

17.302.090 - Outdoor cannabis cultivation prohibited.

Notwithstanding any other provision of this ordinance, outdoor cannabis cultivation of mature cannabis plants is prohibited in all zone classifications.

(Ord. No. 348.4898, § 9, 10-23-2018)

17.302.100 - Indoor (artificial light) cannabis cultivation.

A. Zoning. Notwithstanding any other provision of this title, indoor cannabis cultivation is allowed as follows:

1. Specialty cottage indoor cannabis cultivation. Specialty cottage indoor cannabis cultivation is allowed in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and A-D.
2. Specialty indoor cannabis cultivation. Specialty indoor cannabis cultivation is allowed in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and A-D.
3. Small indoor cannabis cultivation. Small indoor cannabis cultivation is allowed in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, and A-D.
4. Medium indoor cannabis cultivation. Medium indoor cannabis cultivation is allowed on lots one gross acre or more in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: I-P, M-S-C, M-M and M-H.

B. Size limitations.

1. All indoor cannabis cultivations shall not exceed the canopy size threshold established by state law.
2. The canopy size on a single lot for a specialty cottage indoor cannabis cultivation shall not exceed five hundred (500) square feet.
3. The canopy size on a single lot for a specialty indoor cannabis cultivation shall not exceed five thousand (5,000) square feet.
4. The canopy size on a single lot for a small indoor cannabis cultivation shall not exceed ten thousand (10,000) square feet.
5. The canopy size on a single lot for a medium indoor cannabis cultivation shall not exceed twenty-two thousand (22,000) square feet except as provided for in Section 17.302.100.B.6. below.
6. Multiple indoor cannabis cultivations may operate on a single lot provided all the following is complied with:
 - a. A conditional use permit has been granted for indoor cannabis cultivation and specifies the number and size of each proposed licensed premises.
 - b. The individual Canopy size for each indoor cannabis cultivation operation complies with state law, and the cumulative canopy area for all the indoor cannabis cultivation operations on one lot does not exceed the total amount of forty-three thousand five hundred sixty (43,560) square feet.

(Ord. No. 348.4898, § 9, 10-23-2018)

17.302.110 - Mixed light cannabis cultivation.

- A. Zones. Notwithstanding any other provision of this chapter, mixed light cannabis cultivation is allowed as follows:
1. Specialty cottage mixed light cannabis cultivation. Specialty cottage mixed light cannabis cultivation is allowed on lots one gross acre or more in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-P, A-2 and A-D.
 2. Specialty mixed light cannabis cultivation. Specialty mixed light cannabis cultivation is allowed on lots one and one-half gross acres or more in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-P, A-2 and A-D.
 3. Small mixed light cannabis cultivation. Small mixed light cannabis cultivation is allowed on lots two and one-half gross acres in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-P, A-2 and A-D.
 4. Medium mixed light cannabis cultivation. Medium mixed light cannabis cultivation is allowed on lots five gross acres or more in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-2.
- B. Size limitations.
1. A mixed light cannabis cultivation shall not exceed the canopy size threshold established by state law.
 2. The canopy size on a single lot for a specialty cottage mixed light cannabis cultivation shall not exceed two thousand five hundred (2,500) square feet.
 3. The canopy size on a single lot for a specialty mixed light cannabis cultivation shall not exceed five thousand (5,000) square feet.
 4. The canopy size on a single lot for a small mixed light cannabis cultivation shall not exceed ten thousand (10,000) square feet.
 5. The canopy size on a single lot for a medium mixed light cannabis cultivation shall not exceed twenty-two thousand (22,000) square feet except as provided for in Section 17.301.110.B.6. below.
 6. Multiple mixed light cannabis cultivation operations may operate on a single lot provided all the following is complied with:
 - a. A conditional use permit has been granted for mixed light cannabis cultivation and specifies the number and size of each proposed licensed premises.
 - b. The individual canopy size for each mixed light cannabis cultivation operation complies with state law and the cumulative canopy area for all the mixed light cannabis cultivation operations does not exceed the total amount of forty-three thousand five hundred sixty (43,560) square feet.

(Ord. No. 348.4898, § 9, 10-23-2018)

17.302.120 - Cannabis cultivation standards.

In addition to the approval requirements in Section 17.302.070 of this chapter and the development standards in the applicable zoning classification, cannabis cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. Location requirements.

1. Indoor and mixed light cannabis cultivation shall not be located within one thousand (1,000) feet of any child day care center, K-12 school, public park, or youth center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this article and continuously operating in compliance with the conditional use permit, and local and state laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Chapter 17.196 of this title. In no case shall the distance be less than allowed by state law.
2. Indoor and mixed light cannabis cultivation are not allowed in an established agricultural preserve or on a lot under a land conservation contract pursuant to the Williamson Act. Indoor and mixed light cannabis cultivation shall not be considered agriculture for the purposes of Ordinance No. 625 the county's right-to-farm ordinance.
3. All cannabis cultivation is prohibited on natural slopes twenty-five (25) percent or greater.

B. Minimum lot size.

1. Minimum lot size for indoor cannabis cultivation. The minimum lot size for indoor cannabis cultivation is provided below:

Commercial Cannabis Activity	Minimum Lot Size (Square Feet)	Allowable Zone(s)
Specialty Cottage	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Specialty	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Small	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Medium	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

2. Minimum lot size for mixed light cannabis cultivation. The minimum lot size for mixed light cannabis cultivation is provided below:

Commercial Cannabis Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Specialty Cottage	1	A-1, A-P, A-2, A-D
Specialty	1.5	A-1, A-P, A-2, A-D

Small	2.5	A-1, A-P, A-2, A-D
Medium	5	A-1, A2

- C. Minimum lot dimensions. The minimum average lot width for mixed light cannabis cultivation lots shall be one hundred fifty (150) feet.
- D. Setbacks.
1. Indoor cannabis cultivation: Indoor cannabis cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an indoor cannabis cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be twenty-five (25) feet.
 2. Mixed light cannabis cultivation:
 - a. Except for medium mixed light cannabis cultivation, the cannabis cultivation area for mixed light cannabis cultivation shall be setback a minimum of fifty (50) feet from all lot lines and public rights-of-way.
 - b. The cannabis cultivation area for medium mixed light cannabis cultivation shall be setback a minimum of one hundred (100) feet from all lot lines and public rights-of-way.
 - c. The cannabis cultivation area for all mixed light cannabis cultivation shall be located a minimum of fifty (50) feet from the drip line of any riparian vegetation of any watercourse.
 - d. All hoop structures, greenhouses and other similar structures used for all mixed light cannabis cultivation shall be separated by a minimum of six feet.
 - e. When adjacent to a residentially zoned lot, the cannabis cultivation area for all mixed light cannabis cultivation shall be setback a minimum of one hundred (100) feet from the adjacent residentially zoned lot lines.
 3. Setback adjustments may be made in accordance with Section 17.172.220 of this title, except in no event shall setbacks be less than the setbacks required by the State of California Department of Food and Agriculture.
- E. Screening and fencing. All mixed light cannabis cultivation shall occur within a secure fence at least six feet in height that fully encloses the cannabis cultivation premises or cannabis cultivation area and prevents easy access to the cannabis cultivation area. The fence must be solid, durable and include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Fences shall be separated by a minimum of six feet from all cultivation structures, providing a clear six foot path. The fence shall comply with all other applicable county ordinances, policies, and design standards related to height, location, materials, or other fencing restrictions. Cannabis cultivation areas shall not be secured by fences with barbed wire or screened with plastic sheeting on chain link. Chain link with slats is allowed.
- F. Enclosures.
1. Cannabis cultivation operations shall occur within a fully enclosed permitted building, greenhouse, hoop structure, or other similar structure. Mixed light supplemental lighting shall not exceed twenty-five (25) watts per square foot to be used up to one hour before

sunrise or after sunset, unless the building or structure is equipped with light-blocking measures to ensure that no light escapes.

2. All greenhouses, hoop structures, or other similar structures shall comply with Section 17.302.060.W. of this article.
- G. Energy conservation measures. All cannabis cultivation operations shall include adequate measures to address the projected energy demand for cannabis cultivation at the lot. On-site renewable energy generation shall be required for all indoor cannabis cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than twenty (20) percent of the anticipated energy demand.
- H. Water conservation measures. All cannabis cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.
- I. Operations.
1. All cannabis cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All indoor and mixed light cannabis cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
 2. All cannabis cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with county and state laws and regulations. All waste generated from cannabis cultivation operations must be properly stored and secured to prevent access from the public.
 3. Onsite generators are prohibited, except as a source of energy in an emergencies. Onsite generators for emergency use shall be included in the conditional use permit.
 4. Cannabis cultivation within the A-1, A-P, A-2, and A-D zones shall not include the retail sales of cannabis or cannabis products.
- J. Findings. In addition to the requirements for approval in Section 17.302.070 of this title, no conditional use permit shall be approved or conditionally approved unless the following findings are made:
1. The indoor or mixed light cannabis cultivation complies with all the requirements of the state and county for cannabis cultivation.
 2. The indoor or mixed light cannabis cultivation is not located within one thousand (1,000) feet from any child day care center, K-12 school, public park, or youth center or a variance has been approved allowing a shorter distance but not less than allowed by state law.
 3. The indoor or mixed light cannabis cultivation includes adequate measures that minimize use of water for cultivation on the lot.
 4. The indoor or mixed light cannabis cultivation includes adequate quality control measures to ensure cultivation on the lot meets state and county regulatory standards.
 5. The indoor or mixed light cannabis cultivation includes adequate measures that address enforcement priorities for cultivation including restricting access to minors, and ensuring that cannabis is not supplied to unlicensed or unpermitted persons.

6. For indoor and mixed light cannabis cultivation lots with verified cannabis related violations within the last twelve (12) months prior to the adoption date of Ordinance No. 348.4898 [October 23, 2018], the proposed use will not contribute to repeat violations on the lot and all applicable fees have been paid.
7. The indoor or mixed cannabis cultivation will operate in a manner that prevents cannabis nuisance odors from being detected offsite.

(Ord. No. 348.4898, § 9, 10-23-2018)

17.302.130 - Cannabis wholesale nurseries.

- A. Applicability. Notwithstanding any other provision of this chapter, cannabis wholesale nurseries are allowed as follows:
 1. Outdoor cannabis wholesale nurseries. Outdoor cannabis wholesale nurseries are allowed on lots larger than or equal to two gross acres in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-P, A-2 and A-D.
 2. Indoor cannabis wholesale nurseries. Indoor cannabis wholesale nurseries are allowed in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: I-P, M-SC, M-M and M-H.
 3. Mixed light cannabis wholesale nurseries. Mixed light cannabis wholesale nurseries are allowed on lots larger than or equal to one gross acre in the following zone classifications with an approved conditional use permit in accordance with Chapter 17.200 of this title: A-1, A-P, A-2 and A-D.
- B. No multiple use permits. No other commercial cannabis activity shall be allowed on a lot that has an approved conditional use permit for a cannabis wholesale nursery.

(Ord. No. 348.4898, § 9, 10-23-2018)

17.302.140 - Cannabis wholesale nurseries standards.

In addition to the approval requirements in Section 17.302.070 of this chapter and the development standards for the applicable zoning classification, cannabis wholesale nurseries shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

- A. General location. Cannabis wholesale nurseries shall not be located within six hundred (600) feet from any child day care center, K-12 school, public park, or youth center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing use that has been established under this article and continuously operating in compliance with the conditional use permit, and local and state laws and regulations.
- B. Minimum lot size.
 1. Minimum lot size for outdoor cannabis wholesale nurseries. The minimum lot size for outdoor cannabis wholesale nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Outdoor Cannabis Wholesale Nursery	2	A-1, A-P, A-2, A-D

2. Minimum lot size for indoor cannabis wholesale nurseries. The minimum lot size for indoor cannabis wholesale nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Indoor Cannabis Wholesale Nursery	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

3. Minimum lot size for mixed light cannabis wholesale nurseries. The minimum lot size for mixed light cannabis wholesale nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Mixed Light Cannabis Wholesale Nursery	1	A-1, A-2

- C. Minimum lot dimensions. The minimum average lot width for cannabis wholesale nurseries shall be one hundred fifty (150) feet.
- D. Setbacks.
1. The premises for all cannabis wholesale nurseries shall be setback a minimum of fifty (50) feet from the lot lines and public rights-of-way.
 2. The premises for all outdoor and mixed light cannabis wholesale nurseries shall be setback a minimum of fifty (50) feet from the drip line of any riparian vegetation of any watercourse.
 3. Setbacks may be modified with the approval of a setback adjustment pursuant to Section 17.172.220 of this title. In no case shall a setback be less than setbacks required by the State of California Department of Food and Agriculture.
- E. Screening and fencing. Live cannabis plants shall not be visible from outside of the lot for a cannabis wholesale nursery. All cannabis nursery activities shall occur within a secure fence at least six feet in height that fully encloses the premises of the cannabis wholesale nursery and prevents easy access to the premises. The fence must be solid, durable and include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Fences shall be separated by a minimum of six feet from all cannabis wholesale nursery structures, providing a clear six-foot path. The fence shall comply with all other applicable county ordinances, policies, and design standards related to height, location, materials, or other fencing restrictions. Cannabis wholesale nursery premises shall not be secured by fences with barbed wire or screened with plastic sheeting on chain link. Chain link with slats is allowed.
- F. Mature cannabis plants. Mature cannabis plants as defined by the California Department of Food and Agriculture are not allowed to be grown, kept, stored or sold at any cannabis wholesale nursery.
- G. Enclosures.
1. Except for outdoor cannabis wholesale nurseries, operations shall occur within a fully enclosed permitted building, greenhouse, hoop structure, or other similar structure. Mixed

light supplemental lighting shall not exceed twenty-five (25) watts per square foot to be used up to one hour before sunrise or after sunset, unless the building or structure is equipped with light-blocking measures to ensure that no light escapes.

2. All greenhouses, hoop structures, or other similar structures shall comply with Section 17.302.060.W. of this chapter.
- H. Energy conservation measures. Cannabis wholesale nurseries shall include adequate measures to address the projected energy demand for cannabis cultivation on the lot. On-site renewable energy generation shall be required for all indoor cannabis wholesale nursery operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than twenty (20) percent of the anticipated energy demand.
- I. Water conservation measures. Cannabis wholesale nursery operations shall include adequate measures that minimize use of water for cannabis cultivation at the site. Water conservation measures, water capture systems, or grey water systems shall be incorporated into cannabis cultivation in order to minimize use of water where feasible.
- J. Findings. In addition to the requirements for approval in Section 17.302.070 of this chapter, no conditional use permit shall be approved or conditionally approved unless the following findings are made:
1. The cannabis wholesale nursery complies with all the requirements of the state and county for the cultivation of cannabis.
 2. The cannabis wholesale nursery is not within six hundred (600) feet from any child day care center, K-12 school, public park, or youth center.
 3. The cannabis wholesale nursery includes adequate measures that minimize use of water for activities at the site.
 4. The cannabis wholesale nursery includes adequate quality control measures to ensure cannabis kept on the lot meets state regulatory standards.
 5. The cannabis wholesale nursery includes adequate measures that address enforcement priorities for cannabis activities including restricting access to minors, and ensuring that cannabis and cannabis products are not supplied to unlicensed or unpermitted persons within the state and not distributed out of state.
 6. For cannabis wholesale nurseries lots with verified cannabis-related violations within the last twelve (12) months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violations on the lot and all applicable fees have been paid.
 7. The cannabis wholesale nursery will operate in a manner that prevents cannabis nuisance odors from being detected offsite.

(Ord. No. 348.4898, § 9, 10-23-2018)