

ATTACHMENT B

July 18, 2017

ADDITIONAL CONSIDERATIONS FOR DIFFERENT CANNABIS USE TYPES

Commercial Cultivation

Considerations for indoor:

- Indoor grows less visible to the public. Possible for security to be tighter. If allowed, require security cameras and other measures.
- Odor/neighbor impacts better able to be mitigated. Should require carbon filters and/or other mechanisms to minimize odors.
- Water used likely to be treated, potable water. A burden on supply or infrastructure?
- Significant power for lighting would be required. Mitigate burden on electrical generation by requiring solar power to be developed to offset? Maximize skylights?
- Relatively more/better employment opps?

Considerations for outdoor:

- Outdoor grows more visible to the public. Harder for security to be tight.
- Odor/neighbor impacts may only be mitigated with siting and buffers.
- Would generally be able to rely on untreated water.
- Little or no power needs.
- Relatively fewer/worse employment opps?

Additional considerations:

- Limit size of grow (sq ft) or acreage
- Cultivation Operations plan
- Display cultivation permit
- If allowed, consider limit on # of commercial cultivation operators (no limit on outdoor?) and consider RFP selection process of operator (indoor only?).
- Pesticide and herbicide use
- Establish a 1500 feet buffer zone from schools, playgrounds, residential zoning districts, other cultivation sites, etc.
- Require all workers to be at least 21 years of age or older

Manufacturing

The manufacturing of cannabis and cannabis related products is a growing industry which is expected to continue growing based on the approval of Proposition 64. The processing/manufacturing of certain cannabis products is similar to the processing/manufacturing of other agricultural products. Staff has been made aware of business owners interested in establishing manufacturing business in agricultural area of County.

Considerations, if allowed at all:

- Consider whether or not to limit the # of manufactures in unincorporated areas-RFP selection process

- Cannabinoid extraction methods –THC, CBD. Some methods may be “safer” than others in terms of Hazardous Materials. Some methods may offer “cleaner” extraction – that is less chance of contamination with pesticides, herbicides.
- Prohibit extraction methods utilizing volatile materials/compounds.
- Determine Occupational safety exposure level
- Product labeling/warning
- Comply with track and trace requirements
- Waste disposal plan
- Odor mitigation requirements
- Security and safety requirements (e.g. security cameras)
- Require all workers to be at least 21 years of age or older

Testing

Considerations, if allowed at all:

- Consider whether or not to place a limit on the # of testing facilities in unincorporated areas (RFP selection process?)
- Lab testing for THC, Pesticides etc.
- Weights and Measures
- Waste disposal plan
- Security and safety requirements
- Require all workers to be at least 21 years of age or older

Retailing/Dispensaries

Considerations, if allowed at all:

- Consider whether or not to place a limit the # of retail/dispensing businesses in unincorporated areas (RFP selection process).
- Odor mitigation requirements
- Security and safety requirements
- Prohibit storefront product advertising. Signage limited to place of business only.
- Restrict product sales to marijuana related products only and prohibit other food, beverage, sundries, clothing etc.
- Prohibit sale of candy/fruit flavored products
- Prohibit packaging that is similar to candy packaging or appealing to children.
- Prohibit all vending sales of any and all marijuana related products.
- Prohibit on site consumption due to concerns of being “under the influence”.
- Require all workers to be at least 21 years of age or older.

Distribution

Considerations, if allowed at all:

- Consider whether or not to place a limit on the number of regional distribution facilities (RFP process?)
- Development Agreement opportunity
- Tax on volume distributed
- Discrete markings on transport vehicle
- Safety and security measures similar to other uses