



G&K Farms
Processing Building



Project Team

- Graham Farrar, Founder & President of Glass House Farms
- Peter Candy, Attorney, Hollister & Brace
- Jay Higgins, Land Use Advisor, H&H Environmental
- Paul Schafer, CEIC, SCS Engineers
- Kent Mixon, Architect, Andrulaitis + Mixon
- Wayne Adams, Professional Engineer, AG Mechanical Engineers
- Jared Ficker, Axiom Advisors

State-of-the-art Processing Warehouse

- Purpose built facility to process cannabis
- Air-tight, sealed building
- Designed and engineered to control cannabis odors
- **Best Available Odor Control Technology:** HVAC, negative pressure, carbon filtration
- This will be the first of its kind in Carpinteria
- Setting a new standard for processing buildings





Why do we need the warehouse?

- Currently the site includes permitted cultivation activities
- Lack of accessory space to process the cannabis grown onsite is less efficient for odor control and business operations.
- Solved with a building to purpose built to dry, store, process & prepare product for transportation offsite. Lack of the warehouse =
- Lack of the warehouse = logistical challenge for our operation
- On site processing would reduce vehicle trips
- Current setup results in tax revenue loss to the County
- **Win/Win/Win** on Odor, Tax Revenue, Logistics



Purpose Built to Control Odors

- Improving odor on Foothill is our primary focus
- This building will greatly enhance our odor mitigation efforts
- The warehouse will not increase the intensity or size of our existing cultivation operation
- Instead it will provide us with a sealed facility to process the cannabis currently being grown onsite

Project Timeline

- Application submitted **December 2019**
- Zoning Administrator approval **October 2020**
- Planning Commission Appeal hearing **June 2021**
- Construction Documents submitted and plan checked by Building Department – anticipate building, grading and electrical permits next month



Our Commitment to the Community Remains Strong

- CARP Growers Board of Directors
- Support Community During Covid
- 100% focused on solving the odor issue
- Advancing the science of odor causing compounds
- Working towards Odor Detection Threshold
- Building more precise odor measurement devices/methods
- Research & Development of new odor control technologies to be used in Greenhouses
- **We are Party to the Carpinteria Coalition MOU**



Appellant
Concerns and
Applicant
Adaptation
Planning
Commission

- ✓ State of the art, custom, appropriately engineered HVAC ductwork system that includes carbon filtration, and negative pressure & appropriate air changes
- ✓ Designed & engineered to account number of air changes per hour, to ensure odors are scrubbed at point of exhaust
- ✓ Design of a system that can mathematically ensure emissions will not be detectible in residential zones



Foothill Rd

101

Pedlar Ln

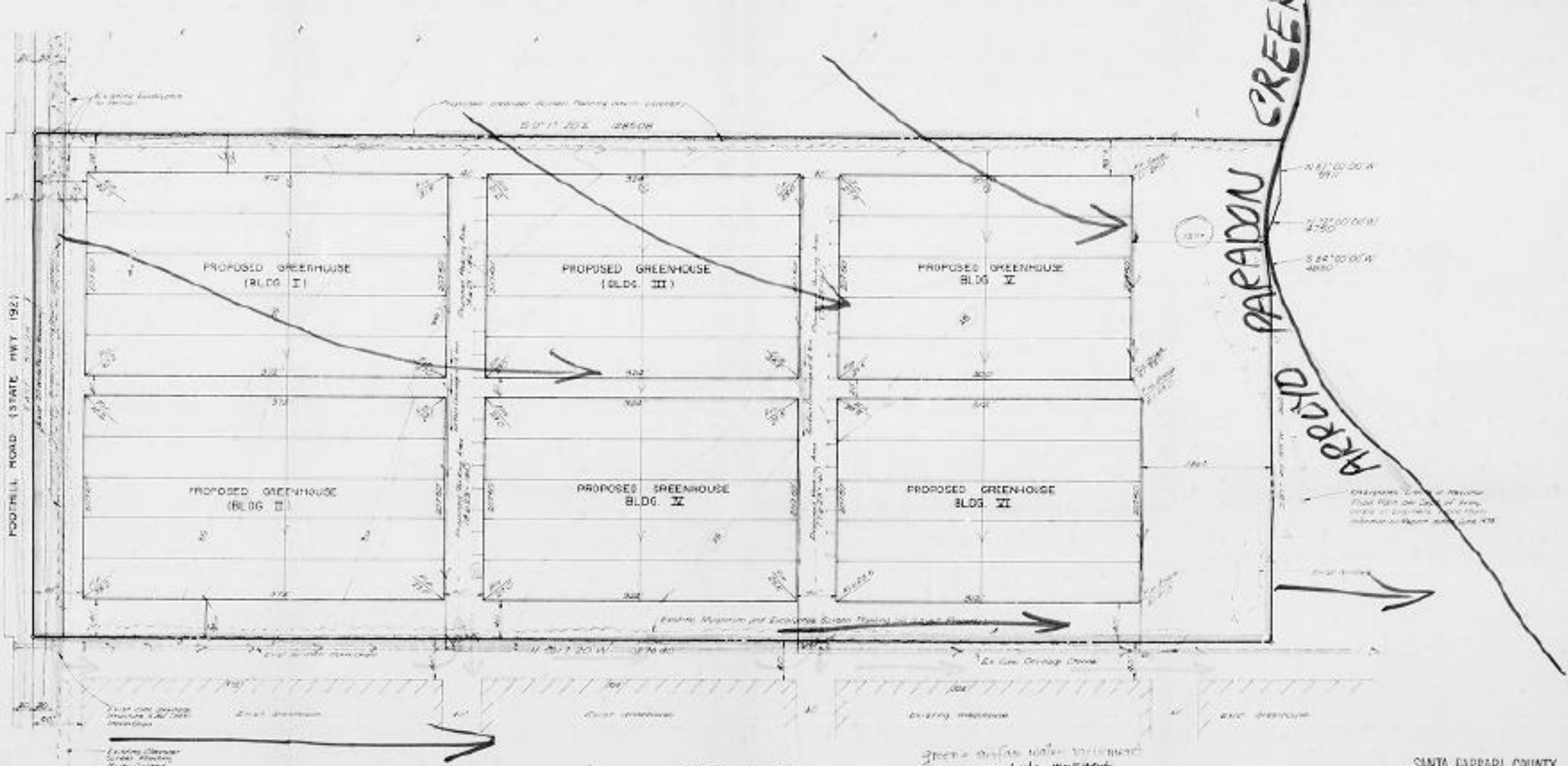
Via Real

Gallop & Striving Orchids

192

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth



FOOTRELL ROAD (STATE HWY 192)

PARADON CREEK
APPROPD

PROPOSED GREENHOUSE (BLDG I)

PROPOSED GREENHOUSE (BLDG III)

PROPOSED GREENHOUSE BLDG V

PROPOSED GREENHOUSE (BLDG II)

PROPOSED GREENHOUSE BLDG IV

PROPOSED GREENHOUSE BLDG VI

PLOT PLAN
SCALE 1"=50'

green = surface water runoff
 blue = groundwater movement
 red = water system flow diagram
 S = designates fertilizer injector



VICINITY MAP
Scale 1"=2000'

DATE: 11/15/85
 GALLUP & STRIBLING, INC.
 2142 LINDSEY BLVD.
 CARPENTERS, CA. 94111
 TELEPHONE: (415) 948-5941

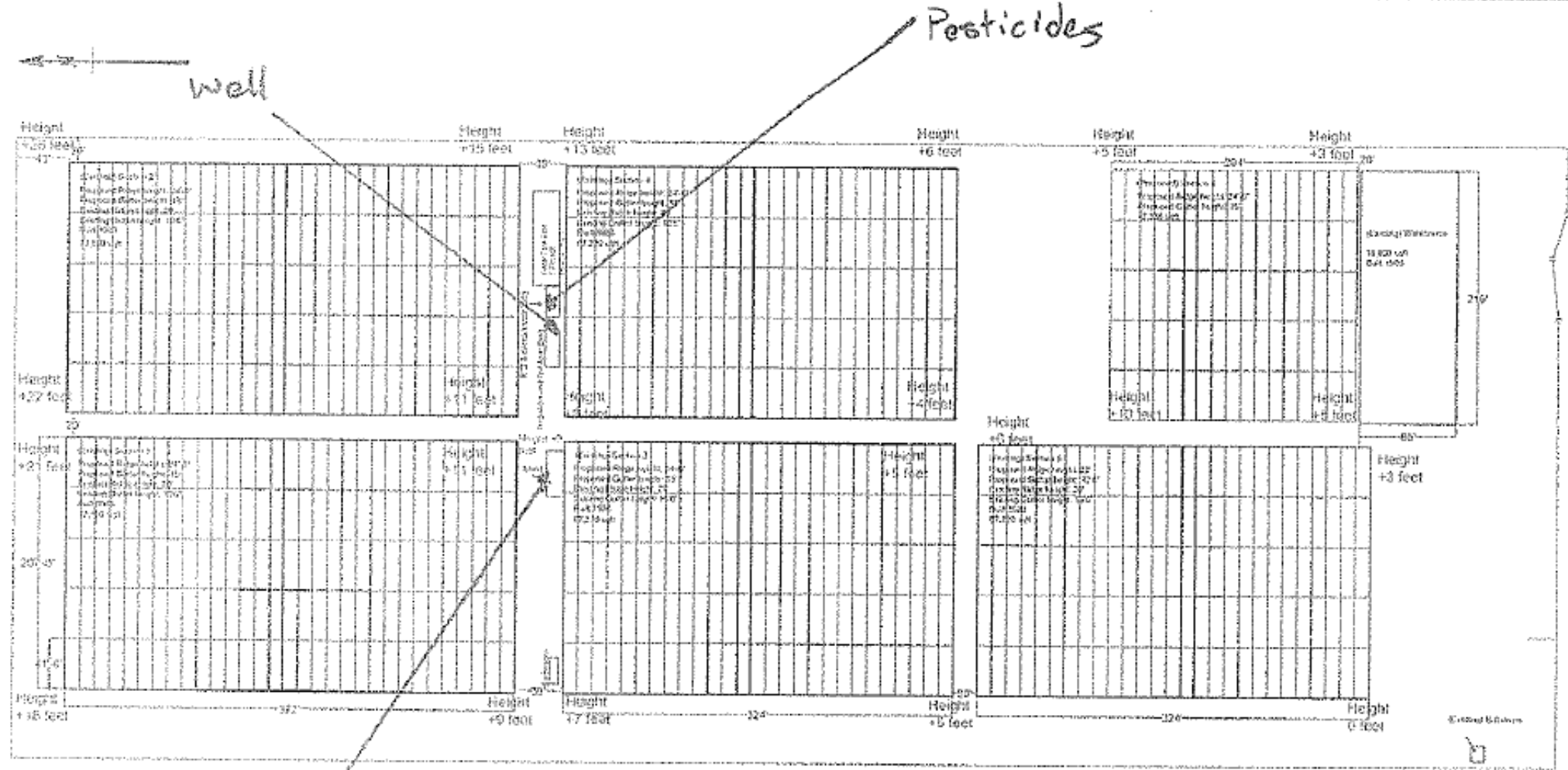
TITLE: GREENHOUSE
 AREA OF SUBJECT: 13.11 ACRES, 8000' x 1140' 3000' ST.
 AREA OF IMPROVED GREENHOUSE:
 100,000 SQ. FT.

SANTA BARBARA COUNTY
 PLANNING COMMISSION

DATE: 11/15/85
 DATE RECEIVED: 11/15/85
 DATE COMPLETED: 11/15/85

PROPOSED GREENHOUSE CONSTRUCTION
 FOR
 GALLUP & STRIBLING, INC.

82-UP-30



Project Data

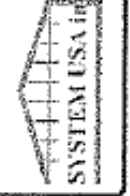
PARCEL NO.: 005-280-040
 ZONE: A-FX-O
 COASTAL ZONE
 SITE: 3581 Foothill Rd.
 GROSS ACREAGE: 14.60
 TOTAL SQFT OF BUILDINGS: 415,205

Fertilizer



CONTOUR
 PLACING TABLE
 AIRPLAN TABLE
 CURVE TABLE
 CHART TABLES

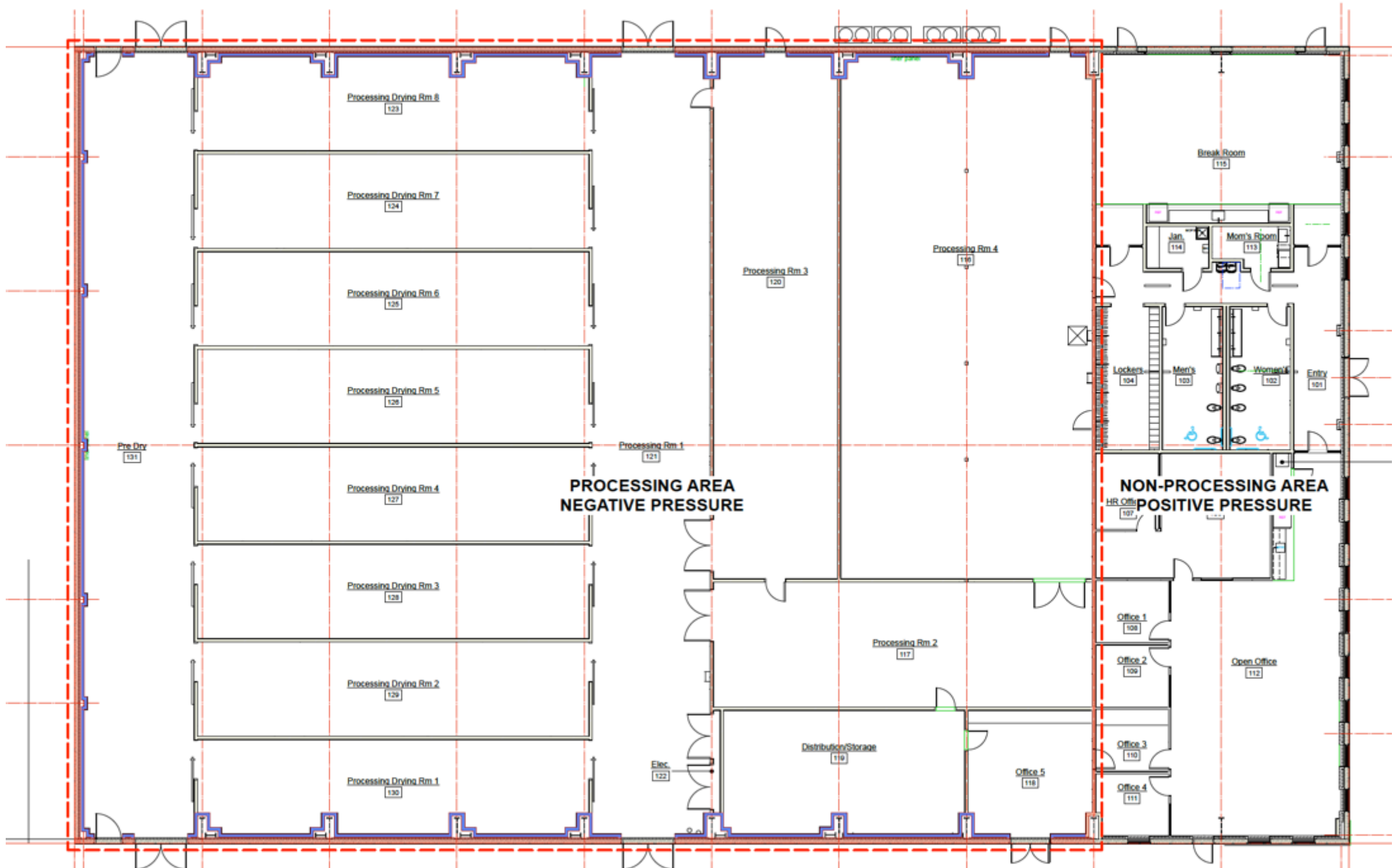
State, USA Inc.
 200 So. 7th
 New Orleans, Louisiana 70110
 504-581-1111
 www.systemusa.com



Westernley Orchids
 3581 Foothill Rd
 9402 Carpenteria, CA

DATE	DESCRIPTION

DATE
 DRAWN BY
 CHECKED BY
 SCALE



Processing Drying Rm 8
123

Processing Drying Rm 7
124

Processing Drying Rm 6
125

Processing Drying Rm 5
126

Pre Dry
131

Processing Drying Rm 4
127

**PROCESSING AREA
NEGATIVE PRESSURE**

Processing Rm 1
121

Processing Drying Rm 3
128

Processing Drying Rm 2
129

Processing Drying Rm 1
130

Elec.
122

Processing Rm 3
120

Processing Rm 4
116

Processing Rm 2
117

Distribution/Storage
119

Office 5
118

Break Room
115

Jan.
114

Men's Room
113

Lockers
104

Men's
103

Women's
102

Entry
101

**NON-PROCESSING AREA
POSITIVE PRESSURE**

HR Office
107

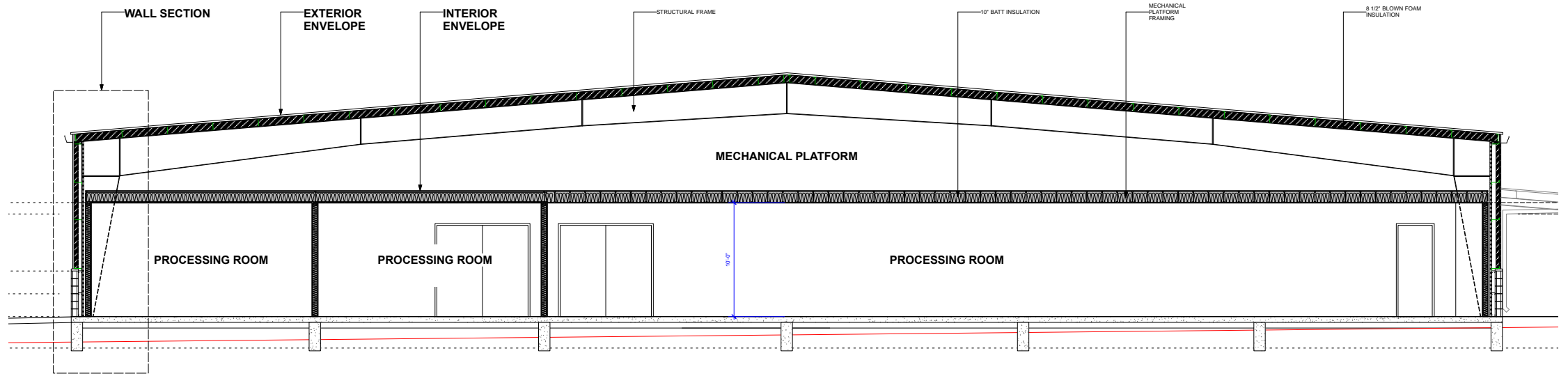
Office 1
100

Office 2
100

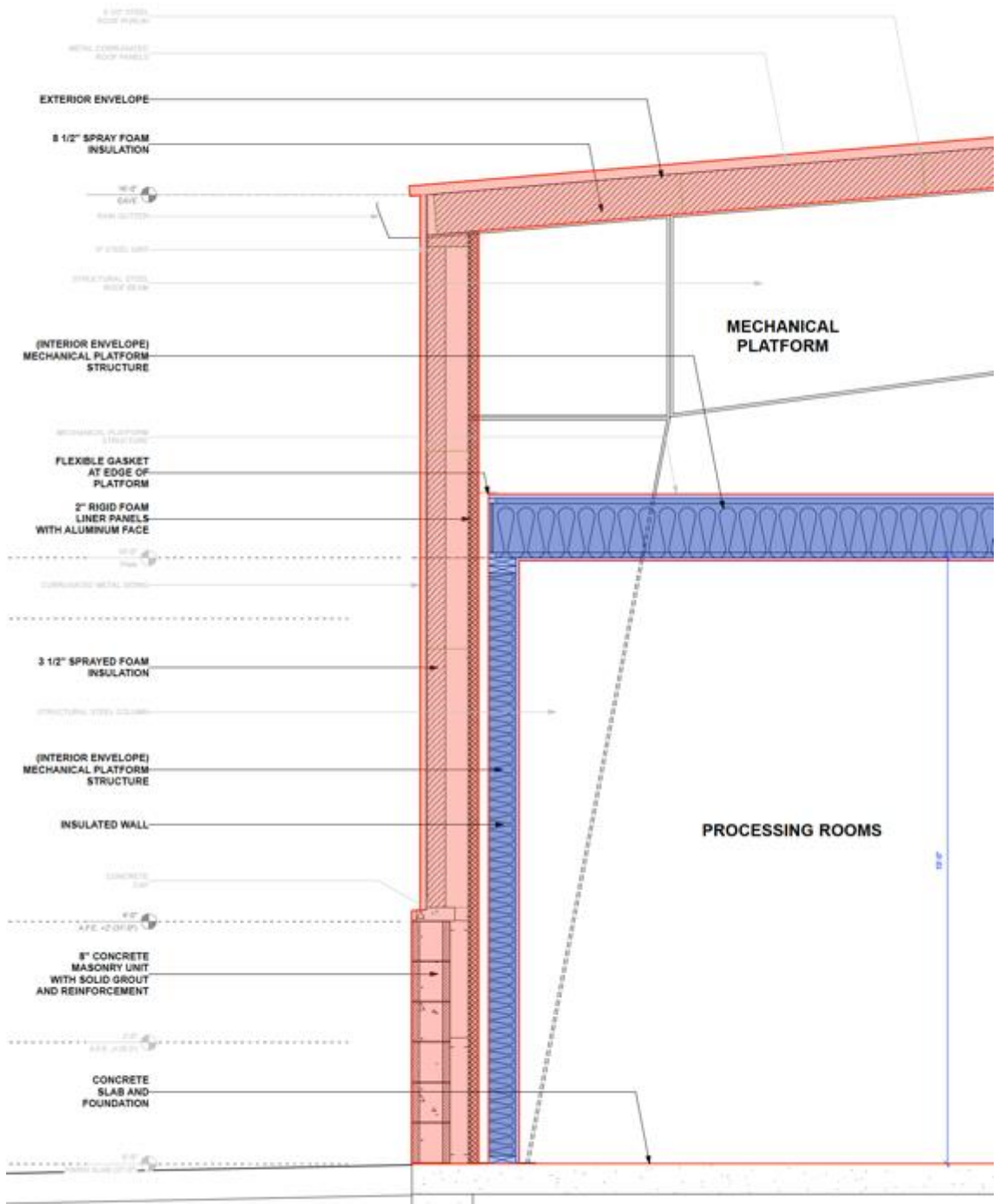
Open Office
112

Office 3
110

Office 4
111



2 BUILDING SECTION
 Scale: 1/4" = 1'-0"



1/2" STEEL ROOF PURLIN

METAL CORRUGATED ROOF PANELS

EXTERIOR ENVELOPE

1 1/2" SPRAY FOAM INSULATION

1/2" GIRTS

1/2" STEEL STUD

STRUCTURAL STEEL ROOF DECK

(INTERIOR ENVELOPE) MECHANICAL PLATFORM STRUCTURE

MECHANICAL PLATFORM STRUCTURE

FLEXIBLE GASKET AT EDGE OF PLATFORM

2" RIGID FOAM LINER PANELS WITH ALUMINUM FACE

1/2" GIRTS

CORRUGATED METAL SIDING

3 1/2" SPRAYED FOAM INSULATION

STRUCTURAL STEEL COLUMN

(INTERIOR ENVELOPE) MECHANICAL PLATFORM STRUCTURE

INSULATED WALL

CONCRETE CAP

1/2" GIRTS

8" CONCRETE MASONRY UNIT WITH SOLID GROUT AND REINFORCEMENT

1/2" GIRTS

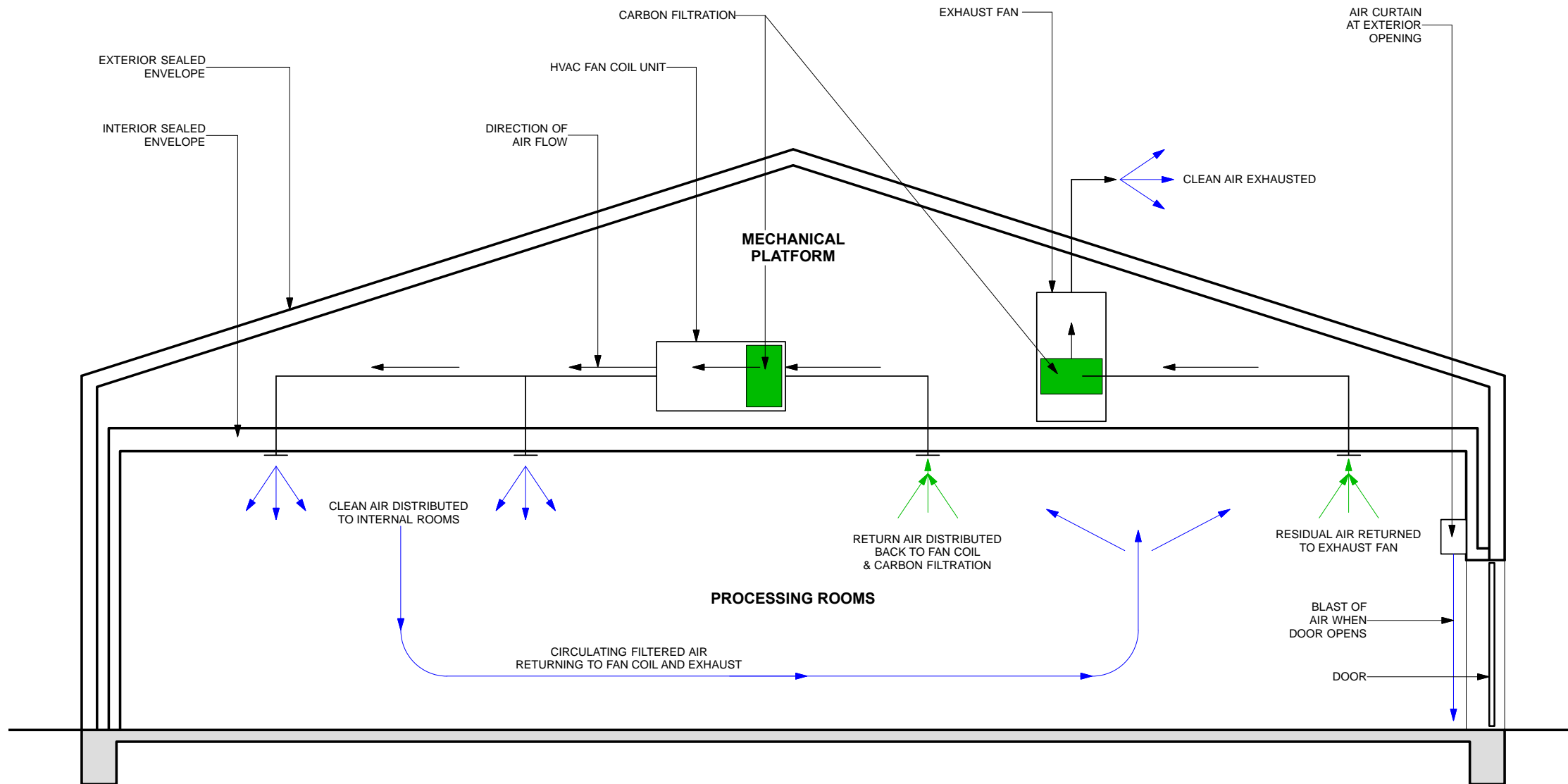
CONCRETE SLAB AND FOUNDATION

1/2" GIRTS

MECHANICAL PLATFORM

PROCESSING ROOMS

10' 0"



SIMPLIFIED BUILDING SECTION

Respectfully ask for your
support today

