

Conceptual Options for Land Use Permitting and Business Licensing from September 19, 2017 Board Meeting

ZONE	LICENSE TYPES	SUP. WOLF	SUP. ADAM	SUP. LAVAGNINO	SUP. WILLIAMS	SUP. HARTMANN
AGRICULTURE						
AG-I	Type 1 – Outdoor – Up to 5,000 ft ²	No	No	7 acre minimum	7 acre minimum	No
	Type 1A – Indoor – 501 to 5,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum	Yes
	Type 1B – Mixed light – 2,501 to 5,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum with odor control and setbacks	Yes
	Type 1C – Cottage – up to 2,500 ft ²	No	No	7 acre minimum	7 acre minimum	Yes
	Type 2 – Outdoor – 5,001 to 10,000 ft ²	No	No	7 acre minimum	7 acre minimum	No
	Type 2A – Indoor – 5,001 to 10,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum, with solar	Yes
	Type 2B – Mixed light – 5,001 to 10,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum with odor control and setbacks	Yes
	Type 3 – Outdoor – 10,001 ft ² to 1 acre	No	No	7 acre minimum	7 acre minimum with buffer from residential	No
	Type 3A – Indoor –10,001 to 22,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum	Yes
	Type 3B – Mixed light–10,001 to 22,000 ft ²	No	No, or CUP to see if odor control works	7 acre minimum	7 acre minimum with odor control and setbacks	Yes
	Type 4 – Nursery	No	No	7 acre minimum	Yes	(More info required)
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	No	No	Yes	Yes	Yes, where indoor and mixed light are allowed
	Type 7 – Manufacturer 2 – Uses volatile solvents (produces a flammable gas or vapor) to create products; M-Type 7 licensees can only produce for M-Type 10 retailers.	No	No	Yes	Yes	Yes, where indoor and mixed light are allowed
	Type 11 – Distributor – Distribution of cannabis or cannabis products	No	No	Yes	Yes	Yes
	Type 12 – Microbusiness – Cultivate less than 10,000 ft ² , acts as a distributor, Level 1 manufacturer and retailer	No	No	(More info required)		
AG-II	Type 1 – Outdoor – Up to 5,000 ft ²	40 acre minimum; Concerns with distance to residential properties	40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 1A – Indoor – 501 to 5,000 ft ²		40 acre minimum	7 acre minimum	7 acre minimum, with solar	Yes
	Type 1B – Mixed light – 2,501 to 5,000 ft ²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 1C – Cottage – up to 2,500 ft ²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 2 – Outdoor – 5,001 to 10,000 ft ²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 2A – Indoor – 5,001 to 10,000 ft ²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 2B – Mixed light – 5,001 to 10,000 ft ²		40 acre minimum	7 acre minimum	7 acre minimum	Yes

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AGRICULTURE						
AG-II	Type 3 – Outdoor – 10,001 ft² to 1 acre		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 3A – Indoor –10,001 to 22,000 ft²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 3B – Mixed light–10,001 to 22,000 ft²		40 acre minimum	7 acre minimum	7 acre minimum	Yes
	Type 4 – Nursery		40 acre minimum	7 acre minimum	Yes	(More info required)
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	40 acre minimum	40 acre minimum	Yes	Yes	Yes
	Type 7 – Manufacturer 2 – Uses volatile solvents (produces a flammable gas or vapor) to create products; M-Type 7 licensees can only produce for M-Type 10 retailers.	40 acre minimum	40 acre minimum	Yes	Yes	Yes
	Type 11 – Distributor – Distribution of cannabis or cannabis products		Yes	Yes	Yes	Yes
	Type 12 – Microbusiness – Cultivate less than 10,000 ft², acts as a distributor, Level 1 manufacturer and retailer		No	(More info required)	No, due to delivery being allowed	

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COMMERCIAL						
C-1	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	No		Yes	Yes	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	No		Yes	Yes, but no delivery	Yes
	Type 12 – Microbusiness – Cultivate less than 10,000 ft ² , acts as a distributor, Level 1 manufacturer and retailer	No	No		Yes	
C-2	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	No		Yes	Yes	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	No	Yes	Yes	Yes, but no delivery	Yes
	Type 12 – Microbusiness – Cultivate less than 10,000 ft ² , acts as a distributor, Level 1 manufacturer and retailer	No	No	(More info required)	Yes	
C-3	Type 1A – Indoor – 501 to 5,000 ft ²				Yes, but must include solar	
	Type 2A – Indoor – 5,001 to 10,000 ft ²				Yes, but must include solar	
	Type 3A – Indoor –10,001 to 22,000 ft ²				Yes, but must include solar	
	Type 4 – Nursery				Yes	
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	Yes	Yes	Yes	Yes	Yes
	Type 8 – Testing Lab – Tests batches of final product for THC's and CBD's & possible contaminants prior to retail sales; Confirms labeled contents; Requires ISO accreditation		Yes	Yes		Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	Yes	Yes, but cap at 10-20	Yes	Yes, but no delivery	Yes
	Type 12 – Microbusiness – Cultivate less than 10,000 ft ² , acts as a distributor, Level 1 manufacturer and retailer			(More info required)	Yes	
C-S	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	Yes		Yes	Yes	Yes

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COMMERCIAL						
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	Yes, but no consumption on-site	Yes, but cap at 10-20	Yes	Yes, but no delivery	Yes, but no consumption on-site
	Type 12 – Microbusiness – Cultivate less than 10,000 ft², acts as a distributor, Level 1 manufacturer and retailer	Yes	No	(More info required)	Yes	
S-C	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	No		Yes	Yes	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	Yes	Yes, but cap at 10-20	Yes	Yes, but no delivery	Yes
PI	Type 8 – Testing Lab – Tests batches of final product for THC's and CBD's & possible contaminants prior to retail sales; Confirms labeled contents; Requires ISO accreditation	No	Yes	Yes		Yes

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INDUSTRIAL						
M-RP	Type 1A – Indoor – 501 to 5,000 ft²				Yes, but must include solar	
	Type 2A – Indoor – 5,001 to 10,000 ft²				Yes, but must include solar	
	Type 3A – Indoor –10,001 to 22,000 ft²				Yes, but must include solar	
	Type 4 – Nursery				Yes	(More info required)
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	Yes		Yes	Yes	Yes
	Type 8 – Testing Lab – Tests batches of final product for THC's and CBD's & possible contaminants prior to retail sales; Confirms labeled contents; Requires ISO accreditation	Yes	Yes	Yes		Yes
	Type 11 – Distributor – Distribution of cannabis or cannabis products		Yes	Yes	Yes	
M-1	Type 1A – Indoor – 501 to 5,000 ft²				Yes, but must include solar	
	Type 2A – Indoor – 5,001 to 10,000 ft²				Yes, but must include solar	
	Type 3A – Indoor –10,001 to 22,000 ft²				Yes, but must include solar	
	Type 4 – Nursery				Yes	(More info required)
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	Yes	Yes	Yes	Yes	Yes
	Type 7 – Manufacturer 2 – Uses volatile solvents (produces a flammable gas or vapor) to create products; M-Type 7 licensees can only produce for M-Type 10 retailers.	Yes	Yes	Yes	Yes	Yes
	Type 8 – Testing Lab – Tests batches of final product for THC's and CBD's & possible contaminants prior to retail sales; Confirms labeled contents; Requires ISO accreditation	Yes	Yes	Yes		Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	Yes	Yes, but cap at 10-20	Yes	Yes, but no delivery	Yes
	Type 11 – Distributor – Distribution of cannabis or cannabis products		Yes	Yes	Yes	
	Type 12 – Microbusiness – Cultivate less than 10,000 ft², acts as a distributor, Level 1 manufacturer and retailer		No	(More info required)	Yes	

Conceptual Options for Land Use Permitting and Business Licensing from September 19, 2017 Board Meeting

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INDUSTRIAL						
M-2	Type 1A – Indoor – 501 to 5,000 ft²				Yes, but must include solar	
	Type 2A – Indoor – 5,001 to 10,000 ft²				Yes, but must include solar	
	Type 3A – Indoor –10,001 to 22,000 ft²				Yes, but must include solar	
	Type 4 – Nursery				Yes	(More info required)
	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	Yes	Yes	Yes	Yes	Yes
	Type 7 – Manufacturer 2 – Uses volatile solvents (produces a flammable gas or vapor) to create products; M-Type 7 licensees can only produce for M-Type 10 retailers.	Yes	Yes	Yes	Yes	Yes
	Type 8 – Testing Lab – Tests batches of final product for THC's and CBD's & possible contaminants prior to retail sales; Confirms labeled contents; Requires ISO accreditation	Yes	Yes	Yes		Yes
	Type 11 – Distributor – Distribution of cannabis or cannabis products		Yes	Yes	Yes	
	Type 12 – Microbusiness – Cultivate less than 10,000 ft², acts as a distributor, Level 1 manufacturer and retailer		No	(More info required)	Yes	

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SPECIAL PURPOSE						
MU	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers	No	No	Unknown at this time-- waiting for EIR	Yes, for now	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery	No	No	Unknown at this time-- waiting for EIR	Yes, for now	No
CM-LA	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers			Yes	Yes, for now	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery			Yes	Yes, for now	
OT-R/LC	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers			Yes	Yes, for now	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery			Yes	Yes, for now	
OT-R/GC	Type 6 – Manufacturer 1 – Uses non-volatile solvents or no solvents to create products; M-Type 6 licensees can only produce for M-Type 10 retailers			Yes	Yes, for now	Yes
	Type 10 – Retailer – Sales and delivery to customers; requires a permitted location, but may operate exclusively through delivery			Yes	Yes, for now	

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ISSUE	SUP. WOLF	SUP. ADAM	SUP. LAVAGNINO	SUP. WILLIAMS	SUP. HARTMANN
Buffers (Also, see requests for specific zones shown in the "License Types" table.)	1,000' from all sensitive receptors	500' buffer from existing dwellings on neighboring properties			
Caps on license types	Yes	Cap retail licenses at about 10-20	Unsure at this point regarding caps on retail licenses	Yes	Yes
Variances and CUPs should be available for cultivation		Yes			
Licensing similar to alcohol/Prohibition on previous offenders		Yes			
Planner consult and installation of odor control during Coastal Commission certification interim period				Yes	
For indoor cultivation, require apprentice for a State electrical license to install the electrical components or do solar				Yes	
Prohibition on delivery-style retail		"Inevitable" that this is going to occur		Yes	
Preference for sites with existing infrastructure					Yes
Retail sites should not be clustered	Yes				Yes
No consumption of cannabis at retail site	Yes	Yes			Yes