



Planning and Development Department
LONG RANGE PLANNING DIVISION



CANNABIS AMENDMENTS TO THE UNIFORM RULES

Board of Supervisors

March 20, 2018



Uniform Rules - Overview

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- Implement the Williamson Act
 - ▣ Relief of property tax to owners of agricultural land
 - ▣ 10- to 20-year Contracts
- Sets eligibility requirements for Agricultural Preserves
- Provides rules for other uses (ag related and non-ag related) on Agricultural Preserves



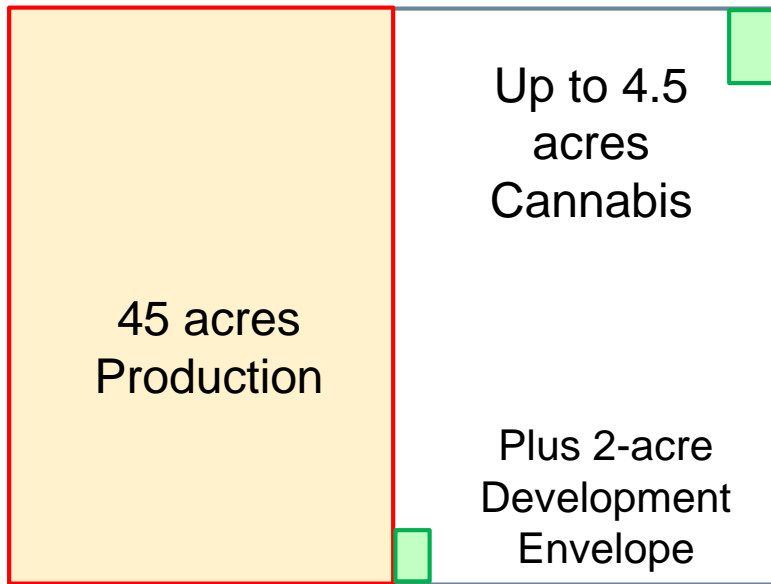
APAC Recommendation

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- Cultivation and some ancillary uses would be a compatible use
- On prime & non-prime – any cultivation outside the development envelope cannot exceed 5% of the premises or 5 acres, whichever is less
- On superprime - Cultivation only within the development envelope



Prime 90 acres



Superprime 10 acres



Prime and non-prime

any cultivation outside the development envelope cannot exceed 5% of the premises or 5 acres, whichever is less

Superprime

Only in development Envelope

APAC Recommendation (cont)

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- Ancillary facilities limited to the same acreage limits as cultivation (5 ac or 5%, or development envelope for superprime)
- Manufacturing (excluding extraction), retail, testing, and marketing would be prohibited
- Processing, distribution, and manufacturing (extraction only) shall be limited to no more than 49% of the total volume



Stakeholder Input

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- Acreage limits would cause cannabis sprawl rather than consolidation in areas with Ag Preserves
- Limits on ancillary cannabis activities would prevent vertical integration on contracted lands
- Both the acreage limits and the limits on supporting uses would displace existing legal Medical Cannabis cultivation operations established on contracted lands



P&D Staff Recommendation

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- Per the Board's input on February 6, 2018, to provide options
- In response to stakeholder concerns
- Developed a more permissive approach while maintaining the goals of the Agricultural Preserve Program
- Avoid applicability of the Right-to-Farm Ordinance



P&D Staff Recommendation (cont)

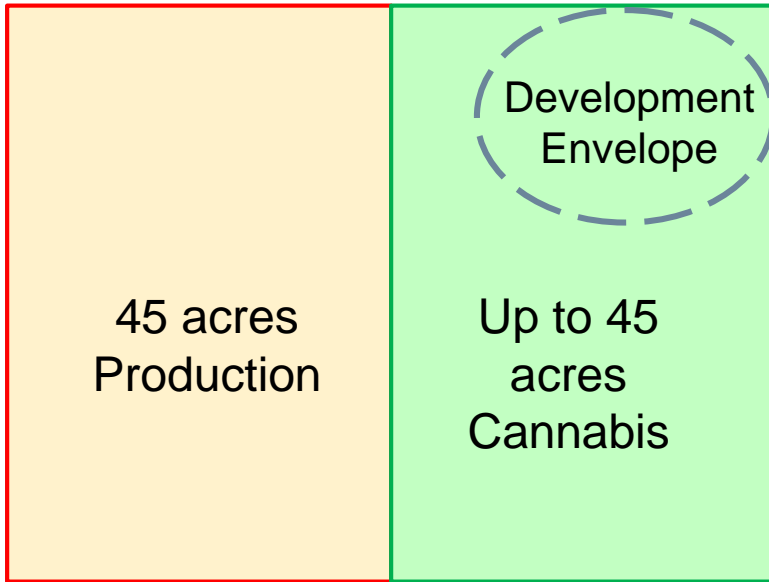
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- Cannabis cultivation and ancillary facilities are compatible, but not qualifying, uses on contracted land
- Retail sales and marketing are prohibited
- Processing, distribution, and manufacturing shall be limited to no more than 49% of the total volume

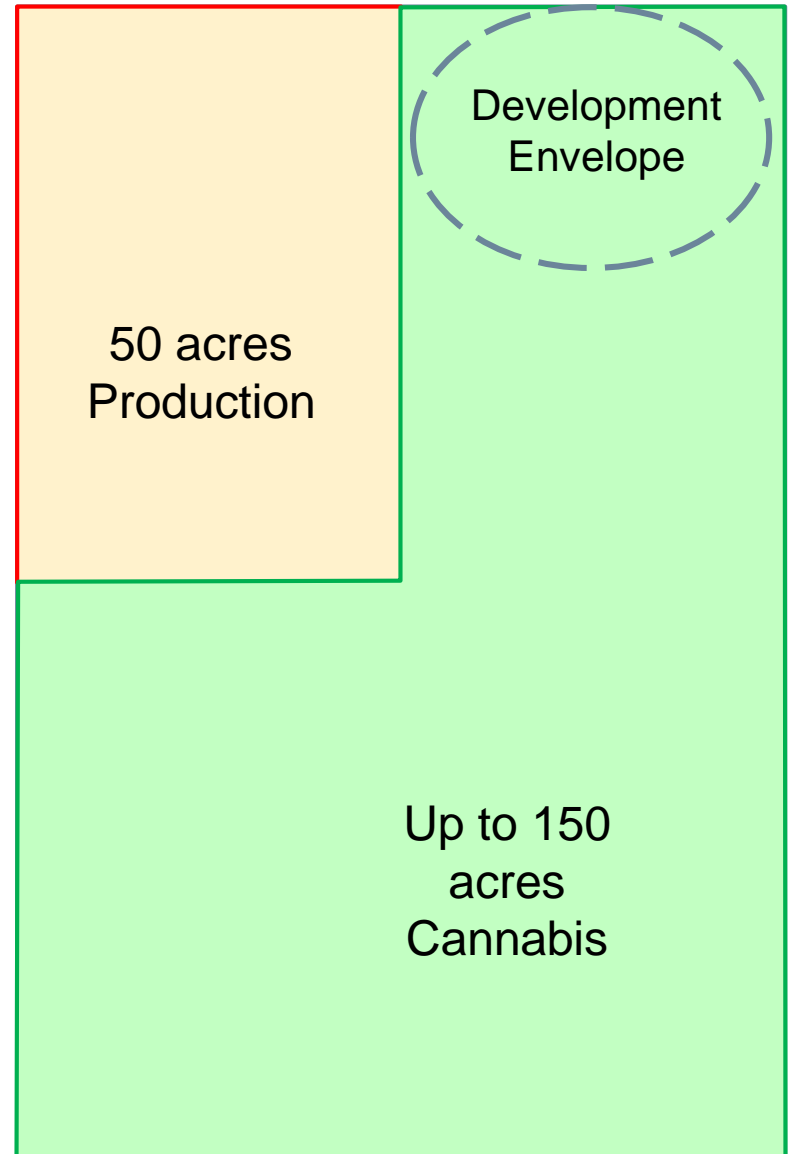


	Minimum Eligibility Requirement		Minimum Contract Size
Prime	50 percent of the premises or 50 acres, whichever is less		40 acres
Superprime	Parcel Size	Minimum Productive	5 acres (must collectively create a 40-acre contiguous area to qualify)
	5 to 10	4.75	
	> 10 to 11	5.00	
	Increasing ½ an acre in production by 1 acre in parcel size until		
	>19 to < 20	9.50	
Non-Prime	Principle use must be primarily either grazing and/or cultivated agriculture		100 acres

Prime 90 acres

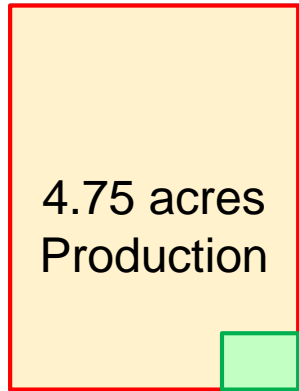


Prime 200 acres

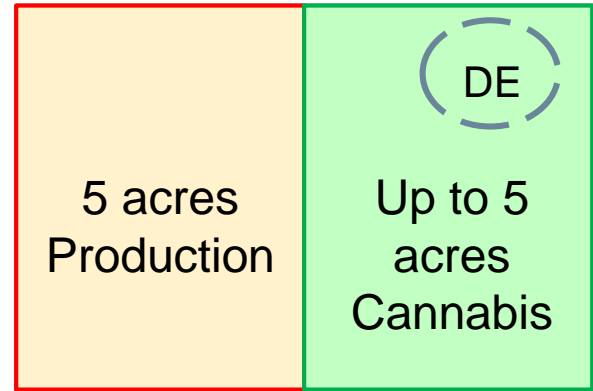


Prime	50 percent of the premises or 50 acres, whichever is less
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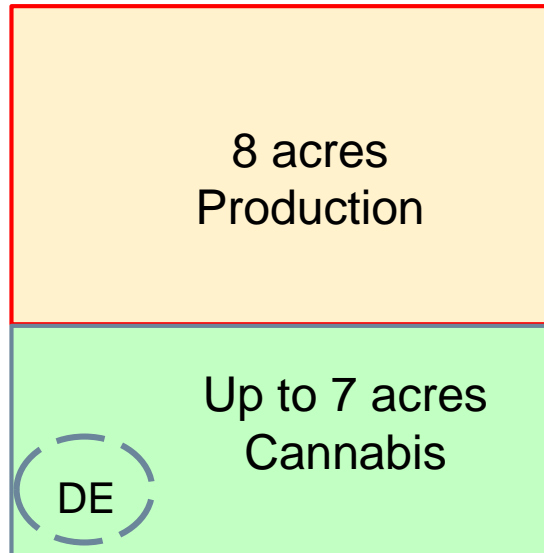
Superprime 5 acres



Superprime 10 acres



Superprime 15 acres



Super prime	Parcel Size	Minimum Productive
	5 to 10	4.75
	> 10 to 11	5.00
	Increasing ½ an acre in production by 1 acre in parcel size until	
	>19 to < 20	9.50

Other Options Considered

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- Prohibit cannabis on Agricultural Preserves
- Limited Cultivation Only as a Compatible Use
- Unlimited Cannabis Activities as a Compatible Use
- Cannabis Defined as Agriculture and Allowed as a Principle Use



Maps

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- To be shown interactively at the Board hearing



Recommendation

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- Consider options for amending the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones
- Adopt staff's resolution amending the Uniform Rules
- Make the required findings for approval, including CEQA findings and
 - ▣ Determine that for CEQA the approval of the amendments are within the scope of the Cannabis Land Use Ordinance and Licensing Program, and the PEIR
 - ▣ That no subsequent EIR or Negative Declaration is required

