

# Planning Agency Cannabis Update

July 30, 2020

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Andrew Smith, Agricultural Commissioner



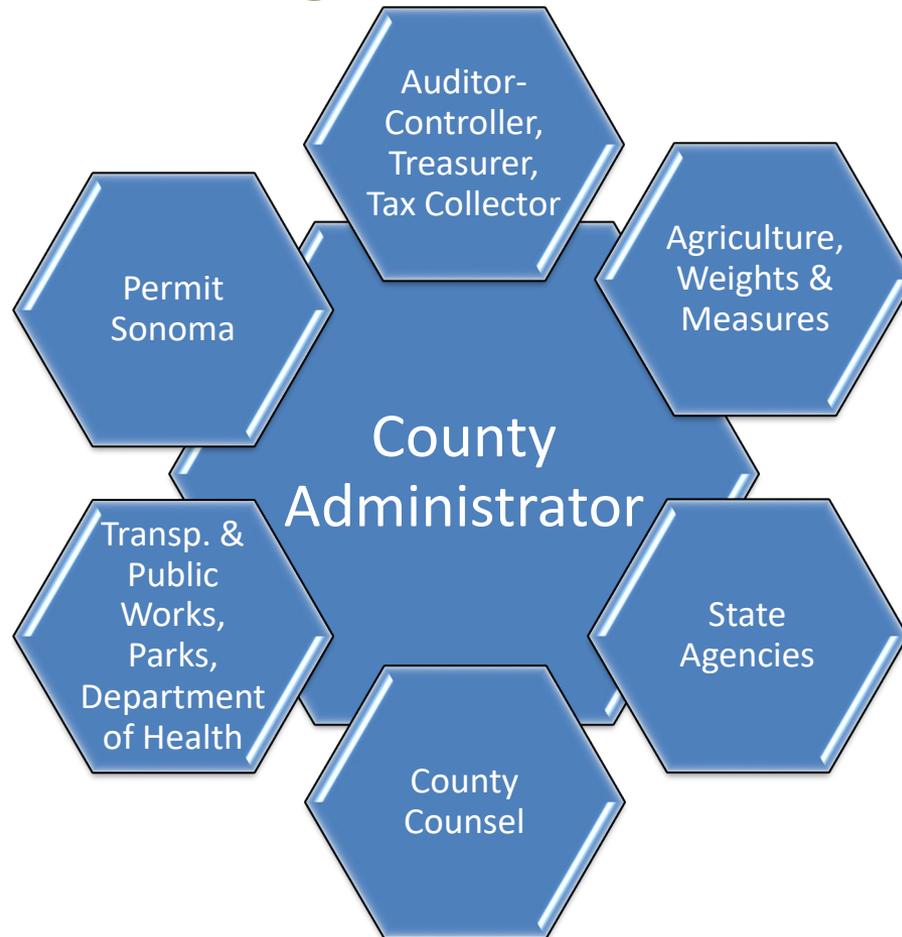
SONOMA COUNTY CANNABIS

# Cannabis Program Overview



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# Cannabis Program Overview



# Cannabis Ordinance Phase 2



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# Goals of Cultivation Update

- Align with State regulations where possible
- Implement lessons learned
- Streamline permit processing
- Clarify standards

# Key Areas of Study

Consider cultivation updates throughout unincorporated areas of Sonoma County, outside of the Coastal Zone, in:

- Land Intensive Agriculture (LIA),
- Land Extensive Agriculture (LEA),
- Diverse Agriculture (DA), and
- Resources and Rural Development (RRD) Zoning Districts

# Key Areas of Study

## Cultivation permitting and design review

- Move from discretionary.
- Assess ministerial approval upon compliance with certain standards in the updated ordinance.
- Most environmental standards are staying the same.

# Key Areas of Study

- Expand the outdoor cannabis cultivation area allowed per parcel from 1 acre to 10 percent of the parcel (above 10 acres only).
- Remove per-person acreage cap for cultivation use (currently 1-acre per person or operator).

# Key Areas of Study

- Add tier for light deprivation in hoop house and greenhouse cultivation with supplemental lighting (Align to State, provide new tax tier).
- Explore screening requirements for fencing if cultivation is not visible from a public right-of-way.
- Require net zero for projects in critical watersheds.

# Key Areas of Study

Revise cultural resources standard to require a cultural resource survey for each application and remove referral requirement to the Northwest Information Center and tribes (referrals are difficult to implement for ministerial permits and not required under AB 52).

# Key Areas of Study

- Revise limitations on indoor and greenhouse cultivation and limit accessory structures by limiting all new structures to a percentage of lot building coverage.
- Revise setback and fencing requirements for greenhouses.
- Remove square foot limitations on mixed light and indoor cultivation utilizing existing structures.

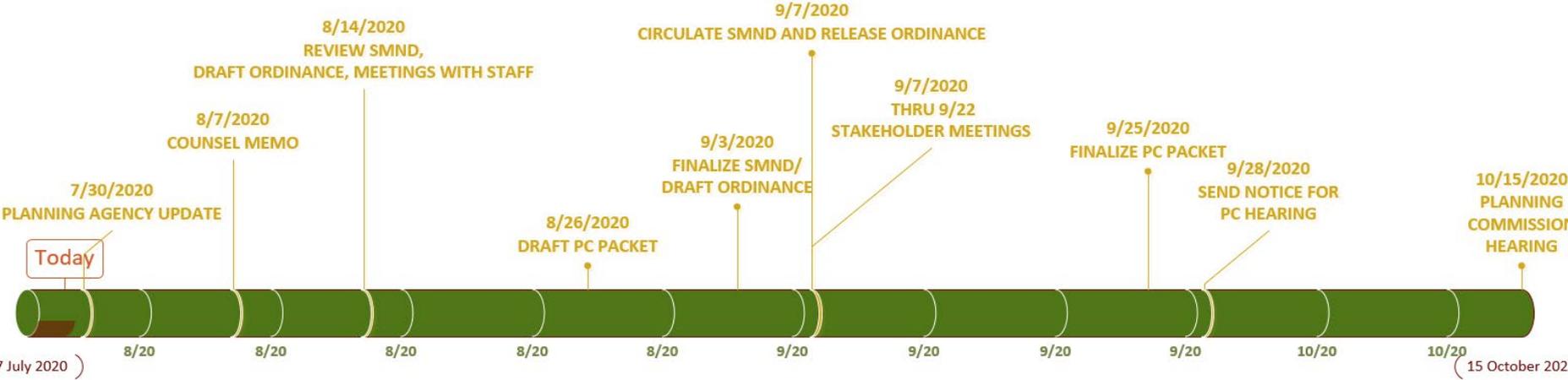
# Key Areas of Study

- Revise measurement technique for sensitive use setbacks (e.g. parks and schools) from parcel line of sensitive use to land use activity as shown on the approved project site plan.
- Allow propagation incidental to cultivation.

# Key Areas of Study

- Remove operator qualifications for cultivation activity (covered by State).
- Remove cannabis-specific restrictions on tours and promotional events.

# Cultivation Ordinance Timeline to Planning Commission



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# Communications Plan



Zoom meetings provide additional outreach from recorded sessions and increased access to provide public comment.

COVID-19 constraints provide an opportunity.



# How to Connect

<http://sonomacounty.ca.gov/Cannabis-Program/>

Or

[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)

Cannabis Program  
575 Administration Drive Ste. 104-A  
Santa Rosa, CA 95403