

Topic	Amendment	Location of Amendments in Zoning Code
Setback from Hemp	Hemp cultivation is prohibited within 100 feet of commercial cannabis cultivation areas.	27.3(ab)(6)
Removal of “SR” Suburban Reserve from cultivation	The purpose of this district is for primary residential use with only accessory agriculture – there are no permits or pending application in this zoning district - propose removal of this zoning district from possible commercial cannabis cultivation uses	Amend 27.11 Table B to remove SR from (at) Commercial Cannabis Cultivation – all license types to remove SR
Cannabis Retail – Permit Requirements	• Add Minor Use Permit requirement in “C1” Local Commercial; • Change Major Use Permit requirement in “C2” Community Commercial to Minor Use Permit;	Sec. 21-18.4(g); Sec. 21-19.4(n); 27.11 Table B (aac)
Maximum Canopy	• In “RR” Rural Residential – One acre canopy per use permit • “A” Agriculture, “APZ” Agriculture Preserve Zone, “RL” Rural Lands, and “TPZ” Timber Preserve Zone and “SR” Suburban Reserve – 20 acre canopy per use permit	27.13(AT)(1)(I) 27.13(at)(1)(ii)(r)
Applicant and Property Owner Identification and Background Check	• Amend identification to synchronize with California Code of Regulations 4 CCR §15003. • Identification must also include property owner, if Applicant/Permittee is not the property owner. • Change employee to full-time employee	27.13(at)(1)(ii)(e); 27.13(at)(1)(ii)(f); 27.13(at)(1)(ii)(g)(1)(i); 27.13(at)(1)(ii)(g)(1)(ii); 27.13(at)(1)(ii)(g)(1)(iii); 27.13(at)(1)(ii)(g)(1)(vi); 27.13(at)(1)(ii)(h)(3); 27.13(at)(2)(i)(d)(8); 27.13(au)(6); 27.13(au)(7) and 7(i); 27.13(au)(8); 27.13(au)(9); 27.13(au)(28)(vii)
Background Check Review –	Remove Community Development Department as reviewing agency	27.13(at)(1)(ii)(g)

Responsible Agency		
Operating Hours	Construction hours, Operational Hours and Delivery Hours (1) All construction activities including engine warm-up shall be limited to Monday through Friday: 7:00 a.m. – 7:00 p.m., and Saturdays from 12:00 noon – 5:00 p.m. Backup beepers shall be adjusted to the lowest allowable level. (2) Maximum non-construction related sound levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m., and 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. within residential areas, at the property lines. (3) Cultivation Operational hours: Farming operations and activities may be coordinated with other similar agricultural uses, with flexibility to operate during hours essential for planting and harvesting periods. (4) A retailer shall sell and deliver cannabis goods only between the hours of 6:00 a.m. and 10:00 p.m. Scheduled deliveries and pickups are restricted as follows: Monday through Sunday: 7:00 a.m. – 7:00 p.m.”	27.13(at)(1)(ii)(l)
Opt Out and Reduced Canopy guidelines	Opt out and Reduced Canopy Process: Cultivation Permittees, upon issuance of their state cultivation license(s), may request a temporary adjustment to the permit activity on an annual basis,	27.13(at)(1)(ii)(m); 27.13(at)(4)(i)

	in writing and no later than January 15th of each calendar year to: • Reduce the size of the canopy grown during the growing season; or • Not cultivate during the growing season (Opt Out) Opt out requests shall not be approved for consecutive years. Two consecutive years of noncultivation will result in the expiration of the use permit. Two compliance monitoring site visits are required during the calendar year for all permits granted Opt Out and Reduced Canopy. Opt Out and Reduced Canopy requests are also subject to fees from the Treasurer-Tax Collector's Office for processing the request, as established by the Board of Supervisors Master Fee Schedule. The Permittee is required to pay the fees at the time of submitting the request. Failure to pay the fees in a timely manner, and accommodate Staff for both site visits could result in fines and revocation of the permit. Note: Article 60 describes criteria that can extend the two-year expiration of an approved use permit; based on documented expenditure of at least 15% of the total estimated cost of the project, excluding land and financing costs.	
Removal of 10-year Permit Expiration and Renewal Requirements	10-year term and renewal requirements removed.	27.13(at)(1)(ii)(I); 27.13(at)(6); 27.13(au)(29); 27.13(au)(34)

Setbacks from Offsite Residences	• “A” Agriculture, “APZ” Agriculture Preserve Zone, and “TPZ” Timber Preserve, “SR” Suburban Reserve Zone – 200’ • “RL” Rural Lands – 300’ • “RR” Rural Residential – 500’	27.13(at)(1)(ii)(q)
Incomplete, Inactive, and Abandoned Applications	Incomplete applications shall not be processed. If applicant fails to demonstrate significant progress toward completion within 180 days of the Incomplete Letter, the application shall be considered abandoned. Fees are not refunded for abandoned applications.	27.13(at)(1)(ii)(s)
Surety Bond	Add \$5,000 bond requirement with County of Lake as Obligee – in case site restoration is required.	27.13(at)(1)(ii)(t)
Additional restrictions on cultivation in greenhouses	Cultivation within greenhouses shall not include open venting of the sides. The greenhouse shall have air filtration systems to address potential odor impacts and not be an odor nuisance to offsite residences.	27.13(at)(1)(iii)(g)
Commercial Cannabis Cultivation Exclusion Areas	Add Clear Lake at 7.79 Rumsey to list of public lands	27.13(at)(1)(v)(c)
Buffer from “FPZ” Farmland Protection Zone	1,000’ buffer from FPZ boundaries, as set in Ordinance 3101	27.13(at)(1)(v)(j) Already included in 27.13(at)(1)(vi)(6)
Farmland Protection Zone	Greenhouse construction shall utilize anchor-point foundation when feasible. Concrete slab foundations are discouraged.	27.13(at)(1)(vi)
Site Plan – Riparian Setbacks	Add requirement of identification of water courses as defined by the State Water Resources Quality Control Board as Class I-IV, and their corresponding setbacks.	Section 27.13(at)(2)(i)(d)(10)(i)
Annual Performance	Due date: June 1 st of each calendar year after permit issuance;	27.13(at)(5)(a) and (d); 27.13(au)(32)

Attachment 2

Review Reports – Review	Remove Planning Commission responsibility to review every report;	
Annual Performance Reports and Inspection Reports – Public Access	Annual Performance Reports and Inspection Reports, minus proprietary information will be made available on the electronic permitting system and available for public review.	27.13(at)(5)(i)(b)
Cultivation area corresponding to Type 5 licenses	Adding them as an option	27.13(at)(2)(b)
Frequency of Compliance Site Monitoring Visits	May be reduced to not less than every two years, at discretion of CDD Director. The five-year annual site visit period restarts upon change of permit ownership.	27.13(at)(4)(iii) 27.13(au)(32)
Canopy and Cultivation Area measurement	Sync with state so long as it causes no conflict on measurement for local taxation	27.13(at)(4)(i)