

To: Board of Supervisors
From: Anna Carrillo, annacarp@cox.net
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COUNTY OF SAN DIEGO
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One of your jobs is to protect Carpinteria's quality of life and its residents. 52 operators (24% of the current 216) are currently growing "medical marijuana" in Carpinteria. These growers are located on basically 2 – 4 mile stretches lining Foothill Rd. and Via Real. They are situated next to residential neighborhoods and adjacent to Carpinteria High School located in both the county and the city. The map showing the amount of Ag-1 parcels in the Carpinteria Valley only shows the city's boundary, and doesn't show where all the rural neighborhoods have developed in the last 30-50 years. I can only think of 2 possibly 3 neighborhoods that have been developed more recently, maybe within the last 20 years. Because of the geography of Carpinteria Valley with just a narrow band of prime soils between the ocean and the mountains, Carpinteria is more susceptible to stagnant odors "sitting" in the valley. The onshore winds just pushes the air onto the residential areas near the mountains.

Because of the close proximity to residential areas, Carpinteria High School, Howard School, and two youth facilities, cannabis operations in Carpinteria need to be grown in a completely sealed greenhouse system, with scrubbers on exit vents so no odors leave cultivation sites and there needs to be someone onsite in charge with scrubbers changed as often as necessary to be effective. Maybe this needs to be similar to the required monthly pesticide reports. It should be a basic requirement that odors must not leave the buildings. Currently, I know for a fact that the classrooms at the Carpinteria High School stink every morning and every night and according to the principal "as soon as air circulation stops the smell becomes stagnant. The moment one drives on campus the smell is present." The principal has to issue disclaimers to visitors to the campus and athletic teams and their fans that the odor is coming from neighboring greenhouses. The new superintendent has notified the county via the Planning Commission and the Ad Hoc committee working on the draft EIR that 1000' should be a minimum distance from Carpinteria schools. The term sensitive receptors must also include neighboring residential areas with a required buffer of 1000' also. We currently have a problem with night lighting. Current county zoning laws were never written to accommodate cannabis cultivation, particularly in AG zoned areas that have evolved into more residential use, schools and youth facilities. Many of my friends have had friends visiting, enjoying the area, but then ask what's that "skunky" smell. Many Carpinterian neighbors can't open their windows and enjoy outdoor activities or sleep uninterrupted. This definitely is not good for locals or tourism.

Last week's Planning Commission's response to the elimination of the legal non-conforming status of existing medicinal cannabis cultivation sites was a step in the right direction in protecting residents. It's about time the legal non-conforming status is terminated. Giving current operators who think they qualify 6 months to verify this status, and permitting them to continue to cultivate during the permit process is very generous of the county. There must be real teeth in this process so as to eliminate what is probably not currently legal and meet the state and the county's new rules. Growers should know ahead of time whether they fit the 7 categories for claiming this legal non-conforming status and not waste the county's time by continuous appeals. Remember your local constituents and taxpayers will continue to suffer till these illegal operations cease.

The county's 3 part licensing and permitting system – obtaining a land use permit, a local business license, and a state license is necessary and hopefully will ensure proper enforcement and protection to those neighborhoods that are being adversely affected.

Commercial outdoor cultivation including cultivation in hoop houses should not be permitted in the Carpinteria Valley on Ag-1 or Ag-2 parcels. How could odors be controlled in outdoor settings? Also there would be additional concerns with security.

There should be no manufacturing in Ag-1 or Ag -2 zones within 1000' of neighborhoods and other sensitive receptors and definitely no volatile extraction on Ag-1 parcels. On p. 9 re: Type 6 Manufacturer 1 (non-volatile) is this license only for Medicinal Type 10 retailers? Is there a different license for Adult Use, like an A-Type 6 license?

I'm heartened to see that no Type 10 license for Retailer is allowed on Ag-1 parcels, though a distributor license could be allowed.

Because of past "bad" behavior, no respect for neighbors' issues, and the very real possibility of noncompliance in the Black Market, the Board should require at the very least a Conditional Use Permit to ensure that staff has the ability to monitor the cannabis activity's compliance with the ordinance standards and conditions of the permit. Your staff has stated that there would be 3 categories that if prohibited would make the county ineligible for grant funding according to Senate Bill 94. Again in terms of protecting the character of Carpinteria, I think protection of our area is more important than the amount that might be gained from allowing these questionable issues – prohibition of outdoor personal cultivation of 6 plants, prohibition of cannabis retail operations in any zone, and prohibition of growing commercial non-medical cultivation in any zone. I know there is a potential for lots of money to be made but this must not be made on the backs of the citizens who will endure these long ranging changes to their neighborhoods and the character of our town.

While agricultural land values have increased because of the feeling "anything goes here", property values of residential property may decrease because of the increasing odorous activity occurring across the valley. I have personally heard of people feeling like they need to move because of what is occurring in the valley. What is the responsibility of the seller in reporting this activity occurring near them.

Carpinteria's reputation as a small beach town must be preserved and Carpinteria must not be allowed to become known as a cannabis growing community. Your board is tasked with the responsibility of permitting uses that are compatible with neighboring residences, not creating potential nuisances. You need to protect us from a potential destruction of our current way of life.