

**From:** [Ron](#)  
**To:** [Osborne, Jenelle](#); [Ball, Jeremy](#); [Cordova, Gilda](#); [Starbuck, Dirk](#); [Vega, Victor](#)  
**Cc:** [Albro, Dean](#); [Haddon, Stacey](#)  
**Subject:** FW: Cannabis Odor Complaint Received - Greenies Management  
**Date:** Saturday, October 1, 2022 9:47:59 AM  
**Attachments:** [image001.png](#)  
[image006.png](#)  
[doc01767020220929171823.pdf](#)

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I am asking that the City of Lompoc submit a complaint to the Board of Supervisors and, Planning and Development Department on behalf of the citizens of Lompoc being exposed to strong Cannabis odors emanating from a project approved by the County. Within the complaint should be a request to require a Conditional Use Permit, including an Odor Abatement Plan, for AG-II parcels within a 10-mile buffer zone from the nearest residential area.

I am forwarding an e-mail I received from SB County P&D concerning the frequent strong odors of Cannabis that are coming from the Greenies Management, Inc Cannabis cultivation site at 801 East Highway 246, APN 099-141-014.

The response I received from Analise Merlo at P&D was “Unfortunately, because the Greenies Management cannabis project is located on land zoned AG-II, this project was not subject to an Odor Abatement Plan (as voted on by the Board of Supervisors).” When the Board of Supervisors adopted odor control requirements they exempted AG-II parcels that did not abut residential neighborhoods.

The permit holder has requested a permit modification to expand his operation to allow planting, growing, and harvesting periods “throughout the year”. There are no odor control requirements on this site even though it is located 0.5 miles from residential areas in the City of Lompoc.

A second cultivation project proposed by Hilltop Sweeney (near the homeless shelter on Sweeny Road). It is also about 0.5 miles from Lompoc residential areas and does not require a CUP, therefore it does not require an Odor Abatement Plan.

Unlike most agricultural odors (i.e. broccoli fields following harvest lasting a couple of days each year) the Cannabis odors are a regular intrusion into the neighborhoods in the northeast section of town all year long; soon they will intrude on areas in the southeast portion of the city too. These usually occur in the early morning hours between 3am and daybreak and sometimes last into the late morning.

Even though my windows remain closed at night the obnoxious odors have a way of finding their way through the smallest cracks around windows and doors. It is impossible to keep the odor out of our house.

These continued odors impact our quality of life; we cannot sleep when odors accumulate in our home. We cannot open windows to take advantage of natural ventilation to cool our home. And our utility cost associated with operating in-home air filtering and ventilation system to improve air quality because of the Greenies Management Cannabis project have increased substantially in the last few months.

I am sure that many others are experiencing the same problem. Since this problem impacts so many people, I believe that government-to-government discussion of this issue is appropriate and necessary

to obtain an acceptable level of odor mitigation.

Ron Fink  
1332 North E Court  
Lompoc

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**From:** Merlo, Analise <Analise@countyofsb.org>  
**Sent:** Friday, September 30, 2022 14:59  
**To:** Ron <rfink@impulse.net>  
**Cc:** Leyva, Petra <petra@countyofsb.org>  
**Subject:** RE: Cannabis Odor Complaint Received - Greenies Management

Hi Ron,

I am in receipt of your email and I would like to provide you with some additional cannabis regulations information.

Currently, the Land Use Development Code (LUDC) Cannabis regulations states the following for Odor Control requirements (please see underline and bold sections):

**Odor Abatement Plan.** The applicant for cultivation, nursery, manufacturing (volatile and non-volatile), microbusiness, and/or distribution permits, shall (1) prepare and submit to the Department for review and approval, and (2) implement, an Odor Abatement Plan. No odor abatement plan shall be required in AG-II zoning, **unless a Conditional Use Permit (CUP) is required.**

Teixeira Project - The Teixeira project is zoned AG-II and requires a Conditional Use Permit (CUP) based on other LUDC regulations (please see the attached LUDC – Cannabis regulations page 4-49, footnote #8), therefore an Odor Abatement Plan is required by the LUDC.

Greenies Project – The Greenies project is zoned AG-II, however because a CUP was not required, there was no requirement in the LUDC for an Odor Abatement Plan.

Hilltop Sweeney/ Clean & Clear – The new Land Use Permit (22LUP-00000-00348) proposed by Hilltop Sweeney does not require a CUP, therefore the LUDC does not require an Odor Abatement Plan.

The proposed project is assigned to Kevin De Los Santos, who can be reached at [santosk@couthyofsb.org](mailto:santosk@couthyofsb.org). You can provide comments/concerns regarding the proposed project to Kevin. At such time when the project is approved (in compliance with the LUDC) or denied, there is a 10 day appeal period in which someone can appeal the department's decision to approve or deny a project. I would suggest that you email Kevin and ask to be put in the

interested parties list for this project so that you are kept informed of the projects permitting progress to determine if you would like to file an appeal.

I have attached the cannabis regulations of the LUDC for your review.

Please let me or my Supervisor, Petra Leyva know if you have additional questions.

Thank you,

Analise



**Analise Merlo**  
**Senior Planner, Cannabis Program**  
Planning & Development  
624 W. Foster Road  
Santa Maria, CA 93455  
805-934-6335  
[analise@countyofsb.org](mailto:analise@countyofsb.org)  
<http://www.countyofsb.org/plndev/home.sbc>

*In light of the measures recommended by the CDC and State Government, Planning & Development has enacted a "work remotely" program. We are committed to advancing projects and will stay in regular communication. While we regularly check voicemail, it is best to contact us via email. Thank you.*

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**From:** Ron <[rfink@impulse.net](mailto:rfink@impulse.net)>  
**Sent:** Thursday, September 29, 2022 8:55 AM  
**To:** Merlo, Analise <[Analise@countyofsb.org](mailto:Analise@countyofsb.org)>  
**Cc:** Leyva, Petra <[petra@countyofsb.org](mailto:petra@countyofsb.org)>  
**Subject:** RE: Cannabis Odor Complaint Received - Greenies Management

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Your response doesn't seem to align with a comparison between two permits on parcels zoned AG-II 40 in the north county. The application of odor abatement requirements on projects with the same zoning designation is inconsistent.

- The first is 21CUP-00000-00018 for the Teixeira Outdoor Cannabis Cultivation at 4301 Dominion Road, Santa Maria, APN 129-170-025. This permit is currently under review for the application of odor control methodology. This project is located approximately 1.5 miles from a housing development (Lake Marie Estates) and 2.5 miles from the Elk's Rodeo complex.
- The second is 22LUP-00000-00348 for the Greenies Management, Inc Cannabis cultivation site at 801 East Highway 246, APN 099-141-014. The permit holder has requested a permit modification to expand his operation to allow planting, growing, and harvesting periods "throughout the year". Apparently, there are no odor control requirements on this site even though it is located 0.5 miles from residential areas in the City of Lompoc.

In your response you say “Unfortunately, because the Greenies Management cannabis project is located on land zoned AG-II, this project was not subject to an Odor Abatement Plan (as voted on by the Board of Supervisors).” I have a problem trying to understand why two projects on parcels with the same zoning designation have been treated differently in the permitting process.

I have filed numerous complaints concerning the very pungent skunk like odors coming from the Greenies Management cannabis project. The latest was this morning when the strong stench began at 3:30 am and continued well beyond sunrise.

Even though my windows remain closed at night odors have a way of finding their way through the smallest cracks around windows and doors. It is impossible to keep the odor out of our house.

These continued odors impact our quality of life; we cannot sleep when odors accumulate in our home. We cannot open windows to take advantage of natural ventilation to cool home. And our utility cost associated with operating in-home air filtering and ventilation system to improve air quality because of the Greenies Management Cannabis project have increased substantially in the last few months.

To resolve this issue Greenies Management should be required to implement an odor abatement plan immediately as part of the LUP. If they refuse to implement odor abatement controls, they should be required to cease operations because they are a public nuisance.

Ron Fink  
1332 North E Court  
Lompoc, CA 93436  
Home 805-735-1720

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**From:** Merlo, Analise <[Analise@countyofsb.org](mailto:Analise@countyofsb.org)>  
**Sent:** Wednesday, September 28, 2022 17:11  
**To:** [rfink@impulse.net](mailto:rfink@impulse.net)  
**Cc:** Leyva, Petra <[petra@countyofsb.org](mailto:petra@countyofsb.org)>  
**Subject:** Cannabis Odor Complaint Received - Greenies Management

Hi Ron,

Planning & Development (P&D) is in receipt of your cannabis odor complaint and I wanted to reach out to you regarding the Greenies Management Land Use Permit (19LUP-00000-00324).

Unfortunately, because the Greenies Management cannabis project is located on land zoned AG-II, this project was not subject to an Odor Abatement Plan (as voted on by the Board of Supervisors). But, please feel free to continue to send us complaints (which we log into the case file as a confidential complaint).

If your complaint is cannabis related, please submit the complaints directly to the Cannabis Complaint website:

<https://www.countyofsb.org/1100/Cannabis-Permits-Licenses>

Once in this section of the website, please see the link in the left blue box and click on the link labeled "File a Complaint". This complaint will go directly to the cannabis staff.

Please let me or my Supervisor (Petra Leyva –cc'd on this email) know if you have additional questions.

Thank you,

Analise



**Analise Merlo**  
**Senior Planner, Cannabis Program**  
Planning & Development  
624 W. Foster Road  
Santa Maria, CA 93455  
805-934-6335  
[analise@countyofsb.org](mailto:analise@countyofsb.org)  
<http://www.countyofsb.org/plndev/home.sbc>

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