

CITY of CARPINTERIA, CALIFORNIA



Members of the City Council

January 13, 2025

Honorable Laura Capps, Chair
Santa Barbara County Board of Supervisors
c/o Clerk of the Board
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

Natalia Alarcon - *Mayor*
Mónica Solórzano - *Vice Mayor*
Al Clark
Julia Mayer
Wade T. Nomura

Re: Agenda Item #3 - Cannabis Odor Abatement: Proposed Amendments to Chapter 50 and Article II of the County Code

Honorable Chair Capps:

The City of Carpinteria ("City") appreciates the opportunity to review and comment on the proposed Cannabis Odor Abatement and Enforcement Amendments. The City is encouraged to see the County of Santa Barbara ("County") taking these important steps to improve the process by which cannabis-related nuisance odors would be controlled, monitored and enforced.

As you are no doubt aware, the City has in the past provided comments to both the Santa Barbara County Planning Commission ("Planning Commission") and Board of Supervisors ("Board") on the ongoing and persistent presence of malodors as a result of the County's approval of numerous commercial cannabis cultivation facilities bordering Carpinteria. Since 2018, Carpinterians have filed 3,700 complaints with the County concerning cannabis odors; ample evidence that the existing implementation of odor control requirements, and enforcement thereof, remains ineffectual.

As such, the City fully supports proposed amendments to Chapter 50 of the County Code Cannabis Licensing requirements and Article II Coastal Zoning Ordinance regulations which would require integration of Mandatory Multi-Technology Carbon Filtration (MTCF) measures. The City has encouraged the County to specify "carbon scrubbers" as the sole best available control technology to mitigate nuisance cannabis odors within the Carpinteria Valley for many years, and the inclusion of the MTCF measures in existing and proposed cannabis operations is an important step in improving the quality of life to the citizens of Carpinteria and surrounding areas most affected by cannabis operations.

Likewise, the City is encouraged by the other potential amendments as outlined in the Board Letter to require a site-specific analysis of both existing and proposed cannabis operations when developing the required Odor Abatement Plan (OAP) for each facility, and the proposed 12-month implementation and amortization timeline to comply with the proposed amendments to the Chapter 50 licensing requirements and Article II Coastal Zoning Ordinance regulations.

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With respect to the proposed extension process, the City urges the Board to limit proposed extension requests by cannabis operators to comply with any adopted amendments to a narrowly defined set of criteria that is most protective of surrounding residential uses rather than the somewhat ill-defined examples provided in the Board letter.

Finally, the City encourages the Board to provide clear directives to the Planning Commission in their upcoming deliberations related to amending the Article II OAP regulations and enforcement process, including:

- Establishing an objective cannabis odor threshold which clearly specifies that cannabis odors should not be present beyond the property line of each facility; and
- Establishing a proactive enforcement approach, in place of the current complaint-based system, which would include, at minimum, regular odor monitoring of each facility by County Enforcement Staff at various hours (including early morning and late evenings when odors tend to be more prevalent), and periodic inspections of each facility to ensure that all odor abatement technology is operating and maintained in compliance with each facility's OAP.

The City appreciates the County's efforts to improve the current cannabis permitting process and welcomes the opportunity to continue to collaborate with the County on this important matter.

Respectfully,



Natalia Alarcon, Mayor
City of Carpinteria

Monica J. Solorzano, Vice-Mayor

Cc. City Council Members
Michael Ramirez, City Manager
Lisa Plowman, Planning Director