

Task Force Meeting Article 73 – Cannabis Ordinance

Lake County Community Development Department

Planning Division – Cannabis Program

April 24, 2023



Presented by
Andrew Amelung

Discussion Topic:

Department of Cannabis Control Definitions



Article 73
Cannabis Ordinance
Task Force

Agenda

- Welcome
- Roll Call of Task Force Members
- Consideration of Minutes from the April 17, 2023 Task Force Meeting
- Discussion of definitions used by the Central Valley Regional Water Quality Control Board and how they compare Department of Cannabis Control
- Review of Base Zoning and Combing District Purposes in Chapter 21 – The Zoning Ordinance and how they relate to Cannabis Activities
- Consideration of extension of requirements for Ordinance 3101 and Ordinance 3103 – cannabis cultivation and the Farmland Protection Zone, due to changing state regulations
- Discussion on expectations for the next Cannabis Ordinance
- Public Comments
- Adjournment



Article 73
Cannabis Ordinance
Task Force

Roll Call of Task Force Members

North Lake County:	William Weiss
South Lake County:	Jan Coppinger
Agriculture Commissioner:	Katherine Vanderwall
Farm Bureau:	Rebecca Harper
LCCA:	Jennifer Smith
Cannabis Industry:	Nara Dahlbacka
Tribal Representative:	Robert Geary
LCFCA Representative:	Fire District Chief / Representative



Article 73
Cannabis Ordinance
Task Force

Consideration of Minutes From

Cannabis Ordinance
Task Force Meeting
April 17, 2023

County of Lake
Community Development Department
Planning Division – Cannabis Program



Article 73
Cannabis Ordinance
Task Force

Discussion of Definitions used by the Central Valley Regional Water Quality Control Board

Discussion Points:

- Addressing option of choosing specific definitions to pull out and include in our ordinance or incorporating the entire set of definitions
- Identifying any overlap of definitions or conflicting definitions
- Determining any other state agencies that we might want include in our definition process



Article 73
Cannabis Ordinance
Task Force

County of Lake
Community Development Department
Planning Division – Cannabis Program

ZONING ORDINANCE – Article 73

Commercial, Medicinal, & Personal Cannabis Activities

I. PURPOSE

a. Vision Statement

II. APPLICABILITY

a. Zoning & Licensing

III. USES PERMITTED

- a. Zoning Clearance
- b. Zoning Permit
- c. Minor Use Permit
- d. Major Use Permit

IV. PERFORMANCE STANDARDS

- a. Environment & Safety
- b. Site Specific
- c. Air Quality, Electrical, etc.

V. DEVELOPMENT STANDARDS

- a. Community & Environment
- b. Area Specific
- c. Size, Density, Setbacks, etc.

VI. APPLICATION REQUIREMENTS

VII. PLANS REQUIRED

VIII. PERMIT PROCESSING & ADMINISTRATION



Article 73
Cannabis Ordinance
Task Force

Review of Base Zoning and Combining District Purposes

Base Zoning Districts:

Agricultural Preserve District (APZ)
Agricultural District (A)
Timberland Preserve District (TPZ)
Rural Lands District (RL)
Rural Residential District (RR)
Suburban Reserve District (SR)
Single-Family Residential District (R1)
Two-Family Residential District (R2)
Multi-Family Residential District (R3)
Planned Development Residential District (PDR)
Planned Development Commercial (PDC)
Highway Commercial District (CH)
Resort Commercial District (CR)
Local Commercial District (C1)
Community Commercial District (C2)
Service Commercial District (C3)
Commercial/Manufacturing District (M1)
Heavy Industrial District (M2)
Industrial Park District (MP)
Open Space District (O)
Unclassified District (U)

Combining Districts:

Agricultural Industry (AI)
Wetlands (W)
Special Lot Size (B)
Special Floor Area (F)
Mobilehome (MH)
Residential Design (RD)
Scenic (SC)
Floodway (FW)
Floodway Fringe (FF)
Waterway (WW)
Historic Preservation (HP)
Airport Approach (AA)
Parking (P)
Design Review (DR)
Substandard Older Subdivision (SOS)



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Agricultural Preserve (APZ)

Purpose:

To provide zoning for lands in agricultural preserve and for the conservation and protection of land capable of producing agricultural products. The uses specified in this section have been determined to be compatible uses consistent with the California Land Conservation Act of 1965. Further parcelization of lands under contract shall be discouraged.

Small & Specialty Cultivation, Nurseries, Self-Distribute:
Minor Use Permit

Medium, Outdoor, Mixed-Light, Indoor, Non-Volatile Manufacturing, Processing,
and Microbusiness:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Agricultural (A)

Purpose:

To protect the County's agricultural soils, provide areas suitable for agriculture, and prevent development that would preclude their future use in agriculture.

Small & Specialty Cultivation, Nurseries, Self-Distribute:
Minor Use Permit

Medium Outdoor, Mixed-Light, Indoor, Non-Volatile Manufacturing, Processing,
and Microbusiness:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

County of Lake
Community Development Department
Planning Division – Cannabis Program

Base Zoning District Purposes

Timberland Preserve (TPZ)

Purpose:

To provide for timberland preserve zoning and the conservation and protection of land capable of producing timber and forest products. The uses specified in this Section have been determined to be compatible uses consistent with the Timberland Productivity Act of 1982.

Small & Specialty Cultivation, Nurseries, Self-Distribute:
Minor Use Permit

Medium Outdoor, Mixed-Light, Indoor, Non-Volatile Manufacturing, Processing,
and Microbusiness:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Suburban Reserve (SR)

Purpose:

To provide for large lot residential development in areas where the establishment of appropriate infrastructure such as public water, sewer, and county maintained roads will ultimately support higher densities.

Small & Specialty Cultivation, Nurseries, Self-Distribute:
Minor Use Permit

Medium Outdoor, Mixed-Light, Indoor:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Planned Development Commercial (PDC)

Purpose:

- (a) To provide a means for encouraging creative and innovative commercial or industrial developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other zones with fixed standards;
- (b) To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of County or community service;
- (c) To assure conformance of the project with the Lake County General Plan with respect to use, intensity, circulation, public facilities, and the preservation of natural features;
- (d) To encourage the design of commercial planned developments for compatibility with both existing and potential land uses, including a proper functional relationship with such adjacent areas;
- (e) To assess the development’s impacts on public and private services through cost-benefit analyses and on other commercial trade areas through market analyses;
- (f) To promote equitable distribution of public facilities by encouraging developers to provide recreational facilities, community centers, streets, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services.

Packaging, Labeling, Testing Lab, Self-Distribute:
All Cultivation Types, Manufacturing (NV), Distribution:

Minor Use Permit
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Highway Commercial (CH)

Purpose:

To provide for the location of the facilities and services needed by the traveling public along the County's major collectors, at intersections with state highways and where they can be reached conveniently and safely.



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Resort Commercial (CR)

Purpose:

To provide for tourists recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the parcel.



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Local Commercial (C1)

Purpose:

To establish centers for small, localized retail, and service businesses which provide goods and services to surrounding residential development.

Retail Sales:

Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Community Commercial (C2)

Purpose:

To provide a full range of commercial retail and service establishments to communities.

Manufacturing, Labeling, Self-Distribution, Testing Labs:
Minor Use Permit

Distribution:
Major Use Permit

Retail Sales:
Use by Right



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Service Commercial (C3)

Purpose:

To provide areas suitable for heavy retail and service commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district.

Manufacturing, Packaging and labeling, Self-Distribution, Testing Lab:
Minor Use Permit

Non-Volatile Manufacturing, Distribution:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Commercial/Manufacturing (M1)

Purpose:

To provide areas for heavy commercial and light industrial or manufacturing uses while maintaining an environment free from offensive or objectionable noise, dust, odor, or other nuisances.

Manufacturing, Packaging and labeling, Self-Distribution, Testing Lab:
Minor Use Permit

Non-Volatile Manufacturing, Distribution:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Heavy Manufacturing (M2)

Purpose:

To provide areas for heavy industrial and manufacturing uses which can locate and operate away from the restrictive influences of non-industrial uses, while maintaining an environment free from offensive or objectionable noise, dust, or other nuisances.

Manufacturing, Packaging and labeling, Self-Distribution, Testing Lab:
Minor Use Permit

Manufacturing, Distribution:
Major Use Permit



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Industrial Park (MP)

Purpose:

To provide areas for a wide range of heavy commercial/manufacturing uses, research facilities, or administrative offices clustered within business parks with well designed buildings and attractively landscaped areas.



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Open Space (O)

Purpose:

To provide a zoning district to preserve, protect, and enhance public and private lands for their resource production potential and environmentally sensitive animal and plant habitat; while providing access to publicly owned lands and reducing land-use conflicts by limiting uses incompatible with the purposes of this district.



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Open Space (O)

Purpose:

To provide a zoning district to preserve, protect, and enhance public and private lands for their resource production potential and environmentally sensitive animal and plant habitat; while providing access to publicly owned lands and reducing land-use conflicts by limiting uses incompatible with the purposes of this district.



Article 73
Cannabis Ordinance
Task Force

Base Zoning District Purposes

Open Space (O)

Purpose:

To provide a zoning district to preserve, protect, and enhance public and private lands for their resource production potential and environmentally sensitive animal and plant habitat; while providing access to publicly owned lands and reducing land-use conflicts by limiting uses incompatible with the purposes of this district.



Article 73
Cannabis Ordinance
Task Force

Discussion on Ordinance 3101 and Ordinance 3103

Ordinance 3101

A general order for commercial cannabis cultivation within proximity of the Farmland Protection Zone be indoors, mixed-lights, or in greenhouses with air filtration and vegetative screening.

Ordinance 3103

An amendment to ordinance 3101 that sets a timeline for approved and pending projects to transition to the requirements of Ordinance 3103.



Article 73
Cannabis Ordinance
Task Force

Discussion on expectations for the next Cannabis Ordinance

Task Force Members deciding at the end of each meeting what they want to focus on in the next meeting.

Rotating roll of Task Force Members leading the meeting and presentation to address issues and concerns specific to each interest group.

Any other thoughts or considerations brought up by Task Force Members



Article 73
Cannabis Ordinance
Task Force

Public Comments

County of Lake
Community Development Department
Planning Division – Cannabis Program

Adjournment

