

Task Force Meeting Article 73 – Cannabis Ordinance

Lake County Community Development Department

Planning Division – Cannabis Program

April 17, 2023



Presented by
Andrew Amelung

Discussion Topic:

Department of Cannabis Control Definitions



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Agenda

- Welcome
- Roll Call of Task Force Members
- Consideration of Minutes from the March 27, 2023 Task Force Meeting
- Discussion of CVRWQCB Definitions
- Review of Base Zoning and Combining District Purpose and how they relate to Cannabis Activities
- Public Comment
- Adjournment



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Roll Call of Task Force Members

North Lake County:	William Weiss
South Lake County:	Jan Coppinger
Agriculture Commissioner:	Katherine Vanderwall
Farm Bureau:	Rebecca Harper
LCCA:	Jennifer Smith
Cannabis Industry:	Nara Dahlbacka
Tribal Representative:	Robert Geary
LCFCA Representative:	Fire District Chief / Representative



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Consideration of Minutes From

Cannabis Ordinance
Task Force Meeting
March 27, 2023

County of Lake
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Discussion of Definitions used by the Central Valley Regional Water Quality Control Board

Discussion Points:

- Addressing option of choosing specific definitions to pull out and include in our ordinance or incorporating the entire set of definitions
- Identifying any overlap of definitions or conflicting definitions
- Determining any other state agencies that we might want include in our definition process



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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

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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Public Comments

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Adjournment

