



3561 FOOTHILL ROAD  
G&K FARMS, K&G FLOWER

Graham Farrar

# OUR VALUES & COMMITMENT

- Produce sun-grown, premium, pesticide-free, cannabis product
- Stable, year-round, high-paying jobs with benefits for our employees
- Enhance the property and neighborhood with significant investments
- Be a good neighbor – proactive outreach and integration
- Produce safe, reliable, locally-grown product for our community
- President of CARP Growers – give back to local community





## 16 MONTHS WAITING FOR APPROVAL

Feb 6, 2018 - BOS adopt cannabis regulations

March 2018 - Property acquired

Oct 10, 2018 - CA Coastal Commission certified Article II, CZO

Dec 14, 2018 - Application submitted

March 6, 2019 - Application approved by P&D Director

March 18, 2019 -Appealed to the Planning Commission

June 5, 2019 - Appeal denied at Planning Commission hearing

June 17, 2019 - Appealed to BOS

August 20, 2018 - Board of supervisors hearing



## SELECTED THIS PROPERTY SPECIFICALLY FOR CONSISTENCY WITH COUNTY REGS

- ✓ Zoning: Ag-I-10, no hoops or outdoor cultivation
- ✓ Sensitive Receptors: No schools, day care centers, youth centers, EDRN
- ✓ ESH: no impacts to sensitive habitat
- ✓ No prime ag soils
- ✓ No conversion: Property was already a cultivation site for orchids
- ✓ Use of pre-existing infrastructure

## EXPERTS HERE FOR YOUR QUESTIONS

- **Peter Candy** – Attorney, Hollister and Brace
- **Nathan Eady** – SCS Engineers, Vice President
- **Will Vizuite** – PhD Chemical Engineering, Modeling Atmospheric Chemistry at University of North Carolina
- **Jay Higgins** H&H Environmental, Land Use Consultant

## COMMUNITY & PUBLIC BENEFITS

- Keep Carpinteria farms *in working agriculture*
- Year-round (vs. seasonal), stable, high paying jobs + benefits
- Combat the illicit market
- Highly regulated product that is tested for pesticides, heavy metals
- Sustainably grown: recycle water, no pesticides, sun-grown (less energy)
- Huge investments in property + increased property assessment
- Tax Revenue for County services: mental health, homelessness, CCE
- More oversight/regulation of farms by DWR, CDFW, County Fire, Building & Safety



## PLANNING COMMISSION CONDITION

- “Upon installation of the odor control system and quarterly thereafter for one year, permit compliance staff shall conduct an inspection of the system to assess its compliance with the CZO. County shall retain a professional engineer or certified industrial hygienist to certify that the odor control system meets all applicable requirements.”

## SB APCD STATEMENT RE ECOSORB

- “Upon review of the confidential and redacted formulation information, District staff has confirmed that none of the ingredients in Ecosorb CNB 100 are considered toxic air contaminants (TACs) as identified by the State of California.”



# “STACKING” OF LICENSES KNOWN AT TIME OF PEIR

- CalCannabis (State licensing Division) only issues the following license types:
  - 10,000 square foot “small”
  - 20,000 square foot “medium”
- Large licenses not available until 2022
- In the interim, all cultivators, in all jurisdictions in California may apply for an unlimited amount of ‘small’ 10,000 square foot licenses
- This is NOT unique to Santa Barbara County
- Inability to apply for one license, which reflects the square footage size of your infrastructure (e.g. greenhouse) is a significant cost and regulatory burden on growers, which is resulting in the continuation of the thriving black market

# CRITERION UPDATED ODOR CONTROL PLAN

- Site specific observations & analysis
- Evaluation of installation of Byers System piping
- Review of other options for Best Available Technologies
- Comparison of vapor phase (Byers) to Carbon Filtration
- Technology effectiveness (how vapor phase works)
- Surrounding land uses (proximity to residential areas)
- Ecosorb content & health studies (neutralizing, not masking)