



**Board of Supervisors
May 12, 2020**

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Retirement, Remediation, Relocation (RRR)

What is an RRR Program?

- Incentivize, promote, and encourage relocation through a **transfer of development rights from a site which does not satisfy required criteria to another site which does.**
 - Property that constructed a greenhouse, cultivated cannabis, paid cannabis tax but is no longer in an allowed zoning area.
 - Other examples of criteria may be district, planning area, zoning, or setback requirements.

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Why is the County considering it?

Consider a path to operate for property owner(s) who satisfied criteria for commercial cannabis activities prior to adoption of Ordinance 5270:

- Restrict the expansion of greenhouses and other structures on productive agricultural lands through adaptive reuse
 - Buildings must be permitted or legally established prior to January 1, 2016
 - Buildings may be improved for cannabis activities if the footprint does exceed the previously recognized square footage
- Setback requirements
- Zoning districts

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Direction Received from Cannabis Committee

- January 22, 2020 – initial presentation to the BOS Cannabis Committee
- April 1, 2020 – presented proposed criteria for a RRR concept

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Research of Humboldt County

Candidates eligible for the RRR Program must have been in operation at any time between January 1, 2006 and January 1, 2016, and satisfy any of the following criteria:

- Source of irrigation water from surface water diversion without permits
- Served by roads which do not conform with one or more access performance standards
- With slopes in excess of 15%
- Where the cultivation area location does not comply with the required setbacks

Operators meeting these criteria can relocate to an eligible site for an area up to four times that of the previously existing site, up to a maximum of 20,000 sq. ft.

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What an RRR Program could look like in Monterey County

Criteria as revised by Cannabis Standing Committee:

- Property owner applied for and was issued a building permit to construct a greenhouse before January 1, 2016
- The property owner would need to provide proof of cannabis taxes paid during the period of July 2016 – June 2018
- Property owner would be allowed an exception to relocate the greenhouse structure to an allowable cannabis zoning area:
 - The transferred permit could apply a multiplier of three times the original footprint of the greenhouse(s)
 - The relocation site will not be allowed to begin to operate while diligently pursuing all required permits

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RMA staff time and resources needed to create an RRR Program amongst existing priorities:

Adoption of amendments

- Major amendment to Titles 20 and 21 of the Monterey County Code to include the RRR program in all zoning districts in which it would be allowed.

Approval process

- Title 20 goes to Planning Commission for a recommendation, Board of Supervisors for adoption, and then California Coastal Commission for certification.
- Title 21 goes to Planning Commission for a recommendation and then Board of Supervisors for adoption.

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Other RMA Priorities

- Implementation of the 2010 General Plan
- Short-term rental ordinance
- Accessory Dwelling unit ordinance
- Moss Landing Community Plan development
- Development Evaluation System
- Castroville Community Plan Impact Fees
- Mixed Use Ordinance
- Chualar Community Plan Draft
- Big Sur Land Use Plan updates
- Outdoor Grow Pilot Program ordinance
- Current Planning Permit processing

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Cannabis Program Priorities: Current areas of focus

- Updating the Strategic Plan and Implementation Action Plan;
- Progressing cannabis industry operators towards being fully permitted;
- Reviewing and issuing, when applicable, 116 new and renewal Cannabis Business Permit applications;
- Managing continuous compliance inspections, issuing notices, and follow-up
- Learning METRC (Track-and-Trace) and assisting industry
Managing the Governor's Office of Business & Economic Development Cannabis Equity Grant and conducting an equity assessment;
- Completing the application for the Board of State and Community Corrections (BSCC) Prop 64 grant; and
- Enhancement of the Cannabis Program website.



Questions