

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Sonoma County Cannabis Land Use Ordinance Update and General Plan Amendment

Lead Agency: County of Sonoma

Contact Name: McCall Miller

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Project Location: Unincorporated Sonoma County outside the Coastal Zone

City

County

Project Description (Proposed actions, location, and/or consequences).

The County of Sonoma is proposing to adopt amendments to the County Code, Chapter 26 and new Chapter 38, to allow expanded ministerial permitting for commercial cannabis cultivation in agricultural and resource zoned areas. The County of Sonoma also proposes a general plan amendment to include cannabis within the meaning of agriculture. The proposed new Chapter 38 expands ministerial permitting of commercial cannabis cultivation in agricultural and resource zoned areas of the unincorporated county, outside of the coastal zone, sets objective standards for issuance of ministerial permits in those zones to protect public health, safety, and the environment and to promote neighborhood compatibility. It also clarifies and aligns ordinance definitions with state law. The proposed amendments to Chapter 26 are technical in nature. They are designed to align and harmonize with proposed Chapter 38 to avoid duplication concerning ministerial permitting. They also clarify the relationship between the two chapters regarding local land use regulation of cannabis cultivation and supply chain business activity and when a discretionary use permit is required. The ordinance changes include the removal of the prohibition on tasting, promotional activities, and events related to commercial cannabis activities.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics. The updated Ordinance would allow for an increase in the acreage of cultivation within scenic vistas located outside the coastal zone. Whereas the current Ordinance restricts the total area of outdoor, mixed-light, and indoor cultivation in agricultural and resource zoning districts to no more than one acre per parcel, the updated Ordinance would instead limit cultivation by percent of parcel coverage. Plant canopy cover for outdoor cannabis cultivation and hoop houses would be limited to 10 percent of a parcel. In addition, new cannabis structures on parcels greater than 20 acres in size would be restricted to 50 percent of the maximum lot coverage prescribed for the base zone. These new provisions would allow for more than one acre of cannabis cultivation on parcels at least 10 acres in size. They would also allow for an increase in the number and size of greenhouses, indoor cultivation structures, and other supporting structures, as well as more fencing to protect these structures. A new, reconstructed, or an expanded permanent structures that would need to comply with objective design standards adopted by the Board of Supervisors. As a result, the updated Ordinance could lead to an expansion of cannabis cultivation and associated structures on parcels within scenic vistas. Mitigation measures include standards for screening such as native vegetative barriers and a prohibition on the use of glare producing materials for greenhouses and other structures.

Air Quality. Large-scale operations on parcels at least 60 acres in size could exceed the BAAQMD ' s applicable screening criterion of approximately 5.95 acres for NOx, an ozone precursor. As a result, it is possible that cannabis operations would generate NOx emissions exceeding the BAAQMD ' s significance threshold of an average of 52 pounds per day during construction or operation, contributing to regional ozone pollution. During the construction of

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

None.