

Cannabis Program Update

Permit Sonoma File ORD21-0004



Board of Supervisors
October 28, 2025



Meeting Overview

- Project Objectives
- General Plan Amendment
- Zoning Code Amendments
 - Cultivation & accessory uses, visitor-serving uses, centralized processing, testing labs & manufacturing
- Environmental Impact Report (EIR)
- Zoning Code Amendments
 - Store-front retail and distribution





Summary of Environmental Impact Report

DEIR

- Discloses information about the effects a project could have on the environment
- Identifies mitigation measures
- Describes feasible alternatives to the proposed project
- Public comment period for agency and public input

FEIR

- Project Updates
- Responses to Comments
- Revisions to DEIR
- Errata





Project Objectives

- Protect environmental resources and minimize environmental impacts.
- Ensure cannabis uses are compatible with areas of concentrated residential uses.
- Ensure compatibility between cannabis and existing non-residential uses.
- Regulate cannabis located on agricultural lands more similarly to other agricultural uses, while recognizing its Federal classification, legal history, crop value, transaction security, distinct odor, and energy and water requirements.





Project Objectives

- Regulate cannabis supply chain uses more similarly to other industrial and commercial uses.
- Reduce barriers to entry by allowing by right uses and eliminate duplicative regulations to streamline permit processes.
- Increase business opportunities for the cannabis industry and supporting industries by allowing an expansion in cannabis uses including cultivation, supply chain, additional support and accessory uses. Allow for multiple cannabis uses within a single operation i.e., vertical integration.
- Recognize competing and evolving community values and interests related to the cannabis industry.
- Consider the protection of public health and safety and racial and socio-economic equity.







General Plan Amendment

Re-define cannabis as “controlled” agriculture

- Allow for expansion of cannabis uses on agricultural land
- Eliminate need for another non-cannabis agricultural use
- Differentiate cannabis from other agricultural uses
 - Setbacks
 - Limitations on agricultural promotional visitor-serving uses
 - Land use permits
 - Cannabis license
- Allow cannabis to integrate into agricultural landscape over time





General Plan Amendment

Re-define cannabis as “controlled” agriculture

- Consider cannabis a qualifying agricultural use under the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones
 - Parcels could not qualify for contract with cannabis alone
- Right to Farm – Not applicable to Cannabis uses
 - EIR considered Right to Farm applicable to cannabis uses





Zoning Code Amendments

- County-wide
- Personal Cultivation
- Industrial & Commercial Zones
- Agricultural and Resource Zones
- Crop Swaps
- Setbacks - Agricultural and Resource Zones
- Cannabis Visitor Serving Activities
- Periodic Special Events





Zoning Code Amendments

Zoning Code Amendments applying County-wide

- Eliminate term limits and permit renewals
- Eliminate 1-acre cap per operator
- Eliminate duplicative regulations already addressed by DCC
 - e.g., Track & Trace requirements, operator qualifications, security plan
- Require a Cannabis License (Ch 4)
 - County does not have a general business license program





Personal Cultivation

- Modify the 100-sq ft maximum to 6 plants
- Eliminate distinction between medical and adult use
- Outdoor Cultivation Standards:
 - Subject to Agriculture / Weights & Measures BMPs
 - Outdoor cultivation prohibited in Medium (R2) & High Density (R3) Residential Zones







Industrial and Commercial Zones

- Permit cannabis uses in Industrial and Commercial zones consistent with similar non-cannabis uses
- Allow most uses by right
- Eliminate 22,000 sq ft cultivation cap per parcel (rely on lot coverage)
- Eliminate prohibition on volatile solvent manufacturing





Agricultural and Resource Zones

- Change per-parcel cultivation cap from 1 acre to 10% of parcel
- Eliminate centralized processing cap of 9
- Retain 10-acre minimum parcel size
 - EIR studied a 5-acre minimum parcel size
- Allow accessory uses including:
 - Propagation, Research & Development, Processing, Manufacturing (limited), Packaging & Labeling, Self-Distribution, Farm Retail Sales
- Allow limited visitor-serving activities and events
- Require use permit for discretionary review of site-specific environmental impacts (e.g., water use, biological & cultural resources)
 - Excluding crop swaps





Crop Swaps

Agricultural and Resource Zones

- Crop Swaps: replacement of active cultivation with cannabis or reuse of nonresidential structure (no expansion)
- Allowed by Zoning Permit, subject to use standards intended to ensure no change in impacts including:
 - 5 years of active cultivation of crops
 - Grazing land which is not plowed, seeded & harvested annually does not qualify
 - Soil protection (no grading, deep ripping or new hard packed surfaces)
 - Roads cannot be added, expanded, or relocated
 - Limited to 2 additional employees and 10 average daily trips
 - Water use (Net Zero for groundwater, annually and May-October)
 - Tribal Cultural Resource Protection
 - Focused Species Assessment in Critical Habitat





Setbacks - Agricultural and Resource Zones

- Property Line (100 ft): Apply to the entire operation (i.e., premises)
- Sensitive Use (1,000 ft): Apply to premises instead of property line
- Residential Zoning & Incorporated Cities (1,000 ft): Apply to premises
 - EIR studied a 600-ft setback
- Eliminate 300-ft setback from offsite individual residences





Setbacks - Agricultural and Resource Zones Existing Operations

- **Property Line Setback.** New structures, the reuse of existing structures not currently used for the cannabis operation, outdoor event areas, and outdoor canopy must be setback at least 100 feet from each property line.
- **Offsite Residential Setback.** Outdoor canopy, mixed-light cultivation structures, and outdoor event areas must be setback at least 300 feet from offsite residences on residentially zoned parcels.
- **Sensitive Use Setback.** Approved permits and any amendments thereto are only subject to the sensitive use setbacks that were applied to the original approval.





Cannabis Visitor Serving Activities

Agricultural and Resource Zones Only

- Use Permit required for all
- Open “tasting rooms” not allowed
- Visitor Serving Activities (regular promotional activities)
 - 25 attendees or up to 50 with a shuttle
 - Up to 104 activity days per year
- Large Events
 - 2 events with up to 2 event days per year
 - Similar use standards to winery events: hours, on-site parking, food service, traffic management
- Noise monitoring required for outdoor amplified live music
 - Activities and events (EIR Mitigation Measure)





Periodic Special Events

Countywide

- Remove prohibition on cannabis sales and consumption
- Zoning Permit required for all (max of 4 over 2-year period)
- Allow cannabis sales and consumption as secondary and incidental to primary purpose of the event





Environmental Impact Report

Key Topic Areas



Mitigation Measures

Hydrology & Water Quality

- Proof of groundwater availability
- Groundwater monitoring
- Proof of municipal water supply
- Crop Swap
 - Net zero groundwater use
 - Annual and dry season net zero requirements





Mitigation Measures

Wildfire

- Limit allowable uses in VHFHSZ to outdoor cultivation and accessory processing only
- Impose defensible space requirements beyond current requirements
- Require non-combustible building materials
- Impose event standards
- Site specific fire protection & prevention plan, including evacuation analysis for sites depending on access



Summary of DEIR & Significant Effects

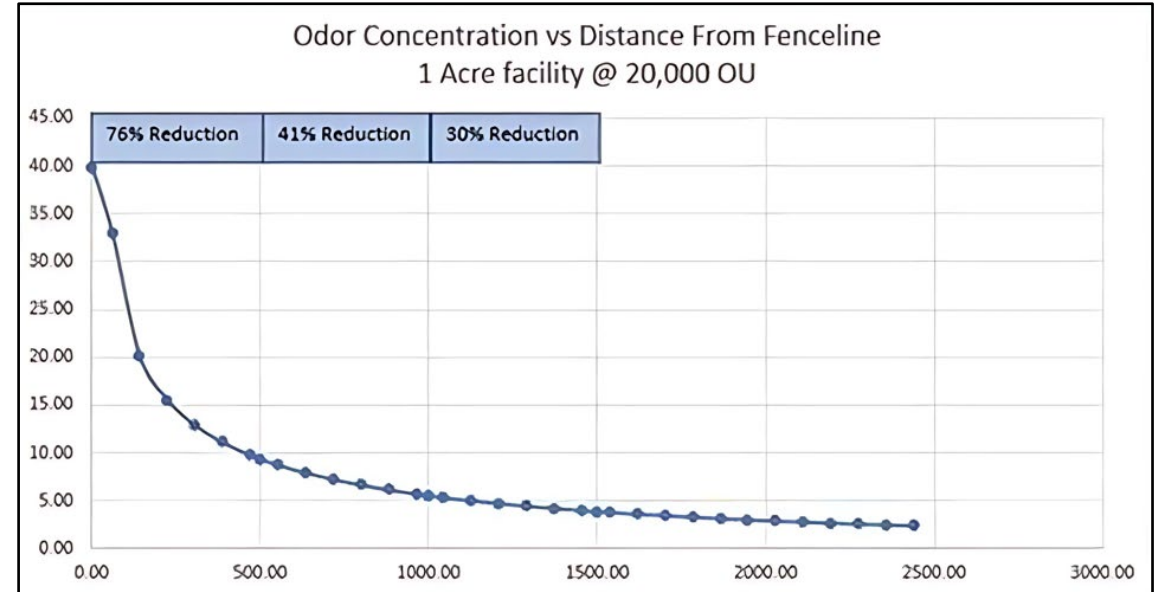
- Air Quality.
 - Expose substantial number of people to odors considered objectionable.
 - Cumulative impacts to operational criteria air pollutants (due to VMT increase)
- Greenhouse Gas Emissions.
 - Conflict with policies for reducing GHG emissions (due to VMT and not all electric). (Project-level & Cumulative)
- Noise & Vibration.
 - Short-term construction noise.
- Transportation.
 - Vehicle Miles Traveled (VMT). (Project-level & Cumulative)
- Utilities & Service Systems.
 - Cumulative impacts on public water supply sufficiency.





Odor

- Odor = Significant and Unavoidable Impact
- Setbacks lessen odor impacts
- Unable to achieve a less than significant impact for odor



Odor Dispersion Reduction from a 1-acre cultivation site			
Distance (feet)	Odor Units	% Total Reduction	% Additional Reduction of Total Odor
100	21	48%	48%
600	7	83%	35%
1,000	5.7	86%	3%
1,500	4.4	89%	3%
2,000	3.6	91%	2%



Beta Myrcene

- Prop 65 listing based on its use as a refined component in essential oils to produce aroma and flavor chemicals
 - Studies conducted on rodents resulted in tumors (oral gavage – concentrated extract fed through tube directly to stomach)
 - Listing does not apply to naturally occurring beta myrcene
- No evidence of health risk associated with beta myrcene from cannabis plants
 - Safebridge (Toxicology Consultants)
 - Conducted literature review
 - Beta myrcene causes a type of cancer in rats by a mechanism specific to rats and not found in humans
 - US Environmental Protection Agency (US EPA), Food & Drug Administration (FDA), International Agency for Research on Cancer (IARC) and European Food Safety Authority (EFSA) all concluded that the Prop 65 studies inducing tumors in rodents is not relevant for human risk assessment
 - Developed Occupational Exposure Limit (OEL) Monograph for beta-myrcene out of abundance of caution (DEIR)





Alternatives

1. No Project
 - Continue with current Ordinance
2. Commercial and Industrial Only
 - Indoor cultivation and supply chain uses only
 - Eliminates the significant and unavoidable odor impact
3. Ministerial Only
 - Allows cultivation in AR and RR zones; limited new development and no visitor serving uses
 - Does not eliminate any significant and unavoidable impacts
 - Greater odor impacts
4. Reduced Scope
 - No visitor serving uses; only outdoor cultivation/accessory processing in H/VHFHSZ; no hoop houses; 600-ft setback from property lines
 - Does not eliminate any significant and unavoidable impacts
5. No New Development: Crop Swap and Shop Swap Only
 - No new development; outdoor cultivation that meets crop swap only
 - Eliminates significant and unavoidable impacts related to greenhouse gas emissions, noise (no visitor serving activities or new construction), and transportation (trip generation and employees are limited)
 - Environmentally Superior Alternative





Policy Options – Topic Areas

- Designation of Cannabis under the General Plan
- Compatibility Setbacks
- Minimum Parcel Size in the Agricultural and Resource Zones
- Cannabis Cultivation and Cannabis Uses in the Agricultural and Resource Zones
- Cannabis Events
- Permit Streamlining, Ministerial vs Discretionary Permitting Approaches
- Code Requirements which pertain to all Cannabis Uses
- Personal Cultivation





Recommendation

1. Adopt a Resolution certifying the Final Environmental Impact Report for the Comprehensive Cannabis Program Update (“Project”), and adopting findings of fact, and a statement of overriding considerations, and the mitigation monitoring and reporting program pursuant to the California Environmental Quality Act ;
2. Adopt a Resolution (1) amending General Plan policies of the Agricultural Resources Element governing cannabis operations and amending definitions in the glossary to redefine cannabis as controlled agriculture, and (2) amending the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones to reclassify cannabis as a qualifying agricultural use and prime crop;





Recommendation Continued

3. Adopt an Ordinance amending Sonoma County Code Chapter 26 (Zoning Code) pertaining to the regulation of cannabis cultivation and accessory uses, cannabis visitor serving uses, centralized processing, laboratories and manufacturing and incorporating the Mitigation Monitoring and Reporting Program;
4. Adopt a Resolution introducing, reading the title of, and waiving further reading of an Ordinance adding Chapter 4 Article X to the Sonoma County Code to establish a cannabis business license program;
5. Adopt a Resolution introducing, reading the title of, and waiving further reading of an ordinance amending Chapter 30, Article II of the Sonoma County Code to explicitly exclude cannabis uses from the County's Right to Farm Ordinance.





Discussion



Zoning Code Amendments

Cannabis uses in Commercial and Industrial zones

Land Use	MP Zone	M1 Zone	M2 Zone	M3 Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	Use Standards
Cannabis Cultivation	P/C	P/C	P/C	P/C	-	-	-	-	26-18-115; 26-18-020
Cannabis Wholesale Nursery	P	P	P	P	-	-	-	-	26-18-115; 26-18-020
Testing Laboratories	P	P	P	P	-	-	C	-	26-20-040
Cannabis Storefront Retail (Dispensary)	-	-	-	-	P	P	P	P	26-26-025
Cannabis Non-storefront Retail (Delivery Only)	P	P	P	P	-	-	P	-	26-20-165
Cannabis Distribution	P	P	P	P	-	-	P	-	26-20-165
Cannabis Centralized Processing	P	P	P	P	-	-	P	-	26-20-025
Manufacturing	P	P	P	P	-	-	P	-	26-20-080
Cannabis Visitor Serving	-	-	-	-	-	-	-	-	26-18-270
Periodic Special Events	P	P	P	P	P	P	P	P	26-22-120

Key of symbols for Table

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use





Land Use Table

in the Agricultural and Resource Zones

Land Use	LEA Zone	LIA Zone	DA Zone	RRD Zone	Use Standards
Cannabis Cultivation	P*/C	P*/C	P*/C	P*/C	26-18-115; 26-18-020
Cannabis Wholesale Nursery	C	C	C	C	26-18-115; 26-18-020
Cannabis Centralized Processing	C	C	C	-	26-20-025
Cannabis Visitor Serving Activities	C	C	C	C	26-18-270
Periodic Special Events	P	P	P	P	26-22-120

Key of symbols for Table

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

- Accessory uses associated with cultivation in the Agricultural and Resource Zones which directly support the onsite cannabis cultivation include: propagation, research and development, processing, manufacturing (limited to chemical extraction using carbon dioxide, extraction by mechanical means and infusion of non ingestible products from cannabis grown onsite), packaging and labeling, distribution, farm retail sales (limited to products grown onsite, except that sampling or onsite consumption is not allowed) and other similar support uses as determined by the director.





Policy Options



Policy Options

Personal Cultivation

- A. Up to 6 plants and eliminates distinction between adult use or medical (Studied in EIR)
- B. Retain personal cultivation limits of current Ordinance:
 - A. Adult use: 6 plants
 - B. Medical use (with recommendation): 100 sf (no plant limit)





Policy Options

Code Requirements which pertain to all Cannabis Uses

- A. Retain term limits of current Ordinance.
 - *(5 years for UPCs, 1 year for ZPEs)*
- B. Retain 1-acre cap per operator of current Ordinance.
- C. Apply Centralized Processing cap of current ordinance.





Policy Options

Periodic Special Events

- A. Remove prohibition and allow for cannabis consumption and sale at Periodic Special Events when secondary and incidental to the primary purpose of the event (Studied in the EIR)
- B. Retain prohibition of cannabis consumption or sale at Periodic Special Events





Policy Options

General Plan Amendment

Designation of Cannabis under the General Plan	<ul style="list-style-type: none">- Controlled Agriculture (Studied in EIR)- Agriculture- Commercial (Current Ordinance)
Right to Farm	<ul style="list-style-type: none">- Not applicable (PC Recommendation)- Applicable (Studied in EIR)
Williamson Act	<ul style="list-style-type: none">- Qualifying Agricultural Use/Prime Crop (Studied in EIR)- Compatible Use (Current Rules)



Policy Options

Cannabis Visitor Serving Activities

Cannabis Visitor Serving Activities
(Studied in EIR & Recommended)

- Allow cannabis promotional visitor serving activities by Use Permit in AG and RRD Zones
- 'Small Scale' – 25 attendees or up to 50 with use of a shuttle, up to 104 event days annually
- 'Large Scale' – attendees larger than a small-scale activities, up to 2 event days and 2 events annually

Mitigation Measures

- Noise study & monitoring required for live amplified music
- Activities & Events prohibited in VHFHSZ

Policy Options

- Apply term limits or two-year review
- Further limit event days
- Disallow consumption
- Prohibit Visitor Serving Activities and/or Events
- Allow open tasting rooms similar to wineries





Policy Options

Compatibility [Setbacks](#) in the Agriculture and Resource Zones

Setback	Distance
Property Line	<ul style="list-style-type: none">- 100 ft (Studied in EIR & Recommended)- Greater than 100 ft
Offsite Residence	<ul style="list-style-type: none">- None (Studied in EIR & Recommended)- 300 ft (Current Ordinance)- Greater than 300 ft
Common Ownership	<ul style="list-style-type: none">- Eliminate setbacks (Offsite Residence or Property Line) when adjoining parcels are under common ownership.
Residential Zoning & Incorporated City	<ul style="list-style-type: none">- 600 ft (Studied in EIR)- 1,000 ft (PC Recommendation)- Greater than 1,000 ft
Sensitive Use	<ul style="list-style-type: none">- 1,000 ft (Studied in EIR & Recommended)- Retain property line to property line setback measurement for sensitive uses.



Policy Options

Rural Residential Enclaves

- A. Do not apply Rural Residential Enclaves (Studied in EIR)
- B. Apply Rural Residential Enclaves

Exclusion Zones

- A. Adopt an Exclusion Zone (PC Recommendation)

Article 81. Cannabis Exclusion Zone

- a) *Areas where there is inadequate road access;*
 - b) *Areas where eliminating cannabis uses is beneficial to protecting existing residential uses;*
 - c) *Areas where odor is intensified due to overconcentration of cannabis uses;*
 - d) *Areas where because of topography, access or vegetation, there is a significant fire hazard;*
 - e) *Areas where groundwater use for irrigation of cannabis could result in overdraft or impacts to aquatic habitat;*
and
 - f) *Other areas where the Board of Supervisors determines that it is in the public interest to prohibit the establishment and operation of cannabis uses.*
- B. Do not adopt an Exclusion Zone (Studied in EIR)





Policy Options

Minimum Parcel Size in the Agriculture and Resource Zones

- A. 10-acre minimum parcel size (PC Recommendation)
- B. 5-acre minimum parcel size (Studied in EIR)
- C. Larger than 10-acre minimum parcel size
- D. Eliminate a minimum parcel size requirement

Parcel Size	District 1	District 2	District 3	District 4	District 5	Countywide
5-9.99 acres	426 parcels ±2,922 acres	249 parcels ±1,724 acres	31 parcels ±210 acres	502 parcels ±3,559 acres	762 parcels ±5,326 acres	1,970 parcels ±13,741 acres
≥10 acres	1,589 parcels ±101,697 acres	969 parcels ±82,303 acres	84 parcels ±2,767 acres	2,967 parcels ±251,915 acres	2,736 parcels ±203,142 acres	8,345 parcels ±641,824 acres



Policy Options

Existing Operations in the Agriculture and Resource Zones

- A. Apply setbacks & minimum parcel size at time of permit completeness & allow expansion (Studied in EIR)

New Uses	Existing Uses
<ul style="list-style-type: none">- 10 acre minimum parcel size (PC Recommendation)- Setbacks- Property Line – 100 ft- Residential Zoning & Incorporated City Boundaries – 1,000 ft- Sensitive Use – 1,000 ft	<ul style="list-style-type: none">- 5 acres allowed under Ord 6245 (pipeline) as LNU- Apply setbacks that apply to an application that was approved or deemed complete prior to Oct- Existing Indoor: None- Expanded Uses: 100 ft property line- Outdoor Canopy, Mixed Light & Outdoor Event Areas: 300 ft from offsite residences on residentially zoned parcels- Sensitive Use: 1,000 ft





Policy Options

Existing Operations in the Agriculture and Resource Zones

- A. Apply setbacks & minimum parcel size at time of permit completeness & allow expansion (Studied in EIR)
- B. Apply recommended setbacks & do not allow expansion
- C. Legal Non-Conforming
 - Limits expansion
 - Phase out uses over time
- D. No pipeline & sunset at permit expiration





Policy Options

Cannabis Cultivation in the Agriculture and Resource Zones

- A. 10% Maximum Canopy (Studied in EIR)
- B. Apply alternative maximum canopy restriction
- C. Impose a County-wide Cap on cultivation allowed

Maximum Canopy					
Parcel Size	5%	10% (Studied in EIR)	20%	30%	1-acre cap
5 acres	10,890 sf 0.25 acre	21,780 sf 0.5 acre	43,560 sf 1 acre	65,340 sf 1.5 acres	43,560 sf 1 acre
10 acres	21,780 sf 0.5 acre	43,560 sf 1 acre	87,120 sf 2 acres	130,680 sf 3 acres	43,560 sf 1 acre
50 acres	108,900 sf 2.5 acres	217,800 sf 5 acres	435,600 sf 10 acres	653,400 sf 15 acres	43,560 sf 1 acre
100 acres	217,800 sf 5 acres	435,600 sf 10 acres	871,200 sf 20 acres	1,306,800 sf 30 acres	43,560 sf 1 acre





Policy Options

Cannabis Cultivation in the Agriculture and Resource Zones

A. Allow accessory uses which directly support the onsite cultivation (Studied in EIR)

- Propagation
- Research and Development
- Processing
- Limited Manufacturing
- Packaging and labeling
- Self- distribution
- Farm Retail Sales

B. Limit accessory uses





Part II

Storefront & Non-Storefront



Non-Storefront Delivery

- Allow cannabis distribution and non-storefront delivery (i.e., delivery only) in Industrial and C3 Zones
- Allowed by right
- Apply county-wide cap of 9 for non-storefront retail
 - EIR did not include a cap





Storefront Retail (Dispensaries)

Commercial zones

- Allow most uses by right
 - Use Permit & noise monitoring for regular live music (EIR Mitigation Measure)
- Allow consumption lounges
 - No cannabis consumption would be allowed unless expressly permitted under Chapter 14 (Cannabis Health Ordinance)
- Eliminate existing setbacks for dispensaries
 - Residential Zoning: 100 ft; Sensitive Use: 1,000 ft; Smoke Shop: 500 ft
- Retain county-wide cap of 9 for storefront retail
 - EIR did not include a cap





Policy Options – Topic Areas

- Storefront Retail
- Non-Storefront Retail





Recommendation

6. Adopt an Ordinance amending Sonoma County Code Chapter 26 (Zoning Code) pertaining to cannabis storefront retail and distribution.





Discussion



Policy Options



Policy Options

Storefront Retail (Dispensaries)

- A. Retain cap of 9 from current Ordinance (PC Recommendation)
- B. Eliminate cap (Studied in EIR)
- C. Prohibit onsite consumption
- D. Retain use-specific requirements of current Ordinance (e.g., setback requirements, cannabis advertising restrictions, operating hours, security plan)



Policy Options

Non-Storefront Retail (Distribution, Delivery Only)

- A. Apply a cap of 9 (PC Recommendation)
- B. No cap (Studied in EIR)





End of Presentation



Back up Slides



Ministerial Cultivation Permitting

EIR Alternatives

Policy Options



Policy Options

Alternative 2 (EIR) – Commercial and Industrial Zones Only

- Allow all cannabis uses in Commercial and Industrial zones only
- Indoor cultivation and supply chain uses only
- No cultivation or other cannabis uses would be allowed in agricultural and resource zones
- Neither cannabis events or periodic special events would be allowed
- Eliminates the significant and unavoidable odor impact





Policy Options

Alternative 3 (EIR) – Ministerial Only

- Allow all cannabis uses by right or ministerial permit by imposing additional standards and limited review of resource studies.
- Small scale cultivation allowed in AR/RR Zones
- Development of new structures would be limited to 25% of canopy.
- No uses allowed in designated critical habitat or Santa Rosa Plain Conservation Strategy Area.
- No centralized processing in agricultural and resource zones.
- No cannabis Visitor Serving Activities requiring a Use Permit allowed.
- Periodic Special Events allowed.





Policy Options

Alternative 4 (EIR) – Reduced Scope

- Only outdoor cultivation (& accessory processing) would be allowed in the Very High and High Fire Hazard Severity Zones.
- Property line setbacks increased.
- No hoop houses allowed.
- No periodic special events & visitor serving activities allowed.





Policy Options

Alternative 5 (EIR) – Crop Swap and Shop Swap Only

- Allow crop swap and reuse of existing buildings only, with no new development
- New outdoor would only be allowed via crop swap
- Only the reuse of existing buildings would be allowed for indoor cultivation
- No new structures or expansions permitted for cannabis uses
- Zero net groundwater use and limits
- Up to only 2 additional employees
- Focused species assessment in Critical Habitat
- No grading or deep ripping
- Sacred lands inventory search, NWIC resource search, tribal referral, tribal monitor





Department of Cannabis Control (DCC) Regs

- Security requirements
- Review of criminal history, civil judgments, labor violations
- Business ownership tracking
- Compliance inspections
- Track and trace from seed to sale
- Minimum ages for employees and customers
- Limit on per person dispensary and event sales
- Access restrictions to premises and products
- Prohibition on alcohol and tobacco sales
- Retailer hours of operation (6 am – 10 pm)
- Signage restrictions related to underage marketing
- Packaging and labeling requirements
- Delivery requirements
- Testing procedures
- Manufacturing extraction and solvent requirements
- Waste management
- Product weighing and measuring requirements
- THC limits





Setbacks - Rural Residential Enclaves - Exclusion Zones



Setback vs Rural Residential Enclaves vs Exclusion Zones

Methods for excluding cannabis in specific geographic regions:

1. **Residential Zone Setback**: Exclude cannabis uses within residential zone setback and buffer.
2. **Rural Residential Enclaves**: Apply objective criteria to determine areas which are residential in character. Exclude cannabis uses from enclaves and buffer.
3. **Exclusion Zones**: Apply discretionary subjective criteria which would require a legislative action to adopt a zone change (combining zone overlay) and potential buffer.



Background on Rural Residential Enclave Policy Option



Rural Residential Enclaves

Goal: Use objective, data-driven approach implemented by GIS modeling

- Residential Density Combining District of 2 acres per dwelling unit.
 - B6 2, B6 1.5, B6 1, all B6 combining districts with “DU”, B7, and B8
 - B6 2 = 1 primary dwelling per 2 acres; B6 10 DU = 10 dwelling units per 1 acre
 - Exact match criterion; if parcel was not in one of the above, it was not included
- General Plan Land Use Designation that allows residences as a principally permitted use
 - Urban Residential (UR), Rural Residential (RR), Land Intensive Agriculture (LIA), Land Extensive Agriculture (LEA), Diverse Agriculture (DA), and Resources and Rural Development (RRD)
 - Exact match criterion but not required to be met
- Maximum Parcel Size: 2 acres
 - Target criterion; 2 acres was input into the model as an average for the model, which then identified enclaves with parcels larger and smaller than 2 acres
- Minimum Contiguous Parcel: 50 parcels
 - Target criterion; 50 parcels was input into the model as an average for the model, which then identified enclaves with fewer and greater than 50 parcels



Rural Residential Enclaves

GIS Model

The below criteria were input into the GIS model in a hierarchical order.

- Residential Density Combining District was required to be an exact data match.
- General Plan Land Use Designation was input as an exact data match but was not required.
 - The model output could include parcels with alternate land use designations ONLY if the density above was first met. This hierarchy was set after staff ran an initial model and discovered that some mobile home parks are located in areas with commercial or industrial land use designations.
- Maximum parcel size was input as a target for the model but is not a hard maximum.
 - The model can include parcels that are greater than two acres if the calculated average in the enclave meets the two-acre maximum.
- Minimum contiguous parcel number was input as a target for the model but is not a hard minimum.
 - The model can include parcel clusters that contain fewer than 50 parcels if all of the above criteria are met.





Rural Residential Enclaves

Numeric targets for parcel size and parcel number

Subdivision Research

- 44 clusters of existing residential development
- Rural subdivisions and “Census Designated Places” were targeted
- Average parcel size under one acre (0.89 acre); median parcel size about half an acre (0.57 acre) across the 44 research areas
 - 2 acres selected as model target to be more inclusive while also minimizing potential size deviation from the target
- Contiguous parcel number varied greatly, ranging from 25 to 3,494 parcels, with average number of 397 and median of 142
 - Subset of clusters with 200 or fewer parcels: the average (77) and median (68) parcel number values were similar
 - 75 parcels would likely represent a typical enclave in Sonoma County
 - 50 contiguous parcels was selected as the model target to be more inclusive





Rural Residential Enclaves

Maximum parcel size – 2 acres

- Research found average parcel size under one acre (0.89 acre); median parcel size about half an acre (0.57 acre)
- Model uses parcel size as a target but includes parcels larger than the target due to averaging
- The larger the target parcel size, the greater the amount of variation between parcels within the generated enclaves
 - Using a smaller target parcel size, model would generate fewer and smaller enclaves with less variation in size between individual parcels
 - Using a larger target parcel size, model would generate more and larger enclaves with greater variability in size between individual parcels
 - To be more inclusive, while also minimizing potential size deviation from the target, 2 acres was used in the model
- Using the 2-acre maximum target, parcel size ranges from 0.01 acre to 5.0 acres across most of the enclaves
 - Excluding mobile home park sites, the average parcel size in enclaves is 0.72 acre and the median parcel size is 0.59 acre, very similar to initial subdivision research





Rural Residential Enclaves

Minimum contiguous parcel number – 50

- Research found contiguous parcel number varied greatly, ranging from 25 to 3,494 parcels, with average number of 397 and median of 142
- Subset of clusters with 200 or fewer parcels: the average (77) and median (68) parcel number values were similar
- 75 parcels would likely represent a typical enclave in Sonoma County
 - A larger contiguous parcel number target could exclude smaller pockets of development
 - To be more inclusive, 50 parcels was used in the model
- Using 50 parcels as the target, parcel number ranges from 47 to 4,637 within enclaves
 - Average of 566 parcels; median of 328 parcels





Rural Residential Enclaves

Criteria evaluated but not selected

- Urban Service Area
 - Would not capture pockets of rural development located away from cities
- Census Information
 - Census Designated Places
 - Boundaries often very large; include much larger parcels beyond the residential core
 - Exclude areas surrounding Sebastopol and West Petaluma
 - Urban Designation
 - Areas that encompass minimum of 2,000 housing units or minimum of 5,000 people
 - Includes residential, commercial, and other non-residential land uses
 - In Sonoma County, follow boundaries of incorporated cities
 - Population Density
 - Reported by Census Block; blocks not delineated based on population
 - Population data averaged across block and reported for the block, not per parcel
 - Used Residential Density instead
- Community Character
 - No accepted definition
 - Data not available countywide from existing GIS sources

