



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Interim Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Sonoma County Planning Commission

Actions

Board Chambers Room 102a
575 Administration Dr.
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

September 18, 2025
Meeting No.: 25-10

Roll Call

Commissioner Freeman, District 1
Commissioner Reed, District 2
Commissioner Bahning, District 3
Commissioner Marquez, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Scott Orr, Deputy Director of Permit Sonoma
Crystal Acker, Supervising Planner
Marina Herrera, Planner III
Stacie Groll, Administrative Assistant
Sita Kuteira, County Counsel Contractor

Planning Commission Regular Calendar

Item No.: 1
Time: 1:00 PM
File: ORD21-0004
Applicant: N/A
Owner: N/A
Cont. from: N/A
Staff: Crystal Acker, Marina Herrera
Env. Doc: Final Environmental Impact Report

Proposal: Adoption of the proposed Cannabis Program Update will require the following actions by the County:

- Certification of the Final Environmental Impact Report (EIR) for the Cannabis Program Update.
- Repeal of the existing Cannabis Ordinance: Article 88 (Sec. 26-88-250 through Sec. 26-88-258) of the existing County Code.
- Adoption of the proposed General Plan Amendments that consist of reclassification of cannabis to “controlled agriculture” to expand cannabis uses on agricultural lands, and adoption of policies that would limit the area of permanent structures on agricultural land and separate cannabis production on agricultural lands from existing residential areas to protect public health and safety.
- Adoption of proposed changes to Chapter 4, Article IX to add a cannabis business license and Chapter 26, Articles 18, 20, 22, 26, and 86 of the existing County Code to add new zoning standards for cannabis uses. The zoning amendments would allow supply chain uses by-right (no planning permit required), including retail (dispensaries), lounges, distribution, testing labs, manufacturing, and processing, and would allow for larger cannabis grows in agricultural and resource zones with accessory uses such as events, retail, processing, and manufacturing, and allow period special events to include cannabis sale and consumption.
- Adoption of refinements of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones to include cannabis as a qualifying prime agricultural use.

Recommended

Action: Staff recommends that the Planning Commission recommend 1) that the Board of Supervisors certify a Final Environmental Impact Report, with the necessary findings and statement of overriding considerations consistent with Sections 15091 and 15093 of the CEQA Guidelines and 2) Adopt a General Plan Amendment to redefine cannabis as controlled agriculture and, 3) Adopt amendments to Chapter 26 of the Sonoma County Code modifying and establishing use standards for cannabis uses.

Location: County

APN: Various

District: All

Zoning: N/A

Action: **Commissioner Reed** moved to approve the Resolution recommending the Board of Supervisors (1) certify the Final Environmental Impact Report, (2) adopt the general plan amendment, and (3) adopt amendments to the Cannabis Land Use Ordinance,
With the following changes to Exhibit A General Plan Amendment:

- Policy AR 4-d is amended to expressly not include cannabis in the Right to Farm Ordinance

And the following changes to Exhibit B Zoning Ordinance:

- Retain 10-acre minimum parcel size
- Retain cap of 9 dispensaries
- Add a cannabis exclusion combining zone with criteria to address inadequate road access, existing residential uses, intense odor from overconcentration, fire hazard, low water supply.
- Clarify maximum attendees is per activity day for Cannabis Events
- 1,000-foot setbacks from residential zoning districts
- Add cap of 9 for delivery (distribution)

Seconded by **Commissioner Freeman** and approved with a 5-0-0-0 vote.

Appeal Deadline: No Appeal Period

Resolution No.: 25-10

Vote:

Commissioner Freeman	Aye
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0