**Potential Effects of the Medical Cannabis Cultivation and Commerce**

**Ordinance (MCCCO) on Land Use and Planning**

The county’s draft environmental impact report (DEIR) states that there are “less than significant” project impacts to Land Use and Planning from the proposed regulation of cannabis cultivation and that “no mitigation is required.” If regulation were to be the result of the current process, the permitting requirements in the DEIR of the proposed ordinance contain no minimum parcel sizes, allow a 25% canopy area, and only require 30-foot property line setbacks. The proposed MCCCO would allow even more cannabis applications and larger cannabis grows on even smaller parcels with miniscule setbacks.

**Division of Established Communities** – The proposed MCCCO will divide established residential subdivisions into residential and non-residential uses. Evidence of this can already be seen in some subdivisions, thereby, changing the character of the neighborhoods as some residences are now completely surrounded by commercial cannabis grows.

**Conflicts with Calaveras County General Plan, Special Plans, and Zoning** – The proposed MCCCO directly conflicts with the Rancho Calaveras Special Plan which prohibits commercial uses in the Planning Area and regulates Rural Home Businesses in the county’s largest subdivision. The proposed ordinance does not meet the Special Plan’s requirement for a low-intensity Rural Home Business. Additionally, commercial cannabis conflicts with the primary land use of the property (determined in the General Plan), which is residential.

There has also been a recent increase countywide in requests for zoning changes that facilitate cannabis grows. These zoning amendments change the land use focus from primarily Residential or Recreational to Mixed Use Residential with Agricultural and Commercial. To read the full comments provided by the CPC as well as suggested mitigations, please visit <http://cannabis.calaverasgov.us/CEQA/Comments> .

**The Board of Supervisors will make its final decision soon.**

If you care about this issue, send your input to the Board of Supervisors: Clerk of the Board of Supervisors, 891 Mountain Ranch Road, San Andreas, CA 95249 or [DSeverud@co.calaveras.ca.us](mailto:DSeverud@co.calaveras.ca.us). The Community Action Project encourages all people affected by this decision to work with the County to draft a clear, effective, and legally sufficient ordinance that will meet the needs of each community. **To receive regular action alerts on this topic, add yourself to our email list at** [**www.calaverascap.com**](http://www.calaverascap.com)**.**



**P.O. Box 935, San Andreas, CA 95249 ● (209) 772-1463 ●**[**www.calaverascap.com**](http://www.calaverascap.com)