



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 12/9/2025

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr, Crystal Acker, Marina Herrera (707) 565-1900

Vote Requirement: Majority

Supervisory District(s): Countywide (excluding Coastal Zone)

Title:

Comprehensive Cannabis Program Update, Permit Sonoma File No. ORD21-0004 (Storefront Retail, Delivery, & Distribution Only)

Recommended Action:

Adopt an Ordinance amending Sonoma County Code Chapter 26 (Zoning Code) pertaining to cannabis storefront retail (dispensaries), non-storefront retail (delivery), and distribution.

Executive Summary:

October 28, 2025, the Board of Supervisors held a public hearing on amendments to the zoning code pertaining to cannabis storefront retail (dispensaries), non-storefront retail (delivery), and distribution.

Discussion:

The Board of Supervisors held a public hearing on amendments to the zoning code governing cannabis storefront retail (dispensaries), non-storefront retail (delivery), and distribution. The Board took straw votes on the recommended ordinance that provided direction to staff to bring an ordinance for final consideration. The Board provided direction to allow cannabis storefront retail (dispensaries) by right (no planning permit required) within the commercial zones and supported removing special setbacks and certain other special use standards that are largely regulated by the Department of Cannabis Control under State law. The Board also straw voted to allow non-storefront retail (business to consumer delivery) and distribution (business to business) by right in the industrial zones and the general commercial district (C3). Delivery would continue to be allowed from a storefront retail facility. Additionally, the Board provided direction to retain the current cap of nine storefront retailers within the unincorporated County and to add a cap of nine non-storefront retailers (delivery) within the unincorporated County.

The Board straw voted to allow cannabis consumption lounges at storefront retail establishments under the Zoning Code. The Cannabis Program Update focuses on land use permitting and regulations while the County Department of Health Services (DHS) - Environmental Health Division issues health permits, provides inspection services and conducts enforcement activities for cannabis uses subject to Chapter 14, Article VI, Cannabis Dispensary and Edible Cannabis Product Manufacturing premises. Under Chapter 14, Article VI, a dispensary permit is required for any establishment that sells cannabis including lounges. Currently, Chapter 14 prohibits consumption, therefore, no consumption at lounges would be allowed unless or until that Ordinance is amended. Potential amendments to health ordinances continue to follow a separate process as

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they require different outreach, consideration, and study.

The Ordinance would incorporate all relevant mitigation measures identified in the Final Environmental Impact Report for the Cannabis Program Update and go into effect July 1, 2026, to allow for fee adoption and program implementation.

See Board of Supervisors meeting materials from October 28, 2025, for additional details.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

Yes

Board of Supervisors Meeting Materials, October 28, 2025 for additional details.

Prior Board Actions:

October 28, 2025 - Board of Supervisors straw votes on the Comprehensive Cannabis Program Update and adoption of Resolution No. 25-0512 introducing, reading the title of, and waiving further reading of the Cannabis Business License Ordinance. (Sonoma County - [File #: 2025-1117 <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7711643&GUID=F8619CF8-92EA-4FCD-88E3-4D9745BC19B5&Options=&Search=>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7711643&GUID=F8619CF8-92EA-4FCD-88E3-4D9745BC19B5&Options=&Search=>))

Additional prior Board of Supervisors actions are included as Attachment 8 of the October 28, 2025 Board of Supervisors Meeting Materials

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Ordinance - Amendments to the Zoning Code pertaining to cannabis storefront retail and distribution.
 - Exhibit 1-A. Article 26. Sec. 26-26-025, Cannabis Storefront Retail

Related Items "On File" with the Clerk of the Board: