

ORDINANCE NO. ()

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, TO AMEND CHAPTER 26 OF THE SONOMA COUNTY CODE REGARDING USE STANDARDS FOR CANNABIS STORE-FRONT (DISPENSARY) AND NON-STORE-FRONT (DELIVERY) RETAIL

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Purpose and Authority. The purpose of this Ordinance is to amend the cannabis land use and zoning ordinance to streamline permitting for store-front and non-store-front retail to reduce barriers to entry and promote participation in the legal industry, to treat cannabis more similarly to commercial and industrial uses, and to increase business opportunities in the cannabis industry for the benefit of the broader County economy, to ensure cannabis uses are compatible with surrounding uses, and to maintain or enhance environmental protections to ensure cannabis businesses operate in a manner that maintains and enhances the public health, safety, and welfare of each community and the county as a whole. This Ordinance is adopted pursuant to California Government Code § 65850 and § 25131.

Section II. Findings

- A. The Board restates the findings adopted in Ordinance No. 25- adopting amendments to the cannabis land use and zoning ordinance.
- B. Allowing consumption at store-front retail establishments (dispensaries) is desirable for expanding business opportunities in Sonoma County, allowing businesses to differentiate themselves, providing safe spaces for consumption including for patients, and providing unique opportunities to highlight local products that benefit the local supply chain and economy.
- C. This ordinance is consistent with the goals, objectives, and policies of the General Plan particularly the land use element which provides for a diverse mix of commercial and industrial uses in those zones. Cannabis supply chain uses directly support the agricultural production of cannabis in the County would contribute to agricultural diversity and a robust and sustainable local economy.

Section III. Repeal Cannabis Permit Standards. Chapter 26 (Zoning Code) Section 26-88-256 (Cannabis Dispensaries) is repealed.

Section IV. Definitions.

- A. The definitions in Chapter 26 (Zoning Code), Article 4, Section 26-04-020 are added as follows:

Cannabis Non-Storefront Retail. A facility that sells cannabis or cannabis products to a customer exclusively by delivery.

Cannabis Storefront Retail (Dispensary). A facility that sells and delivers cannabis or cannabis products to customers.

B. The following definitions in Chapter 26 (Zoning Code), Article 4, Section 26-04-020 are deleted:

Cannabis Delivery. The commercial transfer of cannabis or cannabis products to a customer, including use by a retailer of any technology platform owned and controlled by the retailer.

Cannabis Dispensary. A facility where cannabis, cannabis products, or devices for the use of cannabis are offered, either individually or in any combination, for retail sale, including an establishment that delivers cannabis and/or cannabis products as part of a retail sale.

Cannabis Distribution. The procurement, sale, and transport of cannabis or cannabis products between licensees.

Section V. Commercial Zones Allowed Uses. The “Commercial Cannabis Uses” line of the land use table in Chapter 26 (Zoning Code), Article 10, Section 26-10-030 is repealed and replaced to read as follows in alphabetical order in accordance with the existing land use table and specified land use categories:

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Industrial, Manufacturing, Processing and Storage Land Use Category									
Cannabis Distribution	-	-	-	P	-	-	-	-	26-20-165
Retail Land Use Category									
Cannabis Storefront Retail	-	P	P	P	P	-	-	-	26-26-025

Section VI. Industrial Zones Allowed Uses. The “Commercial Cannabis Uses” line of the land use table in Chapter 26 (Zoning Code), Article 12, Section 26-12-030 is repealed and replaced to read as follows in alphabetical order in accordance with the existing land use table and specified land use categories:

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	Use Regulations
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Industrial, Manufacturing, Processing and Storage Land Use Category					
Cannabis Distribution	P	P	P	P	26-20-165

Section VII. Industrial, Manufacturing, and Processing Use Standards. Chapter 26 (Zoning Code), Section 26-20-165 (Cannabis Distribution) is added to Article 20 in appropriate numerical order, as follows:

- A. Definition. A facility that sells cannabis or cannabis products to retailers; or professional business users; to other wholesalers; or acts as agents or brokers in buying merchandise for or selling merchandise to customers.
 - 1. Includes: Storage, processing; packaging; and shipping facilities for mail order and e-commerce retail facilities and cannabis non storefront retailers.
 - 2. Excludes: Cannabis storefront retail (dispensaries).
- B. Permits.
 - 1. Cannabis license (Chapter 4, Article X)
- C. Standards.
 - 1. Cannabis distribution is prohibited in the Very High Fire Hazard Severity Zones in both the Local and State Responsibility areas (Cannabis EIR Mitigation Measure).
 - 2. Municipal Water Supply Verification for New Cannabis Uses. Individual projects must demonstrate that water demand would be equivalent or less than current levels of a facility or if the entity providing water can demonstrate that water is available to serve the project in normal, dry, and multiple dry years (Cannabis EIR Mitigation Measure).
 - 3. All cannabis uses are required to comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) adopted for the Cannabis Program Update Environmental Impact Report (EIR).

Section VIII. Retail Use Standards.

- A. Chapter 26 (Zoning Code), Section 26-26-025 (Cannabis Storefront Retail) is added to Article 26 in appropriate numerical order, in accordance with the provisions in Exhibit 3-G, attached and incorporated by reference.

Section IX. Cannabis Consumption. No cannabis consumption associated with storefront retail is authorized by this ordinance unless and until it is expressly allowed by Chapter 14 of the Sonoma County Code. Cannabis consumption must also conform to Chapter 32 of the Sonoma County Code.

Section X. Environmental Determination.

- a. Certification of Final Environmental Impact Report. This Ordinance was environmentally reviewed as part of the Comprehensive Cannabis Program Update Environmental Impact Report. By separate Resolution (No. 25-), incorporated herein by reference, the Board of Supervisors certified that the Final Environmental Impact Report prepared for the Comprehensive Cannabis Program Update project: (a) reflects the Board's independent judgment and analysis, (b) was presented to and reviewed and considered by the Board of Supervisors, and (c) was completed in compliance with the California Environmental Quality Act (Public Resources Code §21000 et seq.) (CEQA), the CEQA Guidelines (Cal. Code Regs., Title 14, §15000 et seq.) and the County's local CEQA Guidelines. By the same resolution, the Board of Supervisors further adopted findings of fact and a statement of overriding considerations for the project.
- b. Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Report Program (MMRP) attached to Zoning Ordinance No. ____ is hereby adopted and incorporated by reference. In accordance with CEQA Guidelines Section 15126.4, the mitigation measures identified in the Cannabis Program Update Environmental Impact Report have been incorporated into the project and made enforceable through this zoning ordinance, and in accordance with CEQA Guidelines Section 15097 adoption of this MMRP as part of this ordinance will ensure implementation of all measures imposed to mitigate or avoid significant environmental effects.

Section XI. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section XII. Effective Date. This Ordinance shall be and the same is hereby declared to be in full force and effect on July 1, 2026, and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 28 day of October, 2025, and finally passed and adopted this X day of X, 2025, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Hermosillo: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

M. Christina Rivera,
Clerk of the Board of Supervisors