



## MENDOCINO COUNTY CANNABIS WORKING GROUP *NON-CULTIVATION*

### Cannabis Working Group Report

September 17, 2019

**As a General Statement, the Board of Supervisors should direct staff to work on any necessary zoning code and general plan updates to achieve results in a manner that does not delay changes for either regulating document and can be accomplished independently.**

#### **Non-Cultivation Recommendations**

1. Expand zoning allowance:
  - Processing: Rural Residential (RR:10).
  - Manufacturing Level 1 (non-volatile): Limited Commercial (C1).
  - Distribution: Agricultural (AG), Limited Commercial (C1), Rural Residential (RR:10).
  - Acreage requirements for less residential areas where an allowance of certain cannabis facilities may be permitted on the bases of acres. For example, processing would be allowed on any Rural Residential zoned parcel greater than 10 acres. Thus, a parcel zoned Rural Residential, 5 acre minimum (RR:5), with more than 10 acres would be able to host a processing facility.
2. Remove church from sensitive receptors.
3. Incorporate event language into Mendocino County Code (MCC) Chapter 20.243. This should include updates to the Temporary Events section in MCC Chapter 20.168 to provide a more expanded allowance for private or small events overall, as well as for cannabis events specifically.
4. Incorporate canna-tourism (i.e. bud & breakfast, farm tours, farmer's markets, street fairs, etc.) into Chapter 20.243. This needs to ensure involvement of Environmental Health who regulate some of these avenues for tourism.
5. Consistency between all County Code cannabis chapters with state regulations and requirements, except for item 6 below. Definitions, in particular, should be the same.
6. Decrease sensitive receptor setback requirements to at least 200 feet, or possibly lower.
7. Potential Use of Administrative Permits instead of Use Permits to save time and cost. Administrative Permit would allow for faster development of cannabis-oriented businesses and not require a public hearing unless necessary.
8. Incorporate shared use facilities for manufacturing, similar to those incorporated into the proposed Coastal Cannabis Facilities.



## MENDOCINO COUNTY CANNABIS WORKING GROUP

### ***NON-CULTIVATION***

9. Adopt Cottage Microbusiness Pilot Program in addition to a Microbusiness License that mirrors State language and is a stand-alone license not tied to Home Occupation or Cottage Industry residency, employee or facility size constraints as the Cottage Microbusiness License includes those restrictions.
10. Include ethanol in non-volatile definitions (see item 6).
11. Tiered system for processing license based on revenues or amount processed.
12. Tiered system for distribution license based on amount distributed or fleet size.
13. Tiered system for microbusiness license based on revenues or operation size.
14. Reinstate compassion programs to improve medical cannabis access to patients.
15. The Board of Supervisors should lobby the State to change state-wide building code requirements and/or definitions to allow non-volatile manufacturing to be permitted under less stringent codes (i.e. not in an F-1 structure). For example, allow non-volatile manufacturing in a building under a U occupancy type instead of an F-1 occupancy.
16. The Board of Supervisors should lobby the State to remove the single type 1 permit requirement for cultivators growing a total of 10,000 square feet under different growing styles (which currently requires separate licenses for each growing style, i.e., indoor, outdoor, mixed light) or, alternatively, adopt the "mix and match" approach that Mendocino County adopted whereby all growing styles, at lease for cultivation up to 10,000 square feet are allowed under a single license.
17. The Board of Supervisors should lobby the State to allow one or more of the required 3 of 4 activities (cultivation, manufacturing, distribution (including distributor transport - only), and retail (including non-storefront) to be conducted at a licensed shared facility.

Currently only manufacturing can be done at a shared facility, but if manufacturing is done as one of the microbusiness activities, it cannot be done at a shared facility because all activities under the microbusiness license must be done on the same premises.