

General Plan Amendment 2021-02

Note: All proposed text amendments are shown in bold legislative font (underline and ~~strikeout~~).

A: Text Amendments to the Land Use and Community Character Element to modify and add new policies related to the adoption of the Cannabis Land Use Ordinance (CLUO)

Change A-1: Modify Policy LU-1.1 and Table LU-4, as follows:

Agriculture (AG) includes the full range of cultivated agriculture, such as row crops, **cannabis cultivation, cannabis nurseries, cannabis processing,** orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial uses (e.g. agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; **cannabis manufacturing, testing, and distribution; cannabis retail – non-storefront; cannabis microbusiness;** surface mining; etc.) as well as agricultural commercial uses (e.g. roadside stands, “Yolo Stores,” wineries, farm-based tourism (e.g. u-pick, dude ranches, lodging), horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas. Agriculture also includes farmworker housing, surface mining, and incidental habitat.

Commercial General (CG) includes regional and highway-serving retail, offices, service retail and agricultural commercial uses. Research and development is allowed where offices and service support uses are the primary use (accounting for more than 50 percent of the total square footage). There is no limit on the amount of ground floor square footage. Upper floor and accessory attached residential uses are allowed. **This designation also includes indoor and mixed-light cannabis cultivation, cannabis processing, cannabis manufacturing – packaging and labeling; cannabis distribution, cannabis retail, and cannabis microbusiness.**

Commercial Local (CL) includes a range of goods and services to meet the everyday needs of residents within a community, such as retail, offices, service uses and agricultural commercial uses. There is a limit of 40,000 square feet allowed on the ground floor for any one user. Upper floor and ancillary attached residential uses are allowed. **This designation also includes cannabis retail-storefront.**

Industrial (IN) includes the full range of light to heavy industrial/manufacturing, including agricultural industrial uses (e.g. storage facilities, contractor’s yards, corporation yards, dismantling, etc.). **This designation also includes indoor and mixed light cannabis cultivation, cannabis nurseries, cannabis processing, cannabis manufacturing, cannabis testing, cannabis distribution, cannabis retail, and cannabis microbusiness.** Research and development, including biotechnology, is allowed where manufacturing is the primary use (accounting for more than 50 percent of the total square footage).

Change A-2: Add new Policy LU-1.4:

Personal cultivation of cannabis, outdoor and indoor, compliant with all applicable state and local regulations, is an allowed land use in all agricultural, residential, commercial, and industrial general plan land use designations.

B: Text Amendments to the Agriculture and Economic Development Element to modify and add new policies related to the adoption of the Cannabis Land Use Ordinance (CLUO)

Change B-1: Modify Policy LU-2.3, as follows:

Prohibit the division of land in an agricultural area if the division is for non-agricultural purposes, **if the division is for cannabis crops or activities**, and/or if the result of the division will be parcels that are infeasible for farming. Projects related to clustering and/or transfers of development rights are considered to be compatible with agriculture.

Change B-2: Modify Policy AG-1.3, as follows:

Prohibit the division of agricultural land for non-agricultural uses **and/or for cannabis crops or activities**.

Change B-3: Add new Policy AG-3.22:

Based on statewide and local voter support, accept cannabis cultivation, nurseries, processing, manufacturing, retail, and microbusiness operations as a new agricultural opportunity in support of agricultural economic development, preservation of agricultural land, and creation of opportunities for new farmers. Recognize unique challenges, and competing and evolving community values, by allowing for adaptive regulatory considerations over time.