



CANNABIS PROGRAM
COUNTY OF MONTEREY

Board of Supervisors Meeting
January 9, 2024

Proposed Amendments to Chapters 20/21.69

History of Outdoor Commercial Cannabis Cultivation Pilot Program

- Board adopted in June 2019 to add Chapters 20/21.69 to Monterey County Code.
- Board amended in May 2021 to:
 - Extend Pilot for 3 years.
 - Expiration date: 2026.
 - Add Permanent Grazing as an allowable zoning type within Cachagua Area Plan.
 - Increased canopy limit from 10,000 → 20,000 square feet.
 - Reduced setbacks from nearest offsite structure from 500 → 250 feet.
 - Expanded exception criteria for discretion of Appropriate Authority.

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- Consider removing the requirement to demonstrate that cannabis was cultivated onsite.

Reasons to remove proof of prior cultivation

- No operations in the four years the Pilot has been active.
- Board adopted Growing Equity Together Program in December 2021.
 - Included Retirement, Remediation, and Relocation (RRR) component.
 - RRR program not approved.
- Many interested applicants no longer own/lease property and are ineligible for Pilot.
- HCD has received four eligible formal land use permit applications for outdoor cultivation.
 - 4 - “Incomplete” status.
 - Each are Growing Equity Together applicants.
 - 1 other – ineligible due to zoning area.

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- Remove requirement for parcels cultivated prior to January 1, 2016.
- Consider aggregate canopy limit of 300,000 (Individual 20,000 cap per applicant).

Resources

- Program does not need additional allocations for staff or non-staff costs.
- HCD staff time is required to draft ordinances. This will compete with other priorities:
 - **Housing Element update**
 - **ADU ordinance updates**
 - **Inclusionary Housing Ordinance**
 - **Vacation Rental Ordinance**
 - **Zone 2C study**
 - **Ag land mitigation**
 - **Chualar Community Plan**
 - **Castroville Community Plan updates**
 - **Big Sur Land Use Plan updates**
 - **Moss Landing Community Plan update**
 - **East Garrison**
 - **Tree policies**
 - **Carmel Lagoon/Scenic Rd protective structures**
 - **CRFREE**
 - **DES**



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Questions