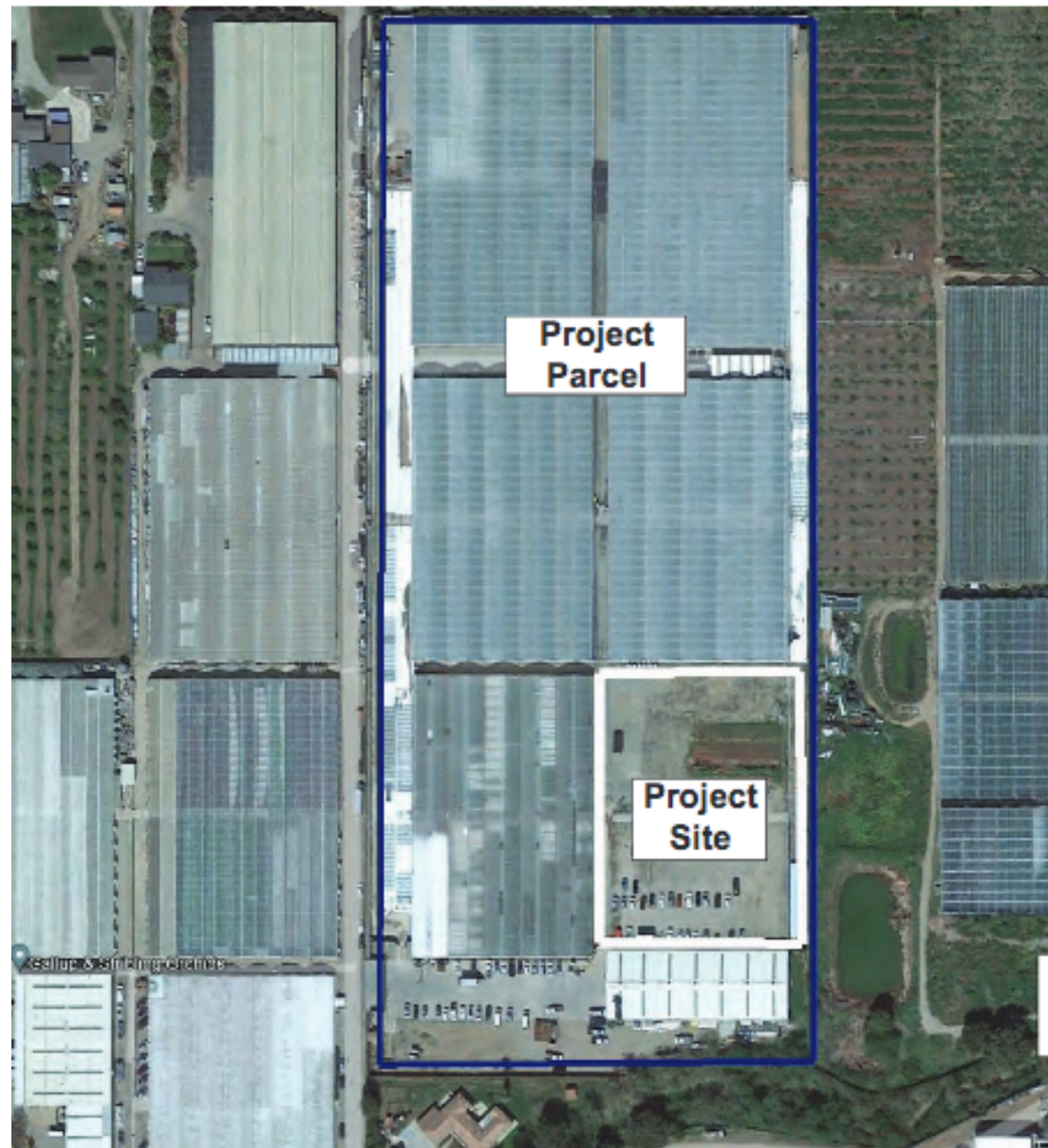


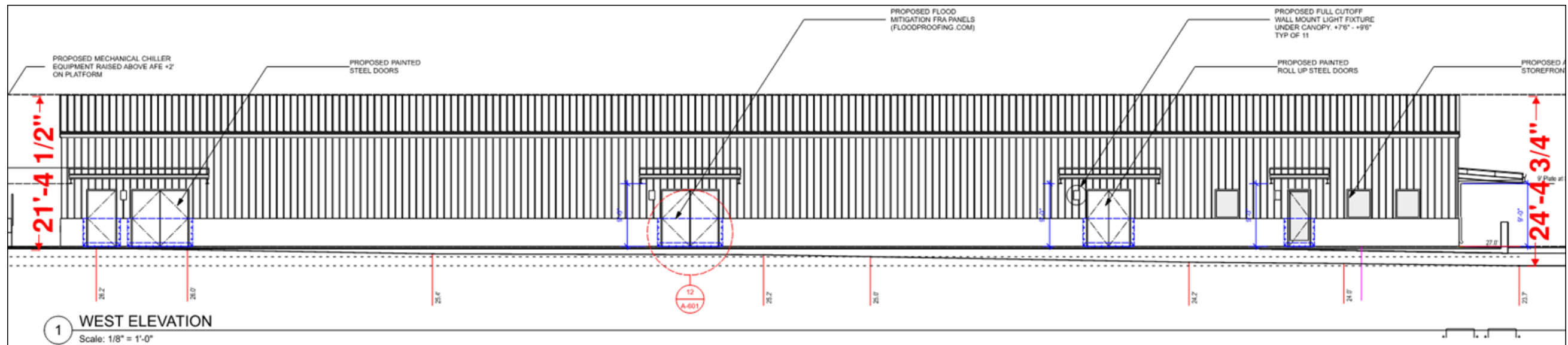
**Appeal of 3561 Foothill Road, Carpinteria
G&K Farms/K&G Flower Cannabis Processing
Structure Design Review
24 APL-00024
19 BAR-00000-00225**



G&K 3561 Foothill Road

Proposed Cannabis Processing Structure Height

- **2/13/2025: P&D Staff Reported:** “The property slopes downward from Foothill Road, so the finished floor height at the front of the building is 21’- 4 ½” and the maximum height from the existing grade at the back of the structure is 24’ - 4 ¾”.” Staff also reported that **nearby Greenhouse #5 is 22 ft. tall** which would make the proposed cannabis processing structure **approximately 2 ft. taller than Greenhouse #5 and taller than the warehouse behind it.**
- **Proposed Cannabis Processing Structure WILL be visible from La Mirada EDRN, Hwy. 101, Toro Canyon Ridge Trail, and nearby neighbors.**
- **Drawing below provided by P&D Staff on 2/13/25.**



View of G&K Greenhouses from La Mirada EDRN



This project is incompatible with the Toro Canyon Community Plan (rural residential character, preservation of prime agricultural soils, and public views. White roofed greenhouses mar public views.



View of Proposed Cannabis Processing Site from Toro Canyon Ridge Public Hiking Trail

Carpinteria Agricultural Overlay

- Inconsistent with Carpinteria Agricultural Overlay Development Standards related to minimizing cut and fill to preserve prime agriculture soils and minimize hardscape areas and reduce the potential for impacts to water quality.
- Proposed grading for this project includes 1,400 cu. yd. of cut and 1,000 cu. yd. of fill.
- Enough volume to cover over 3 acres with 3 inches of soil.
- Locating industrial processing facility on prime agricultural land effectively **converts the land to non-agricultural uses (Sets a Precedent)**
- This industrial facility violates development standards #1, #18, and #19 as the proposed cannabis processing facility will be **fully visible** from the La Mirada EDRN, Hwy. 101, and **public** Toro Canyon Ridge Trail.

- G&K proposes to use a permit for an unbuilt greenhouse #6 to build a cannabis processing facility in its place.
- Carp. Ag. Overlay requires property owners to remove structures if any component is abandoned for 24 months. Since permitted in 1983 greenhouse #6 was never built - its permit ought to be considered null and void.



View of G&K Greenhouses, 3561 Foothill Rd., from Paquita Dr., La Mirada EDRN

Density

- The proposed project site already has dense cannabis activities on 8.17 acres of a 14.66 acre parcel.
- 356,070 sq. ft. of cannabis is cultivated on this site.
- Combined with other structures on the property the density is increased **to 405,175 sq. ft.**
- The enormity of the processing structure's size, 25,418 sq. ft., (almost half a football field) and the expansion of the most emissions (Terpenes) causing cannabis related activity (processing) on a site, with up to 50% additional cannabis brought in from other cultivation facilities makes the site too dense and incompatible with the surrounding Existing Developed Rural Neighborhoods.



Blue Arrow Points to Proposed Cannabis Processing Facility

Toro Canyon Plan

Section 2.3.3 of the Toro Canyon Plan Area - item #2 F states: “The development will not be a public nuisance. If it would be a public nuisance, the development shall be denied.”

Public Nuisance: This project would compound an existing, unaddressed nuisance from the permitted greenhouse operations, at the site, which have caused **a significant odor and air quality nuisance** since G&K’s CDP was approved, including stinky VOCs (ozone precursors) and emissions from an ineffective vapor phase system which regularly subjects residents of La Mirada, Padaro Ln., Foothill and condo neighborhoods in addition to visitors on Santa Claus Ln., associated beach areas, bikers along Foothill Rd. and G&K employees, to **noxious cannabis fumes that put quality of life and health at risk and impede the ability to enjoy the coast.**

Despite numerous complaints via the Counties Cannabis Odor Complaint Survey Site and to County staff, **the malodors persist.**

The County has **not been able to enforce** the required controls and conditions for the existing permitted project to safeguard the community.

It does not make sense to compound an existing nuisance by allowing the expansion of the most emissions causing cannabis-related activity-**processing**-on the site of an **operator with a poor track record.**

(Next slide is a **Screenshot of 1st page of 14 pages (Attachment A)**, provided by SB County P&D Staff with approximately 500 odor complaints, from 2021 to February 4th, 2025, specific to G&K Farms at 3561 Foothill Rd.)



**PMC Cannabis Complaints by Category
Received Between 1/1/2019 and 2/4/2025
for 1st District on Odor Complaints**

Printed on February 4, 2025 at 5:38 pm

Odor

19PMC-00000-00050 G&K FARM/K&G FLOWER - CANNABIS CULTIVATION CARPINTERIA 491

Status DateNotes

11/29/2021 RP 4 11/2/21 1 pm, 5:30 pm. super strong "odor"
11/29/2021 RP 4 11/3/21 8:45 am. "odor"
2/9/2022 RP 4 1/25/22 "odor"
2/9/2022 RP 4 1/29/22 8:40 am. Cannabis and odd smell
2/15/2022 RP 4 11/27/21 11:30 am. "odor"
2/15/2022 RP 4 11/28/21 12 pm. odd smell plus cannabis "odor"
2/15/2022 RP 4 12/1/21 11:10 am, 12:10 pm. "odor"
2/16/2022 RP 4 12/8/21 *:30 am, 10:30 am, 4:15 pm. Very strong "odor"
2/15/2022 RP 4 12/3/21 10 am, 11:15 am, 1:40 pm. "odor"
2/15/2022 RP 4 12/4/21 11:05 am, 12:25 pm. very strong "odor"
2/16/2022 RP 4 12/13/21 9:10 am. "odor"
2/16/2022 RP 4 12/14/21 3:20 pm. Strong "odor"
2/16/2022 RP 4 12/16/21 12:30, 1:45 pm. strong "odor"
2/16/2022 RP 4 12/15/21 10:05 pm "odor"
2/24/2022 RP 1 2/9/22 1:30 pm. "odor"
11/29/2021 RP 4 11/9/21 9 am, 10:15 am. "odor"
2/16/2022 RP 4 12/18/21 11 am. "odor"
2/16/2022 RP 4 12/19/21 11:15 am. "odor"
11/29/2021 RP 4 11/4/21 5:30 pm. "odor"

Airtight Cannabis Processing Facility?

- Large trucks transporting up to 50% of cannabis from other locations
- Increased traffic on Via Real and ensuing traffic safety risks
- Trucks entering and leaving processing facility through large open warehouse doors.
- Processing cannabis is the most odiferous of industrial process.
- Employees exposed to harmful Volatile Organic Compounds (VOCs)
- VOCs **will** escape into outside air as trucks enter and leave cannabis processing facility.
- Air and environment will be polluted, neighbors will complain about malodors and health concerns
- Santa Barbara County staff will not be able to provide enforcement.
- **The cycle goes on...**
- Time to **break the cycle by denying G&K's proposed cannabis processing facility!**