



Cannabis Cultivation Ordinance Update

BOS Special Meeting

March 6, 2018

Presented by

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Today

- Objective: Discuss decision point questions and receive direction from the BOS on long-term cannabis cultivation regulations
- Quick review of February 13, 2018
- Public comment
- Additional clarification and decision point questions with BOS discussion
- CEQA information
- County Counsel to continue drafting a revised ordinance
- No action items
- Today is one of many additional steps

Review of BOS Discussion Framework

- From prior BOS meetings
 - Focus on cultivation
 - Protect neighborhoods
 - Mitigate impacts
 - Establish appropriate activities
 - Regulate a developing commercial cannabis industry
- Discuss at a high and broad level
- Provide Board direction to County Counsel
- Range of numbers are appropriate in lieu of precision on key items

Quick Review of Feb. 13th

- Personal cultivation
- Zoning
- Setbacks
- Medical- and Adult-Use
- Commercial cultivation
- Commercial cannabis supply chain
- Non-Remuneration
- Residence requirement
- Transition period
- Prepared an **Executive Summary**

Public Comment



Board Direction Commercial Cultivation

- Medical
 - in AG, AE, FR zones only with a minimum setback of 100 feet from the property line
 - Outdoor on minimum parcel size of 5 acres
 - Indoor cultivation and mixed light (with odor control features) on minimum parcel size of 2 acres
- Noncontiguous on the permitted site
- Nurseries on AG, AE zoned parcels with a use permit
- Require a permitted residence on or adjacent to any parcel with cultivation activity
- No adult-use commercial cultivation at this time

Commercial Cultivation Additional BOS Clarification

- Is 10,000 square feet the maximum outdoor cultivation size?
- Are the commercial cultivation limits the absolute maximum cultivation amounts per parcel and how can these limits be allocated (e.g., indoor, outdoor or a combination of both)?
- Are the commercial cultivation limits in addition to, or part of, the State's allowance of 6 plants indoors?
- ***BOS discussion***

Board Direction

Personal Cultivation

- Up to 6 plants on 5 acre minimum parcels in RA (Estate and Rural)
- Up to 6 plants in AG, AE, FR, TPZ zoning districts
 - *No minimum parcel size was determined*
- No outdoor cultivation in R1, R2, R3, RA (Res), and RA (Estate and Rural) less than 5 acres
- All zones, require a setback of 100 feet from the property line
- Require a residence on or adjacent to the parcel

Personal Cultivation

Additional BOS Clarification

- Is the 6 plants outdoors in lieu of, or in addition to, the state's allowance of 6 plants indoors?
- What should be the minimum parcel size for AG, AE, FR, TPZ zones?
- Should personal cultivators be required to participate in a registry for tracking purposes?
- Should personal cultivation be shielded from the public right of way? (not neighbors)
- ***BOS discussion***

CEQA Info and Considerations

- Need a framed draft ordinance to start CEQA
- Requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible
- Costs
 - Staff time
 - Consultant (EIR, traffic, biological, water, air quality, etc.)
 - Funding source
- Ordinance revisions based on environmental impacts and mitigation
- Amount of new activities and cumulative effect revised ordinance allows

CEQA Timeline

- RFP, review, selection, BOS approval
- Public scoping meetings, plus state and federal comments
- Prepare draft EIR, Staff review, the release for 45 day comment period
- Public comment meeting on draft EIR
- Receive, review, and prepare responses for comments
 - Number of comments can extend 45 days
- Final EIR with 10 day review period
- Planning Commission with EIR and ordinance
- BOS meeting to adopt EIR and ordinance

Questions

