

Cannabis - Time Extension Requests for Installation of Multi-Technology Carbon Filtration

Board of Supervisors
March 10, 2026



County of Santa Barbara
Planning and Development
Danelyn Razo

Background

- On March 18, 2025, the Board adopted ordinance amendments to the Land Use Development Code and Article II requiring:
- Inland areas - for indoor grows and processing facilities
 - Revised OAP, certified by a California-licensed engineer
 - Installation of MTCF or equivalent equipment
 - Installation of runtime meters
- Coastal Zone areas – for indoor grows and processing facilities
 - Revised OAP, certified by a California-licensed engineer
 - Installation of MTCF or equivalent equipment
 - Installation of runtime meters
 - Demonstration of consistency with 4 D/T odor threshold in OAP

Background

- Established a March 18, 2026 deadline for cannabis operations to install and make operational Multi-Technology Carbon Filtration or equivalent & approve Odor Abatement Plans revisions
- Inland area - (3) operators subject to the deadline – No requests
- Coastal zone - (22) cannabis operators subject to the deadline
 - (11) operators currently have MTCF installed, (3) more plan to install by deadline
- This item includes requests by (8) individual applicants for a one-time extension to the March 18, 2026, deadline



Odor Abatement Plan Status

- All (22) of the operators in the Coastal Zone are required to update their OAPs
- Each operator falls into one of five different “OAP Status” categories:
 - **Category 1** – Requesting an extension to submit a revised OAP and install MTCF equipment. (1) operator in this category.
 - **Category 2** – Submitted a revised OAP and are requesting an extension to install MTCF equipment. (7) operators in this category.
 - **Category 3** – Installed MTCF equipment and submitted a revised OAP before the deadline. (3) operators in this category. These operators did not request an extension.
 - **Category 4** – Installed MTCF equipment but did not submit a revised OAP and did not submit an extension request. (8) operators in this category.
 - **Category 5** – Submitted a revised OAP application and did not request an extension for installation of MTCF equipment. (3) operators in this category.



Requests for Extension

- Extension Requests required to be filed by December 18, 2025
- Requests may include, but are not limited to:
 - Supply chain delays
 - On-site power supply upgrades
 - Off-site power supply upgrades and availability
 - Other circumstances as determined by the Director



Request for Extension

There are three different categories of extension requests:

1. Operators that have submitted an OAP revision application and have taken delivery of their MTCF equipment (Recommending 2 months)
2. Operators that have submitted an OAP revision application, which are not dependent upon electrical upgrades and have not taken delivery of the MTCF equipment (Recommending 6 months)
3. Operators who are dependent upon electrical upgrades to be provided by Southern California Edison (SCE) before installing the MTCF equipment (Recommending 12 months)



Extension Applications

- CP1 Supply Systems Inc / 4505 Foothill Road
- Emmawood B1 LLC / 5888 Via Real
- Valley Crest Farms / 5980 Casitas Pass
- CKC Farms, Inc. & Life Remedy Farms, Inc. / 5138 Foothill Road
- Bosim 1628 Management Company LLC / 1628 Cravens Lane
- New Generation Farms, Inc. & Blue Whale Agriculture, Inc. / 5775 Casitas Pass Road
- Primetime Farms, Inc. / 5554 Casitas Pass Road
- G&K Produce / K&G Flowers / 3561 Foothill Road



CP1 Supply Systems Inc.

- Requested a twelve (12) month extension for unexpected delays
- Genesis MTCF units have been purchased/delivered and revised OAP is submitted and under review
- P&D recommends a (2) month extension to allow for OAP approval and installation of MTCF equipment
- New deadline - May 18, 2026.

4505 Foothill Road



Emmawood B1 LLC

- Requested a twelve (12) month extension for unexpected delays
- Genesis MTCF units have been purchased/delivered and revised OAP is submitted and under review
- P&D recommends a (2) month extension to allow for OAP approval and installation of MTCF equipment
- New deadline - May 18, 2026.

5888 Via Real



Valley Crest Farms LLC

- Requested a twelve (12) month extension for supply chain delays
- Engaged engineer on December 10, 2025 (first documented effort)
- The operator waited to begin compliance efforts and did not demonstrate delays were due to supply chain
- P&D recommends denial of the extension request

5980 Casitas Pass Road



CKC Farms, Inc. and Life Remedy Farms, Inc.

- Requested a (12) month extension for lack of engineer availability, multi-site complexity, and a need to evaluate MTCF technology
- Has contract to purchase Byers MTCF units and the revised OAP has been submitted and under review
- P&D recommends a (6) month extension for approval of revised OAP and installation of MTCF equipment
- New deadline - September 18, 2026

5138 Foothill Road



Bosim 1628 Management Company LLC

- Requested (12) month extension due to on-site and off-site power supply upgrades and supply chain delays
- Contract with Byers for MTCF units
- Revised OAP has not been submitted
- P&D recommends (12) month extension to complete the needed electrical upgrades, get approval of OAP and install MTCF equipment
- New deadline - March 18, 2027

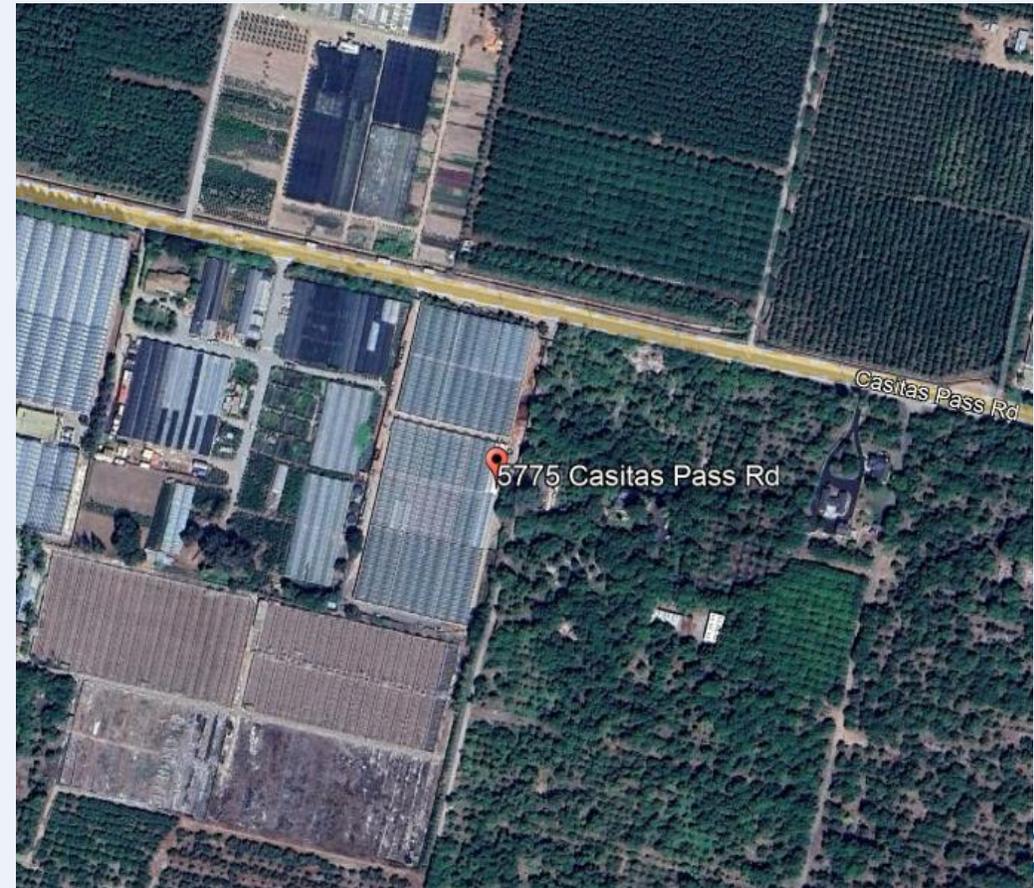
1628 Cravens Lane



New Generation Farms & Blue Whale Agriculture

- Requested a (12) month extension for lack of engineer availability, multi-site complexity, and a need to evaluate MTCF technology
- Has contract to purchase Byers MTCF units and the revised OAP has been submitted and under review
- P&D recommends a (6) month extension for approval of revised OAP and installation of MTCF equipment
- New deadline - September 18, 2026

5775 Casitas Pass Road



Primetime Farms, Inc.

- Requested a (12) month extension for lack of engineer availability, multi-site complexity, and a need to evaluate MTCF technology
- Has contract to purchase Byers MTCF units and the revised OAP has been submitted and under review
- P&D recommends a (6) month extension for approval of revised OAP and installation of MTCF equipment
- New deadline - September 18, 2026

5554 Casitas Pass Road



G&K Produce / K&G Flowers

- Requested (12) month extension due to supply chain delays and on/off site power upgrades
- Pursuing Envivity MTCF units
- Revised OAP has not been submitted
- P&D recommends (12) month extension to complete the needed electrical upgrades, obtain approved OAP and install MTCF equipment
- New deadline - March 18, 2027

3561 Foothill Road



Odor Monitoring

- Beginning March 19th, P&D will start conducting inspections to ensure compliance
- Staff will perform announced and unannounced inspections to verify MTCF equipment is installed and operating
- Field testing w/ Nasal Ranger to verify operator compliance with the new odor threshold



Non-Compliance

- **Chapter 35** – Administered by P&D. Failure to comply will result in the issuance of a Notice of Violation
 - Continued non-compliance may result in escalating fines and/or further enforcement actions
- **Chapter 50** - Cannabis business license enforcement is administered by the County Executive (CEO) Office
 - Operators who are denied an extension, fail to meet the March 31, 2026 compliance deadline, or fail to meet extension deadlines, will receive business license suspension or revocation letter.



Recommendations

Approval

- a) Make the findings for approval,
- b) Determine the requests are exempt from CEQA and
- c) Approve the extension requests as outlined in the Board letter
 - CP1 Supply Systems Inc
 - Emmawood B1 LLC
 - CKC Farms, Inc. & Life Remedy Farms, Inc.
 - Bosim 1628 Management Company LLC
 - New Generation Farms, Inc. & Blue Whale Agriculture, Inc.
 - Primetime Farms, Inc.
 - G&K Produce

Denial

- a) Make the findings for denial,
- b) Determine the denial is exempt from CEQA and
- c) Deny the extension for Valley Crest as outlined in the Board letter
 - Valley Crest Farms

THANK YOU

Any questions?



Responsiveness to Ordinance

Operator	Date of First Action in response to Ordinance Amendment	Date Revised OAP Application (Paid) Submitted to P&D	Date OAP Sent to Geosyntec	Date Received Comments from Geosyntec	Date OAP Comments Provided to Applicant	Date OAP Resubmitted to P&D	Status
CP1 Supply Systems, Inc	3/1/2025	1/23/2026	1/23/2026	2/11/2026	2/12/2026	NA	P&D is waiting for the applicant to respond to P&D/Geosyntec comments
Emmawood B1 LLC	3/1/2025	2/6/2026	2/10/2026	2/26/2026	3/2/2026	NA	P&D is waiting for the applicant to respond to P&D/Geosyntec comments
Valley Crest Farms	10/1/2025	2/2/2026	2/2/2026	2/20/2026	2/25/2026	NA	P&D is waiting for the applicant to respond to P&D/Geosyntec comments
CKC Farms & Life Remedy Farms	4/1/2025	2/18/2026	NA	NA	NA	NA	P&D is reviewing the OAP
Bosim 1628 Management	7/1/2025	N/A	NA	NA	NA	NA	NA
New Generation Farms & Blue Whale Agriculture	4/1/2025	2/18/2026	NA	NA	NA	NA	P&D is reviewing the OAP
Primetime Farms	4/1/2025	2/18/2026	NA	NA	NA	NA	P&D is reviewing the OAP
G&K Produce/K&G Flowers	3/1/2025	1/14/2026	1/16/2026	2/3/2026	2/5/2026	NA	P&D is waiting for the applicant to respond to P&D/Geosyntec comments