



Cannabis Health Ordinance and Associated Environmental Health Fees

March 24, 2026



 **sonoma county**
DEPARTMENT OF HEALTH SERVICES

Recommended Actions

A. Adopt a Resolution Introducing an Ordinance to:

- Amend Chapter 14 (Health & Sanitation)
 - Amend provisions concerning cannabis dispensaries
 - Allow cannabis consumption lounges
 - Make other minor technical updates
- Amend Chapter 24 (Sewers and Sewage Disposal)
 - Eliminate obsolete bond requirement
 - Make minor clean-up amendments
 - Determine CEQA exemption

B. Adopt Fee Resolution

- Establish Environmental Health associated cannabis fees effective July 1, 2026
- Recover reasonable regulatory costs per Health & Safety Code §101325

State Law

AB 1775 (2024) authorizes local jurisdictions to allow on-site cannabis consumption and provides a permitting pathway for cannabis lounges, establishing employee protections, ventilation standards, and health and safety requirements.

Local jurisdictions must modify both zoning and public health ordinances to permit cannabis lounges.

Sonoma County recently revised the local zoning land use ordinance to allow cannabis consumption lounges. The health ordinances must be updated to allow them.



Current Situation

Land Use:

- County zoning now allows cannabis lounges in unincorporated areas

Public Health Ordinances:

- Chapter 14 prohibits on-site consumption
- Chapter 32 smoking ordinance prohibits indoor use

Result:

Lounges cannot operate without ordinance amendments.

Chapter 14 Amendments

Current Code:

Allows retail sales only — no on-site consumption

Proposed Change:

Authorize consumption lounges as part of permitted cannabis dispensary/storefront retail with:

- DHS Cannabis Lounge Health Permit
- Land use approval (if required)
- Compliance with Health Officer requirements
- Department of Cannabis Control (DCC) permit and compliance

Health and Safety Requirements

Lounges must meet strict protections, including:

- Advanced ventilation and filtration standards
- Physical separation from retail areas
- Employee protection from secondhand smoke
- Protections for neighboring businesses and residences
- No alcohol or tobacco on premises
- Adults 21+ only with age verification
- Odor control and operational standards
- Signage and off-site impact mitigation
- Employee training requirements

Requirements modeled on state regulations and other jurisdictions' requirements.

Impact on Cities

Environmental Health authority extends to incorporated cities under the authority of the Health Officer.

Key points:

- Chapter 14 currently enforceable in cities
- Cities must opt in to regulation under amended ordinance
- County cannot maintain separate programs for each city
- MOU under development to clarify Health Officer authority (not just for cannabis)

Ordinance does not depend on MOU approval

Chapter 24 Cleanup (Sewers and Sewage Disposal)

Environmental Health enforces septage hauling regulations.

Current requirement:

Haulers must post a performance bond

Proposed change:

- Eliminate bond requirement
- Considered outdated and less effective
- Enforcement through penalties is more effective
- No change to public health protections

Environmental Health Fees

Environmental Health regulates cannabis facilities to ensure: sanitation, ventilation compliance, worker safety, consumer protection, complaint response, and enforcement coordination.

Fees are designed to:

- Recover reasonable regulatory costs
- Comply with Proposition 26
- Comply with Health & Safety Code §101325

Proposed Cannabis Lounge Fees

FY 2026–27 Fee Schedule

- Plan Review — New Construction/Major Remodel: **\$2,610** (10-hour min + hourly)
- Plan Review — Minor Remodel: **\$1,305** (5-hour min + hourly)
- Site Review: **\$522** (2-hour min + hourly)
- Additional Review Hours: **\$261/hour**
- Annual Permit: **\$2,483**

Fees reflect staff time required for oversight, enforcement, and review.

Fiscal Impact

Projected new fee revenue:

- FY 2026–27: \$19,060
- FY 2027–28: \$19,632

Revenue offsets costs of new regulatory responsibilities.

- No General Fund impact
- Fully fee-supported program

Requested Actions

Staff respectfully requests that the Board:

- Adopt the proposed resolution introducing the ordinance amendments and finding a CEQA exemption
- Adopt the Environmental Health fee resolution