

# Task Force Meeting Lake County Cannabis Priorities

Presented by Lake County Cannabis Alliance



Monday May 8, 2023

## **Discussion Topic:**

Commercial Cannabis Priorities & Permitted Uses by Zone



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# State of Cannabis in California

1. Commercial Cannabis Market Trends
2. Changes in State Cannabis Regulations
3. Truths & Myths



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# Lake County Priorities

Recommended approach for sequencing ordinance development:

- a. Drying Structures Ordinance Adoption
- b. Facilities Ordinance Development (including Retail recommendations)
- c. Comprehensive Re-Write of the Cultivation Ordinance
- d. Programmatic EIR



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# Zoning Recommendations by Permit Type

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## **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**



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# 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)



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## 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



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## 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





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## 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



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## 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



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# 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



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## 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.



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## 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.



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## 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



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## 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



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## 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





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## 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



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# 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



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## 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.



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## 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.



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## Base Zoning District Purposes

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## Base Zoning District Purposes

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## 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.



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## 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





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# Public Comments

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# Adjournment

