

Cannabis Program Update

Informational Meeting
December 13, 2023

Contact us at:

Cannabis@sonoma-county.org



General Plan Amendment

Re-Defining Cannabis in the General Plan

- Cannabis Cultivation is a specialty agricultural use
- Outdoor cultivation is a primary and supported use on ag lands
- Cultivation in structures & incidental and support uses must be secondary to outdoor cultivation
- Consumption at cultivation sites is prohibited and not included in General Plan ‘tasting room’ policies
- Limited visitor-serving uses including limited events allowed



Agricultural & Resource Zoned Lands

Cultivation

- Minimum Lot Size: 5 acres, where feasible
- Cultivation Area Limit: 10% or less of the parcel
- Temporary hoop houses still included as outdoor cultivation; prohibition on light deprivation eliminated
- Allowed as secondary and incidental: propagation, R&D, processing, packaging & labeling, limited manufacturing, self-distribution, retail, certain visitor serving uses

Supply Chain

- Processing (Centralized, Off-site)



Cultivation

Agricultural & Resource Zoned Lands

Cultivation Area Limit: 10% or less of the parcel

5 acres = 21,780 sq ft*

7 acres = 30,492 sq ft*

10 acres = 1 acre

12 acres = 1.2 acres

20 acres = 2 acres

**or less depending on parcel shape, applicable setbacks and environmental constraints*



Cultivation

Agricultural & Resource Zoned Lands

SETBACKS

Current Cannabis Ordinance

Proposed Cannabis Ordinance

Outdoor

Property Line: 100 ft
 Offsite Residences: 300 ft
 Sensitive Uses: 1,000 ft

All Cultivation Types

Property Line: 300 ft
 Sensitive Uses: 1,000 ft

Indoor

Property Line: Comply with Base Zone
 Schools (K-12): 600 ft
 Sensitive Uses (other): None

Mixed Light

Property Line: 100 ft
 Offsite Residences: 300 ft
 Sensitive Uses: 1,000 ft

Sensitive use setbacks measured property line to property line. Reduction allowed for parks setback.

All setbacks measured property line to cannabis premises. No parks setback reduction allowed.



Industrial & Commercial Zoned Lands

- **Cultivation (Industrial)**
 - Remove Cultivation Area Limit, limited by size of structure
- **Testing Laboratories** – expand to C3 Zone District
 - Remove LC Zone District
 - Continue to allow in MP, M1 M2, M3
- **Manufacturing** – expand to C3 Zone District
 - Continue to allow in MP, M1, M2 & M3 Zone Districts
- **Distribution** – expand to C3 Zone District
 - Remove M1 & M3 Zone District
- **Storefront Retail** – expand to C3 Zone District
 - Continue to allow in C1, C2 & LC Zone Districts
 - Onsite Consumption allowed
 - Incidental cultivation of immature plants, Packaging & Labeling allowed



Permitting Requirements

Key of symbols for Table

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in use regulations column

Land Use	LEA Zone	LIA Zone	DA Zone	RRD Zone	MP Zone	M1 Zone	M2 Zone	M3 Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone
Cultivation	C	C	C	C	P*	P*	P*	P*	-	-	-	-
Testing Laboratories	-	-	-	-	P*	P*	P*	P*	-	-	P*	-
Storefront Retail (Dispensary)	-	-	-	-	-	-	-	-	P*	P*	P*	P*
Non-storefront Retail	-	-	-	-	P*	-	P*	-	-	-	P*	-
Distribution	-	-	-	-	P*	-	P*	-	-	-	P*	-
Processing	C	C	C	C	P*	P*	P*	P*	-	-	P*	-
Manufacturing	-	-	-	-	P*	P*	P*	P*	-	-	P*	-

Notes: Secondary & incidental uses are not listed in the land use table

Only personal use cultivation allowed in Residential zoning



Rural Residential Enclaves

- General Plan Land Use Designation that allows residences as primary use
 - Urban Residential (UR), Rural Residential (RR), Land Intensive Agriculture (LIA), Land Extensive Agriculture (LEA), Diverse Agriculture (DA), and Resources and Rural Development (RRD)
- Residential Density Combining District
 - B6 2, B6 1.5, B6 1, all B6 combining districts with “DU”, B7 & B8
 - B6 2 = 1 primary dwelling per 2 acres
- Maximum Parcel Size: 2 acres
- Minimum Contiguous Parcel Number: 50





Sonoma County Cannabis Program

Cannabis Program Update & EIR -

Timeline	
Cannabis Local Equity Program	+
Cannabis Business Permits	+
Personal Use and Cultivation	
Business Readiness Guide	+
Frequently Asked Questions	
Taxation	+
Legislation & Policy	+
Scheduled for Hearing	
Original Jurisdiction	
Calendar	
Cannabis Press Releases	
← Back to CANNABIS PROGRAM	

Cannabis Program Update & Environmental Impact Report



SONOMA COUNTY CANNABIS

Public Informational Meeting - December 13, 2023

Permit Sonoma will host two public informational meetings on December 13 to update the public on the development of the “residential enclaves” mapping and key program elements. The first meeting will be in person at the Board of Supervisors Chambers from 5:30 PM to 6:30 PM. The second meeting will be conducted via Zoom from 7:00 PM to 8:00 PM. The same information will be presented at both meetings. The Zoom webinar will be recorded and published approximately one week after the public informational meeting.

Register for the Zoom webinar [here](#).

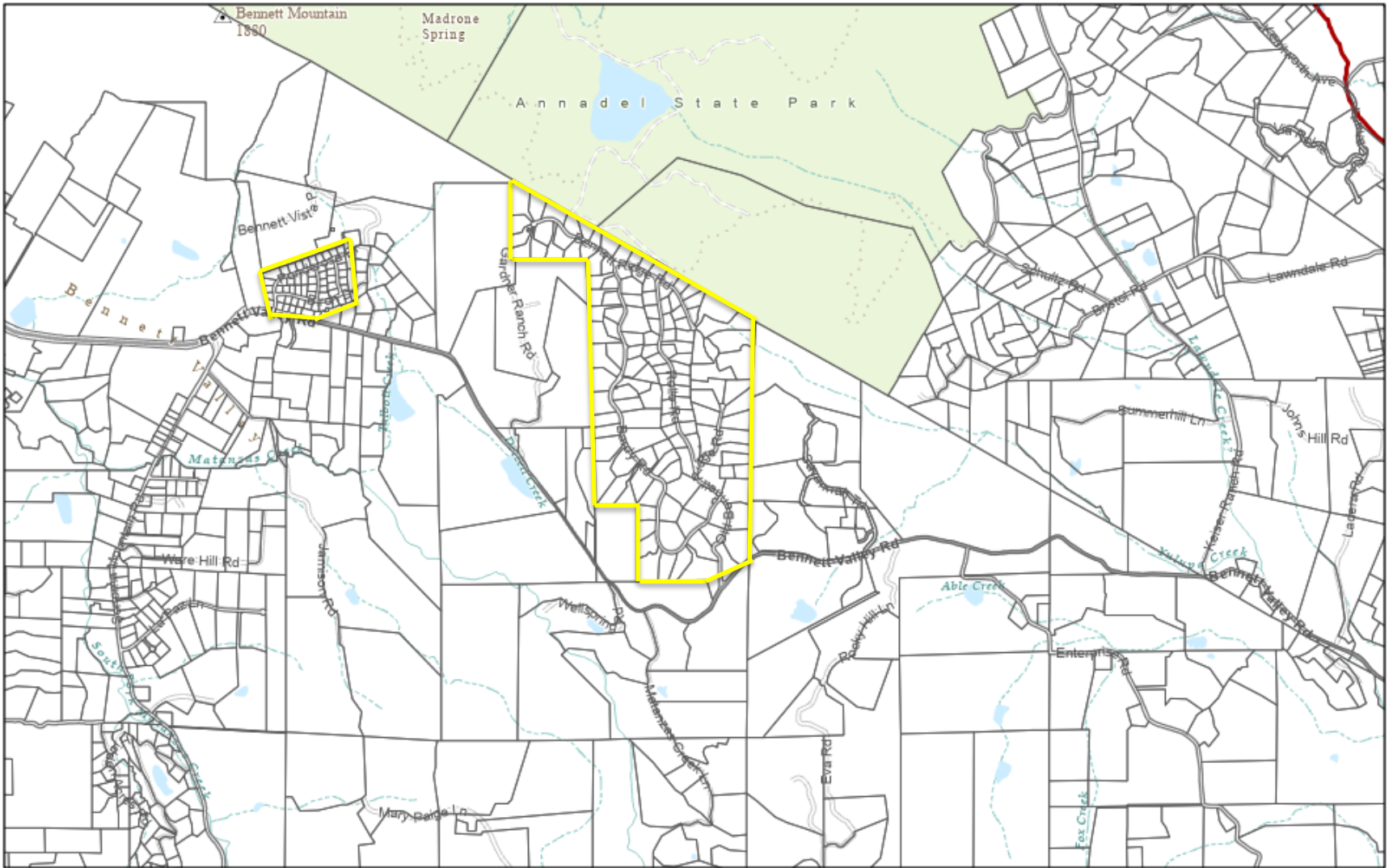
Documents:

- Key Program Elements [English](#) (PDF: 253 KB) [Spanish](#) (PDF: 260 KB)
- [Draft Cannabis Land Use Summary Table](#) (PDF: 134 KB)
- Rural Residential Enclaves Discussion Paper [English](#) (PDF: 251 KB) [Spanish](#) (PDF: 248 KB)
- Draft Rural Residential Enclaves Maps:
 - [First District](#) (PDF: 2.26 MB)
 - [Second District](#) (PDF: 1.64 MB)
 - [Third District](#) (PDF: 1.78 MB)
 - [Fourth District](#) (PDF: 2.08 MB)
 - [Fifth District](#) (PDF: 2.48 MB)

[Link to interactive Cannabis Ordinance Update GIS map](#)



SONOMA COUNTY CANNABIS



What's next?

- Revise model criteria & finalize recommended enclave maps
- Draft Ordinance & General Plan Amendment
 - Comments submitted within 30 days will best assist staff to complete the above
- Updated Timeline
- Draft Environmental Impact Report



Public Questions

- If you wish to speak, please line up at the podium.
- All questions must be given through the microphone.
- Each person may speak only once; time limits will be based on the number of speakers.
- *Please be respectful of the speakers and varying points of view. No clapping, booing, or speaking out of turn.*

Comments may also be submitted to:
Cannabis@sonoma-county.org



Public Questions

- Please use the Question & Answer function in Zoom to submit your question (bottom of the screen).
- Please use the ‘thumbs up’ feature if you agree with a specific question and would like it answered; questions with the most ‘thumbs up’ will be given priority.
- *Please be respectful of others and varying points of view.*

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