



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**



**DRAFT PROGRAM  
ENVIRONMENTAL IMPACT REPORT  
Cannabis Land Use Ordinance and  
Licensing Program  
October 17, 2017**



# Introductions

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- Planning & Development Staff
- EIR Consultants – Amec Foster Wheeler

County of Santa Barbara  
**PLANNING AND DEVELOPMENT**  
**LONG RANGE PLANNING DIVISION**



# Environmental Hearing Purpose

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- **County staff and consultants will:**
  - ▣ Provide overview of the Draft Program Environmental Impact Report (PEIR)
  - ▣ Answer and clarify questions
  - ▣ Receive public comments on the accuracy and adequacy of the Draft PEIR



# Meeting Format

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- Please fill out a speaker slip
- Please focus comments/questions on:
  - ▣ Environmental impacts analyses
  - ▣ Mitigation measures
  - ▣ Alternatives analysis
  - ▣ Draft ordinance language



# Meeting Format (cont.)

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- ❑ **This is not a decision-making hearing**
- ❑ **This meeting is not about the merits or desirability of allowing cannabis in our state or county**
- ❑ **The PEIR is still in draft form, to solicit comment**
- ❑ **There will be additional opportunities to comment on the proposed Project:**
  - ▣ Montecito Planning Commission – County Planning Commission - Board of Supervisors - Coastal Commission



# State Background

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- **Medical**
  - ▣ **1996 - Compassionate Care Act**
  - ▣ **2015 - Medical Cannabis Regulation and Safety Act**
- **Recreational**
  - ▣ **2016 - Adult Use of Marijuana Act (Prop 64)**
- **Both**
  - ▣ **2017 - Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94)**



# 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: land-use permitting, business licensing, enforcement, health impacts, and taxation**
  - ▣ **Three public meetings + two scoping meetings**
  - ▣ **Two updates to the Board of Supervisors**





# Draft Program EIR

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- ❑ **NOP issued July 12<sup>th</sup>**
- ❑ **Draft PEIR released Oct. 2<sup>nd</sup>**
- ❑ **Comment period open until November 16<sup>th</sup> 5 P.M.**



**Draft Environmental Impact Report (EIR)  
for the Cannabis Land Use Ordinance  
and Licensing Program**

SCH No. 2017071016

**October 2017**





# Draft PEIR - Topics Analyzed

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- **Aesthetics & Visual Resources**
- **Agricultural Resources**
- **Air Quality & GHG Emissions**
- **Biological Resources**
- **Cultural Resources**
- **Geology & Soils**
- **Hazards & Public Safety**
- **Hydrology & Water Resources**
- **Noise**
- **Public Services**
- **Transportation and Circulation**
- **Utilities & Energy Conversation**
- **Population, Employment, & Housing**



# Draft PEIR – Project Description

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## ■ Permitted Activities

- Cultivation
- Microbusiness
- Manufacturing
- Distribution
- Testing
- Retail

## ■ Key Development Standards

- Setbacks from schools
- Permanent fencing and security
- Lighting must be shielded
- Noise controls
- Odor abatement plans

- Personal use cannot be prohibited per state law



# Project Description (cont.)

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Land Use and Development Zones	Permitted Cannabis License Types								
	Cannabis Cultivation - Limited (Type 1 - 3)	Nursery (Type 4)	Cannabis Cultivation- Unlimited (Type 5) <sup>3</sup>	Non-volatile Manufacturing (Type 6)	Volatile Manufacturing (Type 7)	Testing (Type 8)	Retail (Type 10)	Distribution (Type 11)	Microbusiness (Type 12)
AG-I	P	P	P	P	CUP	--	--	MCUP	--
AG-II	P	P	P	P	CUP	--	--	P	CUP <sup>1</sup>
C-1	--	--	--	P	--	--	P	--	CUP
C-2	--	--	--	P	--	--	P	--	CUP
C-3	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P	--	P	P	P	CUP
CS	--	--	--	P	--	--	P	--	CUP
SC	--	--	--	P	--	--	P	--	--
PI	--	--	--	--	--	P	--	--	--
M-RP	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P	--	P	--	P	--
M-1	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P	P	P	CUP
M-2	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P	--	P	CUP
MU	--	--	--	P	--	--	P	--	--
CM-LA	--	--	--	P	--	--	P	--	--
OT-R/LC	--	--	--	P	--	--	P	--	--
OT-R/GC	--	--	--	P	--	--	P	--	--
Eligible Acres in County	671,023	671,023	671,023	671,718	670,875	2,279	890	671,023	629,994

# Significant and Unavoidable Impacts (Class I)

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- **Agricultural Resources**
- **Air Quality -- including odors**
- **Noise**
- **Transportation and Traffic**



# Less than significant with mitigation (Class II)

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- **Aesthetics and Visual Resources**
- **Agricultural Resources**
- **Biological Resources**
- **Cultural Resources**
- **Hydrology**
- **Land Use**
- **Utilities**
- **Population, Employment and Housing**



# Alternative Analysis

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- **No Project Alternative**
- **Alternative 1 - Exclusion of Cannabis Activities from the AG-I Zone District**
- **Alternative 2 - Preclusion of Cannabis Activities from Williamson Act Land**
- **Alternative 3 - Reduced Registrants**
  - ▣ *Alternative 3 is identified as the Environmentally Superior Alternative*





# Errata to the Draft PEIR

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- **Under “Alternatives Considered and Discarded”**
  - ▣ The *Existing Registrants Alternative* should have been removed or revised as this became Alternative 3 and was analyzed



# Many Ways to Comment

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- **Speak Today**
- **Email Comments**
  - ▣ **cannabisinfo@countyofsb.org**
- **Mail Comments**
  - ▣ **Jessica Metzger, Project Manager**  
**County of Santa Barbara**  
**Planning and Development**  
**123 E. Anapamu Street**  
**Santa Barbara, CA 93101**
- **Sign-up for updates**
  - ▣ **<http://www.countyofsb.org/cannabis-committee.sbc>**



# Ground Rules

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- ❑ **Be respectful and considerate in your comments**
- ❑ **Focus comments pertaining to the environmental review**
- ❑ **Focus on productive feedback -- no personal attacks, clapping, cheering**
- ❑ **Make specific comments within time limit**
- ❑ **Not a forum to speak on desirability of Cannabis**
- ❑ **Please line up -- out of your seats as called**



# Upcoming Important Dates

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- **October 17<sup>th</sup>** – Board of Supervisors consider process for legal non-conforming cultivation sites
- **October 18<sup>th</sup>** – Update to the Montecito Planning Commission on the Cannabis Land Use Ordinance and Licensing Program
- **October 25<sup>th</sup>** – Update to the County Planning Commission on the Cannabis Land Use Ordinance and Licensing Program
- **November 14<sup>th</sup>** – Update to the Board of Supervisors on the Cannabis Land Use Ordinance and Licensing Program
- **December 5<sup>th</sup>** – Enforcement update to the Board of Supervisors

