



County of Santa Barbara
**CANNABIS LAND USE ORDINANCES AND
LICENSING**



**APPRAISAL INSTITUTE
2ND ANNUAL
SANTA BARBARA/VENTURA MARKET
TRENDS SEMINAR
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County Background

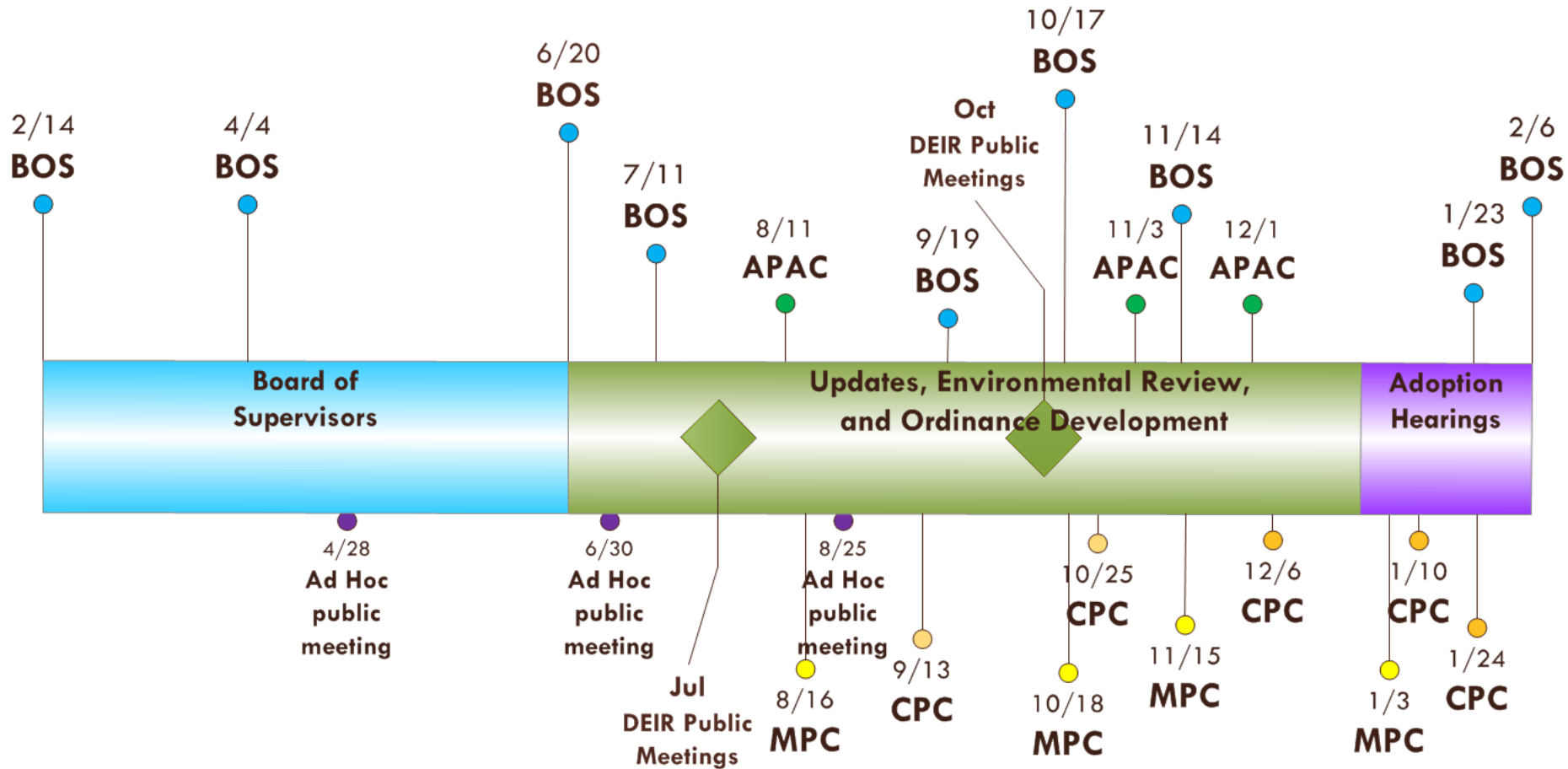
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- ❑ **Medical cannabis cultivation banned since January 2016 with two limited exceptions**
- ❑ **Recreational cannabis activities banned temporarily while regulations are developed**
- ❑ **Board appointed ad hoc subcommittee met regularly from March to September**
 - ▣ **Focused on these elements: taxation, land-use permitting, enforcement, business licensing, health impacts**



Timeline

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Land Use Tables

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Land Use and Development Zones	Permitted Cannabis License Types	
	Cannabis Cultivation	Nursery
AG-I	P	P
AG-II	P	P
M-RP	P	P
M-1	P	P
M-2	P	P

The MLUDC does not contain any zones that propose to permit commercial cannabis activities

Cultivation is not currently proposed in:

MU, CM-LA, OT-R/LC, OT-R/GC, PI, C-1, C-2, C-3, CS, SC, C-V, or CN

Land Use Zones	Permitted Cannabis License Types					
	Non-volatile	Volatile	Testing	Retail	Distribution	Micro
AG-I	P	CUP	--	--	P	--
AG-II	P	CUP	--	--	P	CUP
C-1	--	--	P	P	--	CUP
C-2	--	--	P	P	--	CUP
C-3	--	--	P	P	P	CUP
CS	--	--	--	P	--	CUP
SC	CUP	--	--	P	--	--
PI	--	--	P	--	--	--
M-RP	P	--	P	--	P	--
M-1	P	P	P	P	P	CUP
M-2	P	P	P	--	P	CUP
MU	CUP	--	--	CUP	--	--
CM-LA	CUP	--	--	CUP	--	--
OT-R/LC	CUP	--	--	CUP	--	--
OT-R/GC	CUP	--	--	CUP	--	--

Personal cultivation, for personal use, permitted in any dwelling or accessory structure.

Development Standards

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- Lighting Plan
 - Landscape Plan and Screening Plan
 - Odor Abatement Plan
 - Prohibition outdoor cannabis cultivation, including within hoop structures - AG-1 Lots 20 acres or less, AG-1-5 and AG-10
 - Post-processing and packaging of cannabis
- products shall be considered accessory uses
- Cannabis operation cannot be located within 700-feet from sensitive receptor
 - Lighting is prohibited in hoop structures
 - Structures over 20,000 square feet DVP



State Temporary Licenses in SBC

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- Requires an affidavit attesting to legal, non-conforming
- 986 applications to the state from 90+ cultivators
- 256 temp licenses issued; Second only to Humboldt
- 135 denied (13%) mostly due to wrong license type
- Balance (595) still pending
- 160 approved licenses for Carp area; 242 pending
- 91 approved licenses for Lompoc/Buellton area; 273 pending



Questions?

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Contact Information

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- <http://longrange.sbcountyplanning.org/programs/Cannabis/cannabis.php>
- <http://www.countyofsb.org/cannabis-committee.sbc>



Back-ups

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Development Standards (cont)

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- Odor Abatement Plan
 - Reduce odors that are experienced within residential zones
 - A description of all equipment and methods to be used for reducing odors
 - Certified by a Professional Engineer or Industrial Hygienist
 - Carbon filtration systems
 - Vapor-phase systems
 - Project siting practices
 - Local Contact
 - 24-hour a day availability
 - Notice to property owners 1,000-feet from lot
 - Complaint tracking and reporting system
 - 3 in 365 – corrective action required



Other Development Standards by Type

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Cultivation

- Avoidance of Structures on Prime Soils
- Cannabis Waste Discharge Requirements General Order
- Hoop Structure Lighting Prohibition
- M-RP Cultivation – Indoor Only
- Greenhouse Lighting Requirements
- Post-Processing and Packaging
- Site Transportation Demand Management Plan

- Water Efficiency

Manufacturing

- Manufacturing as Accessory to Cultivation
- Home Occupation Prohibition
- Volatile Manufacturing Employee Training Plan

Distributor

- Distribution as Accessory to Cultivation

Microbusiness

- Delivery only



Volatile Manufacturing

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