



BOARD OF SUPERVISORS MEETING

TUESDAY, APRIL 24, 2018

UPDATE ON COMMUNITY OUTREACH AND RECOMMENDATIONS FOR REVISING CANNABIS REGULATORY FRAMEWORK RELATED TO ZONING

FOCUS FOR THIS BOARD MEETING: ZONING

- Staff hopes to receive direction from the Board today on refining the Draft Regulatory Framework for Cannabis as it relates to zoning
- Staff is developing a draft zoning ordinance based on the Framework and plans to present a draft zoning ordinance reflecting Board direction from today to the County Planning Commission on May 23, 2018
- Other key dates in proposed schedule:
 - May 8, 2018: Board guidance on potential tax measure. Guidance on health ordinance will also be requested, either on May 8 or a subsequent meeting.
 - June 26, 2018: Board to consider adoption of zoning ordinance
 - July 10, 2018: Board to consider adoption of health and tax measure ordinances



OVERVIEW OF COMMUNITY OUTREACH EFFORTS

- November 14, 2017-Board Approved Draft Framework & Public Outreach Plan
- First community outreach meeting with Alamo Municipal Advisory Council (MAC) took Place on February 6, 2018
- Most recent public outreach meeting was held on Monday, April 16 with Crockett Improvement Association
- During that time period County Board members and staff presented the Draft Framework and solicited input on it at 27 meetings
- 618 people are presently included on the County's cannabis notification list
- The County's cannabis home page includes an updated schedule for all outreach meetings, an online public comment survey, the Draft Framework and other documents

PUBLIC MEETING INPUT – MUNICIPAL ADVISORY COUNCILS HIGHLIGHTS

*MORE DETAILED SUMMARY OF COMMENTS IN EXHIBIT C

■ Framework Reaction

- Overall reaction mixed from MAC to MAC and within MACs. Some suggestions shared at some MACs:
 - Strict safeguards to prevent marketing to children
 - LUP applications routed to MACs
 - Include schools, parks churches as sensitive sites
 - No delivery of non-medical cannabis
 - “Return-to-source” taxation
 - Social equity considerations

■ Buffers

- Residential: 500’-1,000’ (2 miles also proposed)
- Sensitive Site: 1,000’
 - Consistent with tobacco ordinance also recommended

■ Caps

- Yes. Can review and modify over time if warranted

■ Outdoor Personal Grow

- Generally “yes” to allow, some suggested complete ban. For those that supported, common ideas:
 - Max: 3-6 plants
 - Not visible from public right-of-way
 - 5-foot setbacks from property line

	Alamo	Bay Point	Bethel Island	Byron	Contra Costa Centre	Crockett	Diablo
Framework Reaction	<p>Advanced safeguards</p> <p>Apply Second Hand Smoke Ord.</p> <p>Ban nonmedical delivery</p>	<p>Include Schools and Parks, and Churches as sensitive sites</p>	<p>sustainable water uses</p> <p>use of tax revenue</p> <p>“small guy vs outsider/corporate interest”</p>	<p>Outdoor grows should be in an enclosed area and not visible by neighbors or the road</p>	<p>Reasonable</p>	<p>Concerns about importing criminal activity</p> <p>Tax revenue should be spent on public safety and hospitals</p>	<p>Agricultural zones should not allow cultivate/manufacture/distribute</p> <p>Ban nonmedical delivery</p>
Buffers (What distance should cannabis uses be buffered from sensitive and/or residential sites?)	<p>600' residential/1000' sensitive sites</p>	<p>Use same buffers as Tobacco Ordinance</p>	<p>500ft with 1,000ft notification area</p>	<p>1,000 feet for sensitive sites and 500 feet for residential</p>	<p>Should be consistent with the County Tobacco Ordinance (1,000')</p>	<p>Buffer zones are “ridiculous”; don’t make a difference. Kids can drive and still access.</p>	<p>1,000' within sensitive site and 500' within residential</p>
Caps (Should we include caps on the number of permits? If so, how many? What uses should caps be applied to?)	<p>Restrict the number of permits issued related to the establishment of safe, orderly and accessible cannabis businesses</p>	<p>Yes</p>	<p>Yes</p>	<p>Include caps with a review after 1 year</p>	<p>Place limited caps in the beginning and revisit after 3 years</p>	<p>(see “Framework Reaction”)</p>	<p>Start with small number of permits and after 1-3 years of data adjust the number as warranted.</p>
Outdoor Personal Grow (Should it be allowed by right? Number of plants? Other requirements?)	<p>limited to three (3) plants</p> <p>20’ setback from all property line(s)</p> <p>not visible from public ROW or adjacent parcel</p>	<p>Six (6) plants maximum</p>	<p>Allow personal grows</p>	<p>6 indoor or outdoor plants</p>	<p>Allow by right; 6 plants max; create policies to discourage nuisance to neighbors; grow as close to the building as possible and secure</p>	<p>(see “Framework Reaction”)</p>	<p>Three (3) plants max</p> <p>Not visible from public ROW or adjacent parcel;</p> <p>5 foot setbacks</p>

	Discovery Bay	El Sobrante	Kensington	Knightsen	North Richmond	Pacheco	Rodeo
Framework Reaction	Well thought through. Good to have one. “Devil’s in the details”	Discussion and questions about zoning, possibility of allowing currently legal plants to grow outside, taxation of businesses, distribution of taxes, etc.	No major “red flags,” no strong objections A lot of Framework wouldn’t apply to Kensington	Concerns with enforcement, return to source taxation, theft and smell	Research experiences from other communities Support businesses that give back to the community Tax revenue should “return-to-source”	Well thought through.	Keep out of Bayo Vista Housing Project and YMCA Too restrictive for these businesses to thrive
Buffers (What distance should cannabis uses be buffered from sensitive and/or residential sites?)	Two miles from Discovery Bay	(see “Framework Reaction”)	(see “Framework Reaction”)	Approve proposed Framework standards	Yes	1,000’ buffers for sensitive sites and residential	(see “Framework Reaction”)
Caps (Should we include caps on the number of permits? If so, how many? What uses should caps be applied to?)	In the beginning keep caps tight, then release slowly as circumstances warrant	(see “Framework Reaction”)	(see “Framework Reaction”)	Yes; cap at 0 “zero”	Yes	Yes	(see “Framework Reaction”)
Outdoor Personal Grow (Should it be allowed by right? Number of plants? Other requirements?)	Should be prohibited in Discovery Bay	(see “Framework Reaction”)	Discussion around whether it would be appropriate to have combination of regulated indoor and outdoor personal grow; reached no conclusion	Maximum of six (6) plants	(no response)	Yes, with restrictions	(see “Framework Reaction”)

PUBLIC MEETING INPUT – CITY COUNCIL HIGHLIGHTS

■ Framework Reaction

- Cities in south County and Lamorinda generally prohibit commercial cannabis and thought the County should be consistent
- However, cities appreciated that the County had developed a draft Framework and was seeking input
- Consider experiences of other cities/states
- Policies consistent with neighboring city's regulations
- Avoid allowing cannabis activities near sensitive sites
- Continue to coordinate with Contra Costa cities
- Concord suggested concept of cannabis storefront being more likely to operate well if sited in visible areas.

■ Buffers

- If allow at all, generally reasonable
- Consider making consistent with neighboring city buffers

■ Caps

- If allow at all, impose caps
- Consider “phasing” caps –if County allows anything, should start slow

■ Outdoor Personal Grow

- Generally not supported, though members in one city pointed out some positive tradeoffs with outdoor

	Concord	Danville	Lafayette	Moraga	Orinda	San Ramon	Walnut Creek
Framework Reaction	<p>Concerned w/ locations that are not visible enough</p> <p>Medical should be allowed at a minimum</p> <p>Coordination on borders needed. City input needed on nearby projects. Concern with County getting revenue and city getting impacts.</p>	<p>Council banned commercial cannabis and generally thought County should too. Additional comments were offered in the event not possible to ban. Tax potential should not drive decision.</p> <p>Concerns with edibles, access by children and environmental impact</p>	<p>Suggest adopting an approach to match cities in neighborhoods near those cities.</p> <p>Lafayette banned commercial cannabis and generally recommended the County do the same.</p>	<p>Majority view: County's regulations should mirror the Town's very strong anti-marijuana regulations.</p> <p>Dissenting opinion: Marijuana has legitimate medical uses; layering on taxes too heavily could drive more of the industry underground.</p>	<p>Key that County policy is consistent with City policy</p> <p>Not an agricultural community</p> <p>No cultivation, distribution, testing</p>	<p>Should not have any uses around San Ramon. Keep away from children</p> <p>Maintain prohibition as currently exists</p>	<p>Generally, members felt it was reasonable.</p> <p>Tax vote idea good.</p> <p>City intends to permit up to two medical-only, delivery-only dispensaries and outdoor personal, but nothing else.</p>
Buffers (What distance should cannabis uses be buffered from sensitive and/or residential sites?)	<p>Residential areas may be sensitive as sensitive sites; need security</p>	<p>Request County use City buffers (County's too small)</p>	<p>If allowed, need solid buffer zones</p>	<p>Encourage ban everywhere in the County.</p>	<p>City prohibits and general suggestion was consistency.</p>	<p>City prohibits and general suggestion was consistency.</p>	<p>Consider additional sensitive sites</p>
Caps (Should we include caps on the number of permits? If so, how many? What uses should caps be applied to?)	<p>Caps are good</p>	<p>Yes to caps, slower ramp up (2x)</p>	<p>If allowed, cap retail at a very small number</p>	<p>Encourage ban everywhere in the County.</p>	<p>City prohibits and general suggestion was consistency.</p>	<p>City prohibits and general suggestion was consistency.</p>	<p>Consult with city you're close to</p>
Outdoor Personal Grow (Should it be allowed by right? Number of plants? Other requirements?)	<p>Outdoor grows are a concern</p>	<p>Outdoor cultivation - notification radius</p>	<p>No outdoor personal grow</p>	<p>Encourage ban everywhere in the County.</p>	<p>City prohibits and general suggestion was consistency.</p>	<p>No outdoor personal grow</p>	<p>Generally supported.</p>

CAP/BUFFER/RFP/TERM COMPARISON CHART

CITY/COUNTY	CAPS	BUFFERS	RFP	PERMIT TERM	NOTES
Alameda County	<p><u>Medical Dispensaries:</u> Limit of 3 dispensaries in “west” county and 3 in “east” county.</p> <p><u>Commercial Cultivation:</u> Maximum 2 indoor and 4 mixed-light cannabis cultivation operations Countywide.</p>	<p><u>Dispensaries:</u> 1,000 feet from any school, any licensed child or day care facility, public park or playground, drug recovery facility or recreation center. 1,000 feet from other dispensaries.</p> <p><u>Commercial Cultivation:</u> 1,000 feet from any school for pre-K to 12th grade students, licensed child or day care facility, public park or playground, drug or alcohol recovery facility or public recreation center; 300 feet from residence on adjacent property; 50 feet from property line.</p>	RFP process for dispensaries and cultivation	Two (2) years	<p>Only 5 retail and 6 cultivation sites total permitted.</p> <p>No other commercial cannabis uses permitted.</p>
Richmond	<p><u>Medical Dispensaries:</u> Maximum of 3</p> <p><u>Cultivation/Manufacturing:</u> No limit</p>	<p><u>All Marijuana Businesses:</u> 1,500 feet from any public or private high school and a minimum of six hundred feet (600') from any kindergarten, elementary, middle or junior high school, pursuant to State law.</p> <p><u>Manufacturing/Cultivation:</u> 500 feet from any park, community center, youth center, public or private child-care center or nursery school</p> <p><u>Marijuana Collective (dispensary)s:</u> 500-feet from any park, community center, youth center, public or private child-care center or nursery school</p>	RFP process for dispensaries only	No permit term limits	
Emeryville	<p>1 dispensary/retailer allowed within city Limits.</p> <p>Unlimited permits for manufacturing, testing, distribution, transportation, delivery and research and development</p>	<p><u>Dispensary/Retail:</u> 250 feet from sensitive sites</p> <p>No buffer for manufacturing, testing, distribution, transport, or research and development</p>	RFP Process required for retail dispensary only.	Permits valid for one (1) year . Renewal application required 60 day prior to expiration	
Walnut Creek	<u>Medical Dispensary (delivery only):</u> City council adopted a cap of 2 delivery-only medical dispensaries	TBD	TBD	TBD	As approved by City Council vote on February 20, 2018.
Oakland	<p><u>Dispensary:</u> No more than 8 new permits per year (half to equity applicant).</p> <p><u>Cultivation, distribution, manufacturing, testing and transporting:</u> No limit</p>	<p><u>Dispensary:</u> 600-feet of a K-12 public or private school, another dispensary or youth center. The distance between facilities shall be measured via path of travel from the closest door of one facility to the closest door of the other facility.</p> <p><u>Cultivation, distribution, manufacturing, testing and transporting:</u> 600-feet from any k-12 public or private school. The distance between facilities shall be measured via path of travel from the closest door of one facility to the closest door of the other facility.</p>	<p>RFP for four (4) regular dispensary permits</p> <p>Drawing for four (4) equity applicant permits</p>	1 year for dispensaries	
El Cerrito	<u>Dispensary:</u> Maximum two (2) allowed (retail storefront or retail delivery)	<u>Dispensary Buffers:</u> 600-feet from public and private schools and areas with youth populations, including: 1. A public or private kindergarten, elementary, middle, junior high, or high school. 2. A library open to the public. 3. A publicly owned park (excluding the Ohlone Greenway and pocket parks as defined in the San Pablo Avenue Specific Plan) or recreation facility including, but not limited to, a clubhouse, community center, or public pool.	RFP for dispensaries	Maximum of three (3) years.	No other commercial cannabis uses permitted.

PUBLIC MEETING INPUT – ALCOHOL AND OTHER DRUGS ADVISORY BOARD

* MORE DETAILED SUMMARY IN EXHIBIT D

- **Caps** good idea across the board; monitoring system; permitting process; favors RFP process
- **Revenue** to help treatment and prevention services; area residents and potential/tendencies toward impacts;
- Need strict regulations on verifying **point of sale transactions**; mobile delivery a concern
- County should have a "**liaison**" to ensure regulations are implemented properly; w/ knowledge in substance abuse & regulations.
- **A.O.D. needs opportunity to comment on all LUP apps** (in same manner as alcohol permit LUP apps);
- **Social Host ordinance** lacks enforcement – needs revenue.
- Anorexia and AIDS patients and chemo patients are only scientifically proven to benefit; wants to ensure disadvantaged/elderly population has **safe access**
- **Concentrations of cannabis activities a concern**
- **Disadvantaged communities** could be in danger; language barriers an issue - need lots of education
- Health ordinance should be **adopted concurrently** w/ other policy approvals
- How do you prevent **odor impacts**?

PUBLIC MEETING INPUT – YOUTH TOWN HALL

* MORE DETAILED SUMMARY IN EXHIBIT E

- Marijuana **should not be allowed to be put into food**
- **Children** cannot tell if the candy has drugs or not, and it can affect kids a lot
- Should not be within **5000 ft.** of kids K-12
- Facilities should have **maximum security**
- Some mention of positive medical and other impacts of cannabis
- Cannabis should be limited to **agricultural and medicinal use**
- **Cap** on the THC level in cannabis
- **Limit** to how many retail stores are allowed
- Outdoor cultivation should not be allowed...**only greenhouse** and specific outdoor places should be permitted
- Should **allow testing**
- Keep out of **disadvantaged communities**

PUBLIC MEETING INPUT – INTERJURISDICTIONAL COUNCIL ON HOMELESS

* MORE DETAILED SUMMARY IN EXHIBIT F

- **Tax revenue** from commercial cannabis activities should **return to the communities** where they are generated, not to County General Fund.
- Ordinance should **utilize caps on commercial uses** to avoid proliferation and excessive influence of cannabis
- The County should **consider implementing equity programs** for commercial cannabis businesses similar to those used in Oakland and San Francisco
- Cannabis ordinance should **prioritize local business owners** and employment
- Placement of caps on commercial cannabis uses **would inhibit growth of local businesses** and limit potential tax revenue

PUBLIC INPUT – SURVEY & TESTIMONY HIGHLIGHTS

(COMMENTS IN OPPOSITION)

* MORE DETAILED SUMMARY IN EXHIBIT G

- Particularly harmful to children and teenagers
- Should be completely prohibited
- “Toxic” substance; odor impacts; triggers asthma
- Brings crime and violence, gangs and cartels
- Destroys environment; risk to public health and safety
- Will increase ER visits (see: Colorado)
- Limited to no benefit
- Recreational use damages workforce
- The more available and accepted it is, the more abuse will occur, particularly by children.
- Irresponsible use of agricultural resources
- Framework is not ready; need more careful examination of experience in other communities and analysis of studies on its impacts
- Still a controlled substance on Federal level
- Will consider moving if allowed in neighborhood
- Reduces property values, quality of life
- “Dubious” economic benefit
- Will exacerbate “black market”
- More socially-responsible ways to generate tax revenue
- Leads to abuse of other drugs

PUBLIC INPUT – SURVEY & TESTIMONY HIGHLIGHTS

(COMMENTS IN SUPPORT)

* MORE DETAILED SUMMARY IN EXHIBIT G

- Improve economy, increases tax revenue; “Return-to-Source” taxation
- Medical benefits; need to improve access for medical users
- Regulations will help eliminate “black market”
- County voters voted in favor of legalization
- Cap retailers, not cultivators
- Buffers too restrictive; distance between dispensaries should be same as alcohol retailers
- Benefits to making a legal product safely available to the community
- Agriculturally zoned properties should be allowed to cultivate “by right”
- Outdoor grows should not be visible from public right-of-way, setback from property line
- Look at success stories from other cities and states
- Permits should be reviewed at regular intervals
- Allow vertical integration (“micro-businesses”)
- Be consistent with State regulations
- Safer than alcohol, tobacco

MAJOR TAKEAWAYS FROM PUBLIC OUTREACH

- Cannabis is still a polarizing topic and many in the community are passionately for or against.
 - Those in favor discuss medicinal and other values and point out advantages of well-regulated access as opposed to black market.
 - Those opposed are concerned that governmental acceptance and additional availability will lead to broad social harm, including greater abuse, particularly by children.
- Results of Proposition 64 indicated broad general support for legal cannabis throughout the County. However, locating a cannabis business in a community is still likely to provoke significant opposition.
- Opposition is consistently strongest in southern and southwestern areas of the County.
- Communities in the northern and western areas are generally more receptive.
- Buffers seen as not sufficient in communities that are more opposed and too limiting in areas that support.

RECOMMENDED CHANGES TO THE FRAMEWORK

- Based on the public input and further analysis by staff, a number of revisions to the Framework are recommended.
- The details of these proposed revisions are reflected in the track changes version of the Framework document and the attached maps.
- The following slides summarize the more significant proposed revisions and compare the approaches of nearby jurisdictions on some key questions.

RECOMMENDED CHANGES TO THE FRAMEWORK: -- GENERAL PERMIT TERMS (SIGNIFICANT CHANGE #1)

- Manufacturing processes related to extraction are recommended to be limited to non-volatile processing techniques.
- Applications for retail storefront and commercial cultivation permits would only be accepted in response to a Request for Proposals (RFP)
- Require additional findings be made when approving cannabis permits to prevent adverse impacts to neighbors and communities
- Limit permits to five year terms with a process to renew
- Compliance review annually for three years, then every three years thereafter. First compliance review and any review that determines non-compliance will be public hearings.

RECOMMENDED CHANGES TO THE FRAMEWORK: -- CAPS AND APPLICANT SELECTION PROCESS (SIGNIFICANT CHANGE #2)

- The following initial caps recommended :
 - Retail Storefront—Maximum of four (4) for first three years. Re-evaluate thereafter.
 - Commercial Cultivation—Maximum of ten (10) for first three years. Re-evaluate thereafter.
 - Delivery-Only retail—No limit initially
 - Manufacturing—No limit initially
 - Distribution center—No limit initially
 - Testing facility—No limit initially
- Low caps on the two most sensitive uses are based on the principle of starting slow and building oversight capacity. Possible that there are more interested applicants than cap space and that a free market could support more than these initial cap amounts. It should also be noted that future demand for these uses, their products and their product prices may be volatile.
- No caps or limit recommended initially on other uses because these uses are expected to have fewer impacts. Also, helpful to minimize the number of time-consuming and challenging applicant selection processes (RFP process).
- For uses requiring an RFP and an applicant selection process, recommend a scoring system be developed before RFP is issued that reflects the County's public safety, land use and health policy goals.

RECOMMENDED CHANGES TO THE FRAMEWORK: -- REVISED ZONING MATRIX (SIGNIFICANT CHANGE #3)

- Staff is recommending a series of revisions to the matrix.
- These recommendations reflect public input and additional staff analysis and are intended to increase clarity and specificity on some key proposed restrictions.

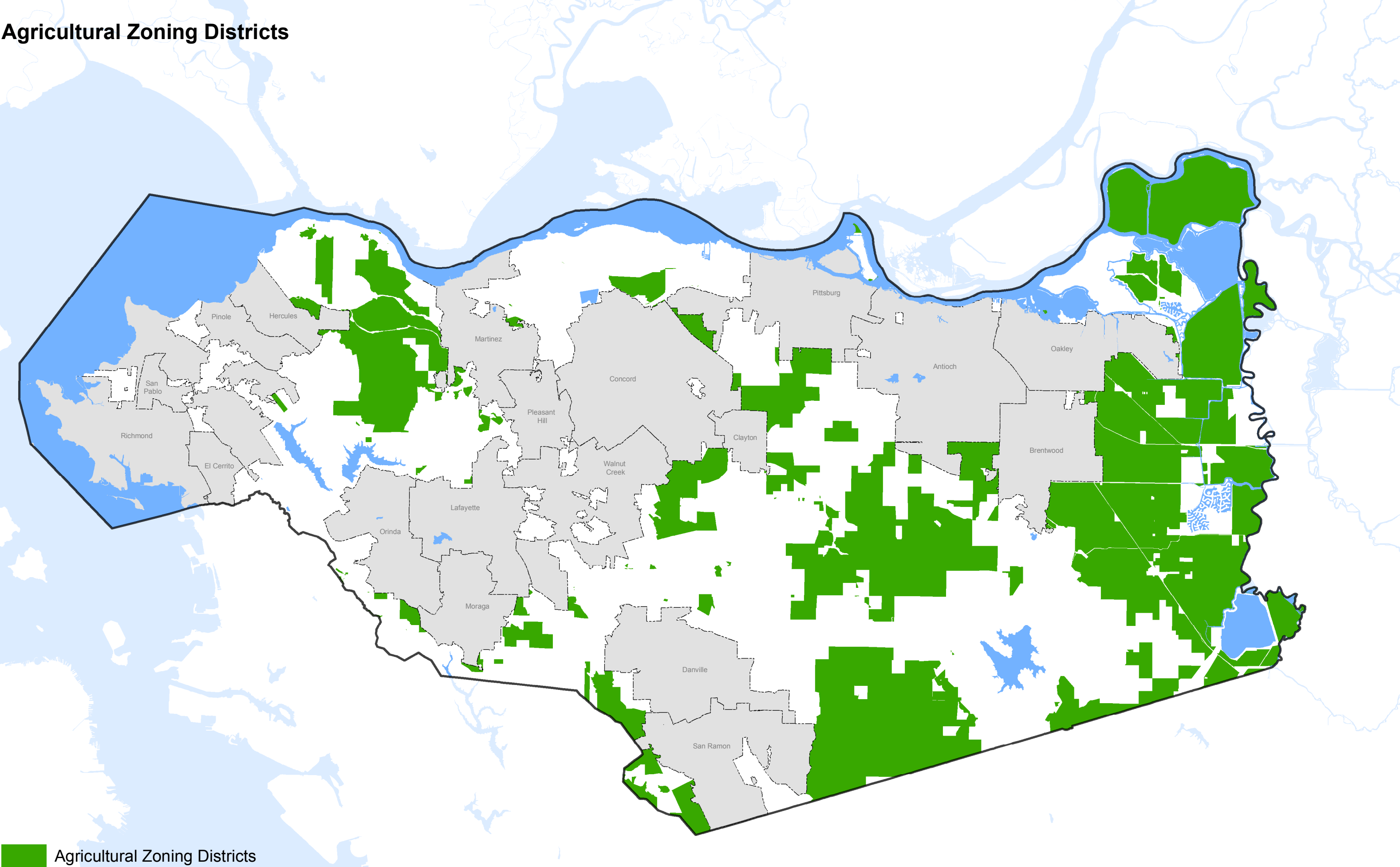
LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (in conjunction with cultivation permit only)			
Area-Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail-Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-I), Heavy Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	<u>100% Renewable Energy and Sustainable Water Supply served by a public water agency</u>		<u>Sustainable Water Supply Served by a public water agency</u>		Potential limits on number of employees/trips outside ULL			
Key Considerations and Limitations by Use	Maximum 22, 000 sf		Max 2 acres	only within ULL	Potential limits on number of employees/trips outside ULL	only within ULL	only within ULL	only within ULL
	Ag Districts: maximum 10,000 sf structure or in existing structure		Greenhouse only <u>in non-ag districts inside ULL or within 1 mile of ULL</u>	Cultivators may distribute own produce to retailers				500 ft from another retail location


Note 1: ULL refers to Urban Limit Line

Note 2: Microbusinesses (operations that grow, process and sell cannabis products to retail customers at a small-scale site) are also under consideration where cultivation is allowed inside the ULL.

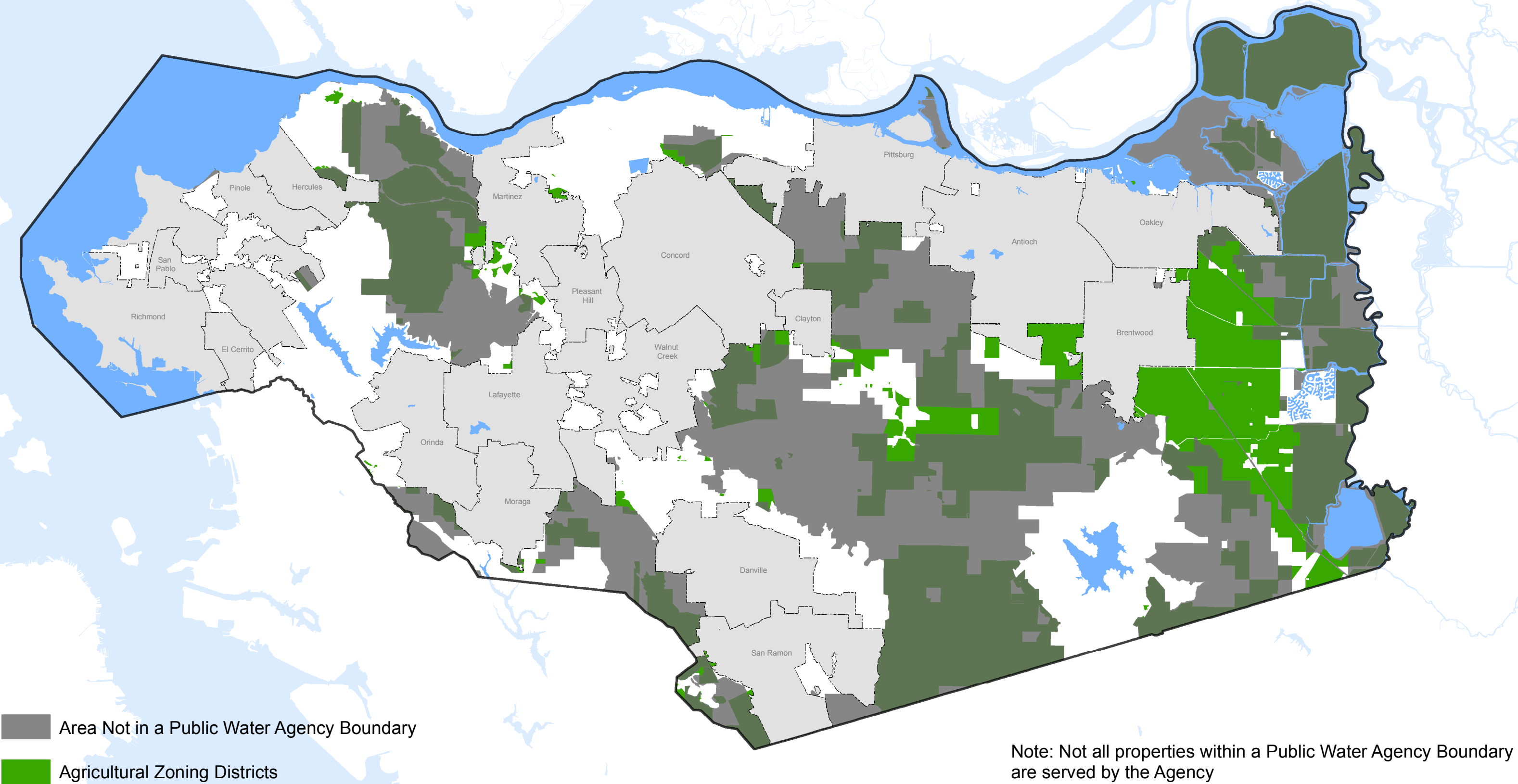
Note 3: For the area-wide P-1 zoning districts in North Richmond, El Sobrante, Rodeo, Contra Costa Centre and Bay Point, suitable areas for commercial cannabis are limited to those with underlying General Plan land use designations of Business Park, Commercial, Commercial Recreational, Light Industrial, Heavy Industrial, and Mixed Use. Subsequent to approval of the zoning ordinance, the County would need to draft and approve amendments to the site-specific provisions of each of these districts. These amendments would establish precisely which commercial cannabis uses would be allowed where in these five area-wide P-1 districts. As these amendments and associated detailed site analysis have yet to be performed, the current draft maps show in yellow all of the areas within these five P-1 districts that have a General Plan land use designation that is compatible with one or more commercial cannabis use, but do not specify precisely which commercial cannabis use is proposed to be eligible on any given parcel within the yellow area.

Agricultural Zoning Districts



 Agricultural Zoning Districts

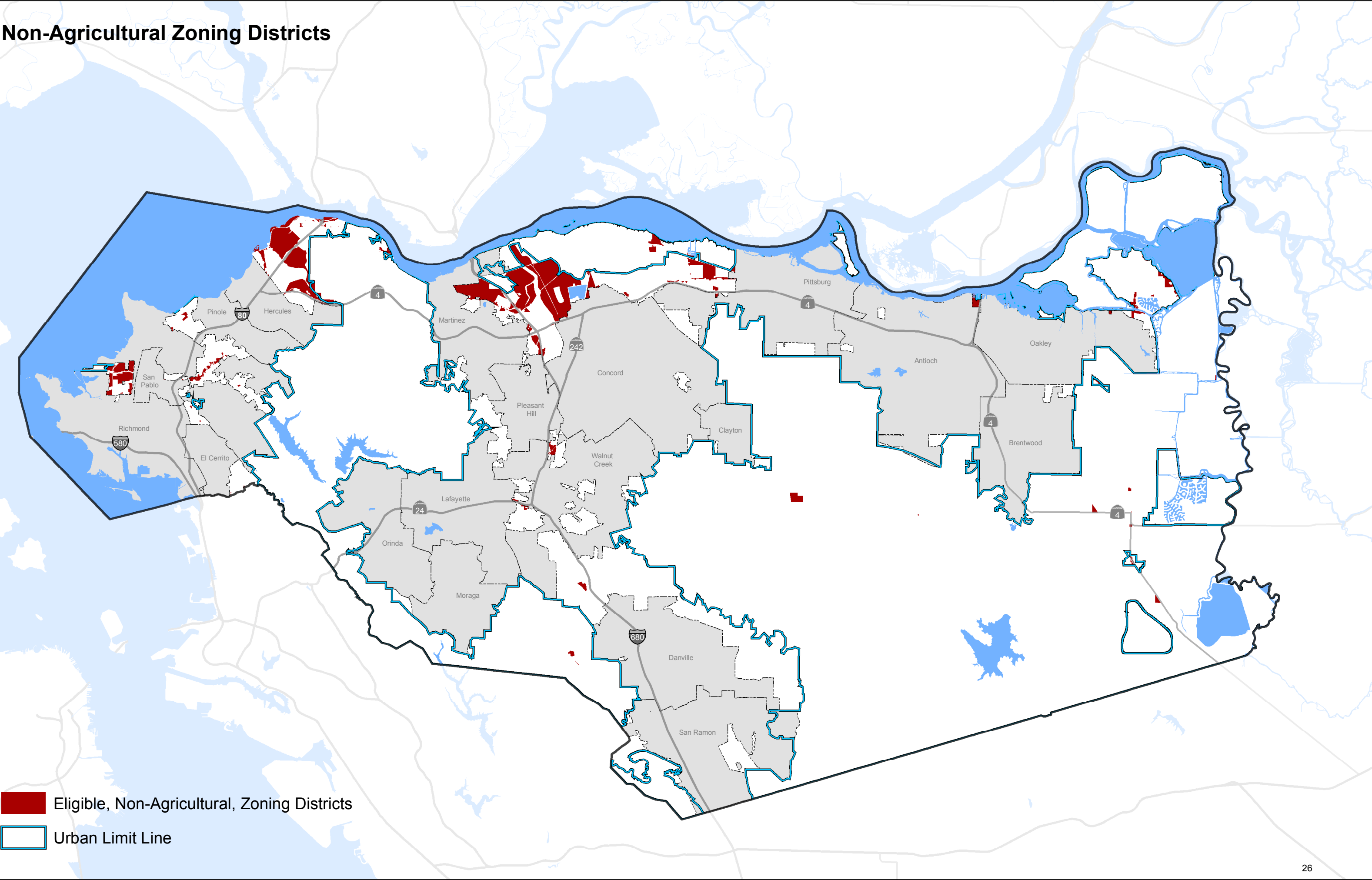
Public Water Agency Boundaries and Agricultural Zoning Districts



RECOMMENDED CHANGES TO THE FRAMEWORK: -- EXCLUSION AREAS (SIGNIFICANT CHANGE #4)

- Staff recommends an overlay be added to the Retail Business and General Commercial zoning districts that are located more than five miles from Highway 4 or Interstate 80.
- Such zoning districts are located in Alamo, Saranap, Bethel Island and Hotchkiss Tract in between Oakley and Bethel Island.
- No commercial cannabis uses would be permitted in these districts within the overlay.
- Rationale:
 - Restrict eligible sites for retail storefront, delivery-only retail, manufacturing, distribution centers and testing to areas near the two primary freeways serving the shoreline areas of the County where development of new industries has been targeted by the County
 - Separate these uses from less compatible communities
 - Avoid siting these uses in remote areas that are more difficult to oversee and are far from most of the customer base,

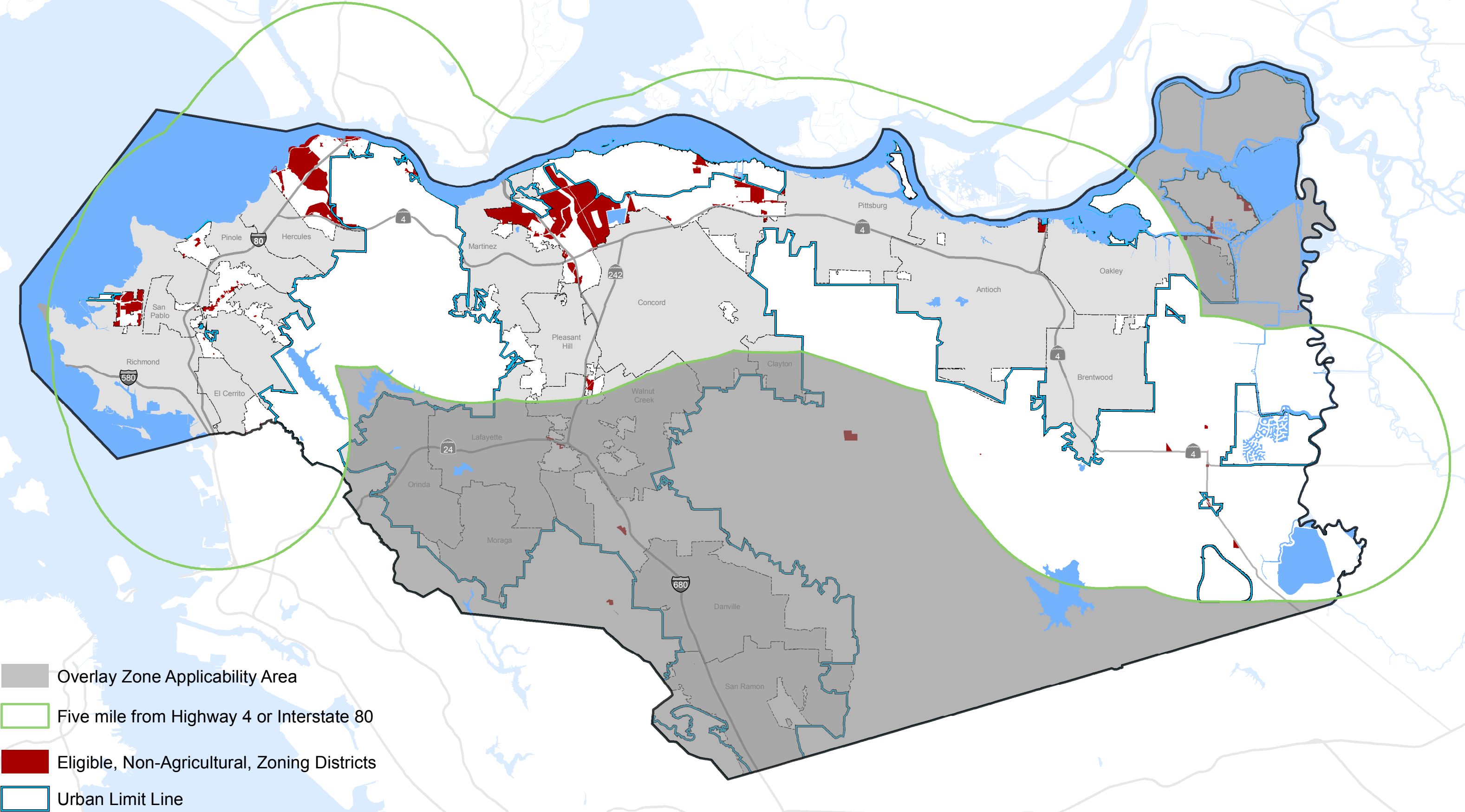
Non-Agricultural Zoning Districts



Eligible, Non-Agricultural, Zoning Districts

Urban Limit Line

Potential Exclusion of Certain Non-Agricultural Zoning Districts



RECOMMENDED CHANGES TO THE FRAMEWORK: -- BUFFER ZONES (SIGNIFICANT CHANGE #5)

- The Preliminary Cannabis Use Maps attached to the April 24 Board report show three alternatives.
 - **Option A** reflects the state-mandated 600 foot buffers from any K-12 school, day care center or youth center.
 - **Option B** reflects 1000 foot buffers from any K-12 school, day care center or youth center, as well as 1000 foot buffers from drug treatment shelters.
 - **Option C** reflects 1000 foot buffers from schools, day care centers, youth centers, community parks/playgrounds, libraries, drug treatment centers, and homeless shelters, 500 foot buffers from residential zoning districts. Option C closely mirrors the most comprehensive buffer scenario contemplated in the Board's November 2017 Preliminary Framework, while also accounting for the state regulations regarding minimum buffers from day care and youth centers.
- County staff recommends Option B combined with 500 foot buffers between retail storefront establishments.

Map
1A

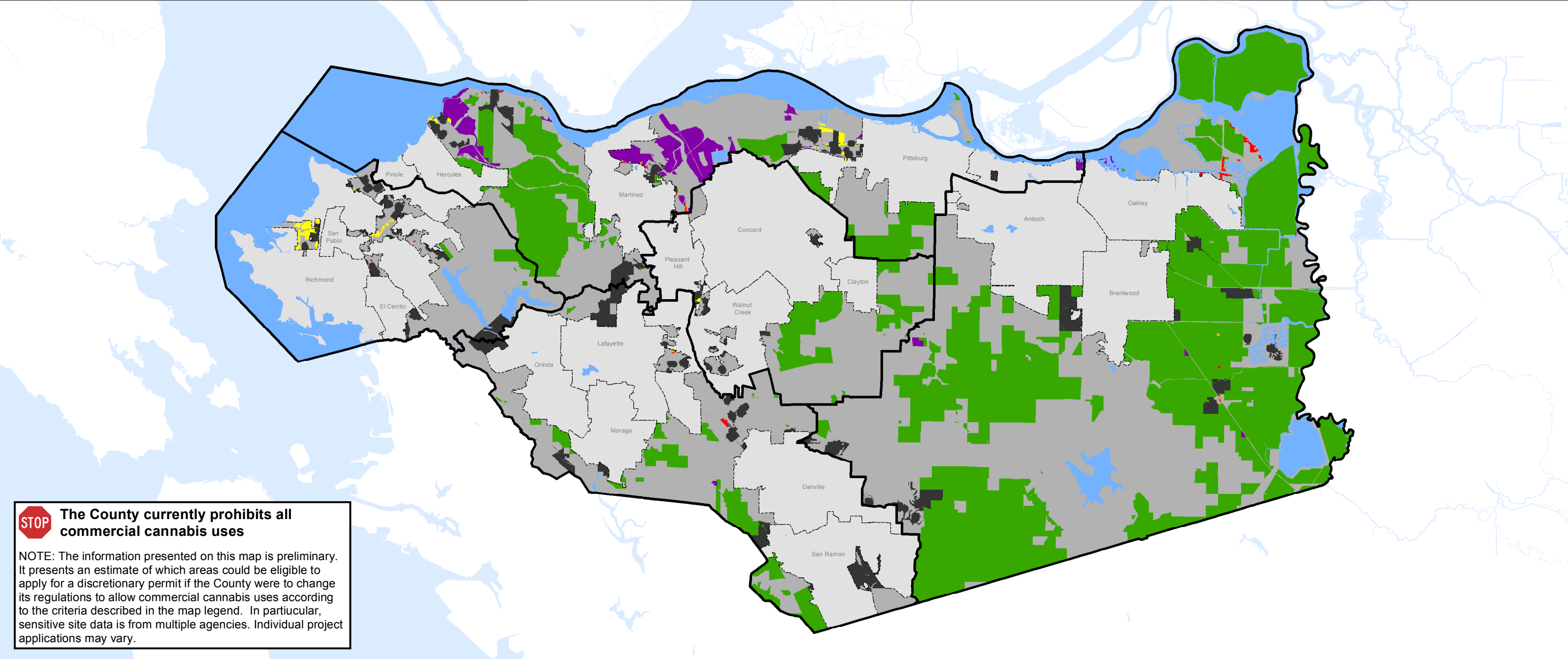
Buffer Option A
State-Mandated Buffers
Unincorporated Contra Costa Area

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.
Retail Business zoning in the Alamo Area is proposed to be ineligible for commercial cannabis uses.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

* See Draft Framework for potential limitations on the number of permits issued and the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 3 6 12 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

29

Map
1B

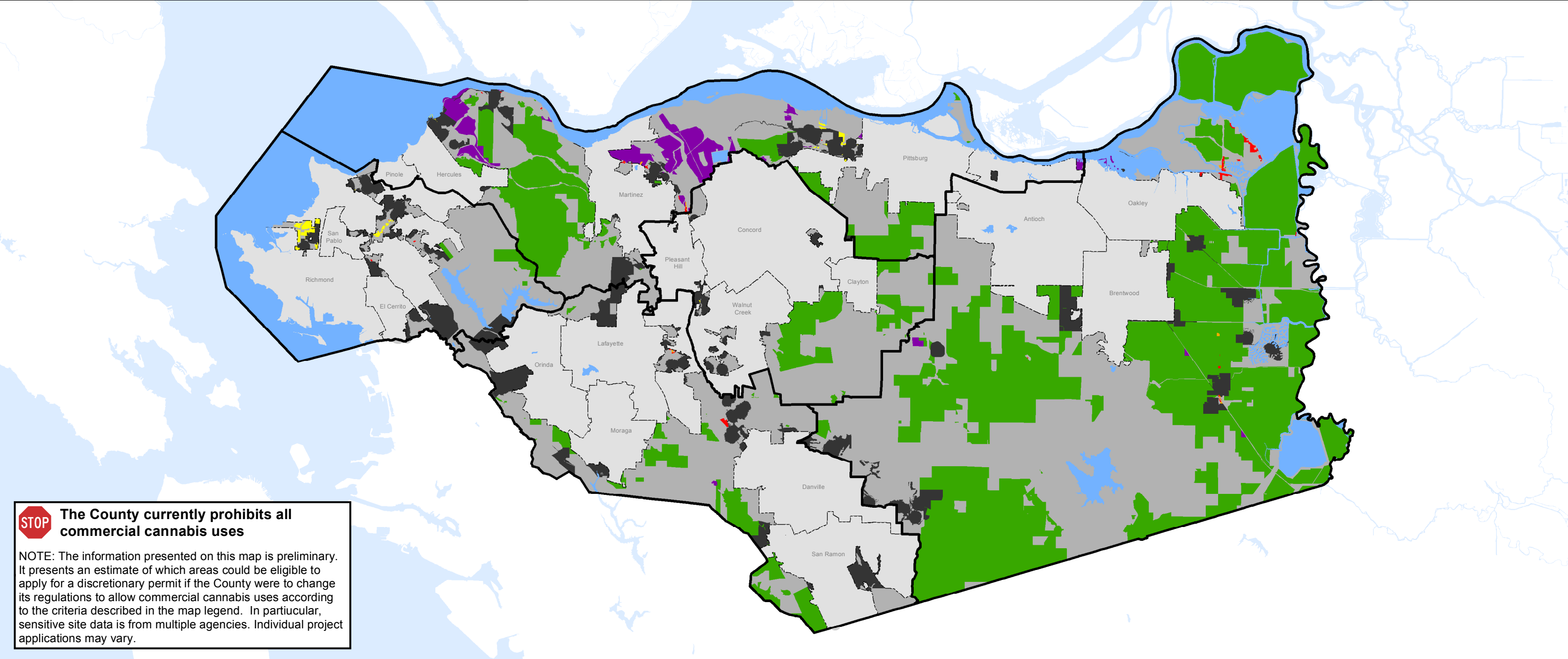
Buffer Option B
Expanded State Buffers
Unincorporated Contra Costa Area

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.
Retail Business and General Commerical zoning in the Alamo, Saranap, and Bethel Island Areas are proposed to be ineligible for commercial cannabis uses.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

* See Draft Framework for potential limitations on the number of permits issued and the process to select permittees.

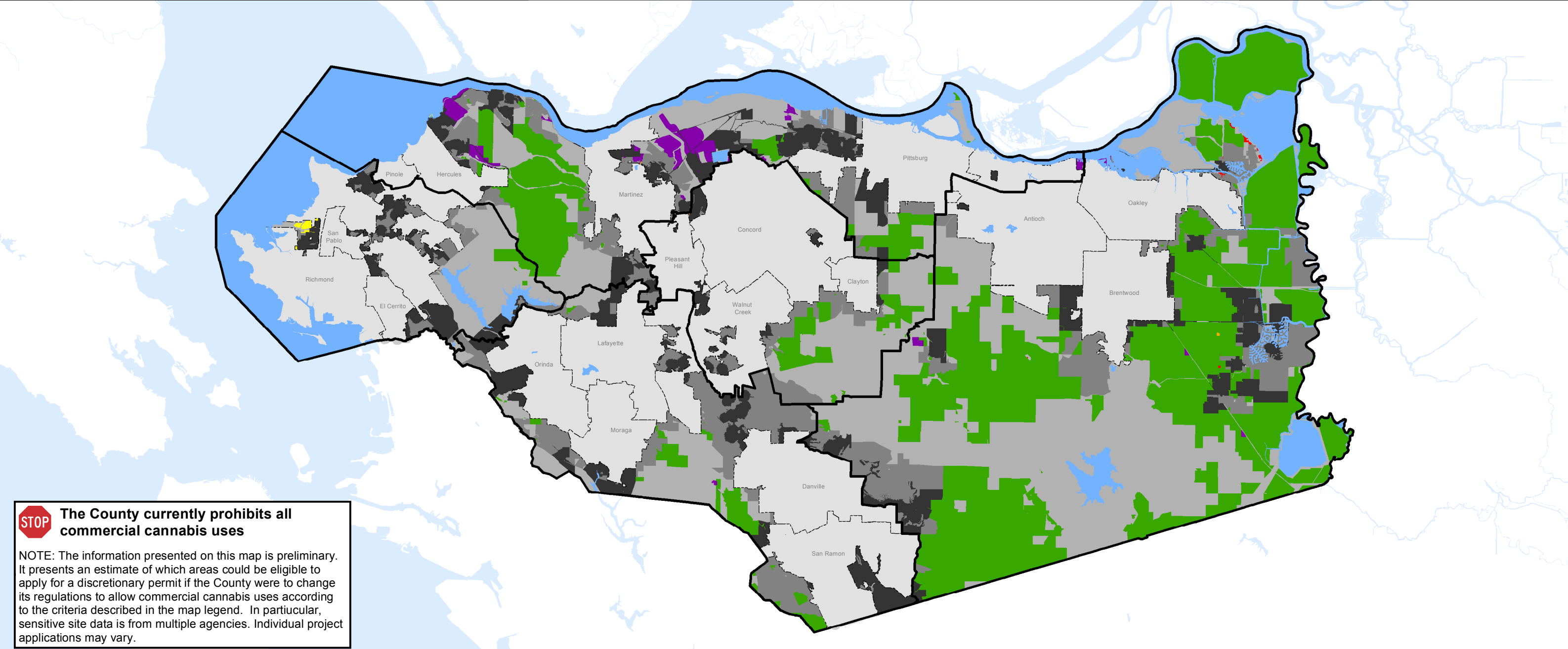
Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 3 6 12 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

30



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

03612

Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

31

Map 13A

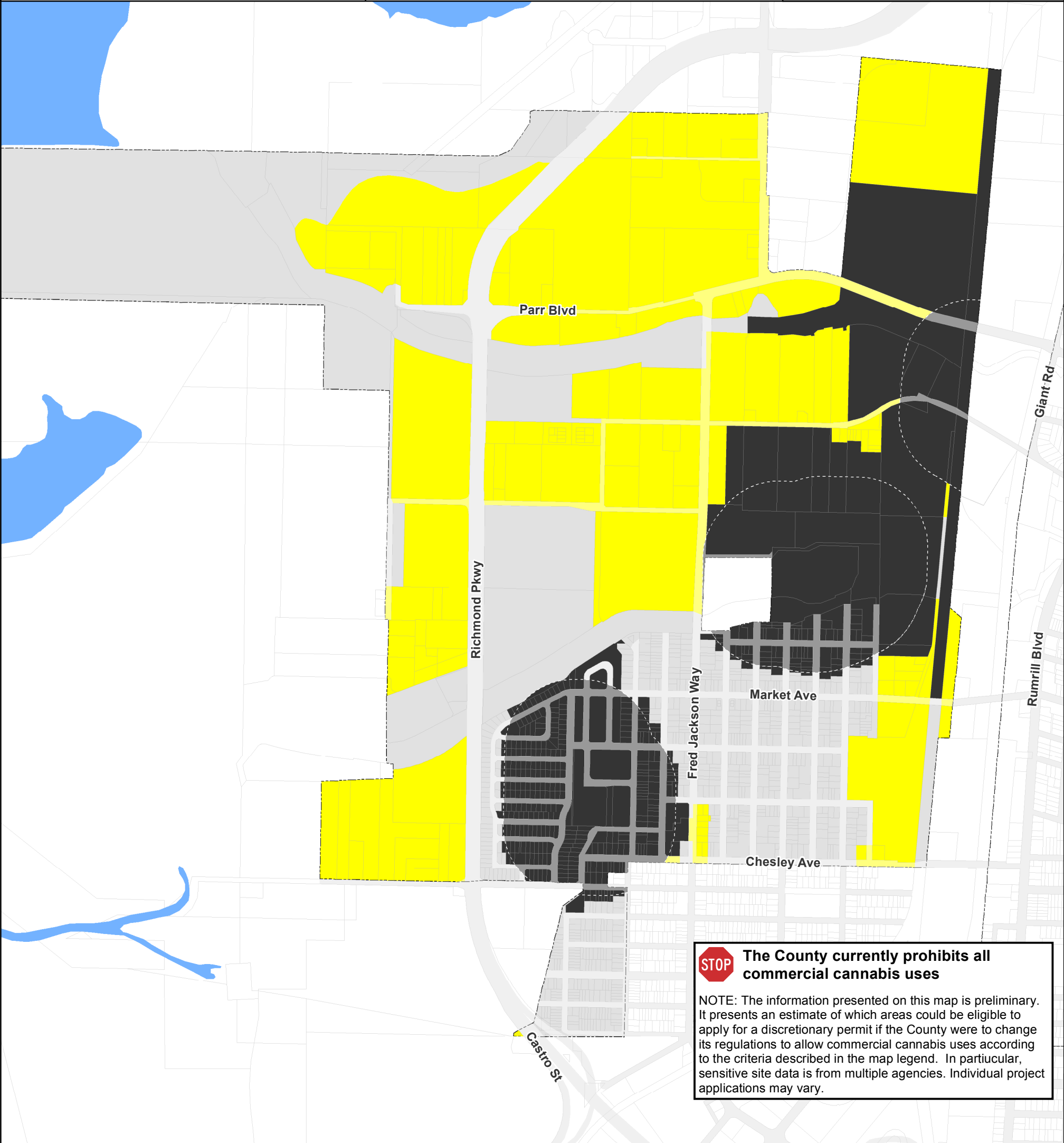
Buffer Option A
State-Mandated Buffers
North Richmond Area

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf		Max 2 acres	Only within ULL	Potential limits on number of employees/trips outside ULL			
	Ag Districts: Max. 10,000 sf structure or in existing structure		Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Cultivators may distribute own product to retailers		Only within ULL	Only within ULL	500 ft from aother retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.1 0.2 0.4 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 32

Map 13B

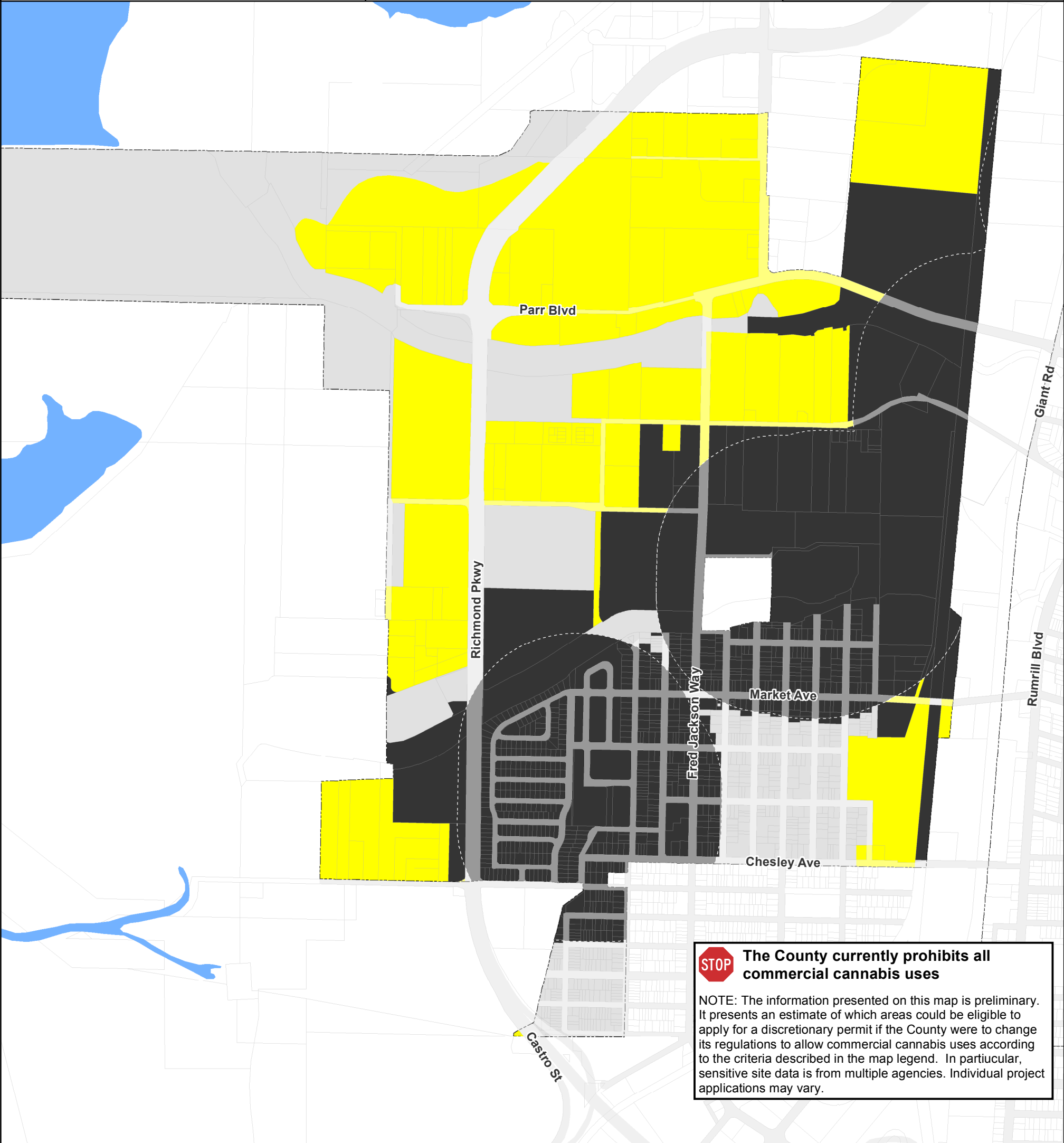
Buffer Option B
Expanded State Buffers
North Richmond Area

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf		Max 2 acres	Only within ULL	Potential limits on number of employees/trips outside ULL			
	Ag Districts: Max. 10,000 sf structure or in existing structure		Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Cultivators may distribute own product to retailers		Only within ULL	Only within ULL	500 ft from aother retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.1 0.2 0.4 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 33

Map 13C

Buffer Option C
More Comprehensive Buffers
North Richmond Area

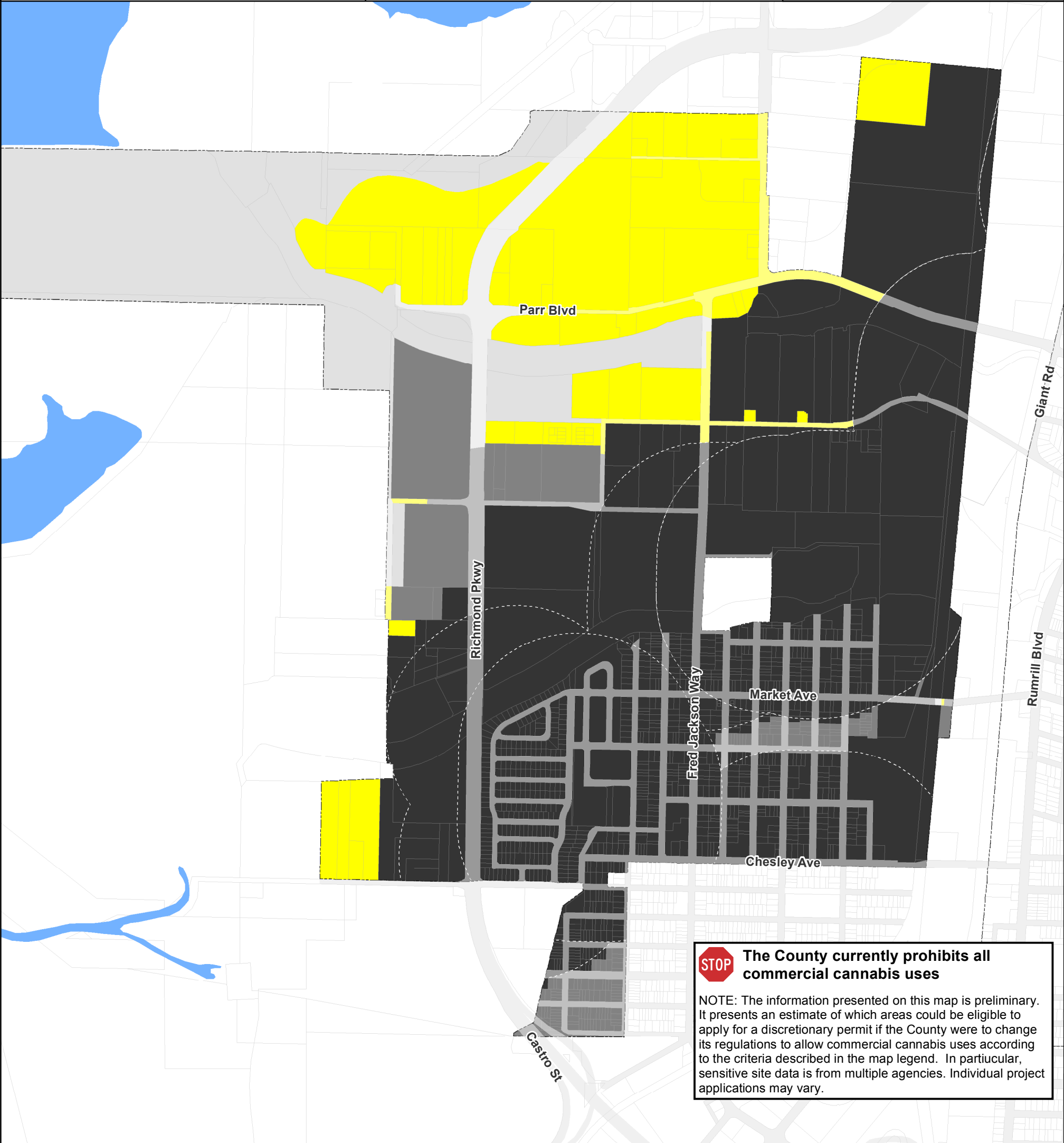
Parcels within 1,000 feet from a State Site or Sensitive Site

Parcels within 500 feet of Residential Zoning

Buffered area includes parcels located within 1,000 feet of a State site (school, child care facility, youth center) or additional sensitive site (community parks/playground, library, homeless shelter, or drug rehabilitation facility), and 500 feet of a residential zoning district.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from aother retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.1 0.2 0.4 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 34

Map 9A

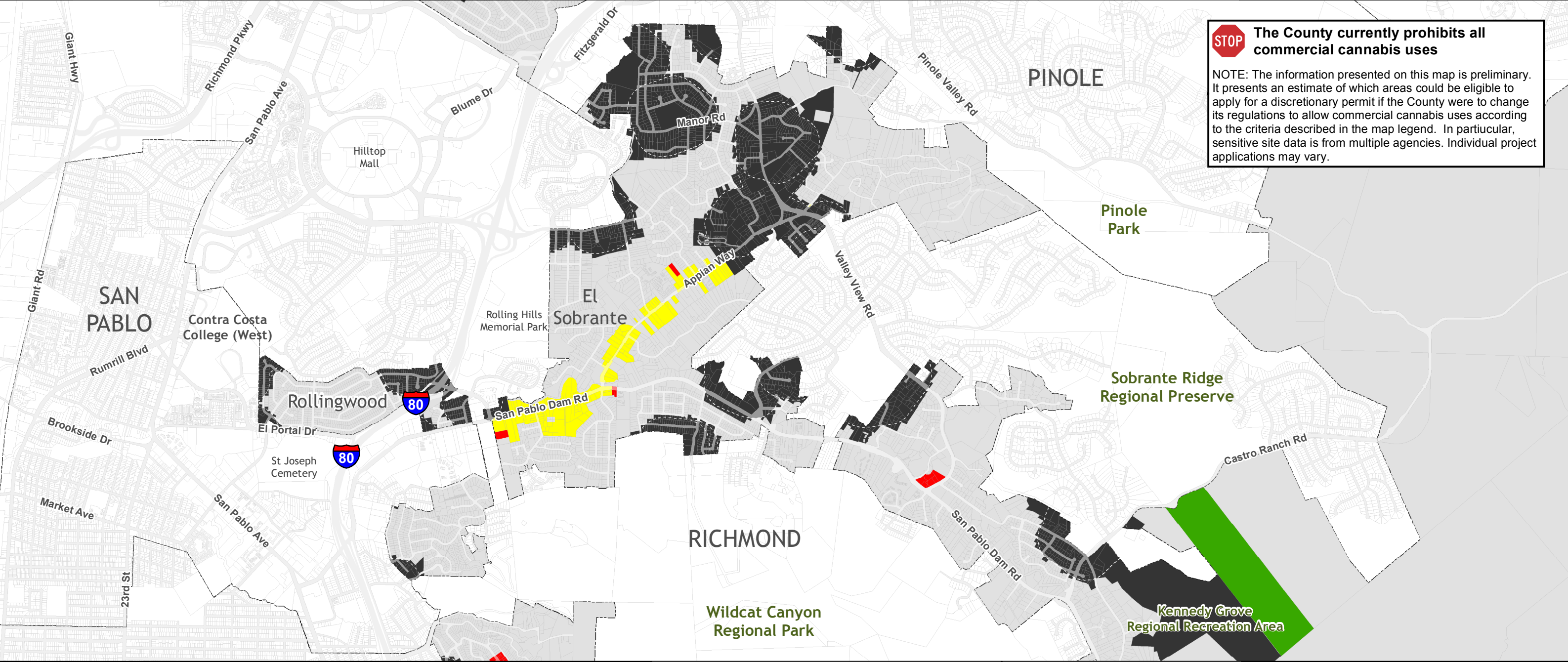
Buffer Option A
State-Mandated Buffers
El Sobrante Area

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



STOP The County currently prohibits all commercial cannabis uses

NOTE: The information presented on this map is preliminary. It presents an estimate of which areas could be eligible to apply for a discretionary permit if the County were to change its regulations to allow commercial cannabis uses according to the criteria described in the map legend. In particular, sensitive site data is from multiple agencies. Individual project applications may vary.

LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.3 0.6 1.2 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

35

Map 9B

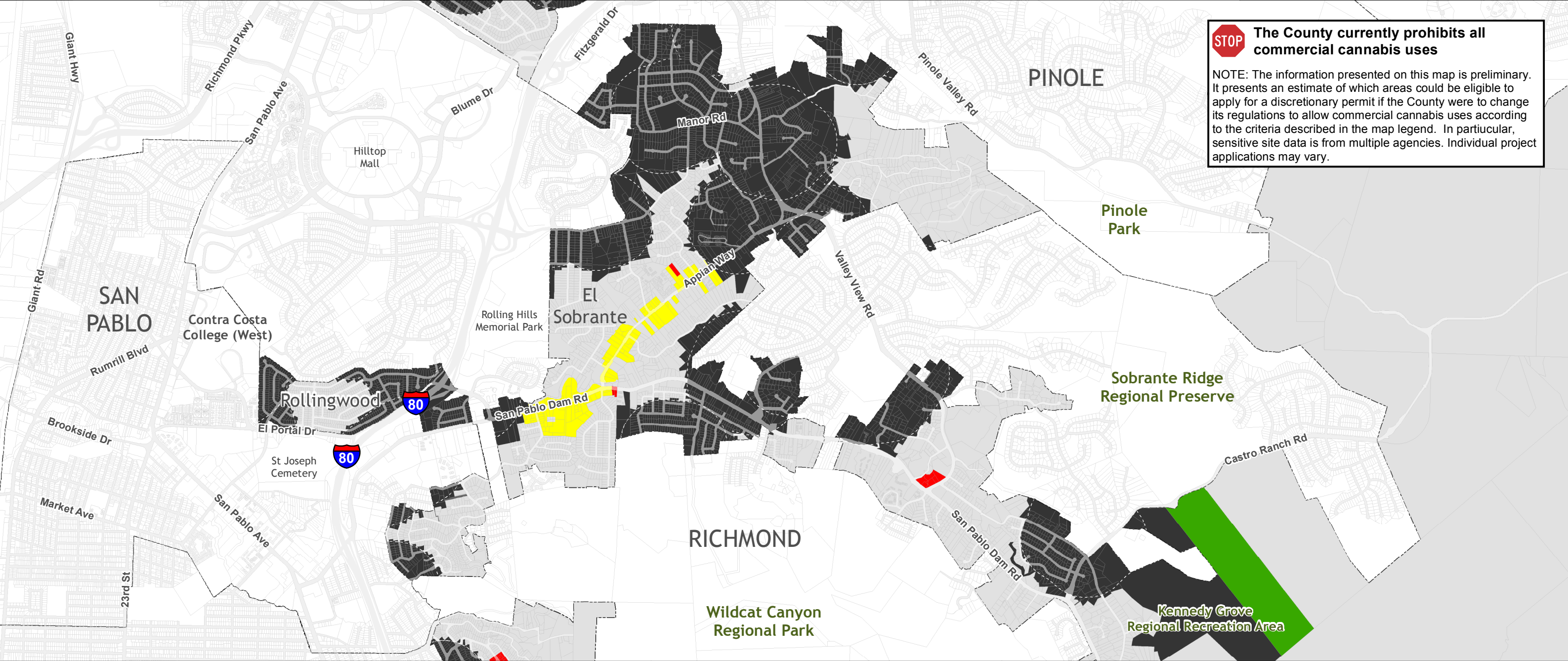
Buffer Option B
Expanded State Buffers
El Sobrante Area

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

* See Draft Framework for potential limitations on the number of permits issued and the process to select permittees.

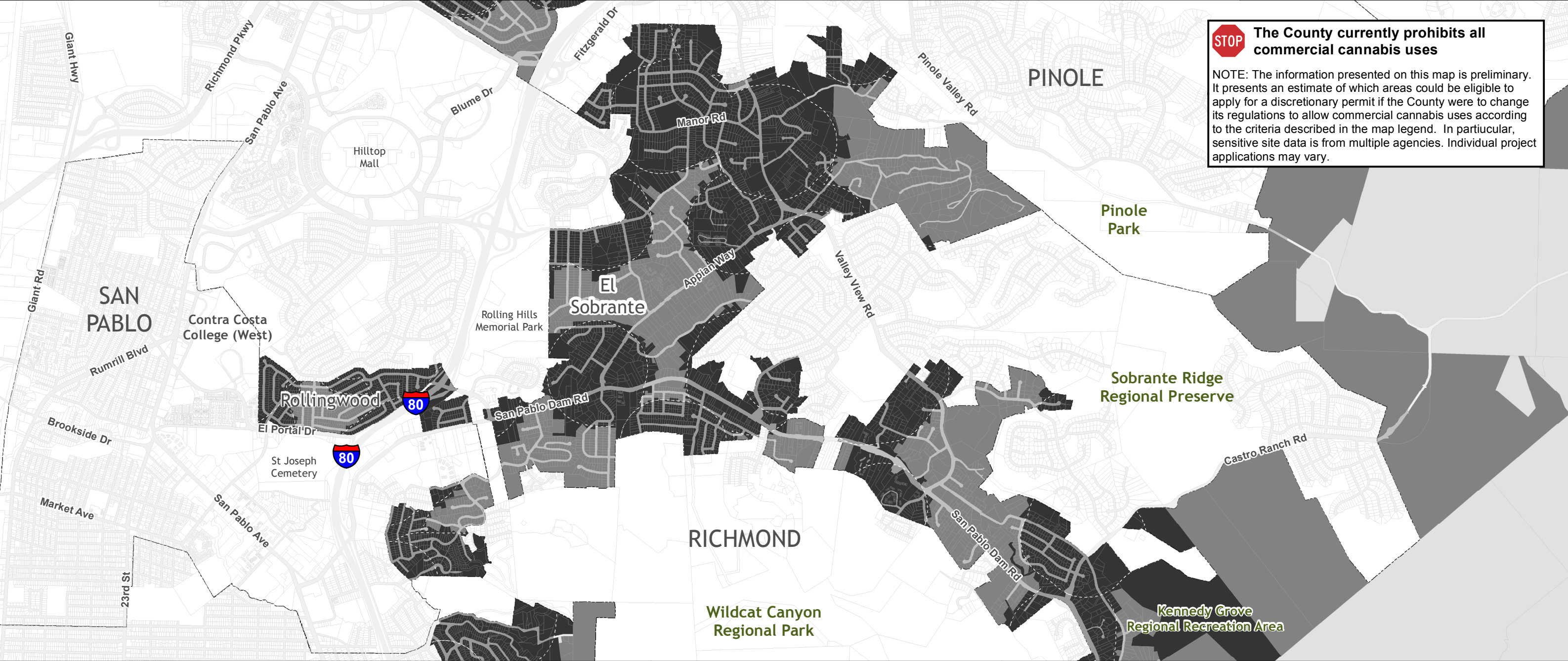
Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.3 0.6 1.2 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

36



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

00.30.61.2

Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

37

N

W

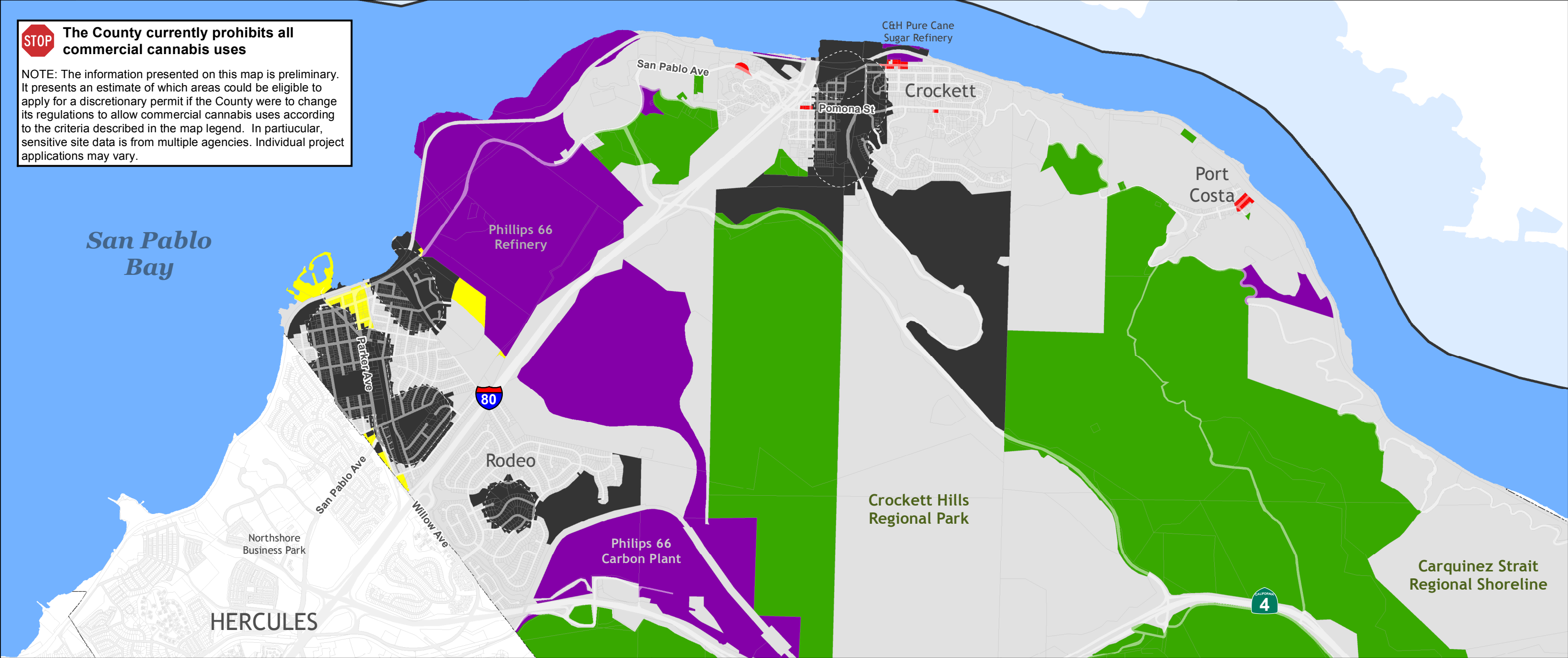
E

S

STOP

The County currently prohibits all commercial cannabis uses

NOTE: The information presented on this map is preliminary. It presents an estimate of which areas could be eligible to apply for a discretionary permit if the County were to change its regulations to allow commercial cannabis uses according to the criteria described in the map legend. In particular, sensitive site data is from multiple agencies. Individual project applications may vary.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

00.3750.751.5

Miles

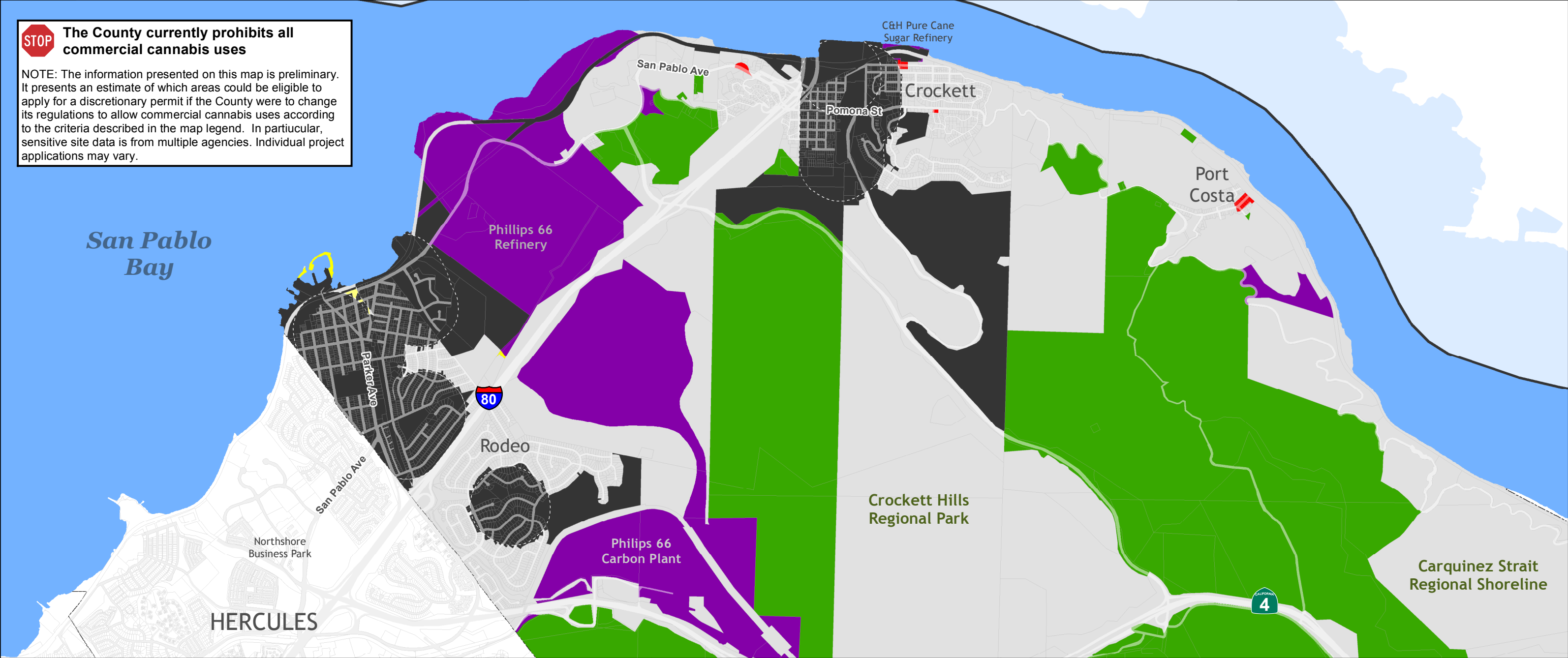
Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

38

STOP

The County currently prohibits all commercial cannabis uses

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LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

00.3750.751.5

Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

39

Map 15C

Buffer Option C
More Comprehensive Buffers
Rodeo, Crockett and Port Costa Areas

Parcels within 1,000 feet from a State Site or Sensitive Site

Parcels within 500 feet of Residential Zoning

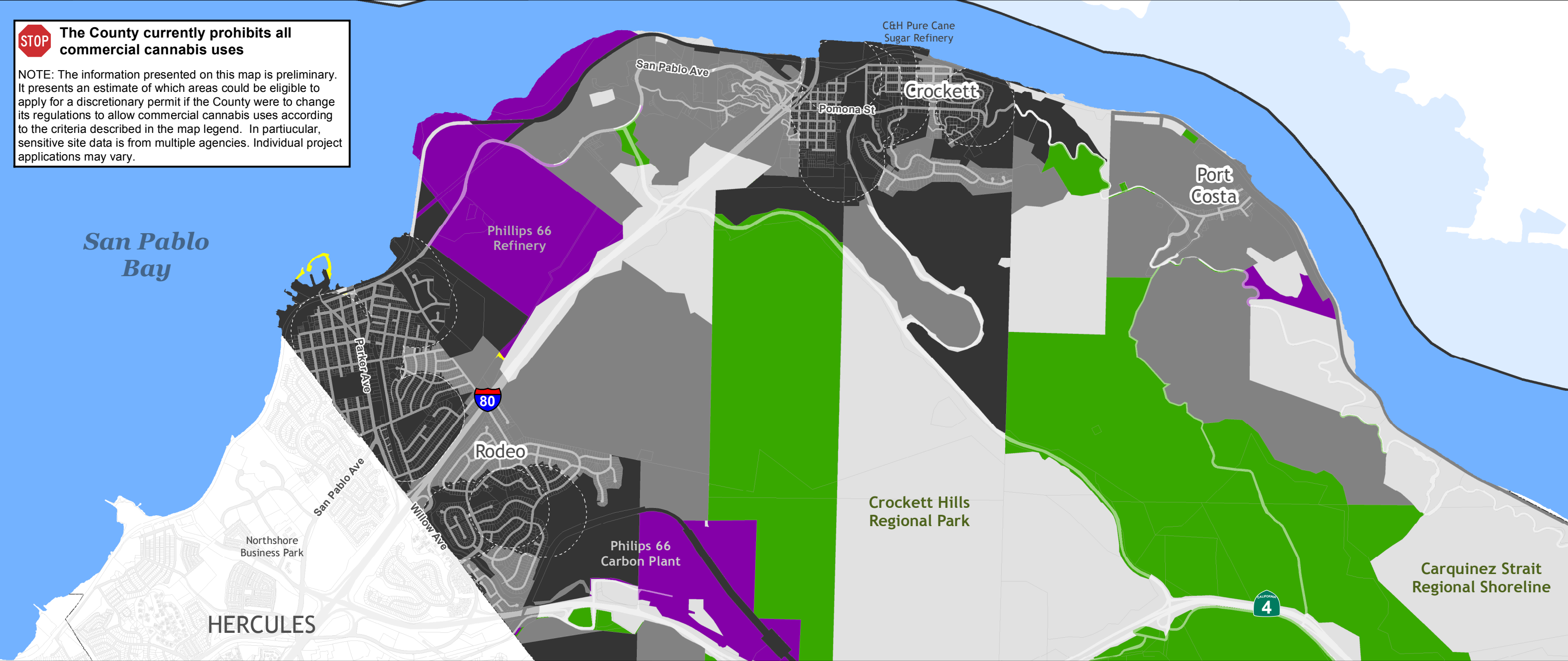
Buffered area includes parcels located within 1,000 feet of a State site (school, child care facility, youth center) or additional sensitive sites (community parks/playground, library, homeless shelter, or drug rehabilitation facility), and 500 feet of a residential zoning district.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.

STOP The County currently prohibits all commercial cannabis uses

NOTE: The information presented on this map is preliminary. It presents an estimate of which areas could be eligible to apply for a discretionary permit if the County were to change its regulations to allow commercial cannabis uses according to the criteria described in the map legend. In particular, sensitive site data is from multiple agencies. Individual project applications may vary.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.375 0.75 1.5 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

40

Map 14A

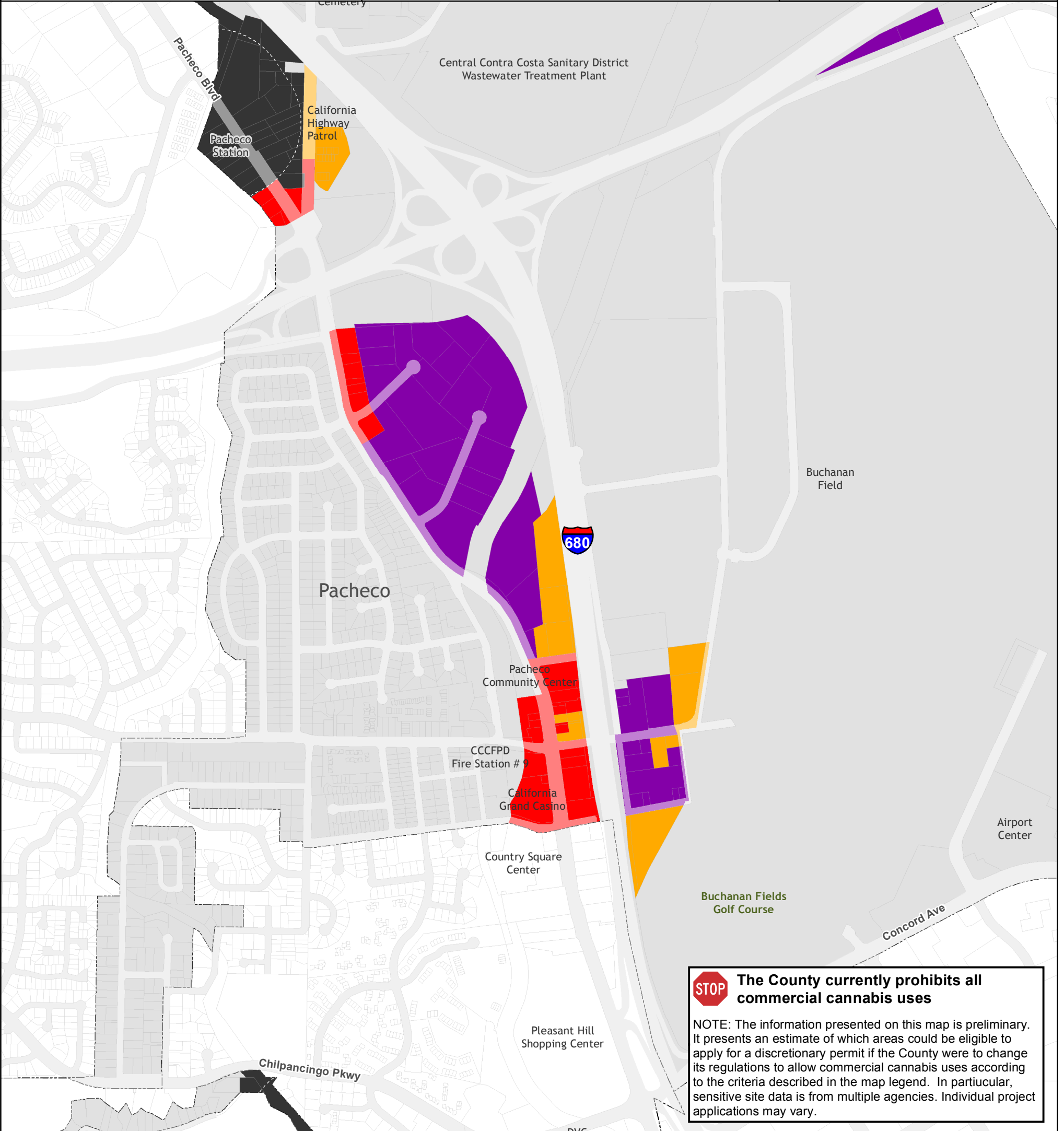
Buffer Option A
State-Mandated Buffers
Pacheco Area

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



The County currently prohibits all commercial cannabis uses

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LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from aother retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

Map 14B

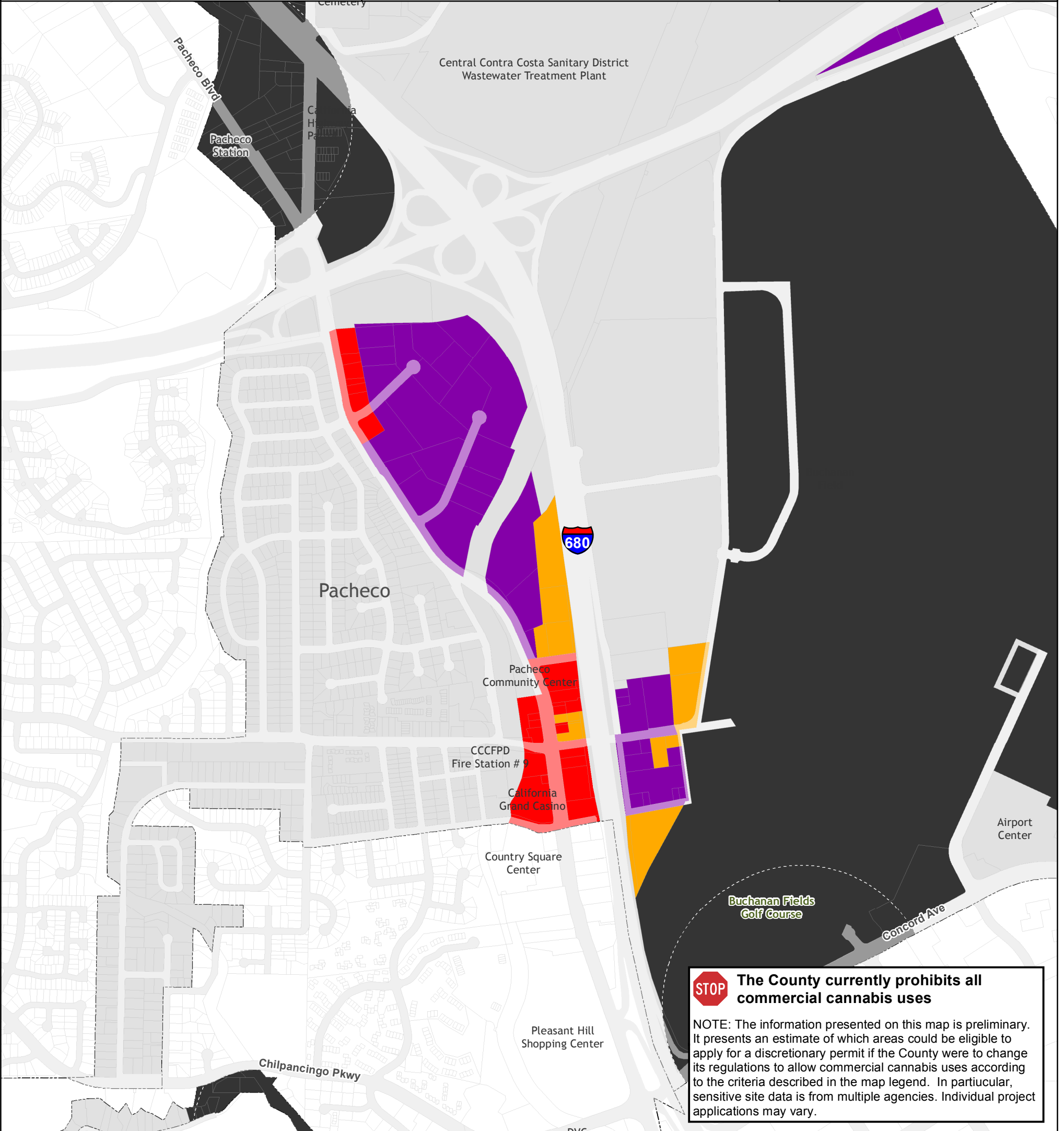
Buffer Option B
Expanded State Buffers
Pacheco Area

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from aother retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.075 0.15 0.3 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 42

Map 14C

Buffer Option C
More Comprehensive Buffers
Pacheco Area

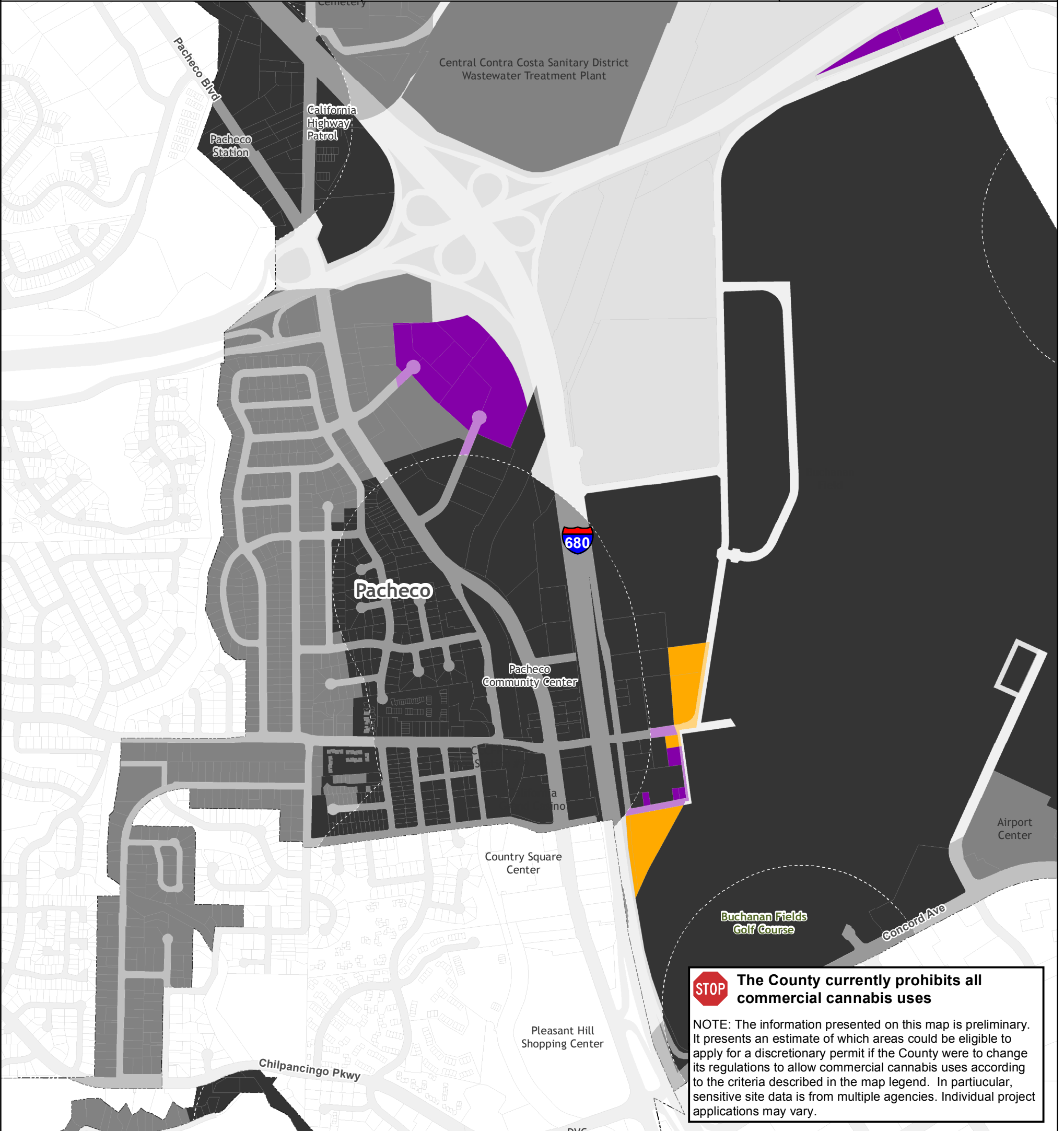
Parcels within 1,000 feet from a State Site or Sensitive Site

Parcels within 500 feet of Residential Zoning

Buffered area includes parcels located within 1,000 feet of a State site (school, child care facility, youth center) or additional sensitive sites (community parks/playground, library, homeless shelter, or drug rehabilitation facility), and 500 feet of a residential zoning district.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.075 0.15 0.3 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 43

Map 7A

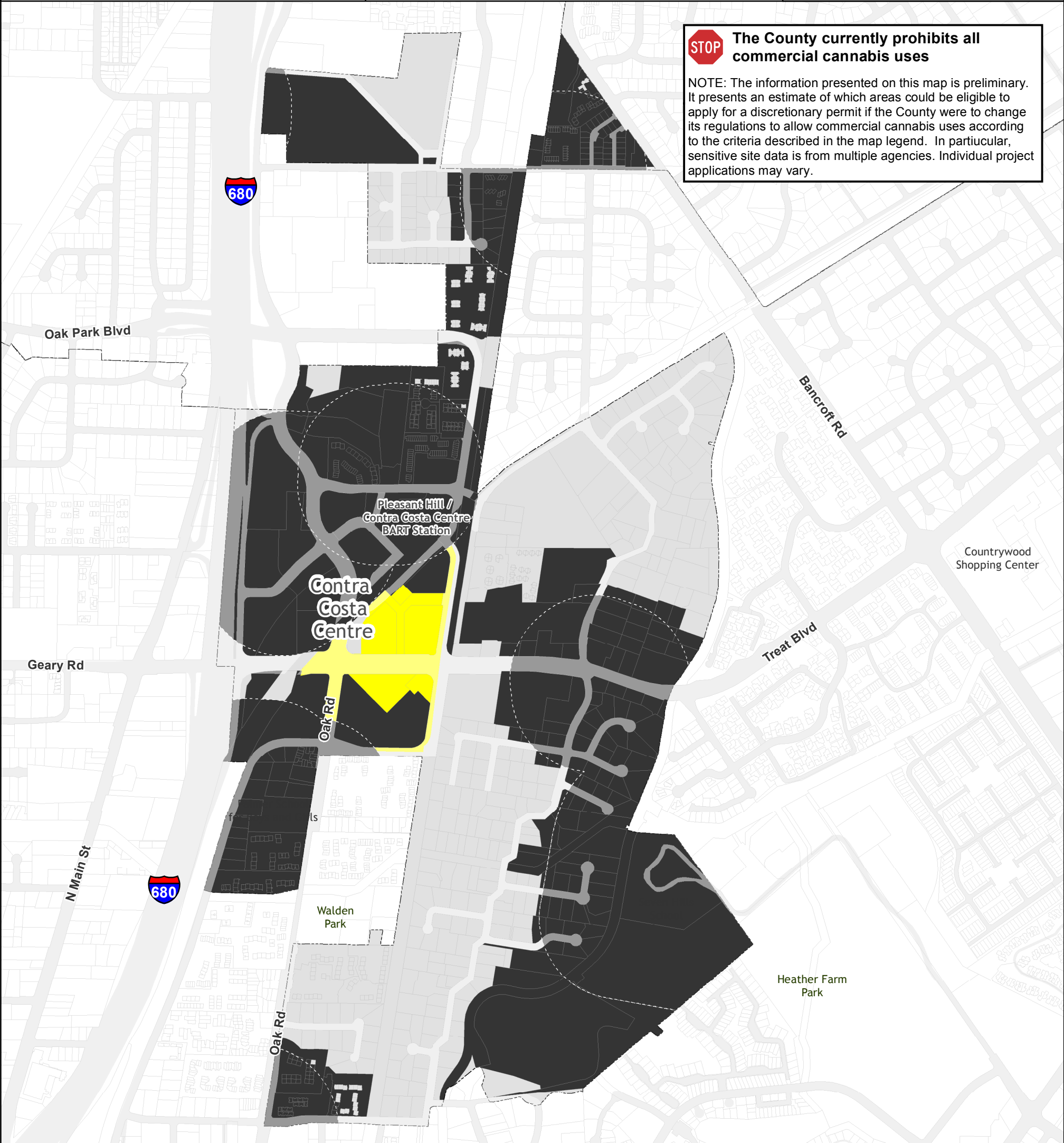
Buffer Option A
State-Mandated Buffers
Contra Costa Centre Area

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



STOP The County currently prohibits all commercial cannabis uses

NOTE: The information presented on this map is preliminary. It presents an estimate of which areas could be eligible to apply for a discretionary permit if the County were to change its regulations to allow commercial cannabis uses according to the criteria described in the map legend. In particular, sensitive site data is from multiple agencies. Individual project applications may vary.

LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.075 0.15 0.3 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 44

Map 7B

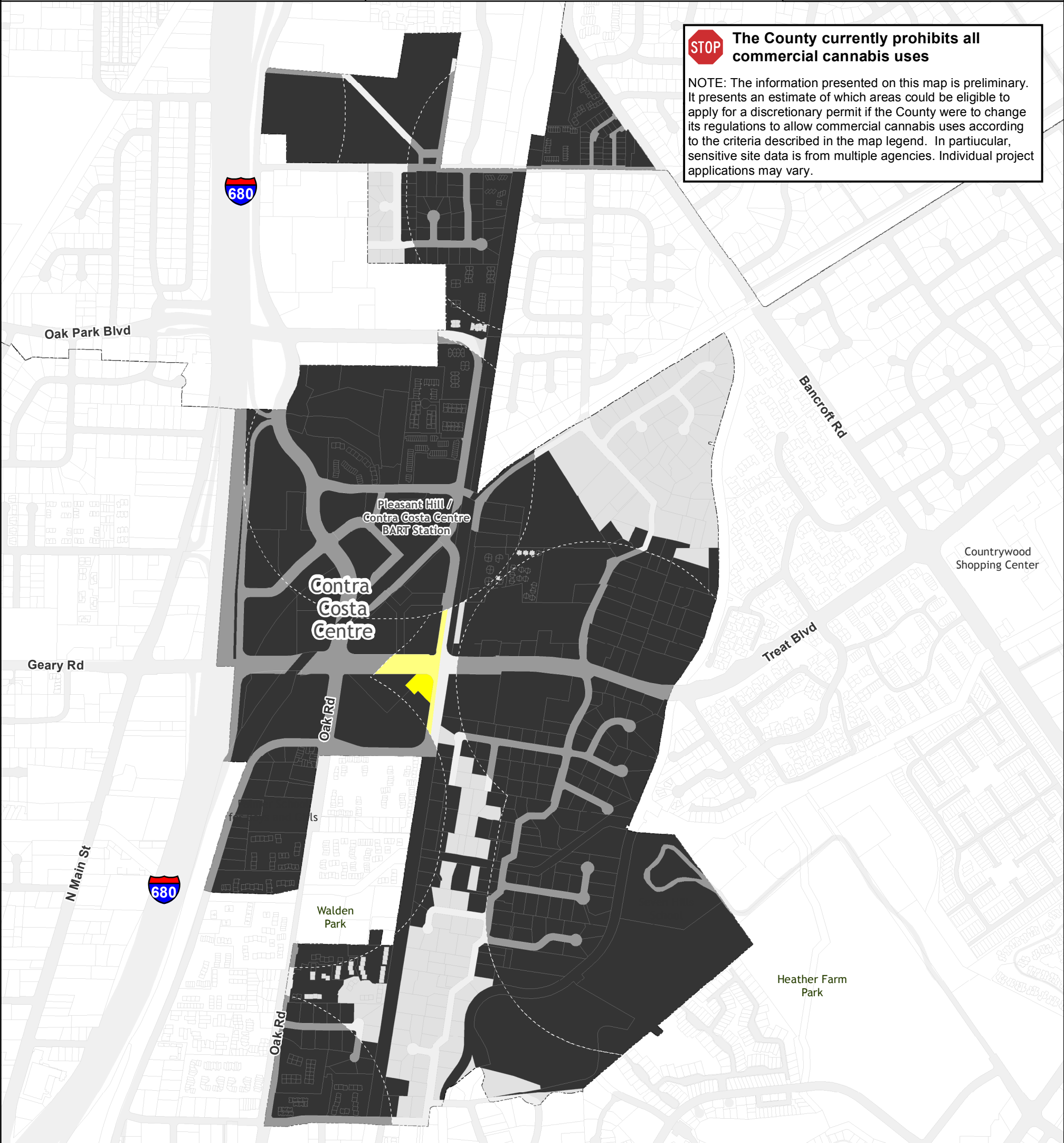
Buffer Option B
Expanded State Buffers
Contra Costa Centre Area

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf Ag Districts: Max. 10,000 sf structure or in existing structure		Max 2 acres Only in green-houses in non-ag districts or if w/in 1 mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from aother retail location

* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.075 0.15 0.3 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development 45

Map 7C

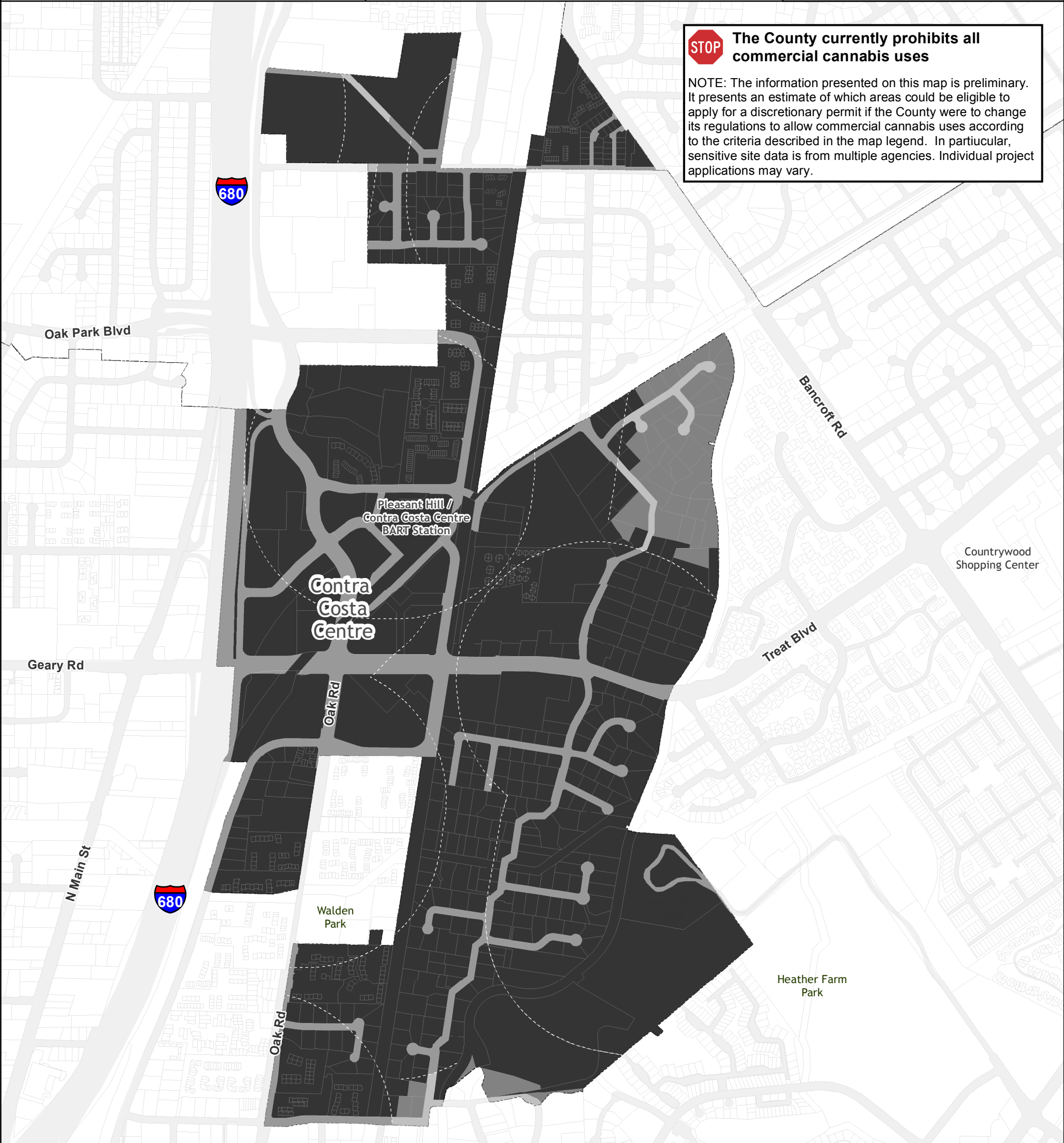
Buffer Option C
Most Comprehensive Buffers
Contra Costa Centre Area

- Parcels within 1,000 feet from a State Site or Sensitive Site
- Parcels within 500 feet of Residential Zoning

Buffered area includes parcels located within 1,000 feet of a State site (school, child care facility, youth center) or additional sensitive site (community parks/playground, library, homeless shelter, or drug rehabilitation facility), and 500 feet of a residential zoning district.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



The County currently prohibits all commercial cannabis uses

NOTE: The information presented on this map is preliminary. It presents an estimate of which areas could be eligible to apply for a discretionary permit if the County were to change its regulations to allow commercial cannabis uses according to the criteria described in the map legend. In particular, sensitive site data is from multiple agencies. Individual project applications may vary.

LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ cultivation permit)			
Area Wide Planned Unit Development (P-1)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
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* See Draft Framework for potential limitations on the number of permits issued & the process to select permittees.

Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

Map
3A

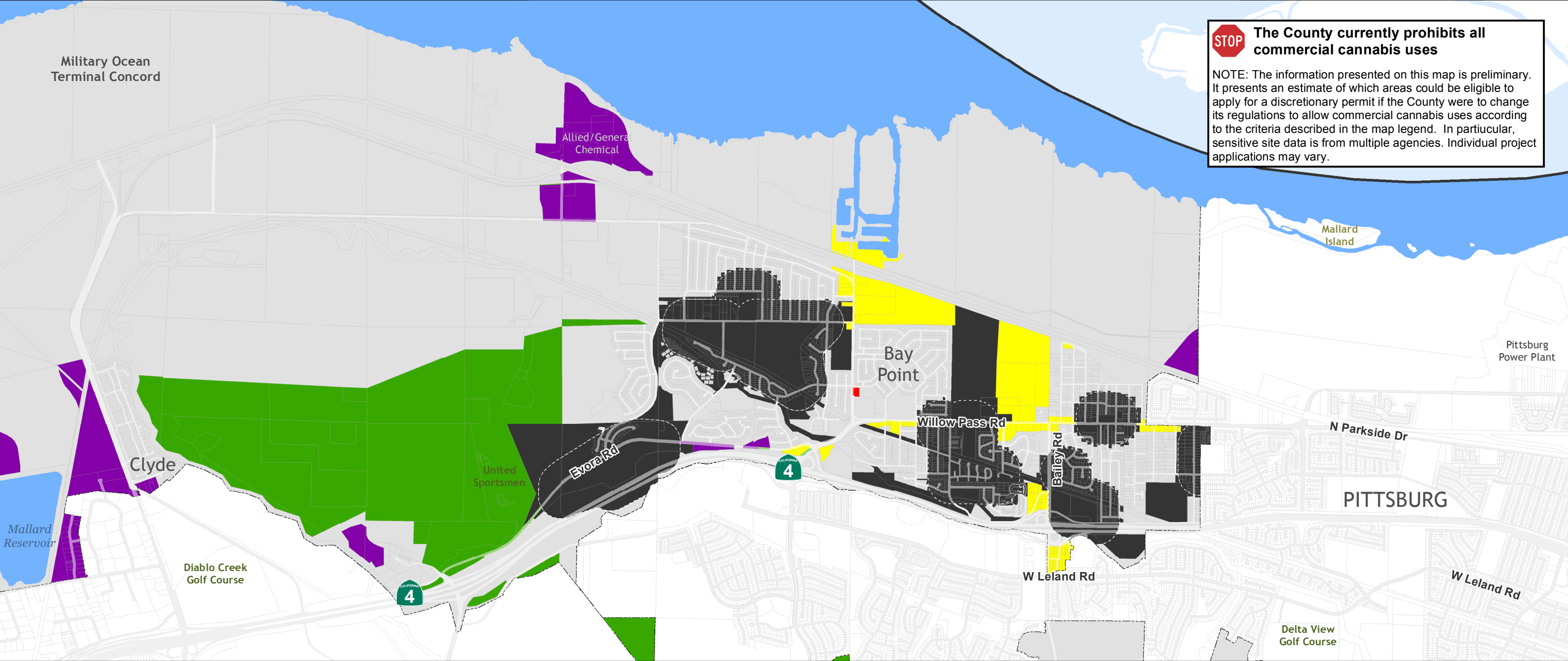
Buffer Option A
State-Mandated Buffers
Bay Point and Clyde Areas

Parcels within 600 feet of State Buffer Sites

Buffered area meets California location requirements which prohibit commercial cannabis located within a 600-foot radius of a K-12 school, day care center, or youth center that is in existence at the time the license is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.35 0.7 1.4 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

47

Map 3B

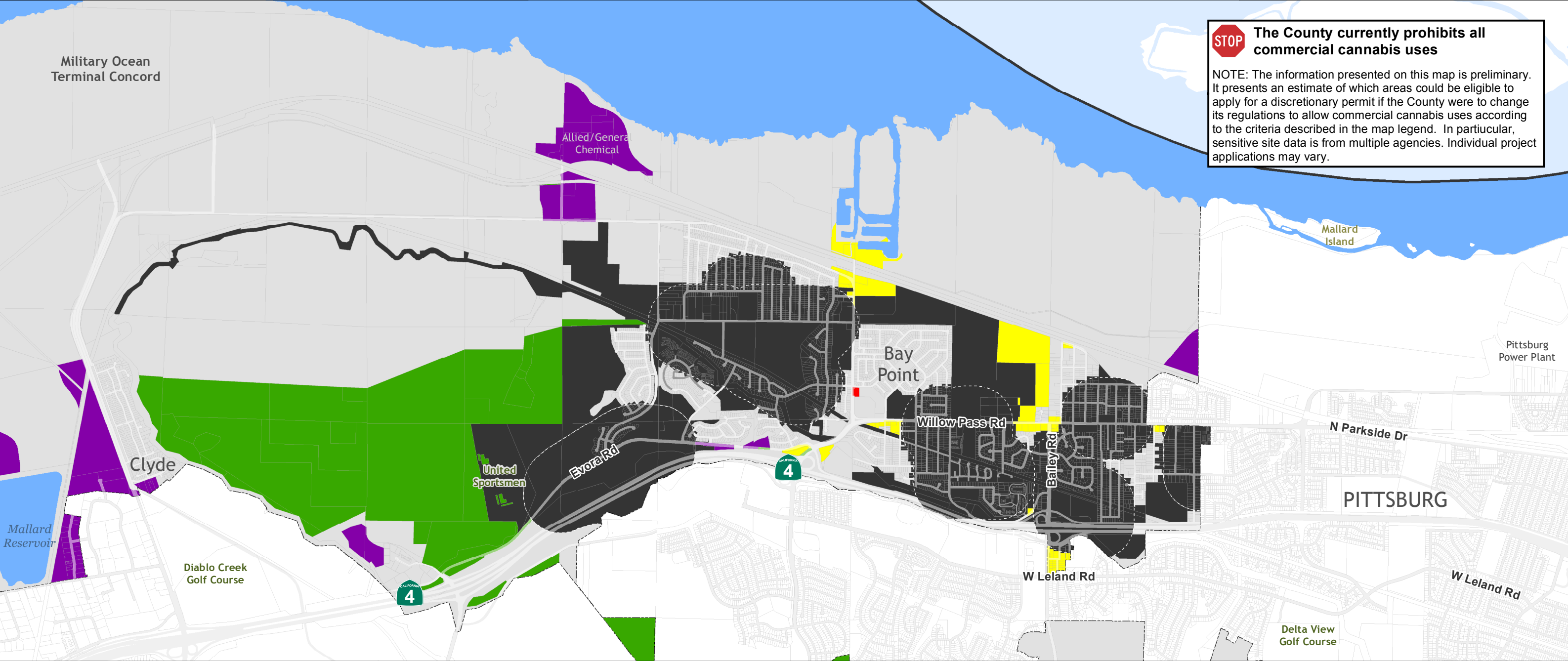
Buffer Option B
Expanded State Buffers
Bay Point and Clyde Areas

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

Commercial Cultivation is proposed to be restricted to properties served by a public water agency.



LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit (w/ Cultivation Permit)			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
Key Considerations and Limitations by Use	Non-Ag Districts: Maximum 22,000 sf	Ag Districts: Max. 10,000 sf structure or in existing structure	Maximum 2 acres Greenhouse only in non-ag districts or w/in 1-mile of ULL	Only within ULL Cultivators may distribute own product to retailers	Potential limits on number of employees/trips outside ULL	Only within ULL	Only within ULL	Only within ULL 500 ft from another retail location

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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

0 0.35 0.7 1.4 Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

48

Map
3C

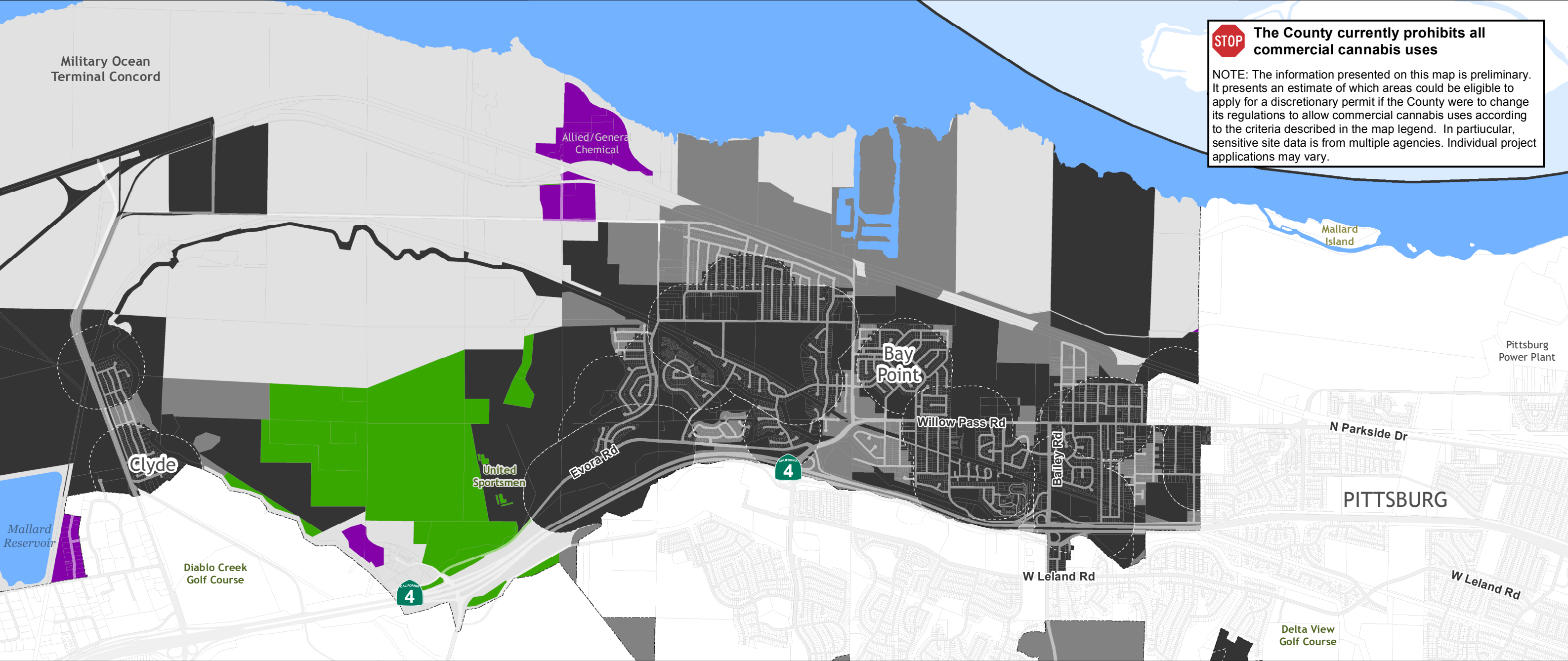
Buffer Option C
More Comprehensive Buffers
Bay Point and Clyde Areas

Parcels within Expanded State Buffer

Buffered area includes parcels within an expanded version California location requirements, prohibiting commercial cannabis located within a 1,000-foot radius of a K-12 school, day care center, youth center or drug rehab facility at the time the licensed is issued.

Other Potential Restrictions

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LEGEND ZONING DISTRICT	CULTIVATION			PROCESSING AND MOVEMENT			SALES	
	Artificial Light	Mixed Light	Natural Light	Distribution Center	Manufacturing	Testing	Retail Delivery Only	Retail Storefront
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit		Land Use Permit			
Area Wide Planned Unit Development (P-1), non-residential	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Retail- Business (R-B)							Land Use Permit	Land Use Permit
General Commercial (C)				Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Controlled Manufacturing (C-M), Light Industrial (L-1), Heaving Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy, if applicable, and served by a public water agency or clearly demonstrates sustainable water supply							
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Areas with Incompatible Zoning District or General Plan Land Use Designation

City Limits

00.3750.751.5

Miles

Map Created on 4/16/2018 by Contra Costa County Department of Conservation and Development

49

RECOMMENDED CHANGES TO THE FRAMEWORK: -- OUTDOOR PERSONAL CULTIVATION (SIGNIFICANT CHANGE #6)

Staff recommendation, based on staff's general sense of the preponderance of opinion among the Municipal Advisory Councils:

- Continue the current restrictions on indoor cultivation for personal use and include new provisions to allow for limited outdoor cultivation for personal use.
- **Outdoor Personal Use Cultivation**- Suggestions on restrictions on outdoor cultivation for personal use that could be considered in lieu of outright prohibition include:
 - 1) Not more than three marijuana plants are cultivated outdoors at one time (total indoor and outdoor may not exceed six).
 - 2) No part of the plants being cultivated is within ten feet of any property line.
 - 3) Plants must never exceed five feet in height.
 - 4) Plants must not be visible from streets or public areas.
 - 5) Plants must be inside a fenced area with locked gates

RECOMMENDED CHANGES TO THE FRAMEWORK: -- RETAIL DELIVERY FROM OUTSIDE COUNTY (SIGNIFICANT CHANGE #7)

- The state may require that retail delivery businesses located outside of the unincorporated area of the County be able to make deliveries to customers within the unincorporated area without violating county regulations.
- To address this and provide clarity, staff recommends that such licensed business that are operating in compliance with state and local law and permits, be authorized to make deliveries in the unincorporated area of the County.

STAFF RECOMMENDATION

- A. ACCEPT staff's update on public outreach for the Cannabis Framework;
- B. APPROVE the Final Draft of the Framework for Regulating Cannabis in the Unincorporated Areas of the County;
and
- C. DIRECT Department of Conservation and Development staff to prepare an ordinance based on the Final Draft of the Framework