



# Sonoma County Cannabis Advisory Group Agenda

Meeting Date: March 13, 2019

**LOCATION: Permit Sonoma Hearing Room, 2550 Ventura Avenue, Santa Rosa CA 95403**

**3:00 p.m. Call to Order**

## **Announcements**

### **Item #1- Staff Updates**

1. Staff Presentations
2. Questions for Staff
3. Public Comment
4. Advisory Group Discussion and Recommendations

### **Item #2- Discussion Regarding the Direction and Future of Cannabis Advisory Group**

1. Questions for Staff
2. Public Comment
3. Advisory Group Discussion and Recommendations

### **Item #3- Formation of Sub Groups and Discussion of Deliverables**

1. Presentation
2. Questions
3. Public Comment
4. Advisory Group Discussion and Recommendations

## **Public Comment for Items Not on the Agenda**

## **Closing Remarks**

**Open Meetings:** Except as expressly authorized under the Ralph M. Brown Act (the State's local agency open meeting law), all meetings of the Cannabis Advisory Group are open to attendance by interested members of the public.

**Public Comments:** Any member of the public may address the Group during the designated Public Comment periods noted in the Agenda. There are Speaker Request forms provided; if you wish to comment, please fill one out and submit it to staff prior to the start of the meeting. Please note that Group members are unable to answer questions or respond to comments but you may speak to Group members after the meeting.

If you wish to speak to a specific topic listed in the provided Agenda, please limit your comments to that specific topic under discussion by the Group. When filling out the Public Speaker Request form, check the appropriate box listed; if the topic you wish to comment on is in Item #1 of the Agenda, check the Item #1 box, and so on.

**Disabled Accommodation:** To Request an Accommodation: If you have a disability and require a sign language interpreter, assistive listening device, material in an alternate format, or other accommodation to attend, please contact Ms. Melody Richitelli at (707) 565-1925 at least 72 hours prior to the meeting in order to facilitate arrangements for accommodation.

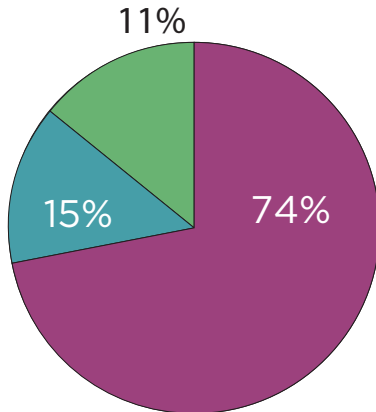
**Public Transit Access to Permit Sonoma, 2550 Ventura Avenue, Santa Rosa CA:** Sonoma County Transit: Routes 20, 30, 44, 48, 54, 57, 60, 62; Santa Rosa City Bus Route 1, 7, 19; Golden Gate Transit: Route 80. (707) 543-3333. Transit Information: (707) 576-RIDE or 1-800-345-RIDE

# March 2019 SONOMA COUNTY CANNABIS UPDATE

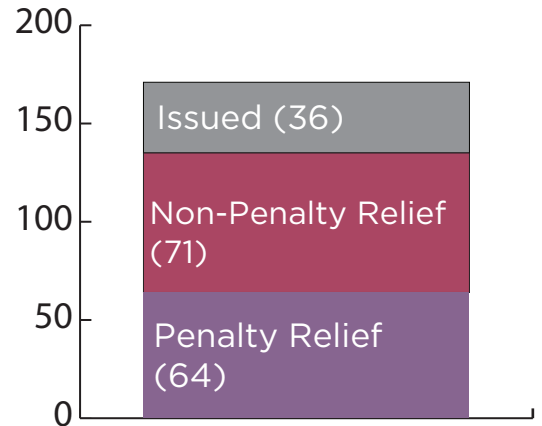


## PERMIT STATUS

- Under Review
- Incomplete or On-Hold
- Approaching Hearing



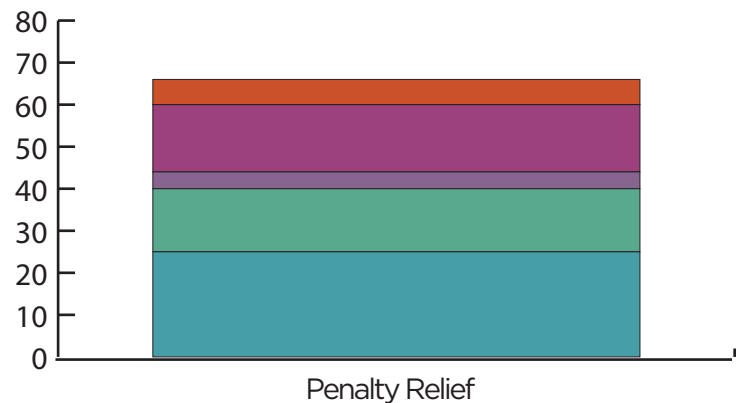
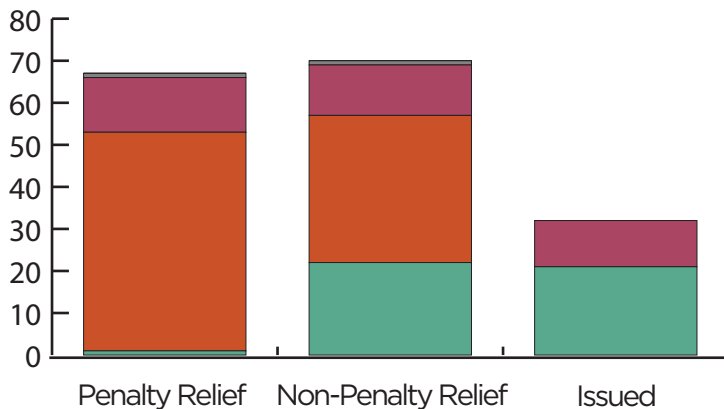
Open Applications (135 Total)



## PERMIT TYPE

- AWM Zoning Permit
- Conditional Use Permit
- Minor Use Permit
- PRMD Zoning Permit

- Outdoor
- Outdoor & Mixed-Light
- Mixed Light
- Indoor
- Other



# SONOMA COUNTY CANNABIS ODOR OVERVIEW

TIM RICARD, CANNABIS PROGRAM MANAGER

SONOMA COUNTY

FEBRUARY 27, 2019



SONOMA COUNTY CANNABIS

# Agenda

- General Odor Overview
- General Odor Regulation
- Cannabis Odor Overview
- Cannabis Odor Regulation
- Mitigation Measures and Best Practices



# What Stinks?



SONOMA COUNTY CANNABIS

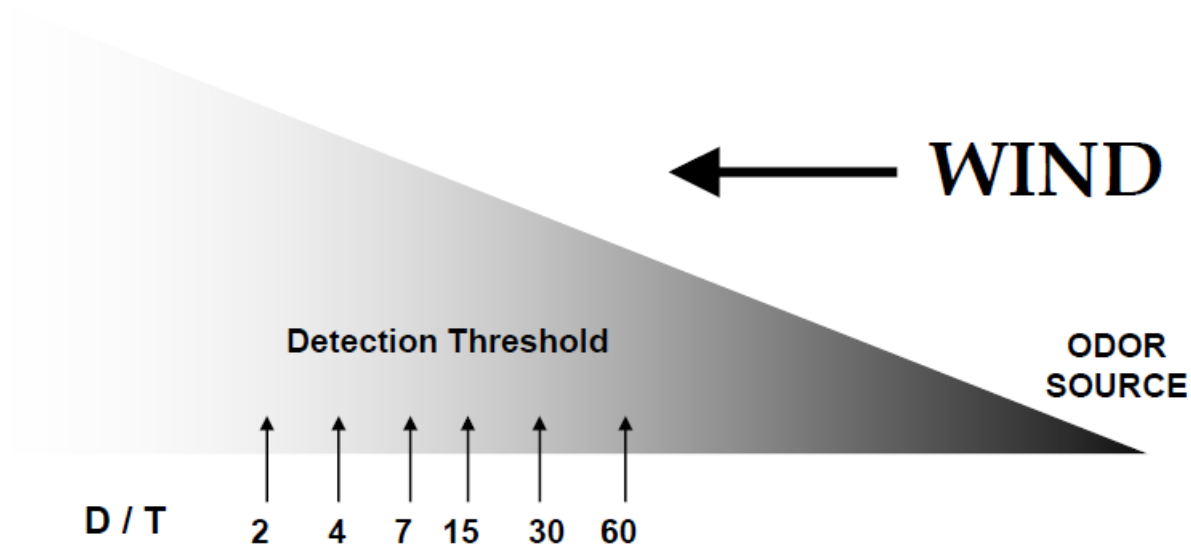
# Odor- General

- Perception of odor
- Subjective
- Objective analytical measure of odor is not possible
- Habitation





# Measurement of Odor



Dilution-to-Threshold with Field Olfactometer

D/T = Number of dilutions needed to make odor “non-detectable”

# Odor Regulations- BAAQMD

(Regulation 7: Odorous Substances Rule)

- Regulate specific compounds:
  - mercaptans, dimethylsulfide, ammonia, trimethylamine, phenols
- Complaint driven
- Considers cultivation to be agriculture and exempt from regulations
- Working to update regulations:
  - Reflect broader range of odor sources
  - Improve enforceability
  - Use new technology= more “scientific”



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BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT



# Odor Regulation Challenges- BAAQMD

- People have different odor sensibilities
- Perception that odor regulation needs to be more science based
- Thousands of odorous compounds across a variety of sources and operations
- Identifying odor detection technologies useful in enforcement



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# Cannabis Odor- What to Expect

- Potency of smell depends on strain, plant size, & cultivation area
- Smell is prevalent during flowering, drying & trimming
- Flowering typically takes 7-10 weeks depending upon strain
  - For outdoor cultivation, flowering begins at end of summer
  - First 3 weeks of flowering = continued growth and transition phase
    - Few resin glands, minimal odor
  - Fourth week of flowering = bud growth
    - Increase in resin glands and odor

**\* Potent Odor Duration per Harvest = 3-6 weeks**



# What are Terpenes

- Oil-producing organic called terpenes cause cannabis and other plants to smell.
- ~140 types of cannabis terpenes.
- Terpenes don't all smell the same- odors differ in nature and strength.





# CalCannabis Cultivation Licensing

Final Program Environmental Impact Report

November 2017



CalCannabis Cultivation Licensing

## CEQA Findings

**Would the project create objectionable odors affecting a substantial # of people?**

**Less than Significant Impact**

The degree to which an individual or community finds the odor of cannabis plants objectionable is highly variable. In cases where the perception of the odor as objectionable is widespread in a community, the Bureau anticipates that the community may develop odor control requirements that correspond to their local community expectations and standards... Businesses in these locations would be required to comply with applicable local cannabis nuisance- or odor-related policies and regulations. Local jurisdictions may require setbacks, odor controls, or other measures... For these reasons..., this impact would be **less than significant**



SONOMA COUNTY CANNABIS

# Cannabis Odor Regulations-Sonoma County

- (Sec. 26-88-250)Health and Safety.  
Commercial cannabis activity **shall not create a public nuisance** or adversely affect the health or safety of the nearby residents or businesses **by creating...odor...**
- (Sec. 26-88-254)Commercial Cannabis.  
All **indoor and mixed light** cultivation operations and any drying, aging, trimming and packing facilities **shall be equipped with odor control filtration.**



# Cannabis Land Use Ordinance



## Outdoor Regulations

- 10 acre minimum parcel size
- 100' setback from property line
- 300' setback from occupied residences and businesses

## Indoor & Mixed Light Provisions:

- Facilities shall be equipped with odor control filtration & ventilation systems







# Santa Barbara- Odor Plan Requirements

- Local contact responsible for responding to odor complaints as follows:
- Available 24-hour basis to respond to odor complaints.
- Everyone 1,000-feet gets the contact
- Notify the County of complaints received within 24 hours.
- Failure of operator to respond to calls in a timely and appropriate manner may result in revocation of the permit.
- Operator shall implement a complaint tracking system for complaints
- County access to the facility without notice, to inspect odor mitigation practices, odor source(s), and tracking system records.
- 3 verified complaints of odor events in any 365-day period, the Permittee shall implement corrective actions...



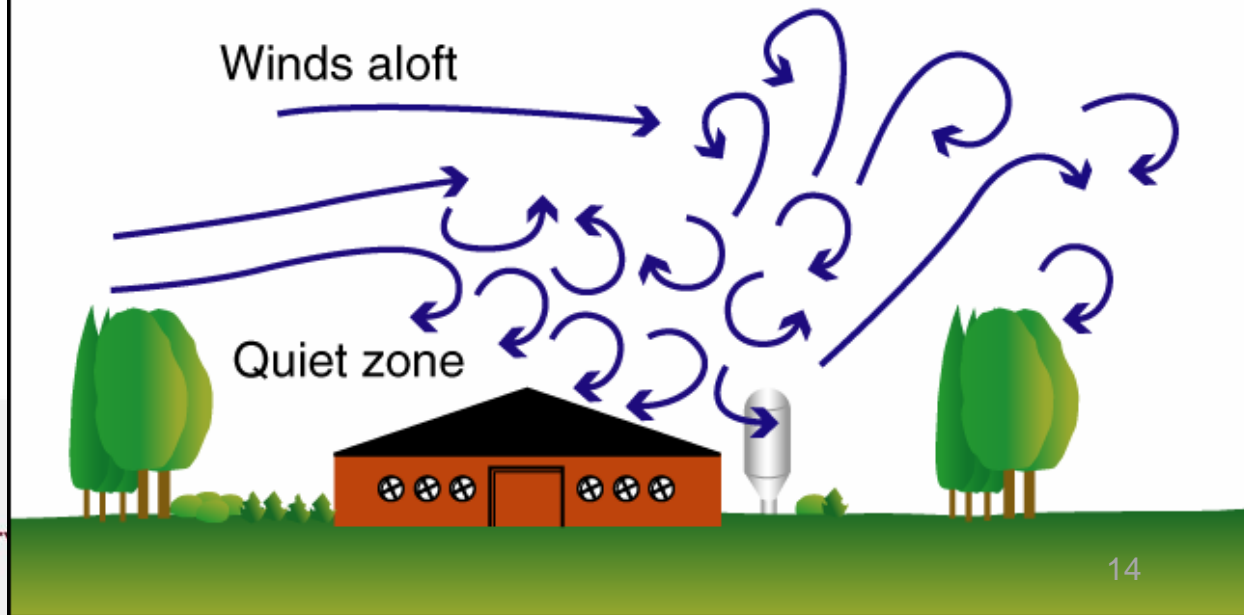
# USDA Windbreak Plant Species for Odor Management- 2007

Odour plume travels along the ground

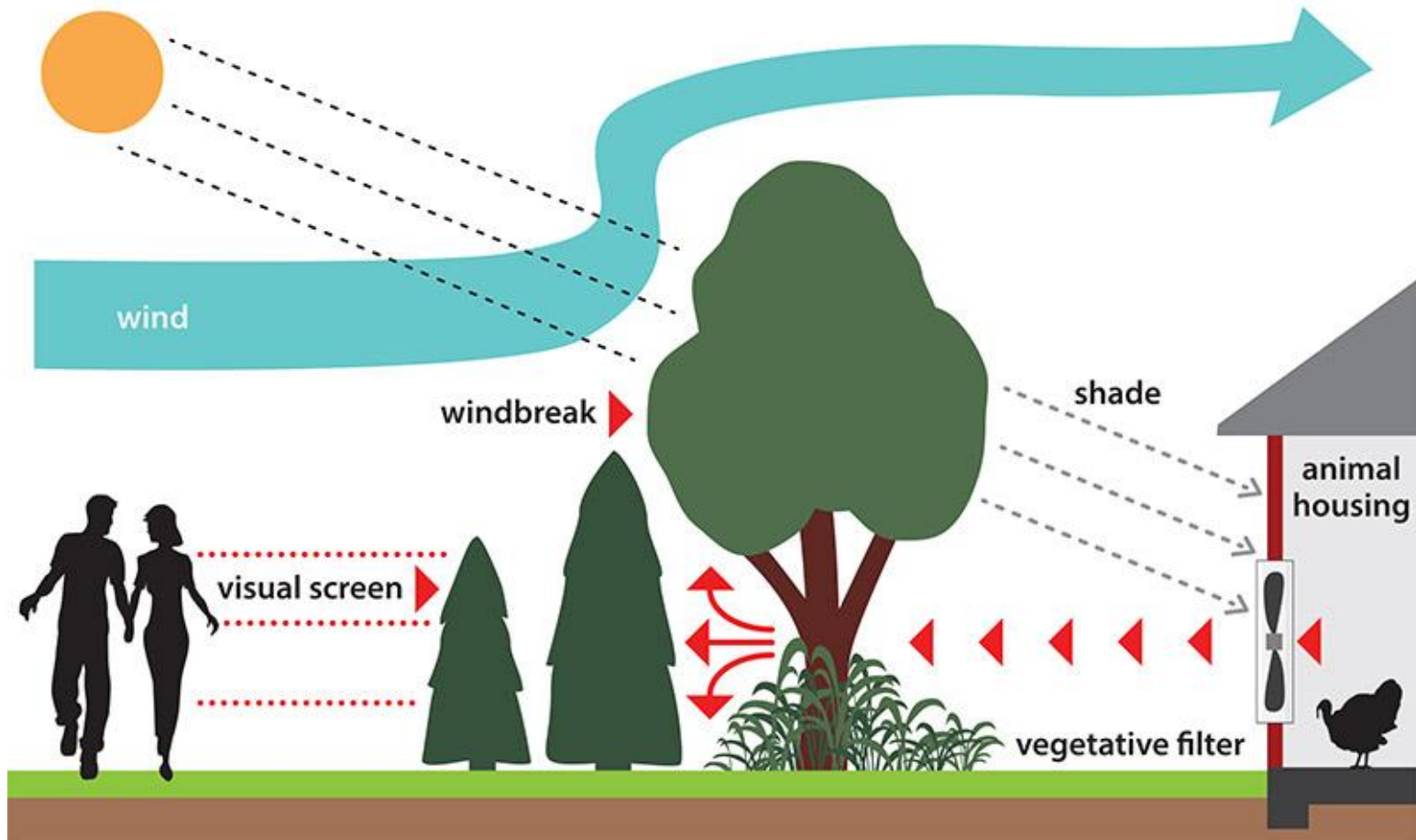
- Full strength smell
- Maximum neighbour complaints



Odorous gases lift and mix



# USDA Windbreak Plant Species for Odor Management- 2007



# Odor Mitigation Best Practices- Admin and Tracking

- Administrative Controls
  - ❑ Procedural activities (building management responsibilities)
  - ❑ Staff training procedures
  - ❑ Recordkeeping systems and forms (odor control maintenance, deviations from Odor Control Plan, records of complaints...)
- Complaint Tracking
  - ❑ Mechanism for submittal of complaints
  - ❑ Responsible staff assigned to complaints
  - ❑ Process for addressing complaints
  - ❑ Process for recording and reporting complaints to Authority



# Odor Mitigation Best Practices-Engineered

## Outdoor

- **Companion plantings/veg. buffers**
  - Surround crops w/ other vegetation to disperse & obscure odor
- **Vapor-phase system**
  - Odor-neutralizing, not odor-masking
  - Modifies chemical structure, intensity and perception of odor molecules through atomized droplets and select essential oils
- Indoor & Mixed Light
- **Carbon filtration system**
- **Ozone generator**
- **Enzyme filtration system**
- **Hydroxyl generator**



# Key Takeaways

- Impacts of odor are highly variable and subjective
- Difficult to measure odor scientifically only concentration of organic compounds
- Odor management tools and best practices vary in cost and applicability
- Some projects may require site-specific odor mitigation as a condition of approval.
- Requiring operators to implement a tracking and response system for public complaints may provide an economical and manageable outlet for determining the effectiveness of an operation's odor management strategies.





# Questions?



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