Sheila de la Guerra Public Comment

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From: Nick Bobroff <nickb@carpinteriaca.gov>
Sent: Monday, March 17, 2025 5:03 PM
To: sbcob
Subject: Public Comment Letter- Departmental Agenda Item No. 6. Cannabis Odor Ordinance Amendments
Attachments: 20250318 BOS Departmental Agenda Item 6 - City of Carpinteria Comment Letter-FINAL.pdf

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Please find the attached public comment letter on behalf of the City of Carpinteria.
Regards,

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CITY of CARPINTERIA, CALIFORNIA

March 17, 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

Re: Departmental Agenda Item #6 – Proposed Cannabis Odor Ordinance Amendments
Case No. 24ORD-00012

Dear Chair Capps and Supervisors:

The City of Carpinteria ("City") is thrilled 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. The City has been calling for strengthened odor abatement, monitoring and enforcement for the better part of the past six years, having submitted nearly two dozen comment letters and attended countless public meetings to advocate for cannabis operating standards that are protective of surrounding sensitive receptors, including residences and schools. The County's recent pivot towards enhanced odor standards is thusly welcomed and the City appreciates the efforts of the County Board of Supervisors, Planning Commission and staff over the past year to work towards effectuating this meaningful change.

The City enthusiastically supports the proposed amendments to the Article II Coastal Zoning Ordinance regulations which would require integration of Mandatory Multi-Technology Carbon Filtration (MTCF) (or equivalent) measures. The City has advocated for the designation of "carbon scrubbers" as the best available control technology to mitigate nuisance cannabis odors within the Carpinteria Valley for the past several years, and the inclusion of the MTCF measures in existing and future cannabis operations is an important step in improving the quality of life to the citizens of Carpinteria and surrounding area most affected by cannabis operations. The City is also very much in support of phasing out use of all vapor phase systems, the requirement to have the Odor Abatement Plans (OAP) certified by a licensed professional engineer, and the requirement for OAPs to be equipped with run-time meters.

However, as expressed in our previous letters to the Board of Supervisors and Planning Commission, the City continues to have concerns with the proposed cannabis odor threshold of (up to, but not equal to) 7 D/T, which represents a "noticeable" or "mild to sustained" nuisance odor according to the County's September 10, 2024 technical memorandum prepared by Geosyntec Consultants. The same memorandum notes that many other agencies

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regulate odors from noxious industries, including wastewater facilities and composting facilities, and hold such uses to more stringent standards of 5 D/T or lower.

Noting the close, and in some cases, immediate, proximity of many of the existing cannabis operations to residential zones, **the City continues to request a more restrictive threshold than 7 D/T. A more restrictive threshold would better protect neighbors from nuisance odors**. Allowing cannabis operations to regularly emit odors at levels up to a "mild to sustained" odor (i.e., 7 D/T) does not meet the community's targeted objective of no identifiable odors escaping the property. The City understands the logic in staff's recommendation to use a higher odor threshold because of the limitations of the "nasal ranger" odor detection technology. However, it stands to reason that a more advanced odor detection tool could be used in conjunction with a lower odor threshold rather than subjecting Carpinteria Valley residents to continued nuisance odors because it's convenient to use an existing odor detection tool.

The City appreciates the efforts to improve upon the current wildly ineffectual cannabis odor complaint protocols. While a citizen complaint and response protocol is needed as a backstop, the City would prefer to see such an approach paired with a more proactive approach to odor detection and monitoring that places the onus on the operators to actively measure, record, and maintain compliance with odor thresholds.

Finally, with respect to the proposed justifications for a hardship extension, the City asks that the County hold such hardship requests to a high threshold and require substantial supporting evidence. A decision by the Director to grant a hardship extension request should be appealable, thereby allowing for a noticed public hearing with a full and transparent analysis of the facts, and following the County's codified appeals process for other Director-level decisions. The initial granting of (and any extension[s] thereto) of a hardship extension should be kept to the absolute minimum and should be conditioned with performance criteria or similar measures to ensure operators are making a good faith effort towards achieving compliance with their respective OAPs and the County's adopted cannabis odor standards.

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,

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