



Planning and Development Department
LONG RANGE PLANNING DIVISION



CANNABIS LAND USE ORDINANCES

Board of Supervisors

February 6, 2018



Today's PowerPoint Outline

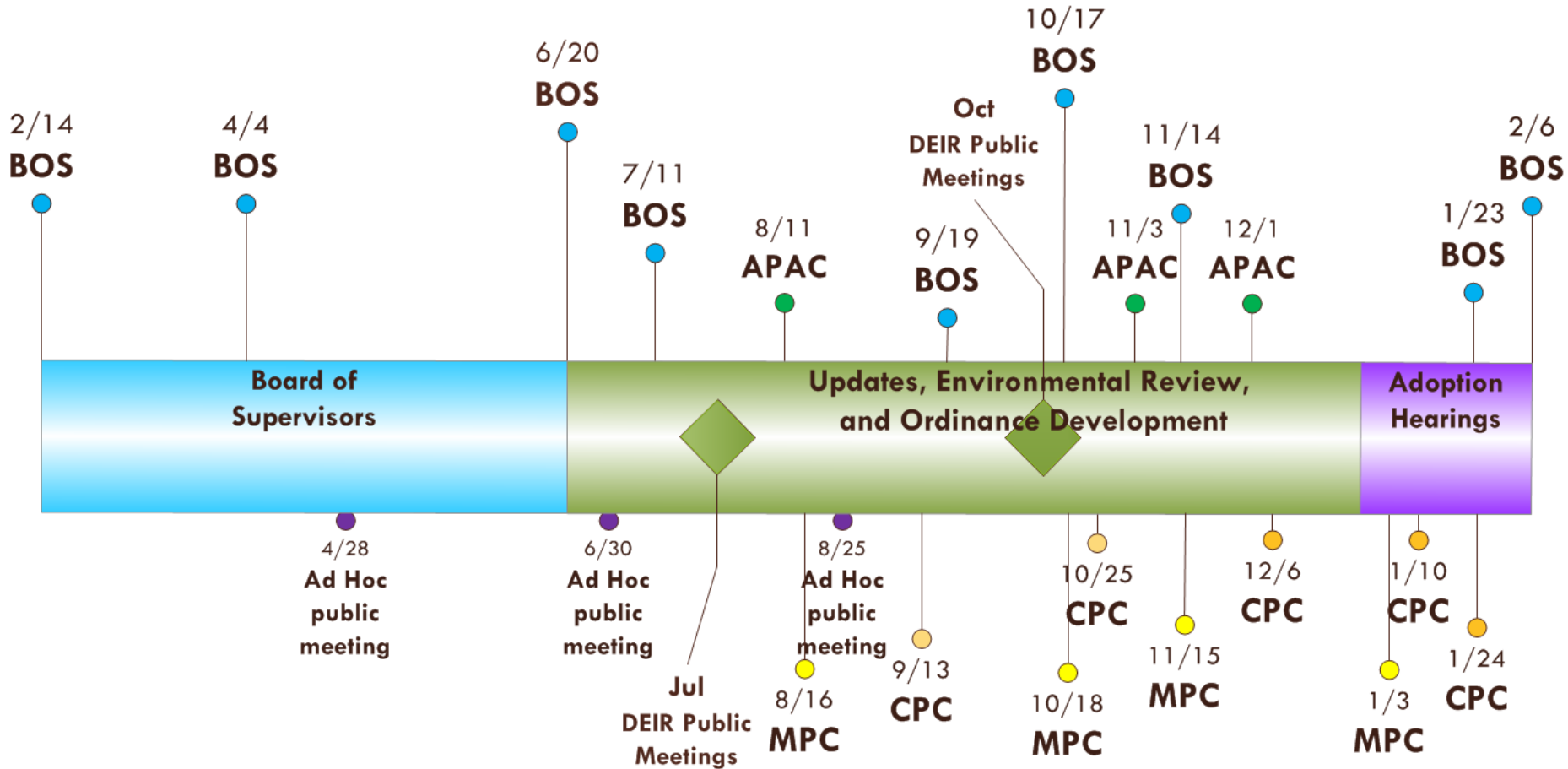
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- Public Process
- Ordinance Development & Standards
- Other Important Standards
- MPC and CPC's Recommendations
- Agricultural Preserve Advisory Committee's Recommendation (APAC)
- Final EIR Review
- Recommendation



Timeline

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Land Use Tables

LUDC & CZO

LUDC

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Land Use and Development Zones	Permitted Cannabis License Types	
	Cannabis Cultivation	Nursery
AG-I	P	P
AG-II	P	P
M-RP	P	P
M-1	P	P
M-2	P	P

The MLUDC does not contain any zones that propose to permit commercial cannabis activities

Cultivation is not currently proposed in:

MU, CM-LA, OT-R/LC, OT-R/GC, PI, C-1, C-2, C-3, CS, SC, C-V, or CN

Land Use Zones	Permitted Cannabis License Types					
	Non-volatile	Volatile	Testing	Retail	Distribution	Micro
AG-I	P	CUP	--	--	CUP	--
AG-II	P	CUP	--	--	P	CUP
C-1	--	--	P	P	--	CUP
C-2	--	--	P	P	--	CUP
C-3	--	--	P	P	P	CUP
CS	--	--	--	P	--	CUP
SC	CUP	--	--	P	--	--
PI	--	--	P	--	--	--
M-RP	P	--	P	--	P	--
M-1	P	P	P	P	P	CUP
M-2	P	P	P	--	P	CUP
MU	CUP	--	--	CUP	--	--
CM-LA	CUP	--	--	CUP	--	--
OT-R/LC	CUP	--	--	CUP	--	--
OT-R/GC	CUP	--	--	CUP	--	--

Personal cultivation, for personal use, permitted in any dwelling or accessory structure.



Development Standards

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- Compliance with State and Local Regulations
- Archaeological and Paleontological Surveys
- Energy Conservation Plan
- Fencing and Security Plan
- Lighting Plan
- Noise Attenuation
- Signage Requirements
- Tree Protection and Habitat Protection Plans
- Landscape Plan and Screening Plan
- Odor Abatement Plan



Development Standards (cont)

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- Odor Abatement Plan
 - Reduce odors that are experienced within residential zones
 - A description of all equipment and methods to be used for reducing odors
 - Certified by a Professional Engineer or Industrial Hygienist
 - Carbon filtration systems
 - Vapor-phase systems
 - Project siting practices
 - Local Contact
 - 24-hour a day availability
 - Notice to property owners 1,000-feet from lot
 - Complaint tracking and reporting system
 - 3 in 365 – corrective action required



Other Important Standards

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AG-I Lots 20 acres or less

- Prohibition on outdoor cannabis cultivation, including within hoop structures

Cannabis cultivation within an EDRN

- Cultivation within an EDRN, or primary access on roadway located within an EDRN - Major CUP

Exception

- Cannabis operation cannot be located within 1,000-feet from a school, day care center, or youth center
- Volatile manufacturing within 1,200-feet



PC Recommendation

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□ Montecito PC (MLUDC)

- Supported staff recommendations
- Increased buffer from sensitive receptors to 1,500 feet

□ County PC (CZO & LUDC)

- Increased buffer from sensitive receptors to 1,000 feet
- Prohibit cultivation and nurseries in C-3
- Prohibit non-volatile manufacturing in C-1, C-2, C-3, and CS
- Permit manufacturing with a CUP in SC and all mixed use zoning districts
- Permit retail with a CUP in all mixed use zoning districts
- Additional amendments to the Odor Abatement Plan
- Prohibit onsite consumption for retail establishments
- Manufacturing and distribution on AG, 10% product cultivated on the same lot



APAC's Recommendation on the Uniform Rules

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- Cultivation and ancillary facilities would be a compatible use
- Manufacturing (excluding extraction), retail, testing, and marketing would be prohibited
- On prime and non-prime – Any cultivation outside of the development envelope cannot exceed 5% of the premises or 5 acres, whichever is less
- On super prime - Cultivation only within the development envelope



Environmental Impact Report

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- Significant and Unavoidable Impacts (Class I)
 - ▣ Agricultural Resources
 - ▣ Air Quality -- including odors
 - ▣ Noise
 - ▣ Transportation and Traffic
 - ▣ Aesthetics/Visual Resources (cumulative)

- Less than significant with mitigation (Class II)
 - ▣ All the above
 - ▣ Biological Resources
 - ▣ Cultural Resources
 - ▣ Hydrology
 - ▣ Land Use
 - ▣ Utilities



Recommendation

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- Adopt the Planning Commissions recommended ordinances for the LUDC, CZO, MLUDC, and Article X
- Adopt APAC's resolution amending the Uniform Rules
- Certify the Final PEIR and amended Rev 01
- Make the amended findings for the Cannabis Land Use Ordinance, including CEQA findings
- Adopt a resolution transmitting the CZO to the Coastal Commission

