Byers PVC pipes.





SITE-SPECIFIC IMPACT: AIR QUALITY

- **How will the G&K Project affect the air quality of the Foothill Road neighborhood and surrounding EDRNs, schools and residents?**
- **There are many air pollution impact issues:**
 - **Regional air quality impacts**
 - **Human health effects experienced by Sensitive Receptors**
- **The PEIR does not sufficiently analyze or mitigate these air quality impacts**
- **CEQA: Site-Specific impacts are not analyzed**

SITE SPECIFIC IMPACT: BYERS SYSTEM & ODOR ABATEMENT

- How will the G&K Projects' cannabis odor and Byers vapor-phase mist (emitted 24/7, 365 days a year) affect the Foothill Neighborhood, EDRNs, schools and residents?
- Cannabis Code: Odor abatement must “prevent odors from being experienced within residential zones.”
- Byers: Faulty system due to open, vented greenhouses in Carpinteria and only approximately 80% effective, according to expert testimony at Planning Commission
- The PEIR does not sufficiently analyze or mitigate these odor impacts
- CEQA: Site specific impacts were not investigated

Exterior view of G&K Farm from Foothill Road. Please note open vents and Byers pipes.





SITE SPECIFIC IMPACT: AGRICULTURAL RESOURCES

- How will the G&K Project affect nearby, historic avocado and other farm operations?
- The PEIR fails to analyze pesticide and insecticide drift in the Project site vicinity and its impacts on agricultural resources, including avocados
- As background, Cannabis growers represent less than 8% of growers in Carpinteria
- The PEIR does not sufficiently analyze or mitigate these agricultural resources impacts
- CEQA: Site-specific impacts need analysis

OTHER SITE-SPECIFIC IMPACTS INCLUDE:

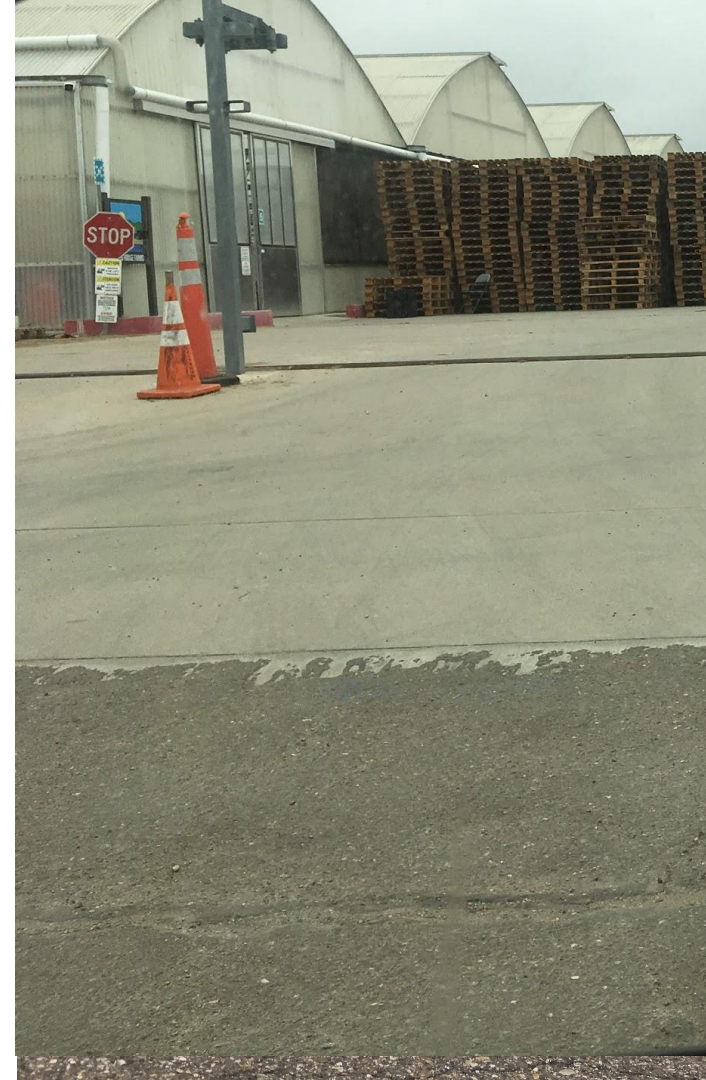
LIGHT POLLUTION & TRANSPORTATION

DENSITY

NOISE POLLUTION & POWER GRID ISSUES

- How will the local neighborhood be affected by the additional light pollution, transportation, noise pollution and power grid issues when G&K is growing cannabis?
- The PEIR does not sufficiently analyze or mitigate these additional impacts
- CEQA: Site-specific analysis is required

Exterior view of G&K Farm from their driveway.



"...PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE, ENACT STRONG AND EFFECTIVE REGULATORY AND ENFORCEMENT CONTROLS...PROTECT NEIGHBORHOOD CHARACTER AND MINIMIZE POTENTIAL FOR NEGATIVE IMPACTS ON PEOPLE, COMMUNITIES AND THE ENVIRONMENT."

-SB COUNTY CANNABIS CODE



CONCLUSION

- **The G&K Project, if approved, will violate the County's Local Coastal Program, because it will violate the County's Coastal Land Use Plan, and the County's Coastal Zoning Ordinance.**
- **To remedy these issues, Concerned Carpinterians respectfully requests that the Board of Supervisors deny the Project.**
- **In the alternative, Concerned Carpinterians requests that the Board return the Project to County staff for appropriate environmental review under CEQA, alter the Project's conditions of approval to ensure that the Project complies with the Coastal Zoning Ordinance and Land Use Plan, and require a more specific, detailed, and enforceable Project description as well as clear, specific, and enforceable Conditions of Approval for the Project.**
- **Changes enacted to landscape in perpetuity: Help us write a better story for the future of our children.**

VIDEO FROM YOUTUBE OF
MARC BYERS VAPOR PHASE
MISTING SYSTEM

VIDEO FROM NBC7 OF
MIRAMAR LANDFILL