



BOARD OF SUPERVISORS
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: Planning and Development
Department No.: 053
Agenda Date: March 10, 2026
Placement: Departmental Agenda
Estimated Time: 45 Minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman
Contact: Errin Briggs, Deputy Director
SUBJECT: Cannabis - Time Extension Requests for Installation of Multi-Technology Carbon Filtration

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors take the following actions on each of the time extension requests:

- a. CP1 Supply Systems Inc / 4505 Foothill Road, Case No. 25TEX-00026
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a "Project" subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 2-month time extension to May 18, 2026, Case No. 25TEX-00026

- b. Emmawood B1 LLC / 5888 Via Real, Case No. 25TEX-00027
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a "Project" subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 2-month time extension to May 18, 2026, Case No. 25TEX-00027

- c. Valley Crest Farms / 5980 Casitas Pass, Case No. 26TEX-00001
 - i. Make the required findings for denial,
 - ii. Pursuant to CEQA Guidelines Section 15270, determine that CEQA does not apply to projects which a public agency rejects or disapproves;

- iii. Deny the time extension request, Case No. 26TEX-00001

- d. CKC Farms, Inc. & Life Remedy Farms, Inc. / 5138 Foothill Road, Case No. 26TEX-00002
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a “Project” subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 6-month time extension to September 18, 2026, Case No. 26TEX-00002

- e. Bosim 1628 Management Company LLC / 1628 Cravens Ln, Case No. 26TEX-00003
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a “Project” subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 12-month time extension to March 18, 2027, Case No. 26TEX-00003

- f. New Generation Farms, Inc. & Blue Whale Agriculture, Inc. / 5775 Casitas Pass Rd, Case No. 26TEX-00004
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a “Project” subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 6-month time extension to September 18, 2026, Case No. 26TEX-00004

- g. Primetime Farms, Inc. / 5554 Casitas Pass Rd, Case No. 26TEX-00005
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a “Project” subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 6-month time extension to September 18, 2026, Case No. 26TEX-00005

- h. G&K Produce / K&G Flowers / 3480 Via Real, Case No. 26TEX-00006
 - i. Make the required findings for approval,
 - ii. Determine that the activity is not a “Project” subject to CEQA review per CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment;
 - iii. Approve a 12-month time extension to March 18, 2027, Case No. 26TEX-00006

Summary Text:

This item includes requests by eight (8) individual applicants for a one-time extension to the March 18, 2026, deadline for the required updates to odor abatement plans (OAP) and implementation of multi-technology carbon filtration (MTCF) or equivalent, for cannabis odor control at existing indoor cannabis operations. Staff recommend that the Board of Supervisors approve seven of the extension requests and deny one request. The basis for these recommendations are outlined in the discussion below.

Discussion:

On March 18, 2025, the Board adopted amendments to the Land Use and Development Code and Article II of the Coastal Zoning Ordinance (Article II) requiring the following:

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

All cannabis operators, both inland and coastal, must meet the requirements outlined above and have all equipment operational by the ordinance-established deadline of March 18, 2026. The new ordinance requirements gave operators one year from adoption to come into compliance. Operators may apply for a one-time extension, for up to 12 months, to this requirement. If extensions are granted, the required technology would need to be installed and operational no later than March 18, 2027. The ordinance requires that extensions be heard by the Board of Supervisors with a recommendation from the Planning and Development (P&D) Director.

In the inland area there are three (3) operators that are subject to the updated OAP/MTCF installation deadline. They include Fields, LLC, Central Coast Agriculture Farm, LLC, and Chips 18, Inc. These operators did not submit revised OAPs, did not install MTCF equipment and they did not apply for a time extension. On March 19, 2026, these operators will be out of compliance with the LUDC if they do not meet these requirements and the Department will initiate compliance actions. As further discussed below, the Department will coordinate with the CEO's office regarding the cannabis licenses held by these operators.

In the coastal zone, there are (22) cannabis operators that are subject to the updated OAP/MTCF installation deadline. Of these (22) operators, there are currently (11) operators that have MTCF equipment installed, three (3) more that plan to have it installed by the March 18th deadline, and eight (8) that are seeking extensions. As of the docketing of this board letter, none of the (22) coastal zone operators have an approved OAP revision. The status of OAPs varies for each of the operators as discussed further below.

Requests for an extension were required to be submitted by December 18, 2025. Pursuant to the Section 35-144U.A.2.f.2) of the Ordinance, requests for extensions may include, but are not limited to the following circumstances:

- a. Supply chain delays
- b. On-site power supply upgrades
- c. Off-site power supply upgrades and availability
- d. Other circumstances as determined by the Director

Summary of Extension Requests

The following summarizes the extension requests submitted by the eight operators.

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, 2) operators that have

submitted an OAP revision application, have not taken delivery of the MTCF equipment and which are not dependent upon electrical upgrades, and 3) operators who are dependent upon electrical upgrades to be provided by Southern California Edison (SCE) before installing the MTCF equipment. P&D recommends different time extension periods based on the status of the updates/upgrades for each grower. One operator did not demonstrate consistency with the standards in Section 35-144U.A.2.f.2 regarding extension requests and staff is recommending denial of their request. Additional details supporting each recommendation can be found in the corresponding Analysis of Extension Requests provided below, as well as the findings attachments.

Case # Operator	Basis for Approval / Denial	MTCF Technology/OAP Status
25TEX-00026 CP1 Supply Systems Inc	Approval - The applicant requested a twelve (12) month extension to safeguard compliance in the event of unexpected delays. The MTCF units have been purchased and delivered and the revised OAP has been submitted and is in the review process. P&D recommends a two (2) month time extension which would allow for OAP approval and for the applicant to install and make operational all required MTCF equipment no later than May 18, 2026.	Genesis Air Inc (Photocatalytic Oxidation (PCO)) Revised OAP submitted and under review
25TEX-00027 Emmawood B1 LLC	Approval - The applicant requested a twelve (12) month extension to safeguard compliance in the event of unexpected delays. The MTCF units have been purchased and delivered and the revised OAP has been submitted and is in the review process. P&D recommends a two (2) month time extension which would allow time for OAP approval and for the applicant to install and make operational all required MTCF equipment no later than May 18, 2026.	Genesis Air Inc (PCO) Revised OAP submitted and under review
26TEX-00001 Valley Crest Farms	Denial - The applicant requested a twelve (12) month extension to safeguard compliance in the event of supply chain disruptions or unexpected delays. The MTCF units have been purchased, (14) of the (45) units have been delivered to the site and the revised OAP has been submitted to P&D for review. However, the operator did not demonstrate consistency with the standards in Section 35-144U.A.2.f.2 regarding extension requests and P&D recommends denial of the time extension request.	Genesis Air Inc (PCO) Revised OAP submitted and under review
26TEX-00002 CKC Farms, Inc. & Life Remedy Farms, Inc.	Approval - The operator requested a twelve (12) month extension due to lack of professional engineer availability, regulatory certification requirements, multi-site complexity, and a need to evaluate MTCF technology. The applicant has a contract to purchase the MTCF units and the revised OAP has been submitted and is in the review process. P&D recommends a six (6) month time extension which would allow the applicant to gain approval of a revised OAP and install and make operational all required MTCF equipment no later than September 18, 2026.	Byers Scientific (Carbon Filter) Revised OAP not submitted
26TEX-00003 Bosim 1628 Management Company LLC	Approval - The applicant requested a twelve (12) month extension due to the need to complete on-site and off-site power supply upgrades and supply chain delays. The revised OAP has not been submitted. P&D recommends a twelve (12) month extension which would allow the applicant to submit and gain approval of a revised OAP, complete the	Byers Scientific (Carbon Filter) Revised OAP not submitted

	needed electrical upgrades and install and make operational all required MTCF equipment no later than March 18, 2027.	
26TEX-00004 New Generation Farms, Inc. & Blue Whale Agriculture, Inc.	Approval - The operator requested a twelve (12) month extension due to lack of professional engineer availability, regulatory certification requirements, multi-site complexity, and the need to evaluate MTCF technology. The applicant has a contract to purchase the MTCF units and the revised OAP has been submitted and is in the review process. P&D recommends a six (6) month extension which would allow the applicant to gain approval of a revised OAP and install and make operational all required MTCF equipment no later than September 18, 2026.	Byers Scientific (Carbon Filter) Revised OAP not submitted
26TEX-00005 Primetime Farms, Inc.	Approval - The operator requested a twelve (12) month extension due to lack of professional engineer availability, regulatory certification requirements, multi-site complexity, and a need to evaluate MTCF technology. The applicant has a contract to purchase the MTCF units and the revised OAP has been submitted and is in the review process. P&D recommends a six (6) month extension which would allow the applicant to gain approval of a revised OAP and install and make operational all required MTCF equipment no later than September 18, 2026.	Byers Scientific (Carbon Filter) Revised OAP not submitted
26TEX-00006 G&K Produce/K&G Flowers	Approval - The applicant requested a twelve (12) month extension due to supply chain delays and on/off site power upgrades. The revised OAP has not been submitted. P&D recommends a twelve (12) month extension which would allow the applicant to submit and gain approval of a revised OAP, complete the needed electrical upgrades and install and make operational all required MTCF equipment no later than March 18, 2027.	Envinity Group (PCO & Carbon Filter) Revised OAP not submitted

Analysis of Extension Requests

CP1 Supply Systems Inc / 4505 Foothill Road, Carpinteria, CA 93013, Case No. 25TEX-00026

On November 18, 2025, the applicant submitted an Extension application (Attachment 1a) citing supply chain delays and potential OAP permitting delays as reasons for the request. The MTCF units have since been purchased and delivered to the site but have not yet been installed. The applicant is awaiting approval of their OAP to ensure the number and placement of units is acceptable before installation.

The applicant stated that the operation anticipates being fully compliant with the March 18, 2026 MTCF installation deadline and that the requested extension is intended to safeguard compliance in the event of delays in approval of their OAP. The applicant stated that an extension would accommodate the technical review of the OAP and coordination among P&D staff, their technical consultant, and input from the Air Pollution Control District. The extension application included two supporting documents unrelated to the extension request; a data report from SCS Tracer Engineers documenting efficacy testing of the Genesis Air “GA Units” and a proposal from Yorke Engineering to evaluate the OAP. Separately, the operator submitted an OAP revision application to P&D on June 23, 2025 and received feedback comments at that time. The applicant then updated and resubmitted the OAP to P&D on January 26, 2026 and additional feedback was provided to the applicant on February 11, 2026.

The applicant stated that final installation of the MTCF technology may closely approach or exceed slightly the current March 18, 2026 deadline. Because the applicant has submitted an OAP revision application and has taken delivery of their MTCF equipment, P&D recommends approval of a two-month extension to May 18, 2026. While the applicant requested a twelve (12) month extension, P&D estimates a two (2) month timeframe would be sufficient to allow for approval of the OAP and installation of the MTCF equipment. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than May 18, 2026.

Emmawood B1 LLC / 5888 Via Real, Carpinteria, CA 93013, Case No. 25TEX-00027

On November 18, 2025, the applicant submitted an Extension application (Attachment 2a) citing supply chain delays and permitting delays as reasons for the request. The MTCF units have since been purchased and delivered to the site but have not yet been installed. The applicant is awaiting approval of their OAP to ensure the number and placement of units is acceptable before installation.

The applicant stated the operation anticipates being fully compliant with the March 18, 2026 MTCF installation deadline and that the requested extension is intended to safeguard compliance in the event of delays in approval of their OAP. The applicant stated that an extension would accommodate the technical review of the OAP and coordination among P&D staff, their technical consultant, and input from the Air Pollution Control District. The application included two supporting documents; a data report from SCS Tracer Engineers documenting efficacy testing of the Genesis Air "GA Units" and a proposal from Yorke Engineering to analyze the units and to evaluate the OAP. The operator submitted an OAP revision application to P&D on January 30, 2026 and the application is currently under review by P&D.

The applicant stated that final installation of the MTCF technology may closely approach or exceed slightly the current March 18, 2026 deadline. Because the applicant has submitted an OAP revision application and has taken delivery of their MTCF equipment, P&D recommends approval of a two-month extension to May 18, 2026. While the applicant requested a twelve (12) month extension, P&D estimates a two (2) month timeframe would be sufficient to allow for approval of the OAP and installation of the MTCF equipment. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than May 18, 2026.

Valley Crest Farms / 5980 Casitas Pass, Carpinteria, CA 93013, Case No. 26TEX-00001

On December 17, 2025, the applicant submitted an Extension application (Attachment 3a) citing supply chain delays. The application includes a series of emails with Yorke Engineering beginning on October 8, 2025 and ranging to November 17, 2025, but this exchange ended abruptly without explanation. Following this, the application includes email correspondence with Precision Engineering dated December 10, 2025 confirming they will work with Genesis Air Systems and the operator to complete an OAP for submittal to the County. The operator submitted an OAP revision application prepared by Precision Engineering to P&D on February 2, 2026, which is currently under review.

The application also includes a sales order from Genesis Air dated December 17, 2025 confirming (45) units were ordered and in the production queue. Lead time for production was estimated to be six (6) weeks and an estimated completion date for the units to ship was identified as January 30, 2026. This date was then delayed due to weather to February 10, 2026. As of the docketing of this board letter, the applicant has taken delivery of (14) of the (45) units. The remaining (31) units are expected for delivery on March 5, 2026.

According to the extension application, the applicant began actively working to comply with the amended ordinance requirements starting on October 8, 2025 when they first contacted Yorke Engineering to initiate services. In other words, according to the owner's own information, the owner delayed almost seven months before starting to work towards compliance with the ordinance. These efforts could have occurred much earlier, which would have allowed the owner to meet the March 18, 2026 deadline. However, due to the delay in initiating these efforts, the applicant may be unable to meet the March 18, 2026 deadline. Additionally, the application does not adequately demonstrate the criteria for extension listed in Section 35-144U.A.2.f.2). The delay was not due to supply chain delays, on or off-site power supply upgrades, or other similar circumstances that are outside the owner's control. The delay was caused by the owner's lack of diligence. Therefore, P&D recommends no extension be granted.

CKC Farms, Inc. & Life Remedy Farms, Inc. / 5138 Foothill Road, Carpinteria, CA 93013, Case No. 26TEX-00002

On December 18, 2026, the applicant submitted an Extension application (Attachment 4a). The applicant cited difficulty in finding available engineering professionals, challenges with implementing the new requirements over multiple sites, and the need to evaluate various MTCF technology options. The application states that countywide demand for engineering review services has limited the availability of engineering professionals, resulting in extended timelines for production of the OAP. The application also includes a detailed timeline with action dates and future anticipated implementation dates.

The applicant also provided correspondence with multiple odor control technology vendors demonstrating an ongoing evaluation of available MTCF technology options starting with Envinity Group dated April 16, 2025, Genesis Air Inc. dated October 28, 2025, Groundwell Technologies LLC dated December 12, 2025, and Byers-Scientific dated January 13, 2026. The applicant has chosen to proceed with Byers-Scientific and has provided a contract for purchase of the MTCF units executed on December 31, 2025. The operator submitted an OAP revision application prepared by SCS Engineers to P&D on February 18, 2026 which is currently under review.

The applicant stated that final installation of the MTCF technology is expected to occur 10-16 weeks from the date of purchase or approximately late April 2026. The applicant requested a twelve (12) month extension, however the documentation and timelines submitted indicate that the remaining procurement and installation activities could be completed within a six (6) month timeframe. Because the applicant has submitted a revised OAP, has executed a contract to purchase the MTCF equipment, and they are not dependent upon electrical upgrades, P&D recommends approval of a six-month extension rather than the requested twelve (12) month extension. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than September 18, 2026.

Bosim 1628 Management Company LLC / 1628 Cravens Ln, Carpinteria, CA 93013, Case No. 26TEX-00003

On December 18, 2026, the applicant submitted an Extension application (Attachment 5a) requesting a twelve (12) month extension. The application cites delays in implementing on and off-site power supply upgrades and power availability, and supply chain delays. The application states they are currently awaiting clearance from SCE for utility pole installation, which is required to proceed with the necessary power upgrades at the facility. The applicant provided a Utility Encroachment Permit from the Department of Public Works dated August 31, 2023 that allows traffic control activities for the pole installation project. Email correspondence from SCE dated January 20, 2026 states the power upgrade project application has been reviewed by the local SCE planning department but was

reassigned to the New Business department and remains outstanding. Email correspondence from electrical contractor Priestman Electric dated January 21, 2026, states they are working with SCE to finalize the power permit project and that typical turnaround time is approximately two months, however they are still awaiting response from SCE regarding the finalization process.

The applicant has selected Byers Scientific to supply their MTCF units and provided two communications from the company. The first letter is dated October 7, 2025, and identifies an estimated lead time of 10-16 weeks from the date of payment. The second letter dated January 21, 2026, states that a contract has been executed between Byers-Scientific and the applicant. The contract states final payment is due upon shipment, with the down payment to be fulfilled on or before April 12, 2026, and that units will be delivered within three months from the date of the down payment. The applicant asserts they cannot order the MTCF units prior to final scheduling of the power upgrades because the procurement and installation of the odor control equipment is dependent on the completion of the electrical work. The applicant anticipates submitting an OAP revision application to P&D by March 6, 2026.

The applicant has contracted with Yorke Engineering to prepare their OAP which is expected to be completed by March 6, 2026. Because the applicant is expected to submit an OAP revision application by March 6th and the purchase and installation of the MTCF equipment is dependent upon electrical upgrades, P&D recommends a twelve-month extension. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than March 18, 2027.

New Generation Farms, Inc. & Blue Whale Agriculture, Inc. / 5775 Casitas Pass Rd, Carpinteria, CA 93013, Case No. 26TEX-00004

On December 18, 2026, the applicant submitted an Extension application (Attachment 6a). The applicant cited difficulty in finding available engineering professionals, challenges with implementing the new requirements over multiple sites, and the need to evaluate various MTCF technology options. The application states that countywide demand for engineering review services has limited the availability of engineering professionals, resulting in extended timelines for production of the required OAP. Additionally, the applicant provided correspondence with multiple odor control technology vendors demonstrating an evaluation of available MTCF technology options starting with Envinity Group dated April 16, 2025, Genesis Air Inc. dated October 28, 2025, Groundwell Technologies LLC dated December 12, 2025, and Byers-Scientific dated January 13, 2026. The applicant has chosen to proceed with Byers-Scientific and has provided a contract for purchase of the MTCF units executed on December 31, 2025. The operator submitted an OAP revision application prepared by SCS Engineers to P&D on February 18, 2026 which is currently under review.

The applicant stated that final installation of the MTCF technology is expected to occur 10-16 weeks from the date of purchase or approximately late April 2026. Based on the circumstances outlined above, the applicant requested a twelve (12) month extension. Because the applicant has submitted an OAP revision application, and the installation of the MTCF is not dependent upon electrical upgrades, it appears that the remaining procurement and installation activities could be completed with a six (6) month timeframe. Therefore, P&D is recommending approval of a six-month extension to September 18, 2026 rather than the requested a twelve (12) month extension. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than September 18, 2026.

Primetime Farms, Inc. / 5554 Casitas Pass Rd, Carpinteria, CA 93013, Case No. 26TEX-00005

On December 18, 2026, the applicant submitted an Extension application (Attachment 7a) requesting a twelve (12) month extension. The applicant cited difficulty in finding available engineering professionals, challenges with implementing the new requirements over multiple sites, and the need

to evaluate various MTCF technology options. The application states that countywide demand for engineering review services has limited the availability of engineering professionals, resulting in extended timelines for production of the required OAP reports. Additionally, the need to evaluate and implement compliant odor control solutions across multiple sites increased the complexity of choosing the appropriate MTCF unit.

The applicant provided correspondence with multiple odor control technology vendors demonstrating an ongoing evaluation of available MTCF technology options starting with Envinity Group dated April 16, 2025, Genesis Air Inc. dated October 28, 2025, Groundwell Technologies LLC dated December 12, 2025, and Byers-Scientific dated January 13, 2026. The applicant has chosen to proceed with Byers-Scientific and has provided a contract for purchase of the MTCF units executed on December 31, 2025. The operator submitted an OAP revision application prepared by SCS Engineers to P&D on February 18, 2026 which is currently under review.

The applicant stated that final installation of the MTCF technology is expected to occur 10-16 weeks from the date of purchase or approximately late April 2026. The applicant requested a twelve (12) month extension. Because the applicant submitted an OAP revision application, has entered into a contract to purchase the MTCF equipment, and the installation of the odor abatement equipment is not dependent upon electrical upgrades, P&D recommends approval of a six-month extension to September 18, 2026 rather than the requested twelve (12) month extension. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than September 18, 2026.

G&K Produce / K&G Flowers / 3480 Via Real, Carpinteria, CA 93013, Case No. 26TEX-00006

On December 18, 2026, the applicant submitted an Extension application (Attachment 8a) requesting a twelve (12) month extension citing supply chain delays and on site/off-site power supply upgrades availability. The supporting documentation submitted with the application includes a detailed timeline summarizing actions and estimated deadlines, an electrical upgrade proposal from Alan Noelle Engineering, and correspondence from SCE and Isaac Electrical regarding project electrical upgrade status. The operator submitted an OAP revision application to P&D on January 14, 2026, for which P&D has provided feedback to the applicant.

The application states that the operator is currently awaiting a response from SCE regarding the status of their electrical upgrade projects. They submitted their initial electrical upgrade application to SCE on August 25, 2025. On November 20, 2025, the applicant requested a status update on SCE's review and inquired whether additional information was needed. SCE responded the same day, indicating the review would be completed within approximately three weeks. On December 11, 2025, the applicant followed up at the three-week mark, and SCE responded by requesting a site visit, which was subsequently scheduled for the following Tuesday. On January 14, 2026, the applicant again requested an update. SCE responded on January 16, 2026, stating that no update was available at that time and that internal review of the project with an advisor was planned for the following week. As of that correspondence, no updated status had been provided, preventing confirmation of the electrical work timeline.

A proposal letter from Envinity Group dated January 19, 2026, states that a 50% down payment is required prior to shipment of the MTCF units and the delivery date will be determined only after the initial payment is received. Additionally, email correspondence from Envinity Group dated January 21, 2026, states that lead time for production of the MTCF units is between 14 and 16 weeks and there are currently no units in stock. The applicant is unable to proceed with payment or finalization of delivery for the Envinity equipment until the electrical upgrade timeline is clarified by SCE.

The applicant states that given the delays in completing necessary electrical upgrades, the Envinity units are planned to be installed and made operational by December of 2026. This timeline accounts for the applicant's current project phasing, time to complete electrical upgrades, and coordination requirements necessary to complete final installation. Because the applicant has submitted the revised OAP and approval is pending, the installation of the MTCF equipment is dependent upon electrical upgrades, and the applicant has not yet ordered their MTCF equipment due to delays in the electrical upgrades, P&D recommends a twelve-month extension. If approved, this would require the applicant to install and make operational all required MTCF equipment no later than March 18, 2027.

Odor Abatement Plan Status – Coastal Zone

As discussed above, all (22) of the operators in the Coastal Zone are required to update their OAPs to be compliant with the code. As of the docketing of this board letter, none of the (22) operators have their revised OAP approved. Some who already have operational MTCF equipment need only minor changes such as adding runtime meters and a demonstration of consistency with the new D/T threshold. Others that don't have MTCF installed are required to obtain revised OAPs detailing their MTCF technology pursuant to 35-144U. Each operator falls into one of five different "OAP Status" categories. The categories are outlined below:

Category 1 – Operators that are requesting an extension to submit a revised OAP and install MTCF equipment. There is one (1) operator that falls into this category. As discussed above, the Department is recommending that the Board grant this extension request.

Category 2 – Operators that submitted a revised OAP and are requesting an extension to install MTCF equipment. There are seven (7) operators that fall into this category the Department is recommending granting approval for six of these extension requests and denial of one request.

Category 3 – Operators that installed MTCF equipment and submitted a revised OAP before the deadline. There are three (3) operators that fall into this category. These operators did not request an extension. The Department is working with these operators to approve the OAPs by the deadline.

Category 4 – Operators that have installed MTCF equipment but did not submit a revised OAP and did not submit an extension request. There are eight (8) operators that fall into this category. The Department recently contacted these operators to remind them again that revised OAPs must be submitted and approved by March 18th. P&D is committed to processing all revised OAPs in a timely manner once they are received.

Category 5 – Operators that submitted a revised OAP application and did not request an extension for installation of MTCF equipment. There are three (3) operators that fall into this category. These operators have not yet installed MTCF equipment but are planning to do so if their OAP is finalized prior to the deadline. Again, P&D is committed to processing all revised OAPs in a timely manner.

Odor Monitoring

After the deadline has passed the compliance team will begin making regular visits to the cannabis operations that have not received an extension by the Board to verify their compliance with the new odor threshold. This includes verification that operators have an approved OAP revision as well as testing with a nasal ranger at the property line to ensure compliance with the new odor threshold. Compliance staff will perform unannounced site inspections to verify that MTCF equipment and runtime meters are installed and operating. In addition, the team will respond to complaints in a timely manner.

For operators that receive a time extension, P&D will track each operators' extension timeline. If an operator installs and begins operating their equipment before their extended deadline, P&D will conduct a site visit to confirm compliance. If an operator is unable to install the required equipment

before their extended deadline, P&D will conduct a site visit immediately after the deadline to assess the operation and take necessary compliance actions as described below.

Non-Compliance

Operators who fail to comply with the ordinance or any approved extension deadlines will be found in non-compliance. Failure to comply will result in the issuance of a Notice of Violation (NOV) under Chapter 35 and may result in a Notice of Determination of fine (NOD). The NOD would include administrative fines that may increase each successive 30-day period as provided under Santa Barbara County Code Chapter 24A (Administrative Fines). Continued non-compliance may result in enforcement actions in addition to these escalating fines, possibly including permit revocation and legal remedies in accordance with County regulations.

Enforcement of cannabis business licenses is administered through the Santa Barbara County CEO’s Office and any action on a business license would be made outside the authority of P&D. Under Chapter 50 – Licensing of Cannabis Operations, operators who have been denied an extension request and/or have not installed MTCF or equivalent technology and runtime meters by March 31, 2026 will either be issued cannabis business license revocations or denial letters. Operators may appeal revocations and denials; hearings must take place within 60 days of the appeal request. Upon revocation or denial, or denial of the appeal if one is filed, the operator must discontinue operating unless and until a new license is obtained. The same process will apply to operators who fail to comply with the approved extension deadlines. Operating without a valid license may subject operators to enforcement and penalties pursuant to Section 50-29 of the County Code.

Background:

On February 27, 2018, the Board adopted a series of cannabis odor ordinance amendments amending the Land Use and Development Code Section 35.4 and Article II coastal zoning ordinance Section 35-144U, to implement development standards, permit requirements, and procedures regarding indoor commercial cannabis grows and processing facilities for the County’s unincorporated area. Regarding the changes to Article II, the California Coastal Commission (CCC) reviewed the proposed amendments, and certified Section 35-144U (Cannabis Regulations) of Article II. Final certification of these ordinance amendments established a deadline of March 18, 2026 for cannabis operations in the Coastal Zone to install and make operational MTCF technology.

Fiscal and Facilities Impacts:

The total estimate cost to process these MTCF Extension requests is approximately \$3,000 per applicant. The costs to process this MTCF Extension are borne by the applicant through the payment of processing fees. Processing for these MTCF Extension requests is budgeted in the Permitting Budget Program on Page 307 of the County of Santa Barbara Fiscal Year 2025-2026 Adopted Budget.

Fiscal Analysis:

Funding Source	FY 2025-2026	Total
General Fund		
P&D Permitting Budget Program Fees	\$24,000 (\$3,000 x 8)	\$24,000
Total		\$24,000

Special Instructions:

P&D will complete all noticing requirements and publish a legal notice at least 10 days prior to the hearing on March 3, 2026. The notice will appear in the Coastal View News. P&D will also fulfill mailed noticing requirements. The Clerk of the Board shall forward a minute order of the hearing to the attention of David Villalobos.

Attachments:

1. CP1 Supply Systems Inc
 - a. Application
 - b. Findings
 - c. CEQA Exemption
2. Emmawood B1 LLC
 - a. Application
 - b. Findings
 - c. CEQA Exemption
3. Valley Crest Farms
 - a. Application
 - b. Findings
 - c. CEQA Exemption
4. CKC Farms, Inc. & Life Remedy Farms, Inc.
 - a. Application
 - b. Findings
 - c. CEQA Exemption
5. Bosim 1628 Management Company LLC
 - a. Application
 - b. Findings
 - c. CEQA Exemption
6. New Generation Farms, Inc. & Blue Whale Agriculture, Inc.
 - a. Application
 - b. Findings
 - c. CEQA Exemption
7. Primetime Farms, Inc.
 - a. Application
 - b. Findings
 - c. CEQA Exemption
8. G&K Produce/K&G Flowers
 - a. Application
 - b. Findings
 - c. CEQA Exemption

Contact Information:

Errin Briggs, Deputy Director

ebriggs@countyofsb.org