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**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING THE PLANNING DEPARTMENT AT PLANNING@CERES.GOV BEFORE 4:00 PM THE DAY OF THE MEETING. INCLUDE THE AGENDA ITEM NUMBER OR PUBLIC COMMENT PERIOD IN THE SUBJECT LINE OF THE EMAIL. THE CLERK MAY READ WRITTEN COMMENTS INTO THE RECORD, IF SPECIFICALLY REQUESTED TO DO SO AT THE BEGINNING OF YOUR EMAIL. YOUR WRITTEN COMMENT WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND KEPT ON FILE AS PART OF THE OFFICIAL RECORD OF THE PLANNING COMMISSION MEETING.**

*If you have any questions on how to attend virtually or are encountering difficulties connecting to the meeting, please contact the Planning Office at [planning@ceres.gov](mailto:planning@ceres.gov).*



## **AGENDA**

**PLANNING COMMISSION REGULAR MEETING  
CITY OF CERES, CALIFORNIA**

**City Council Chambers, 2701 Fourth Street  
Monday, February 2, 2026, at 6:00 p.m.**

Mailing Address: Ceres City Hall, 2220 Magnolia Street, Ceres, CA 95307-3292  
Phone: (209) 538-5774 Fax: (209) 538-5675

### **CALL TO ORDER**

Chairperson Condit

### **ROLL CALL**

Chair: Gary Condit  
Vice Chair: R.J. Jammu  
Commissioners: Bob Gobble; Francisco Mireles; Dorie Perez

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Chairperson Condit.

### **ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

**AGENDA**  
**Regular Planning Commission Meeting**  
**February 2, 2026**  
**Page 2**

**CITIZEN COMMUNICATIONS** to the Commission on matters not included on the agenda (five minutes).

While the Planning Commission welcomes and encourages participation in Planning Commission meetings, adopted rules allow no more than 5 minutes (Resolution No. 2012-132) for expression of non-agenda items. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Planning Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Planning Commission. Citizens are entitled to address the Planning Commission on any agenda item subject to the 5-minute provision.

**CONFLICT OF INTEREST DECLARATION**

**CONSENT CALENDAR**

All matters listed on the consent calendar are considered routine in nature and will be enacted by a single motion unless otherwise requested by an individual Commissioner or the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

1. Clerks Report of Posting. The agenda of the February 2, 2026, Planning Commission Meeting was Posted on Wednesday, January 28, 2026. (*Planning Technician*)
2. Waive Readings. All Readings of Ordinances and Resolutions are Waived. (Waive readings in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title). (*Planning Technician*)
3. Approval of Minutes for the December 15, 2025, Regular Planning Commission Meeting. (*Planning Technician*)

**CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR**

**PUBLIC HEARING**

4. **Resolution No. 2026-XXX**, Recommending the City Council Adopt a Zoning Ordinance Text Amendment Adding Chapter 18.43, Cannabis Conditional Use Permits, to Title 18, Zoning, and Amending Applicable Chapters of Title 18, Zoning, of the Ceres Municipal Code. (*City Attorney*)

\* *Continued from the December 15, 2025, Regular Planning Commission Meeting.*

**UNFINISHED BUSINESS**

None

**AGENDA**  
**Regular Planning Commission Meeting**  
**February 2, 2026**  
**Page 3**

## **NEW BUSINESS**

None

## **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

## **REPORTS**

At this time, any Commissioner or City staff will make an announcement, or report briefly on his/her activities.

- Chairperson
- Commission
- City Attorney
- City Staff

## **ADJOURNMENT**

The next regularly scheduled Planning Commission Meeting will be held on February 17, 2026, at 6:00 p.m. in the City Council Chambers located in the Community Center at 2701 Fourth Street, Ceres, CA.

## **ANY DECISION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL**

Such an appeal of a Planning Commission action from this meeting must be filed by 5:00 p.m., February 12, 2026. Any person who challenges any of the following actions in court, may be limited to raising only those issues that they or someone else raised at the Public Hearing, or in written correspondence delivered to the City of Ceres at, or prior to, the Public Hearing. The appeal must be filed in writing with a \$1,000.00 filing fee.

## **AFFIDAVIT OF POSTING**

I, Stephani Davis, Planning Technician, for the City of Ceres, declare under penalty of perjury that the foregoing agenda for the Regular Planning Commission Meeting was posted on Wednesday, January 28, 2026, at the following locations in Ceres:

- Community Center Display Case – 2701 Fourth Street



Stephani Davis, Planning Technician

**AGENDA**  
**Regular Planning Commission Meeting**  
**February 2, 2026**  
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**Planning Commission Agenda:**

The Planning Commission agenda is available for public review on the City's website at [www.ci.ceres.ca.us](http://www.ci.ceres.ca.us) and posted at the time and place noted above.

**Related Materials:**

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division at City Hall located at 2220 Magnolia Street, Ceres, CA during normal business hours. Persons with questions concerning any agenda item may call the Planning Division at (209) 538-5774 or email at [planning@ceres.gov](mailto:planning@ceres.gov).

**Notice regarding Americans with Disabilities Act:**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact the city clerk's office at (209) 538-5731 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made (28CFR 35.102-35.104 ADA TITLE II).

Únete al seminario web de ZOOM para participar en vivo en:  
<https://us02web.zoom.us/j/86549377614?pwd=PoC70YWmYl8WzvmHkUY1JNkIRIJZU7.1>

ID del seminario web: 865 4937 7614; Código de acceso: 684527; or Llame: (669) 900-6833

**PARA PARTICIPAR EN LA SESIÓN DE LA COMISIÓN DE PLANIFICACIÓN VIA COMMENTARIO PÚBLICO REMOTE ENVÍE UN CORREO ELECTRÓNICO A PLANNING@CERES.GOV ANTES DE LAS 4:00 P.M. EL DÍA DE LA REUNIÓN. INCLUYA EL NÚMERO DEL PUNTO DE LA AGENDA O MENCIONE "PERÍODO DE COMENTARIOS DEL PÚBLICO" EN EL ASUNTO DEL CORREO ELECTRÓNICO. LA SECRETARIA PODRÁ LEER LOS COMENTARIOS POR ESCRITO DURANTE LA SESIÓN, SI ASÍ LO SOLICITA EXPRESAMENTE AL COMIENZO DE SU CORREO ELECTRÓNICO. SU COMENTARIO ESCRITO SE DISTRIBUIRÁ A LOS MIEMBROS DE LA COMISIÓN DE PLANIFICACIÓN Y SE ARCHIVARÁ COMO PARTE DEL ACTA OFICIAL DE LA REUNIÓN.**

*Si tiene alguna pregunta sobre cómo asistir virtualmente o si tiene dificultades en conectarse a la reunión, comuníquese con el División de Planificación a través de la dirección de correo electrónico [planning@ci.ceres.ca.us](mailto:planning@ci.ceres.ca.us)*



## **AGENDA**

### **REUNIÓN REGULAR DE LA COMISIÓN DE PLANIFICACIÓN CIUDAD DE CERES, CALIFORNIA**

**Sala del Concejo Municipal, 2701 Fourth Street  
Lunes, 02 de Febrero de 2026, a las 6:00 p.m.**

Dirección de envío: Ceres City Hall, 2220 Magnolia Street, Ceres, CA 95307-3292  
Teléfono: (209) 538-5774 Fax: (209) 538-5675

#### **LLAMAR AL ORDEN**

Presidente Condit

#### **PASA DE LISTA**

Presidente: Gary Condit  
Vicepresidente: R.J. Jammu  
Comisionados: Bob Gobble; Francisco Mireles; Dorie Perez

#### **JURAMENTO A LA BANDERA**

Juramento a la bandera dirigido por Presidente Condit.

#### **ELECCIÓN DEL PRESIDENTE Y DEL VICEPRESIDENTE**

**COMENTARIOS PÚBLICOS** a la Comisión sobre asuntos no incluidos en la agenda (cinco minutos).

La Comisión de Planificación da la bienvenida y fomenta la participación en sus reuniones. Las reglas adoptadas permiten un máximo de 5 minutos (Resolución n.º 2012-132) para la expresión sobre temas no incluidos en la agenda. El público general puede dirigirse acerca de asuntos que estén bajo la jurisdicción de la Comisión de Planificación y que no estan incluidos en la agenda que fue publicada; sin embargo, la ley de California prohíbe que la Comisión de Planificación tome decisiones sobre cualquier asunto que no esté en la agenda publicada, a menos que la Comisión de Planificación lo declare como una emergencia. Cuidadosos tienen el derecho a dirigirse a la Comisión de Planificación sobre cualquier punto de la agenda, con la limitación de 5 minutos.

**DECLARACIÓN DE CONFLICTO DE INTERESES**

**CALENDARIO DE CONSENTIMIENTO**

Todos los asuntos incluidos en el Calendario de Consentimiento se consideran de rutina ordinaria y se aprobarán por una sola moción, a menos que algún Comisionado o miembro del público solicite su consideración por separado. Si no, se aceptará la recomendación del personal y se procederá a la votación nominal.

1. Informe de la Secretaría Municipal sobre la publicación de la agenda. La agenda de la Reunión de la Comisión de Planificación del 02 de Febrero de 2026 se publicó el miércoles 28 de Enero de 2026. (*Técnica de Planificación*)
2. Renuncia procesal de lectura. Renuncia de la lectura de todas las ordenanzas y resoluciones. (Se renuncia la lectura completa de todas las ordenanzas y resoluciones incluidas en la agenda y se declara que los títulos mencionados en la agenda pública se considerarán leídos por título). (*Técnica de Planificación*)
3. Aprobación de la acta de la Reunión Regular de la Comisión de Planificación del 15 de Diciembre de 2025. (*Técnica de Planificación*)

**CONSIDERACIÓN DE LOS ASUNTOS RETIRADOS DEL CALENDARIO DE CONSENTIMIENTO**

**AUDIENCIA PÚBLICA**

4. **Resolución N° 2026-XXX**, Se recomienda al Ayuntamiento adoptar una enmienda al texto de la ordenanza de zonificación que añada el Capítulo 18.43, Permisos de uso condicional de cannabis, al Título 18, Zonificación, y que modifique los capítulos aplicables del Título 18, Zonificación, del Código Municipal de Ceres. (*Abogado de la ciudad*)

\*Continuación de la reunión ordinaria de la Comisión de Planificación del 15 de diciembre de 2025.

## **ASUNTOS PENDIENTES**

Ninguno

## **ASUNTOS NUEVOS**

Ninguno

## **ASUNTOS INICIADOS POR LA COMISIÓN DE PLANIFICACIÓN Y EL PERSONAL**

Ninguno

## **INFORMES**

En este momento, cualquier miembro de la Comisión de Planificación o del personal municipal podrá hacer un anuncio o informar brevemente sobre sus actividades.

- Presidente
- Comisionados
- Abogada Municipal
- Personal Municipal

## **APLAZAMIENTO**

La próxima reunión regular de la Comisión de Planificación será el 17 de Febrero de 2026, a las 6:00 p.m., en la sala del Consejo Municipal ubicada en el Centro Comunitario, en 2701 Fourth Street, Ceres, CA.

## **CUALQUIER DECISIÓN DE LA COMISIÓN DE PLANIFICACIÓN PUEDE SER APELADA ANTE EL CONCEJO MUNICIPAL**

Cualquier apelación contra una decisión de la Comisión de Planificación tomada en esta reunión deberá presentarse antes de las 5:00 p.m. del 12 de Febrero de 2026. Cualquier persona que impugne judicialmente cualquiera de las siguientes decisiones podrá estar limitada a plantear únicamente las cuestiones que ellos u otra persona hayan planteado en la Audiencia Pública, o en la correspondencia escrita entregada al Ayuntamiento de Ceres en la fecha de la Audiencia Pública o con anterioridad a la misma. La apelación deberá presentarse por escrito, acompañada de una tarifa de presentación de \$1,000.00.

### **DECLARACIÓN JURADA DE PUBLICACIÓN**

Yo, Stephani Davis, Técnica de Planificación de la Ciudad de Ceres, declaro bajo pena de perjurio que la agenda para la Sesión Regular de la Comisión de Planificación fue publicada el miércoles 28 de Enero de 2026 en los siguientes lugares de Ceres:

- Vitrina del Centro Comunitario – 2701 Fourth Street



Stephani Davis, Técnica de Planificación

#### **Agenda de la Comisión de Planificación:**

La agenda de la Comisión de Planificación está disponible para revisión pública en el sitio web de la ciudad en [www.ci.ceres.ca.us](http://www.ci.ceres.ca.us) y se publica en la fecha y los lugares indicados anteriormente.

#### **Materiales relacionados:**

Cualquier escrito o documento proporcionado a la mayoría de la Comisión de Planificación en relación con cualquier punto de esta agenda estará disponible para inspección pública en la División de Planificación, ubicada en el Ayuntamiento, en 2220 Magnolia Street, Ceres, CA, durante el horario comercial normal. Las personas que tengan preguntas sobre cualquier punto de la agenda pueden llamar a la División de Planificación al (209) 538-5774 o envía un correo a [planning@ceres.gov](mailto:planning@ceres.gov).

#### **Act: Aviso acerca de la Ley de Estadounidenses con Discapacidades:**



En conformidad con la Ley para Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión o si necesita que la agenda o los documentos incluidos en el paquete de la agenda se le proporcionen en una forma alternativa, comuníquese con la oficina de la secretaría municipal al (209) 538-5731 con al menos 48 horas en anticipación a la reunión para garantizar que se puedan realizar los arreglos necesarios (28 CFR 35.102-35.104, Título II de la ADA).



**DRAFT MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF CERES, CALIFORNIA**  
**(via ZOOM and in-person)**

**City Council Chambers, 2701 Fourth Street**  
**Monday, December 15, 2025, at 6:00 p.m.**

Mailing Address: Ceres City Hall, 2220 Magnolia Street, Ceres, CA 95307-3292  
Phone: (209) 538-5700 Fax: (209) 538-5780

### **CALL TO ORDER**

Chair Condit called the December 15, 2025, meeting to order at 6:00 p.m.

### **ROLL CALL**

**PRESENT:** Commissioners R.J. Jammu, David Johnson, Dorie Perez, Chairperson Gary Condit

**ABSENT:** None

**ALSO PRESENT:** Planning Consultant Kelsey George, Director of Engineering Services/City Engineer Michael Beltran, Redevelopment and Economic Development Manager Julian Aguirre, City Attorney Thomas Remlinger, City Clerk Fallon Martinez, City Clerk Christina Aguilar, and Planning Technician Stephani Davis

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Chair Condit.

### **CONFLICT OF INTEREST DECLARATION**

None

### **CITIZEN COMMUNICATIONS to the Commission on matters not included on the agenda (five minutes)**

None

### **CONSENT CALENDAR**

1. Clerks Report of Posting. The agenda of the December 15, 2025, Planning Commission Meeting was Posted on Wednesday, December 10, 2025. (City Clerk)

2. Waive Readings. All Readings of Ordinances and Resolutions are Waived. (Waive readings in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title). *(City Clerk)*
3. Approval of Minutes for the August 18, 2025, Regular Planning Commission Meeting. *(City Clerk)*
4. Approval of Minutes for the November 17, 2025, Regular Planning Commission Meeting. *(City Clerk)*

**Action:** Motion by **Vice Chair Jammu**, seconded by **Commissioner Dorie**, approving items 1 – 4. Motion carried **4/0/0/0** by the following roll call vote:

Commissioner Johnson	Commissioner Perez	Vice Chair Jammu	Chair Condit
Yes	Yes	Yes	Yes

### **CONSIDERATION OF ITEM(S) REMOVED FROM THE CONSENT CALENDAR**

None

### **PUBLIC HEARING**

5. **Resolution No. 2025-XXX**, Recommending the City Council Adopt a Zoning Ordinance Text Amendment Adding Chapter 18.43, Cannabis Conditional Use Permits, to Title 18, Zoning, and Amending Applicable Chapters of Title 18, Zoning, of the Ceres Municipal Code. *(City Attorney)*

City Attorney, Thomas Remlinger, introduced the item and gave a brief presentation.

**--Chairperson Condit proposed a recess at 6:05 p.m. to allow staff to address technical issues experienced with the audio during staff's presentation over Zoom.**

**Chairperson Condit reconvened the Planning Commission at 6:20 p.m.--**

City Attorney, Thomas Remlinger, continued their presentation.

Chairperson Condit opened the public hearing. The following members of the public spoke:

Dave Pratt, Ceres citizen - spoke and asked if the City is looking to get more dispensaries within the City or if the proposed ordinance will apply to dispensaries

already in operation and Mr. Pratt asked for clarification on whether there will still be a cap enforced on the number of dispensaries that would be allowed.

John Warren, Ceres citizen - spoke and stated that he could not hear staff's presentation or responses to questions because of the sound cutting out and he stated that it was not an adequate public hearing because of the technical problems.

Due to audio issues the City Attorney's response was unable to be understood. Chairperson Condit answered the citizen's question per the information given by the City Attorney during the presentation.

Chairperson Condit closed the public hearing.

Commission and staff discussion included Commissioner Rammu suggesting holding the vote for the item at a later meeting to give staff time to either fix the audio issues or plan to give their presentation in person.

**Action:** Motion by **Chairperson Condit**, seconded by **Commissioner Johnson**, continuing item 5 to the next regularly scheduled Planning Commission meeting on February 2, 2026. Motion carried 4/0/0/0 by the following roll call vote:

Commissioner Jammu	Commissioner Johnson	Commissioner Perez	Chairperson Condit
Yes	Yes	Yes	Yes

6. Finding the Proposed Project Categorically Exempt from Environmental Review per CEQA Section 15332, Infill Development; and

Adopting a Resolution Approving a Site Plan Approval for the East Whitmore Avenue Duplex & ADU on a +/- 5,449 Square Foot Lot Located at 2436 E. Whitmore Avenue (APN: 127-015-001).

CEQA Status: Categorically Exempt Per CEQA Section 15332, Infill Development

Required Action: Adopt PC Resolution 25-21

Redevelopment & Economic Development Manager, Julian Aguirre, introduced the item and gave a brief presentation.

Chairperson Condit opened the public hearing. The following members of the public spoke:

John Warren, Ceres citizen - spoke and asked if there will be garages included in the project in compliance with the Code.

Chairperson Condit closed the public hearing.

Commission and staff discussion included parking requirements and clarification of covered parking included in the project.

**Action:** Motion by **Vice Chairperson Rammu**, seconded by **Commissioner Perez**, approving item 6. Motion carried **4/0/0/0** by the following roll call vote:

Commissioner Jammu	Commissioner Johnson	Commissioner Perez	Chairperson Condit
Yes	Yes	Yes	Yes

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

## **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

## **REPORTS**

- Commission

Nothing to report.

- Chair

Chairperson Condit announced the close of Commissioner Johnson's term and that this meeting will be his final meeting as a Planning Commissioner. He thanked him for his long, committed service to the City of Ceres.

Commissioner Johnson thanked Chairperson Condit and wished his fellow Commissioners luck in their ongoing service and provided appreciation to Dave Pratt and John Warren, Ceres citizens for showing up to all the meetings.

- City Attorney

Nothing to report.

- City Staff

Redevelopment and Economic Development Manager Julian Aguirre introduced new Planning Technician, Stephani Davis and stated how excited we are to have her in the office.

#### **ADJOURNMENT**

The next scheduled City Council Meeting will be held on February 2, 2026, at 6:00 p.m. in the City Council Chambers located in the Community Center at 2701 Fourth Street, Ceres, CA.

There being no further business, Chair Condit adjourned the meeting at 6:54 p.m.

APPROVED:

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Gary Condit, Chair

ATTEST:

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Stephani Davis, Secretary

*Consistent with Council Policy, the minutes referenced above are in Action Format. The complete recording of the meeting can be viewed at [http://www.ci.ceres.ca.us/agenda\\_center](http://www.ci.ceres.ca.us/agenda_center).*





**City of Ceres Planning Commission  
STAFF REPORT & RECOMMENDATION**

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DATE: February 2, 2026

TO: Planning Commission

FROM: Nubia Goldstein, City Attorney

SUBJECT: Recommending the City Council Adopt a Zoning Ordinance Text Amendment Adding Chapter 18.43, Cannabis Conditional Use Permits, to Title 18, Zoning, and Amending Applicable Chapters of Title 18, Zoning, of the Ceres Municipal Code

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**RECOMMENDED PLANNING COMMISSION:**

Staff recommends the Ceres Planning Commission adopt the resolution recommending that the Ceres City Council adopt a zoning ordinance text amendment adding Chapter 18.43, Cannabis Conditional Use Permits, to Title 18, Zoning, and amending applicable Chapters of Title 18, Zoning, of the Ceres Municipal Code.

**I. BACKGROUND:**

This item was previously heard on December 15, 2025; however, due to technical difficulties with the presentation, the Planning Commission continued the item to its February 2, 2026 meeting.

The Medical and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), codified in Business and Professions Code section 26000 et seq., established the comprehensive state regulatory framework for commercial medicinal and adult-use cannabis activity. MAUCRSA expressly preserves the authority of local jurisdiction to regulate or prohibit cannabis operations within their boundaries.

The City of Ceres (“City”) has permitted and regulated medical and adult use cannabis businesses under the Cannabis Business Pilot Program (“Pilot Program”) established on May 29, 2018. Since the establishment of the Pilot Program, the City has gained a better understanding of the commercial cannabis industry and its impact to public health, safety, and welfare. Based on this experience, Staff and the Ceres City Council (“City Council”) have identified the need to update the Pilot Program to a permanent regulatory structure to strengthen the City’s enforcement authority and ensure consistent compliance with local and state regulations.

## **II. DISCUSSION:**

The City Council has held multiple public meetings and received input from City Staff, cannabis business operators, and members of the public regarding potential changes to the City's regulation of cannabis businesses. Based on these discussions, the City Council directed Staff to prepare amendments to the City's regulatory framework, including a requirement that all cannabis businesses operating within the City obtain and maintain both a cannabis conditional use permit ("CUP") and a development agreement.

Because the cannabis CUP constitutes a zoning entitlement, implementation of this requirement necessitates an amendment to the City's zoning ordinance. Staff proposes that cannabis CUPs be established through this zoning ordinance text amendment ("ZOTA"), which would add a new Chapter 18.43, Cannabis Conditional Use Permits, to Title 18, Zoning of the Ceres Municipal Code ("CMC"). The new chapter would impose cannabis specific conditions of approval directly from the CMC. Cannabis CUPs would otherwise follow the same procedural requirements applicable to traditional conditional use permits under Chapter 18.30.

City Council is concurrently considering adoption of a separate ordinance amending Chapter 5.22, Cannabis Business Regulations, of Title 5, Business Licenses and Regulations, attached as Exhibit B. The proposed amendments to Chapter 5.22 primarily address the development agreement process but also reference and require Cannabis CUPs. Because the two regulatory components are interdependent, adoption of both Chapter 18.43 and the amended Chapter 5.22 is necessary to maintain internal consistency within the CMC.

The additions proposed by the ZOTA can be broken down into (1) application (2) conditions of approval (3) enforcement and (4) zones where cannabis businesses are allowed as a conditional use.

### *A. Cannabis Conditional Use Permit Application*

The application process for a cannabis CUP is incorporated into the application process for cannabis businesses in Chapter 5.22. Applicants will be required to submit a completed cannabis business application which includes execution of an indemnification agreement and background checks of all applicable individuals. Applicants are also required to submit the required fees for processing their applications. The City may require any additional information specifically related to the cannabis CUP. Applications will be processed in accordance with the provisions of Chapter 18.30.

### *B. Conditions of Approval*

The conditions of approval in Chapter 18.43 will be the minimum conditions for cannabis CUPs. The Planning Commission may impose more stringent conditions

based upon an applicant's circumstances. Conditions of approval include but are not limited to:

- Requirement of development agreement and City business license;
- Compliance with State and local law and regulations;
- Payment of the Cannabis Business Tax;
- Premises Conditions;
- Security Conditions;
- Cannabis Waste Conditions;
- Cannabis Odor Conditions;
- Specific Business Type Conditions;
- Insurance conditions.

A significant portion of the operational requirements will be implemented through plans submitted by each applicant addressing specific aspects of their business. The primary plans include a site plan, security plan, waste management plan, and odor control plan. For applicable operators, cultivation and manufacturing plans are also required. This approach allows the City to maintain flexibility in conditioning each operation while providing operators with the opportunity to propose operational measures that are practical and tailored to their specific business model.

Each applicant must prepare and submit the required plans as part of their cannabis business application. The Planning Commission will review each of these plans as part of their cannabis CUP application. Each plan must be approved or conditionally approved by the Planning Commission as a condition of the permit. Once approved, the plans become enforceable operational requirements. Failure by a permittee to adhere to their approved plans constitutes a violation of the cannabis CUP and may be grounds for revocation.

#### *C. Enforcement*

A primary objective of the cannabis business regulatory overhaul is to strengthen the City's enforcement authority and provide clear mechanisms for taking decisive action against cannabis operators that violate City regulations or state law. The enforcement provisions of the cannabis CUP framework are centered on the City's ability to revoke a permit when necessary.

Under the provisions of the proposed Chapter 5.22, the City is authorized to inspect all cannabis business premises to verify compliance with the CMC, applicable state laws, and any conditions of approval imposed through the cannabis CUP or development agreement. This inspection authority enhances the City's ability to proactively monitor operations, ensure ongoing compliance, and take prompt corrective action when violations are identified.

Chapter 18.43 establishes specific circumstances under which a cannabis CUP may be revoked, including violations of permit conditions, noncompliance with applicable

laws or regulations, and conduct detrimental to public health, safety, or welfare. Revocation proceedings for a cannabis CUP will follow the same procedures applicable to the revocation of traditional conditional use permits under Chapter 18.30. This process provides permittees with due process protections, including the right to a public hearing and the right to appeal any revocation decision to the City Council.

Through cross-references with the proposed Chapter 5.22, Cannabis Business Regulations, the City will now be able to use administrative citations as an enforcement measure. The City may issue administrative citations for a permittee's violation of the conditions of approval of their cannabis CUP. The administrative citation procedure would follow the City's standard process outlined in Chapter 19.10. Permittees issued an administrative citation would face fines but may continue to operate their cannabis business. This enforcement mechanism provides the City with an alternative to shutting down cannabis businesses while still encouraging compliance.

#### *D. Zones where Cannabis Businesses Are Conditional Uses*

In addition to adding chapter 18.43, the ZOTA amends multiple chapters within Title 18 to identify where cannabis businesses are permitted as conditional uses. The City's current cannabis businesses are located in Planned Community and Industrial zones. Staff has proposed that cannabis businesses may be conditional uses in the following zones:

- Planned Community - CMC Chapter 18.13
- Community Commercial – CMC Chapter 18.16
- Wholesale Commercial - CMC Chapter 18.17
- Highway Commercial - CMC Chapter 18.18
- Light Industrial - CMC Chapter 18.19
- General Industrial - CMC Chapter 18.20

Adding cannabis businesses to these zones will ensure consistency with current businesses while allowing new businesses in appropriate areas. Additionally, Chapter 18.43 requires cannabis businesses to be 1,000 feet from any residentially zoned property, park, day care center, youth center or public or private school.

### **III. FISCAL IMPACTS:**

The City should not incur any expense associated with the processing of cannabis conditional use permits as applicants will be required to pay a fee for their cannabis CUPs to be processed. Further, through the development agreements, Permittees will be required to fund the City's inspection of cannabis businesses and other associated costs of enforcement.

#### **IV. ENVIRONMENTAL**

The ZOTA is a general policy change that does not result in a direct or reasonably foreseeable indirect physical change in the environment and, therefore, does not meet the definition of a “project” under the California Environmental Quality Act (“CEQA”) pursuant to Section 21065 of the Public Resources Code and Section 15378 of the CEQA Guidelines (Title 14, California Code of Regulations).

##### **Attachments:**

1. Attachment A – Resolution
2. Attachment B – Draft Ordinance
3. Attachment C – Presentation



**RESOLUTION 2026-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CERES  
RECOMMENDING THE CITY COUNCIL ADOPT A ZONING ORDINANCE TEXT  
AMENDMENT ADDING CHAPTER 18.43, CANNABIS CONDITIONAL USE  
PERMITS, TO TITLE 18, ZONING, AND AMENDING APPLICABLE CHAPTERS OF  
TITLE 18, ZONING, OF THE CERES MUNICIPAL CODE**

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**WHEREAS**, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), codified in Business and Professions Code section 26000 et seq., establishes the comprehensive state regulatory framework for commercial medicinal and adult-use cannabis activity, and expressly preserves the authority of local jurisdictions to regulate or prohibit such operations within their boundaries; and

**WHEREAS**, on May 29, 2018, the Ceres City Council (“City Council”) adopted Ordinance No. 2018-1045, establishing a Cannabis Business Pilot Program (“Pilot Program”) regulating the operation of cannabis businesses within the City of Ceres (“City”) which is now codified in Chapter 5.22 of the Ceres Municipal Code (“CMC”); and

**WHEREAS**, since the establishment of the Pilot Program, the City has gained a better understanding of the cannabis industry, which has informed how the City intends to regulate cannabis businesses going forward; and

**WHEREAS**, the City Council finds that updating the Pilot Program to establish a permanent regulatory structure for cannabis businesses is necessary to protect the public health, safety, and welfare; and

**WHEREAS**, as part of these permanent regulations, the City Council has determined that all cannabis businesses operating within the City shall be required to obtain a cannabis conditional use permit; and

**WHEREAS**, the proposed zoning ordinance text amendment (“ZOTA”) revises Title 18, Zoning, of the CMC to add of Chapter 18.43, Cannabis Conditional Use Permits, which implement the cannabis conditional use permits and establishes procedures, operational standards, and enforcement authority for the City; and

**WHEREAS**, to ensure consistency within Title 18, Zoning, the ZOTA amends applicable chapters in Title 18 to designate cannabis businesses as conditional uses in the Community Commercial, Wholesale Commercial, Highway Commercial, Light Industrial, General Industrial, and Planned Community zones; and

**WHEREAS**, the Ceres Planning Commission (“Planning Commission”) finds that an ordinance approving the ZOTA will allow the City to adequately regulate cannabis businesses in the City in accordance with the proposed changes to the City cannabis business regulations and State law; and

**WHEREAS**, the Planning Commission finds that the ZOTA is in the best interest of the health, welfare, and safety of the public; and

**WHEREAS**, the Planning Commission Finds that the ZOTA constitutes a general policy change that does not result in a direct or reasonably foreseeable indirect physical change in the environment and, therefore, does not meet the definition of a “project” under the California Environmental Quality Act (“CEQA”) pursuant to Section 21065 of the Public Resources Code and Section 15378 of the CEQA Guidelines (Title 14, California Code of Regulations).

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City hereby recommends by this resolution that the City Council of the City of Ceres adopt the proposed Ordinance No. 2026-\_\_ to add Chapter 18.43, of Title 18, Zoning, and amend applicable Chapters of Title 18, Zoning of the Ceres Municipal Code.

The foregoing resolution of the Planning Commission of the City was passed by the Planning Commission at a public meeting held on the \_\_ day of February 2026, by \_\_\_\_\_, who moved its adoption, which motion was duly seconded by \_\_\_\_\_, and the resolution adopted by the following vote:

AYES:

NOES:

EXCUSED:

APPROVED:

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Gary Condit, Chairperson  
Planning Commission, City of Ceres

ATTEST

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Stephani Davis  
Administrative Secretary  
City of Ceres

Attachments:

Exhibit A: Ordinance No. 2026-XXX

**ORDINANCE NO. 26-XXX****ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CERES ADOPTING A  
ZONING ORDINANCE TEXT AMENDMENT ADDING CHAPTER 18.43, CANNABIS  
CONDITIONAL USE PERMITS, TO TITLE 18, ZONING, AND AMENDING  
APPLICABLE CHAPTERS OF TITLE 18, ZONING, OF THE CERES MUNICIPAL  
CODE**

**WHEREAS**, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), codified in Business and Professions Code section 26000 et seq., establishes the comprehensive state regulatory framework for commercial medicinal and adult-use cannabis activity, and expressly preserves the authority of local jurisdictions to regulate or prohibit such operations within their boundaries; and

**WHEREAS**, on May 29, 2018, the Ceres City Council (“City Council”) adopted Ordinance No. 2018-1045, establishing a Cannabis Business Pilot Program (“Pilot Program”) regulating the operation of cannabis businesses within the City which is now codified in Chapter 5.22 of the Ceres Municipal Code; and

**WHEREAS**, since the establishment of the Pilot Program, the City has gained a better understanding of the cannabis industry, which has informed how the City intends to regulate cannabis businesses going forward; and

**WHEREAS**, the City Council finds that updating the Pilot Program to establish a permanent regulatory structure for cannabis businesses is necessary to protect the public health, safety, and welfare; and

**WHEREAS**, as part of these permanent regulations, the City Council has determined that all cannabis businesses operating within the City shall be required to obtain a cannabis conditional use permit; and

**WHEREAS**, the addition of Chapter 18.43, Cannabis Conditional Use Permits, implements this requirement and establishes procedures, operational standards, and enforcement authority for the City; and

**WHEREAS**, to ensure consistency within Title 18, Zoning, corresponding amendments have been made to designate cannabis businesses as conditional uses in the Community Commercial, Wholesale Commercial, Highway Commercial, Light Industrial, General Industrial, and Planned Community zones; and

**WHEREAS**, on February 2, 2026 the Planning Commission of the City of Ceres held a duly noticed public hearing and adopted a resolution recommending that the City Council approve this zoning ordinance text amendment.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CERES DOES ORDAIN  
AS FOLLOWS:**

**SECTION 1.** Chapter 18.43, Cannabis Conditional Use Permits, shall be added to of Title 18, Zoning, of the Ceres Municipal Code which shall read as follows:

**Chapter 18.43  
CANNABIS CONDITIONAL USE PERMITS**

**Sections:**

**18.43.010 Definitions.**

**18.43.020 Cannabis conditional use permit required.**

**18.43.030 Cannabis conditional use permit application.**

**18.43.040 Cannabis conditional use permit procedure.**

**18.43.050 Revocation of cannabis conditional use permit.**

**18.43.060 Conditions of approval for cannabis conditional use permit.**

**18.43.070 General conditions.**

**18.43.080 Premises conditions.**

**18.43.090 Security conditions.**

**18.43.100 Signage conditions.**

**18.43.110 Cannabis waste conditions.**

**18.43.120 Odor control conditions.**

**18.43.130 Cultivation conditions.**

**18.43.140 Manufacturing conditions.**

**18.43.150 Cannabis delivery conditions.**

**18.43.160 Insurance conditions.**

**18.43.170 Severability.**

**18.43.010 Definitions.**

*Applicant:* a person that files an application for a cannabis conditional use pursuant to this chapter.

*Cannabis:* all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or

the sterilized seed of the plant which is incapable of germination. “Cannabis” does not mean “industrial hemp” as defined by Cal. Health & Safety Code § 11018.5.

*Cannabis business:* any person or entity that engages in commercial cannabis activity.

*Cannabis business tax:* the tax imposed by the City on persons engaged in a cannabis business pursuant to Ceres Municipal Code chapter 3.26.

*Cannabis conditional use permit:* a conditional use permit issued to a cannabis business pursuant to this chapter.

*Cannabis cultivation business:* any business engaged in commercial cannabis activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

*Cannabis delivery:* means the commercial transfer of cannabis or cannabis products to a customer. Cannabis delivery does not mean the transfer or sale of cannabis or cannabis products between two cannabis businesses.

*Cannabis dispensary:* a business at a particular location involving the distribution of cannabis to customers pursuant to a Type 10 State cannabis license that is consistent with State law and this chapter.

*Cannabis goods:* cannabis or cannabis products.

*Cannabis manufacturing business:* a business engaged in commercial cannabis activity involving compounding, blending, extracting, infusing, packaging, labeling, or otherwise making or preparing a cannabis product.

*Cannabis product:* cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

*Cannabis waste:* waste that is cannabis or cannabis product that has been discarded, destroyed, or is no longer usable or saleable, including plant material, trimmings, extracts, infused products, packaging containing cannabis residue, or other materials contaminated with cannabis.

*City Manager:* the Ceres City manager or their designee.

*City business License:* a business license issued by the City pursuant to Ceres Municipal Code chapter 5.02.

*Commercial cannabis activity:* the cultivation, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis

or cannabis products that requires a state license, including medicinal cannabis or medicinal cannabis product as defined in section 26001 of the Business and Professions Code.

*Customer:* natural person 21 years of age or older or a natural person 18 years of age or older who possesses a physician's recommendation, or a primary caregiver who purchases or otherwise lawfully obtains cannabis or cannabis products from a licensed cannabis business for personal use, whether for medicinal or adult-use purposes, and not for resale.

*Permittee:* any person, business, or entity that has been issued a cannabis conditional use permit by the City under this Code, and includes the permit holder's agents, employees, successors, and assigns acting within the scope of the permit.

*Premises:* the land, buildings, structures, and any other improvements or facilities occupied, used, or intended to be used by a permittee for the operation of a cannabis business

*Person:* an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

*Temporary structure* shall mean a structure that is erected or placed on a lot for a limited and specified period, not intended for permanent occupancy, and removed upon expiration of the approved time period.

**18.43.020 Cannabis conditional use permit required.**

- A. No cannabis business shall operate in the City unless it has first obtained and continues to maintain compliance with all of the following:
  1. All applicable state licenses and permits.
  2. A cannabis conditional use permit.
  3. A validly executed development agreement.
  4. A City business license.
- B. Any cannabis business that fails to satisfy any of the requirements in subsection (A) shall immediately cease operations and shall not resume operations until full compliance with all applicable requirements.

**18.43.030 Cannabis conditional use permit application.**

- A. An applicant shall file the following information with the City at the time of application for a cannabis conditional use permit:
  1. A completed cannabis business application.

2. Completed background checks of all applicable individuals pursuant to Ceres Municipal Code section 5.22.070.
3. Any additional information required by the City manager.

B. No cannabis conditional use permit application shall be processed unless the applicant pays the application fee in an amount to be established by resolution of the City Council.

**18.43.040 Cannabis conditional use permit procedure.**

- A. A cannabis conditional use permit shall be processed in accordance with the procedures set forth in Ceres Municipal Code chapter 18.30.
- B. A permittee seeking to amend the conditions of approval of its cannabis conditional use permit shall submit a written request to the City Manager and pay applicable processing fees. Amendments that do not substantially change the type or scope of use may be approved by the City Manager. All other amendments shall require a public hearing and Planning Commission approval.

**18.43.050 Revocation of cannabis conditional use permit.**

- A. A cannabis conditional use permit may be revoked based on certain findings, including but not limited to if any of the following:
  1. That the permittee has violated any condition of approval of its cannabis conditional use permit.
  2. That the permittee has violated any term or condition of its development agreement.
  3. That the permittee's development agreement has been revoked, terminated, or otherwise rendered invalid.
  4. That the permittee's City business license has been revoked, suspended, or otherwise rendered invalid.
  5. That the permittee has failed to pay any applicable cannabis business tax.
  6. That the permittee's applicable state license has been revoked, suspended, or otherwise rendered invalid.
  7. That the permittee has violated any provision of the Ceres Municipal Code.
  8. That the permittee has violated any applicable state or local law or regulation.
  9. That the use is being exercised in such a way as to be detrimental to the public health, safety, or welfare, or in such a manner as to constitute a nuisance.
  10. That the use for which approval was granted has ceased to exist or has been suspended for a period in excess of six months.

- B. Revocation of a cannabis conditional use permit shall be process in accordance with the procedures set forth in Ceres Municipal Code chapter 18.30.
- C. Upon revocation of a cannabis conditional use permit, all cannabis operations on the premises shall immediately cease, and the permittee shall comply with all closure and inventory disposal requirements under this code and state law and regulations.

**18.43.060 Conditions of approval for cannabis conditional use permit.**

Upon approval of a cannabis conditional use permit, the Planning Commission may impose conditions in excess of the requirements set forth in this chapter.

**18.43.070 General conditions.**

- A. Permittee shall not operate without a valid cannabis conditional use permit, or if its cannabis conditional use permit has been revoked, suspended, or otherwise rendered invalid.
- B. Permittee shall not operate in violation of the conditions of its cannabis conditional use permit.
- C. Permittee shall obtain and maintain a valid development agreement. Any breach or default of permittee's development agreement or revocation of the development agreement shall be grounds for revocation of a cannabis conditional use permit.
- D. Permittee shall obtain and maintain a valid City business license.
- E. Permittee shall comply with all state and local laws and regulations.
- F. Permittee shall timely pay the applicable taxes pursuant to state and local laws.
- G. Permittee shall not make any operational changes to its cannabis business operations without an approved amendment to its conditional use permit.
- H. A cannabis conditional use permit may be issued prior to an applicant having received all required state licenses; however, no cannabis business shall receive a certificate of occupancy nor operate in the City prior to possessing the required state and local licenses and permits.

**18.43.080 Premises conditions.**

- A. The premises must be fully compliant with all applicable federal, state, and local laws and regulations.
- B. Permittee's operations shall be conducted within fully enclosed buildings. Operations, including storage and cultivation of cannabis, shall not be visible from the exterior of any building.
- C. The premises shall not be located within a 1000-foot radius of any park, day care center, youth center or public or private school providing instruction to pre-

kindergarten, kindergarten, or grades 1-12. The distance specified in this subsection shall be the horizontal distance measured in a straight line without regard to intervening structures, from the property line of the lot on which the cannabis business is located to the nearest property line of those uses described in this subsection.

- D. Permittee shall not establish, operate, or maintain any cannabis business within a temporary structure on the premises.
- E. No person shall sell, dispense, or consume alcoholic beverages or tobacco products on the premises.
- F. No person shall consume cannabis or cannabis products on the premises.
- G. Permittee shall take all necessary and reasonable steps to discourage and prevent unlawful or disorderly conduct, including loitering, from occurring on the premises and in the immediate area surrounding the premises during business hours and after closing.
- H. The premises shall comply with a site plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved site plan constitutes a violation of its cannabis conditional use permit.

#### **18.43.090 Security conditions.**

- A. All entrances and exits to buildings on the premises shall be secured with commercial locks or similar measures to prevent unauthorized entry.
- B. Permittee's shall have a digital video surveillance system monitoring all entrances, exits, cannabis cultivation and processing rooms, cannabis point of sale rooms, limited access rooms and security rooms on the premises.
  - 1. Surveillance cameras shall record continuously, 24 hours a day.
  - 2. Surveillance cameras must provide sufficient resolution and color fidelity to identify individuals on the premises.
  - 3. Surveillance recordings shall be maintained for a minimum of ninety (90) days, stored in such a way that protects the recordings from tampering or theft, and be made available to the City upon request.
- C. Permittees shall ensure a licensed alarm company operator installs, maintains, monitors, and responds to the alarm system.
  - 1. Upon request, permittee shall make available to the City all information related to the alarm system, monitoring, and alarm activity.
- D. Permittee must store all cannabis, cannabis products, and cannabis waste in locked and secure areas.

- E. The City may impose additional site-specific security conditions on Permittee as necessary to protect public health and safety or to address unique risks associated with the location or type of cannabis operation.
- F. Permittee shall comply with the security plan approved or conditionally approved as part of its Cannabis Conditional Use Permit. Permittee's noncompliance with its approved or conditionally approved security plan constitutes a violation of its cannabis conditional use permit.
- G. The City Manager, Chief of Police or other designated City official may require updates or revisions to a Permittee's Security Plan at any time based on operational changes, observed risks, or complaints.

**18.43.100 Signage conditions.**

- A. Permittee's signage shall comply with the sign standards set forth by state law and regulation and by this Code.
- B. Offsite and temporary signs are prohibited.
- C. Permittee's signs shall be approved by the Director of Community Development prior to installation. Changes or modifications to signage require prior written approval from the Director of Community Development.

**18.43.110 Cannabis waste conditions.**

- A. Permittee shall secure all cannabis waste in locked designated areas within the premises until properly disposed of in compliance with state law.
- B. Permittee shall maintain records of all cannabis waste disposal activities, including quantities, dates, and responsible parties. Records shall be made available to the City upon request.
- C. Permittee shall comply with the cannabis waste plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis waste plan constitutes a violation of its cannabis conditional use permit.

**18.43.120 Odor control conditions.**

- A. Permittee shall install and maintain an odor control system designed to prevent cannabis odors from escaping the interior of the facility. Cannabis odors shall not be detectable at the exterior of the premises or within adjacent properties.
- B. Odors from Permittee's premises may not unreasonably impact adjacent properties or public areas, consistent with state law and regulation and local nuisance standards.

C. Permittee shall comply with the odor control plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved odor control plan constitutes a violation of its cannabis conditional use permit.

**18.43.130 Cultivation conditions.**

- A. This section is applicable to permittees granted a cannabis conditional use permit for a cannabis cultivation business.
- B. Outdoor commercial cannabis cultivation is prohibited.
- C. Permittee shall only perform cultivation methods authorized by its cannabis conditional use permit. Any additional cultivation methods may only be conducted with an amendment to a cannabis conditional use permit.
- D. Permittee shall obtain and maintain a valid Industrial Sewage Permit issued by the City pursuant to chapter 13.19 of this Code. Permittee shall comply with all requirements of its Industrial Sewage Permit.
- E. Permittee shall register with the Stanislaus County Department of Hazardous Materials Division. Permittee shall comply with all requirements imposed by the Stanislaus County Department of Hazardous Materials Division.
- F. Permittee shall comply with all fire, building, and electrical codes, including specific requirements for flammable solvents, pressurized gases, and chemical storage.
- G. Permittee must obtain and maintain fire safety approval from the City Fire Chief.
- H. Operations shall not create a public or private nuisance, including, but not limited to, noise, odor, lighting, or pest management impacts on neighboring properties.
- I. Permittee shall comply with the cannabis cultivation plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis cultivation plan constitutes a violation of its cannabis conditional use permit.

**18.43.140 Manufacturing conditions.**

- A. This section is applicable to permittees granted a cannabis conditional use permit for a cannabis manufacturing business.
- B. Permittee shall only perform manufacturing methods authorized by its cannabis conditional use permit. Any additional manufacturing methods may only be conducted with an amendment to a cannabis conditional use permit.
- C. Permittee shall obtain and maintain a valid Industrial Sewage Permit issued by the City pursuant to Chapter 13.19 of this Code. Permittee shall comply with all requirements of its Industrial Sewage Permit.

- D. Permittee shall register with the Stanislaus County Department of Hazardous Materials Division. Permittee shall comply with all requirements imposed by the Stanislaus County Department of Hazardous Materials Division.
- E. Permittee shall comply with all fire, building, and electrical codes, including specific requirements for flammable solvents, pressurized gases, and chemical storage.
- F. Permittee must obtain and maintain fire safety approval from the City Fire Chief.
- G. Permittee shall obtain and maintain any required clearance from the County Department of Health prior to commencing operations.
- H. Permittee shall comply with the cannabis manufacturing plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis manufacturing plan constitutes a violation of its cannabis conditional use permit.

**18.43.150 Cannabis delivery.**

- A. Cannabis delivery is permitted only as an accessory use to a permitted cannabis dispensary, subject to approval of a cannabis conditional use permit issued pursuant to this chapter.
- B. All cannabis delivery shall originate and be dispatched from the premises identified and approved under a cannabis conditional use permit.
- C. Prior to providing cannabis or cannabis products to a delivery customer, the Permittee shall confirm the identity and age of the delivery customer as required under State law and shall secure a written or electronic signature of the delivery customer before completing the sale.

**18.43.160 Insurance conditions.**

Permittee shall maintain insurance in the amounts and of the types that are acceptable to the City Manager. The City shall be named as additional insured on all City-required insurance policies.

**18.43.210 Severability.**

Should any provision of this chapter, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this chapter or the application of this chapter to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 2.** Section 18.02.010, Definitions and interpretive provisions, of Chapter 18.02, Definitions, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.02.010 - Definitions and interpretive provisions.**

For the purpose of carrying out the provisions and intent of this title, words, phrases, and terms shall be deemed to have the meanings ascribed to them and shall be interpreted to have the standards and include the parts, elements and the features set forth in this chapter. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; words in the plural number include the singular. The word "shall" is mandatory, and the word "may" is permissive.

...

**Cannabis business:** any person or entity that engages in the cultivation, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis or cannabis products that requires a state license, including medicinal cannabis or medicinal cannabis product as defined in section 26001 of the Business and Professions Code.

**SECTION 3.** Section 18.13.020, General Provision, of Chapter 18.13, Planned Community Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

The following general provisions shall apply to all P-C zones:

...

**L. Cannabis businesses** shall be permitted in any P-C zone subject to a conditional use permit as provided for in chapter 18.43 of this title.

**SECTION 4.** Section 18.16.040, Conditional uses, of Chapter 18.16, Community Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

#### **18.16.040 – Conditional Uses**

The following uses may be permitted in the C-2 zone subject to a conditional use permit as provided for in chapter **18.3050 or 18.43** of this title.

...

**M. Cannabis businesses**

**SECTION 5.** Section 18.17.040, Conditional uses, of Chapter 18.17, Wholesale Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

#### **18.17.040 – Conditional Uses**

The following uses may be permitted in the C-3 zone subject to a conditional use permit as provided for in chapter 18.30 or **18.43** of this title.

...

**L. Cannabis businesses**

**SECTION 6.** Section 18.18.040, Conditional uses, of Chapter 18.18, Highway Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.18.040 – Conditional Uses**

The following uses may be permitted in the H-3 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**E. Cannabis businesses**

**SECTION 7.** Section 18.19.040, Conditional uses, of Chapter 18.19, Light Industrial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.19.040 – Conditional Uses**

The following uses may be permitted in the M-1 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**L. Cannabis businesses**

**SECTION 8.** Section 18.20.040, Conditional uses, of Chapter 18.20, General Industrial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.20.040 – Conditional Uses**

The following uses may be permitted in the M-2 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**T. Cannabis businesses**

**SECTION 9. Severability.** If any section, subdivision, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof and shall continue to be in full force and effect.

**SECTION 10. Effective Date and Publication.** This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least within fifteen (15) days after its passage or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least within fifteen (15) days after its passage.

This Ordinance was introduced at a regular meeting of the City Council held on the XX day of XXXX, 2026, and passed and adopted as Ordinance No. \_\_\_\_ at a regular meeting of City Council held on the \_\_\_\_ of \_\_\_\_, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

---

Javier Lopez  
Mayor of the City of Ceres

ATTEST:

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Fallon Martin  
City Clerk of the City of Ceres



**ORDINANCE NO. 26-XXX**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CERES ADOPTING A  
ZONING ORDINANCE TEXT AMENDMENT ADDING CHAPTER 18.43, CANNABIS  
CONDITIONAL USE PERMITS, TO TITLE 18, ZONING, AND AMENDING  
APPLICABLE CHAPTERS OF TITLE 18, ZONING, OF THE CERES MUNICIPAL  
CODE**

**WHEREAS**, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), codified in Business and Professions Code section 26000 et seq., establishes the comprehensive state regulatory framework for commercial medicinal and adult-use cannabis activity, and expressly preserves the authority of local jurisdictions to regulate or prohibit such operations within their boundaries; and

**WHEREAS**, on May 29, 2018, the Ceres City Council (“City Council”) adopted Ordinance No. 2018-1045, establishing a Cannabis Business Pilot Program (“Pilot Program”) regulating the operation of cannabis businesses within the City which is now codified in Chapter 5.22 of the Ceres Municipal Code; and

**WHEREAS**, since the establishment of the Pilot Program, the City has gained a better understanding of the cannabis industry, which has informed how the City intends to regulate cannabis businesses going forward; and

**WHEREAS**, the City Council finds that updating the Pilot Program to establish a permanent regulatory structure for cannabis businesses is necessary to protect the public health, safety, and welfare; and

**WHEREAS**, as part of these permanent regulations, the City Council has determined that all cannabis businesses operating within the City shall be required to obtain a cannabis conditional use permit; and

**WHEREAS**, the addition of Chapter 18.43, Cannabis Conditional Use Permits, implements this requirement and establishes procedures, operational standards, and enforcement authority for the City; and

**WHEREAS**, to ensure consistency within Title 18, Zoning, corresponding amendments have been made to designate cannabis businesses as conditional uses in the Community Commercial, Wholesale Commercial, Highway Commercial, Light Industrial, General Industrial, and Planned Community zones; and

**WHEREAS**, on February 2, 2026 the Planning Commission of the City of Ceres held a duly noticed public hearing and adopted a resolution recommending that the City Council approve this zoning ordinance text amendment.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CERES DOES ORDAIN  
AS FOLLOWS:**

**SECTION 1.** Chapter 18.43, Cannabis Conditional Use Permits, shall be added to of Title 18, Zoning, of the Ceres Municipal Code which shall read as follows:

**Chapter 18.43  
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**Sections:**

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**18.43.160 Insurance conditions.**

**18.43.170 Severability.**

**18.43.010 Definitions.**

*Applicant:* a person that files an application for a cannabis conditional use pursuant to this chapter.

*Cannabis:* all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or

the sterilized seed of the plant which is incapable of germination. “Cannabis” does not mean “industrial hemp” as defined by Cal. Health & Safety Code § 11018.5.

*Cannabis business:* any person or entity that engages in commercial cannabis activity.

*Cannabis business tax:* the tax imposed by the City on persons engaged in a cannabis business pursuant to Ceres Municipal Code chapter 3.26.

*Cannabis conditional use permit:* a conditional use permit issued to a cannabis business pursuant to this chapter.

*Cannabis cultivation business:* any business engaged in commercial cannabis activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

*Cannabis delivery:* means the commercial transfer of cannabis or cannabis products to a customer. Cannabis delivery does not mean the transfer or sale of cannabis or cannabis products between two cannabis businesses.

*Cannabis dispensary:* a business at a particular location involving the distribution of cannabis to customers pursuant to a Type 10 State cannabis license that is consistent with State law and this chapter.

*Cannabis goods:* cannabis or cannabis products.

*Cannabis manufacturing business:* a business engaged in commercial cannabis activity involving compounding, blending, extracting, infusing, packaging, labeling, or otherwise making or preparing a cannabis product.

*Cannabis product:* cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

*Cannabis waste:* waste that is cannabis or cannabis product that has been discarded, destroyed, or is no longer usable or saleable, including plant material, trimmings, extracts, infused products, packaging containing cannabis residue, or other materials contaminated with cannabis.

*City Manager:* the Ceres City manager or their designee.

*City business License:* a business license issued by the City pursuant to Ceres Municipal Code chapter 5.02.

*Commercial cannabis activity:* the cultivation, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis

or cannabis products that requires a state license, including medicinal cannabis or medicinal cannabis product as defined in section 26001 of the Business and Professions Code.

*Customer:* natural person 21 years of age or older or a natural person 18 years of age or older who possesses a physician's recommendation, or a primary caregiver who purchases or otherwise lawfully obtains cannabis or cannabis products from a licensed cannabis business for personal use, whether for medicinal or adult-use purposes, and not for resale.

*Permittee:* any person, business, or entity that has been issued a cannabis conditional use permit by the City under this Code, and includes the permit holder's agents, employees, successors, and assigns acting within the scope of the permit.

*Premises:* the land, buildings, structures, and any other improvements or facilities occupied, used, or intended to be used by a permittee for the operation of a cannabis business

*Person:* an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

*Temporary structure* shall mean a structure that is erected or placed on a lot for a limited and specified period, not intended for permanent occupancy, and removed upon expiration of the approved time period.

**18.43.020 Cannabis conditional use permit required.**

- A. No cannabis business shall operate in the City unless it has first obtained and continues to maintain compliance with all of the following:
  1. All applicable state licenses and permits.
  2. A cannabis conditional use permit.
  3. A validly executed development agreement.
  4. A City business license.
- B. Any cannabis business that fails to satisfy any of the requirements in subsection (A) shall immediately cease operations and shall not resume operations until full compliance with all applicable requirements.

**18.43.030 Cannabis conditional use permit application.**

- A. An applicant shall file the following information with the City at the time of application for a cannabis conditional use permit:
  1. A completed cannabis business application.

2. Completed background checks of all applicable individuals pursuant to Ceres Municipal Code section 5.22.070.
3. Any additional information required by the City manager.

B. No cannabis conditional use permit application shall be processed unless the applicant pays the application fee in an amount to be established by resolution of the City Council.

**18.43.040 Cannabis conditional use permit procedure.**

- A. A cannabis conditional use permit shall be processed in accordance with the procedures set forth in Ceres Municipal Code chapter 18.30.
- B. A permittee seeking to amend the conditions of approval of its cannabis conditional use permit shall submit a written request to the City Manager and pay applicable processing fees. Amendments that do not substantially change the type or scope of use may be approved by the City Manager. All other amendments shall require a public hearing and Planning Commission approval.

**18.43.050 Revocation of cannabis conditional use permit.**

- A. A cannabis conditional use permit may be revoked based on certain findings, including but not limited to if any of the following:
  1. That the permittee has violated any condition of approval of its cannabis conditional use permit.
  2. That the permittee has violated any term or condition of its development agreement.
  3. That the permittee's development agreement has been revoked, terminated, or otherwise rendered invalid.
  4. That the permittee's City business license has been revoked, suspended, or otherwise rendered invalid.
  5. That the permittee has failed to pay any applicable cannabis business tax.
  6. That the permittee's applicable state license has been revoked, suspended, or otherwise rendered invalid.
  7. That the permittee has violated any provision of the Ceres Municipal Code.
  8. That the permittee has violated any applicable state or local law or regulation.
  9. That the use is being exercised in such a way as to be detrimental to the public health, safety, or welfare, or in such a manner as to constitute a nuisance.
  10. That the use for which approval was granted has ceased to exist or has been suspended for a period in excess of six months.

- B. Revocation of a cannabis conditional use permit shall be process in accordance with the procedures set forth in Ceres Municipal Code chapter 18.30.
- C. Upon revocation of a cannabis conditional use permit, all cannabis operations on the premises shall immediately cease, and the permittee shall comply with all closure and inventory disposal requirements under this code and state law and regulations.

**18.43.060 Conditions of approval for cannabis conditional use permit.**

Upon approval of a cannabis conditional use permit, the Planning Commission may impose conditions in excess of the requirements set forth in this chapter.

**18.43.070 General conditions.**

- A. Permittee shall not operate without a valid cannabis conditional use permit, or if its cannabis conditional use permit has been revoked, suspended, or otherwise rendered invalid.
- B. Permittee shall not operate in violation of the conditions of its cannabis conditional use permit.
- C. Permittee shall obtain and maintain a valid development agreement. Any breach or default of permittee's development agreement or revocation of the development agreement shall be grounds for revocation of a cannabis conditional use permit.
- D. Permittee shall obtain and maintain a valid City business license.
- E. Permittee shall comply with all state and local laws and regulations.
- F. Permittee shall timely pay the applicable taxes pursuant to state and local laws.
- G. Permittee shall not make any operational changes to its cannabis business operations without an approved amendment to its conditional use permit.
- H. A cannabis conditional use permit may be issued prior to an applicant having received all required state licenses; however, no cannabis business shall receive a certificate of occupancy nor operate in the City prior to possessing the required state and local licenses and permits.

**18.43.080 Premises conditions.**

- A. The premises must be fully compliant with all applicable federal, state, and local laws and regulations.
- B. Permittee's operations shall be conducted within fully enclosed buildings. Operations, including storage and cultivation of cannabis, shall not be visible from the exterior of any building.
- C. The premises shall not be located within a 1000-foot radius of any park, day care center, youth center or public or private school providing instruction to pre-

kindergarten, kindergarten, or grades 1-12. The distance specified in this subsection shall be the horizontal distance measured in a straight line without regard to intervening structures, from the property line of the lot on which the cannabis business is located to the nearest property line of those uses described in this subsection.

- D. Permittee shall not establish, operate, or maintain any cannabis business within a temporary structure on the premises.
- E. No person shall sell, dispense, or consume alcoholic beverages or tobacco products on the premises.
- F. No person shall consume cannabis or cannabis products on the premises.
- G. Permittee shall take all necessary and reasonable steps to discourage and prevent unlawful or disorderly conduct, including loitering, from occurring on the premises and in the immediate area surrounding the premises during business hours and after closing.
- H. The premises shall comply with a site plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved site plan constitutes a violation of its cannabis conditional use permit.

#### **18.43.090 Security conditions.**

- A. All entrances and exits to buildings on the premises shall be secured with commercial locks or similar measures to prevent unauthorized entry.
- B. Permittee's shall have a digital video surveillance system monitoring all entrances, exits, cannabis cultivation and processing rooms, cannabis point of sale rooms, limited access rooms and security rooms on the premises.
  - 1. Surveillance cameras shall record continuously, 24 hours a day.
  - 2. Surveillance cameras must provide sufficient resolution and color fidelity to identify individuals on the premises.
  - 3. Surveillance recordings shall be maintained for a minimum of ninety (90) days, stored in such a way that protects the recordings from tampering or theft, and be made available to the City upon request.
- C. Permittees shall ensure a licensed alarm company operator installs, maintains, monitors, and responds to the alarm system.
  - 1. Upon request, permittee shall make available to the City all information related to the alarm system, monitoring, and alarm activity.
- D. Permittee must store all cannabis, cannabis products, and cannabis waste in locked and secure areas.

- E. The City may impose additional site-specific security conditions on Permittee as necessary to protect public health and safety or to address unique risks associated with the location or type of cannabis operation.
- F. Permittee shall comply with the security plan approved or conditionally approved as part of its Cannabis Conditional Use Permit. Permittee's noncompliance with its approved or conditionally approved security plan constitutes a violation of its cannabis conditional use permit.
- G. The City Manager, Chief of Police or other designated City official may require updates or revisions to a Permittee's Security Plan at any time based on operational changes, observed risks, or complaints.

**18.43.100 Signage conditions.**

- A. Permittee's signage shall comply with the sign standards set forth by state law and regulation and by this Code.
- B. Offsite and temporary signs are prohibited.
- C. Permittee's signs shall be approved by the Director of Community Development prior to installation. Changes or modifications to signage require prior written approval from the Director of Community Development.

**18.43.110 Cannabis waste conditions.**

- A. Permittee shall secure all cannabis waste in locked designated areas within the premises until properly disposed of in compliance with state law.
- B. Permittee shall maintain records of all cannabis waste disposal activities, including quantities, dates, and responsible parties. Records shall be made available to the City upon request.
- C. Permittee shall comply with the cannabis waste plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis waste plan constitutes a violation of its cannabis conditional use permit.

**18.43.120 Odor control conditions.**

- A. Permittee shall install and maintain an odor control system designed to prevent cannabis odors from escaping the interior of the facility. Cannabis odors shall not be detectable at the exterior of the premises or within adjacent properties.
- B. Odors from Permittee's premises may not unreasonably impact adjacent properties or public areas, consistent with state law and regulation and local nuisance standards.

C. Permittee shall comply with the odor control plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved odor control plan constitutes a violation of its cannabis conditional use permit.

**18.43.130 Cultivation conditions.**

- A. This section is applicable to permittees granted a cannabis conditional use permit for a cannabis cultivation business.
- B. Outdoor commercial cannabis cultivation is prohibited.
- C. Permittee shall only perform cultivation methods authorized by its cannabis conditional use permit. Any additional cultivation methods may only be conducted with an amendment to a cannabis conditional use permit.
- D. Permittee shall obtain and maintain a valid Industrial Sewage Permit issued by the City pursuant to chapter 13.19 of this Code. Permittee shall comply with all requirements of its Industrial Sewage Permit.
- E. Permittee shall register with the Stanislaus County Department of Hazardous Materials Division. Permittee shall comply with all requirements imposed by the Stanislaus County Department of Hazardous Materials Division.
- F. Permittee shall comply with all fire, building, and electrical codes, including specific requirements for flammable solvents, pressurized gases, and chemical storage.
- G. Permittee must obtain and maintain fire safety approval from the City Fire Chief.
- H. Operations shall not create a public or private nuisance, including, but not limited to, noise, odor, lighting, or pest management impacts on neighboring properties.
- I. Permittee shall comply with the cannabis cultivation plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis cultivation plan constitutes a violation of its cannabis conditional use permit.

**18.43.140 Manufacturing conditions.**

- A. This section is applicable to permittees granted a cannabis conditional use permit for a cannabis manufacturing business.
- B. Permittee shall only perform manufacturing methods authorized by its cannabis conditional use permit. Any additional manufacturing methods may only be conducted with an amendment to a cannabis conditional use permit.
- C. Permittee shall obtain and maintain a valid Industrial Sewage Permit issued by the City pursuant to Chapter 13.19 of this Code. Permittee shall comply with all requirements of its Industrial Sewage Permit.

- D. Permittee shall register with the Stanislaus County Department of Hazardous Materials Division. Permittee shall comply with all requirements imposed by the Stanislaus County Department of Hazardous Materials Division.
- E. Permittee shall comply with all fire, building, and electrical codes, including specific requirements for flammable solvents, pressurized gases, and chemical storage.
- F. Permittee must obtain and maintain fire safety approval from the City Fire Chief.
- G. Permittee shall obtain and maintain any required clearance from the County Department of Health prior to commencing operations.
- H. Permittee shall comply with the cannabis manufacturing plan approved or conditionally approved as part of its cannabis conditional use permit. Permittee's noncompliance with its approved or conditionally approved cannabis manufacturing plan constitutes a violation of its cannabis conditional use permit.

**18.43.150 Cannabis delivery.**

- A. Cannabis delivery is permitted only as an accessory use to a permitted cannabis dispensary, subject to approval of a cannabis conditional use permit issued pursuant to this chapter.
- B. All cannabis delivery shall originate and be dispatched from the premises identified and approved under a cannabis conditional use permit.
- C. Prior to providing cannabis or cannabis products to a delivery customer, the Permittee shall confirm the identity and age of the delivery customer as required under State law and shall secure a written or electronic signature of the delivery customer before completing the sale.

**18.43.160 Insurance conditions.**

Permittee shall maintain insurance in the amounts and of the types that are acceptable to the City Manager. The City shall be named as additional insured on all City-required insurance policies.

**18.43.210 Severability.**

Should any provision of this chapter, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this chapter or the application of this chapter to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 2.** Section 18.02.010, Definitions and interpretive provisions, of Chapter 18.02, Definitions, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.02.010 - Definitions and interpretive provisions.**

For the purpose of carrying out the provisions and intent of this title, words, phrases, and terms shall be deemed to have the meanings ascribed to them and shall be interpreted to have the standards and include the parts, elements and the features set forth in this chapter. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; words in the plural number include the singular. The word "shall" is mandatory, and the word "may" is permissive.

...

**Cannabis business:** any person or entity that engages in the cultivation, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis or cannabis products that requires a state license, including medicinal cannabis or medicinal cannabis product as defined in section 26001 of the Business and Professions Code.

**SECTION 3.** Section 18.13.020, General Provision, of Chapter 18.13, Planned Community Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

The following general provisions shall apply to all P-C zones:

...

**L. Cannabis businesses** shall be permitted in any P-C zone subject to a conditional use permit as provided for in chapter 18.43 of this title.

**SECTION 4.** Section 18.16.040, Conditional uses, of Chapter 18.16, Community Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

#### **18.16.040 – Conditional Uses**

The following uses may be permitted in the C-2 zone subject to a conditional use permit as provided for in chapter **18.3050 or 18.43** of this title.

...

**M. Cannabis businesses**

**SECTION 5.** Section 18.17.040, Conditional uses, of Chapter 18.17, Wholesale Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

#### **18.17.040 – Conditional Uses**

The following uses may be permitted in the C-3 zone subject to a conditional use permit as provided for in chapter **18.30 or 18.43** of this title.

...

**L. Cannabis businesses**

**SECTION 6.** Section 18.18.040, Conditional uses, of Chapter 18.18, Highway Commercial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.18.040 – Conditional Uses**

The following uses may be permitted in the H-3 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**E. Cannabis businesses**

**SECTION 7.** Section 18.19.040, Conditional uses, of Chapter 18.19, Light Industrial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.19.040 – Conditional Uses**

The following uses may be permitted in the M-1 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**L. Cannabis businesses**

**SECTION 8.** Section 18.20.040, Conditional uses, of Chapter 18.20, General Industrial Zone, of Title 18, Zoning, of the Ceres Municipal Code shall be amended as follows:

**18.20.040 – Conditional Uses**

The following uses may be permitted in the M-2 zone subject to a conditional use permit as provided for in chapter 18.30 **or 18.43** of this title.

...

**T. Cannabis businesses**

**SECTION 9. Severability.** If any section, subdivision, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof and shall continue to be in full force and effect.

**SECTION 10. Effective Date and Publication.** This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least within fifteen (15) days after its passage or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least within fifteen (15) days after its passage.

This Ordinance was introduced at a regular meeting of the City Council held on the XX day of XXXX, 2026, and passed and adopted as Ordinance No. \_\_\_\_ at a regular meeting of City Council held on the \_\_\_\_ of \_\_\_\_, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

---

Javier Lopez  
Mayor of the City of Ceres

ATTEST:

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Fallon Martin  
City Clerk of the City of Ceres



**White Brenner LLP**

# Cannabis Conditional Use Permits:

February 2, 2026

Presented by: Thomas Remlinger

# Updating Ceres' Cannabis Business Regulations

- Setting Cannabis Business Tax Rates.
- Updating CMC Chapter 5.22 Cannabis Regulations.
- Adding Chapter 18.43 Cannabis Conditional Use Permits.

# Current Cannabis Business Zoning

- Zoning through development agreement and cannabis business permit.
- Conditional Use Permits are **not** required.
- Current Zones: **PC(50)** and **IP**.

# Proposed Cannabis Business Entitlements

- City Business License – Codify CMC Chapter 3.26.
- Cannabis Development Agreement – Update to CMC Chapter 5.22.
- Cannabis Conditional Use Permit – Add CMC Chapter 18.43

# Cannabis Conditional Use Permits

- Primary entitlement for conditioning business operations.
  - Application – Section 18.43.030.
  - Conditions of Approval – Sections 18.43.060 – 18.43.160.
  - Enforcement – Section 18.43.050.
  - Zones – Chapters 18.13; 18.16-18.20.

# Applications

- Standard CUP procedure from Chapter 18.30.
- Shares development agreement application:
  - Completed Cannabis Business Application.
  - Background Checks.
  - Indemnification and Fee Agreements.
  - Any Additional Information.

# Conditions of Approval – General

- All cannabis businesses must:
  - Obtain and maintain all state licenses and City entitlements including development agreement.
  - Comply with state and local law and regulation.
  - Pay Cannabis Business Tax.

# Conditions of Approval - Operational

Require applicable plans to be approved as condition of use permit:

- Premises
- Security
- Odor
- Waste
- Cultivation
- Manufacturing

# Enforcement

- Revocation – Section 18.43.050
  - Enforcement mechanism in Chapter 18.43.
- Administrative Citations – Section 5.22.130
  - Violations of Cannabis CUPs to be eligible for administrative citation fines: \$500 – \$1,000
  - Suspension of operations through DAs.

# Cannabis Business Conditional Use Zones

Applicable Chapters will be amended to allow cannabis business as conditional uses in the following zones:

- Planned Community – Chapter 18.13
- Community Commercial – Chapter 18.16
- Wholesale Commercial – Chapter 18.17
- Highway Commercial – Chapter 18.18
- Light Industrial - Chapter 18.19
- General Industrial – Chapter 18.20

# Planning Commission Review

- Application Procedure.
- Conditions of Approval.
- Enforcement Procedures.
- Cannabis Conditional Use Zones.

