



DISCOVERY BAY CSD

TUESDAY, WEDNESDAY 21, 2018

PRELIMINARY FRAMEWORK FOR CANNABIS REGULATION IN UNINCORPORATED CONTRA COSTA COUNTY

HOW DID WE GET HERE?

- November, 2016 – Voters passed Prop 64 (Adult Use of Marijuana Act)
- The Board of Supervisors initiated a process to review potential local regulatory approaches shortly thereafter

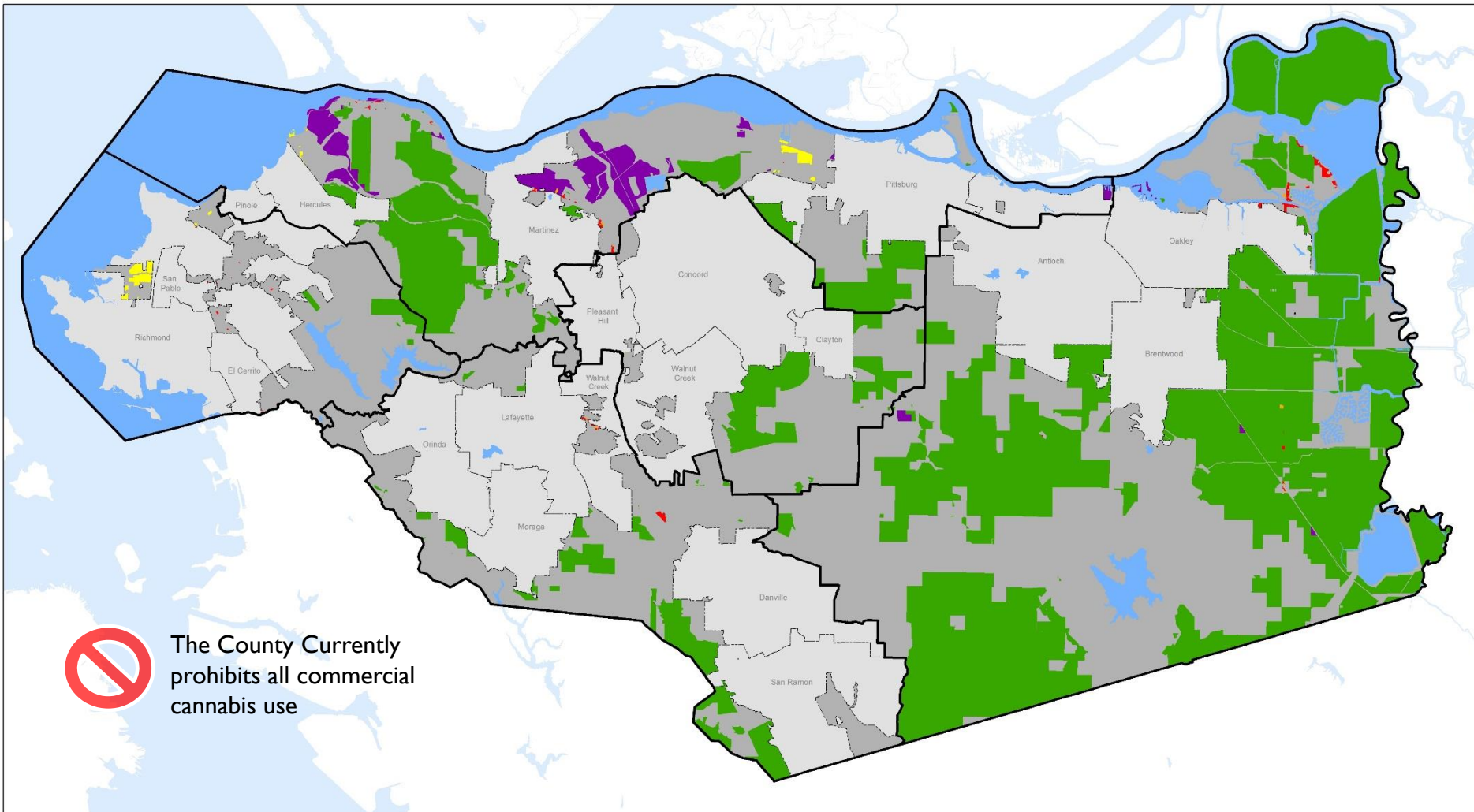
HOW DID WE GET HERE?


- Commercial Cannabis is currently PROHIBITED in unincorporated county. Commercial Cannabis includes the commercial cultivation, distribution, storage, manufacturing, processing, and sale of MEDICAL and ADULT USE cannabis. Outdoor cultivation for personal use is also PROHIBITED.


LEGEND	CULTIVATION		
	Artificial Light	Mixed Light	Natural Light
ZONING DISTRICT			
Agricultural Zoning Districts (A-)	Land Use Permit	Land Use Permit	Land Use Permit
Planned Unit (P-1) with Non Residential GP	Land Use Permit	Land Use Permit	Land Use Permit
Retail-Business (R-B)			
General Commercial (C)			
Controlled Manufacturing (C-M), Light Industrial (L-I), Heavy Industrial (H-I)	Land Use Permit	Land Use Permit	Land Use Permit
Potential Sustainability Requirements	Renewable Energy Sustainable Water Supply		Sustainable Water Supply
Key Consideration and Limitations by Use	Maximum 22,000 sf Ag Districts: Max. 10,000 sf structures or in existing structure		Max 2 acre Greenhouse Only in non-ag zoning districts

LEGEND	CULTIVATION			PROCESSING AND MOVEMENT		
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LEGEND	CULTIVATION			PROCESSING AND MOVEMENT			SALES		
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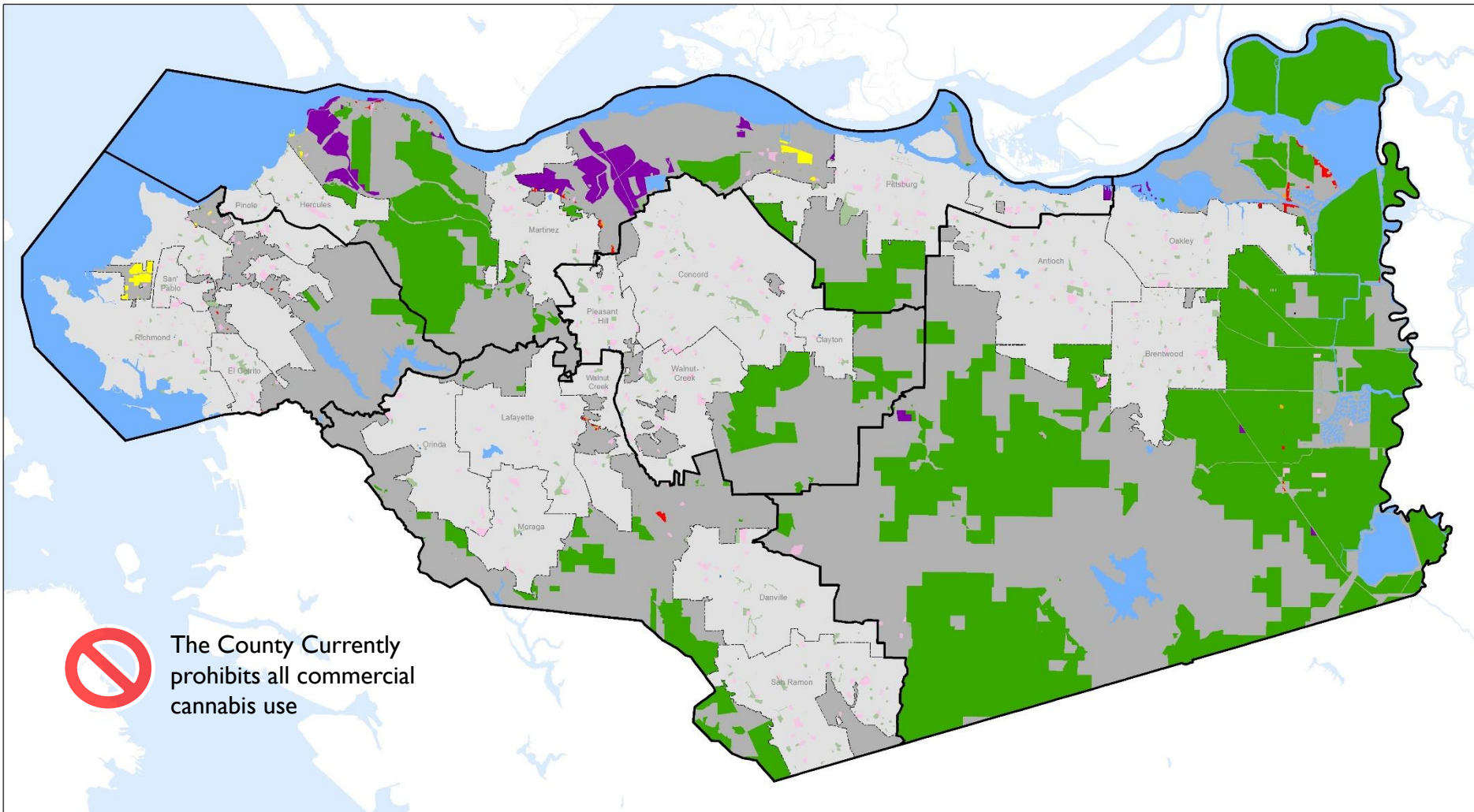


 The County Currently prohibits all commercial cannabis use

 Area with Incompatible Zoning District or General Plan Land Use Designation

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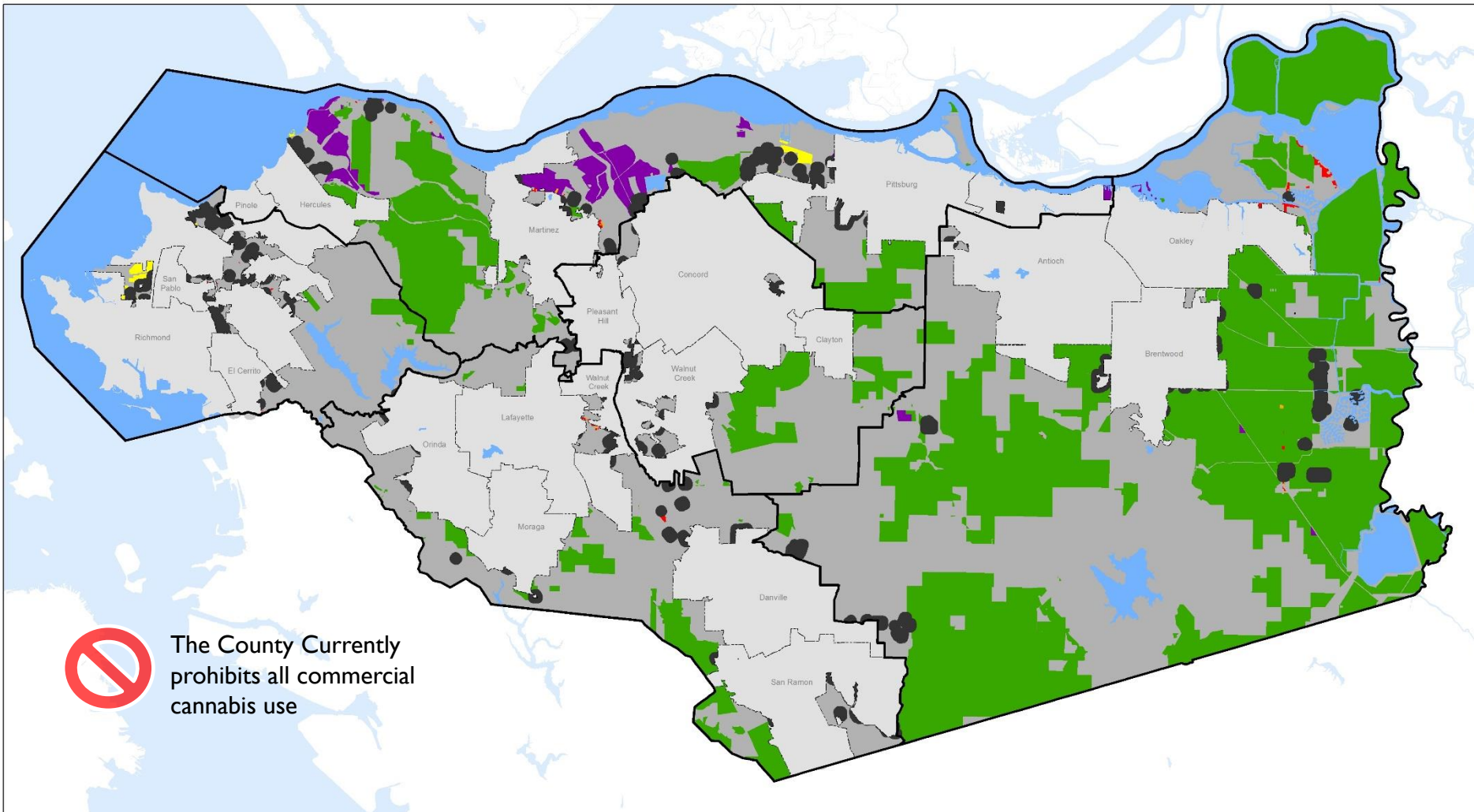
- Sensitive Site
- School
 - Library
 - Park
 - Homeless Shelter or Drug Rehab Center


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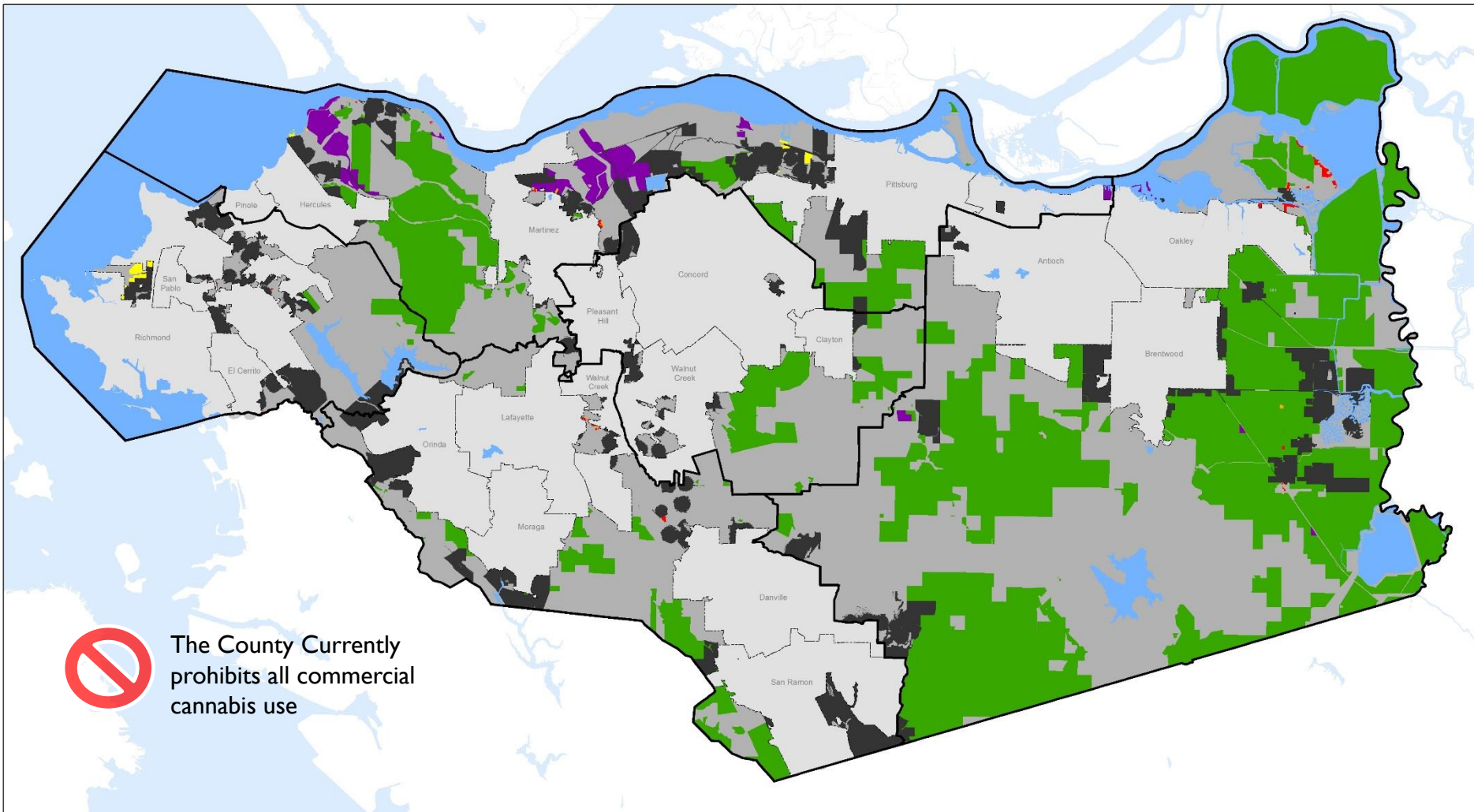



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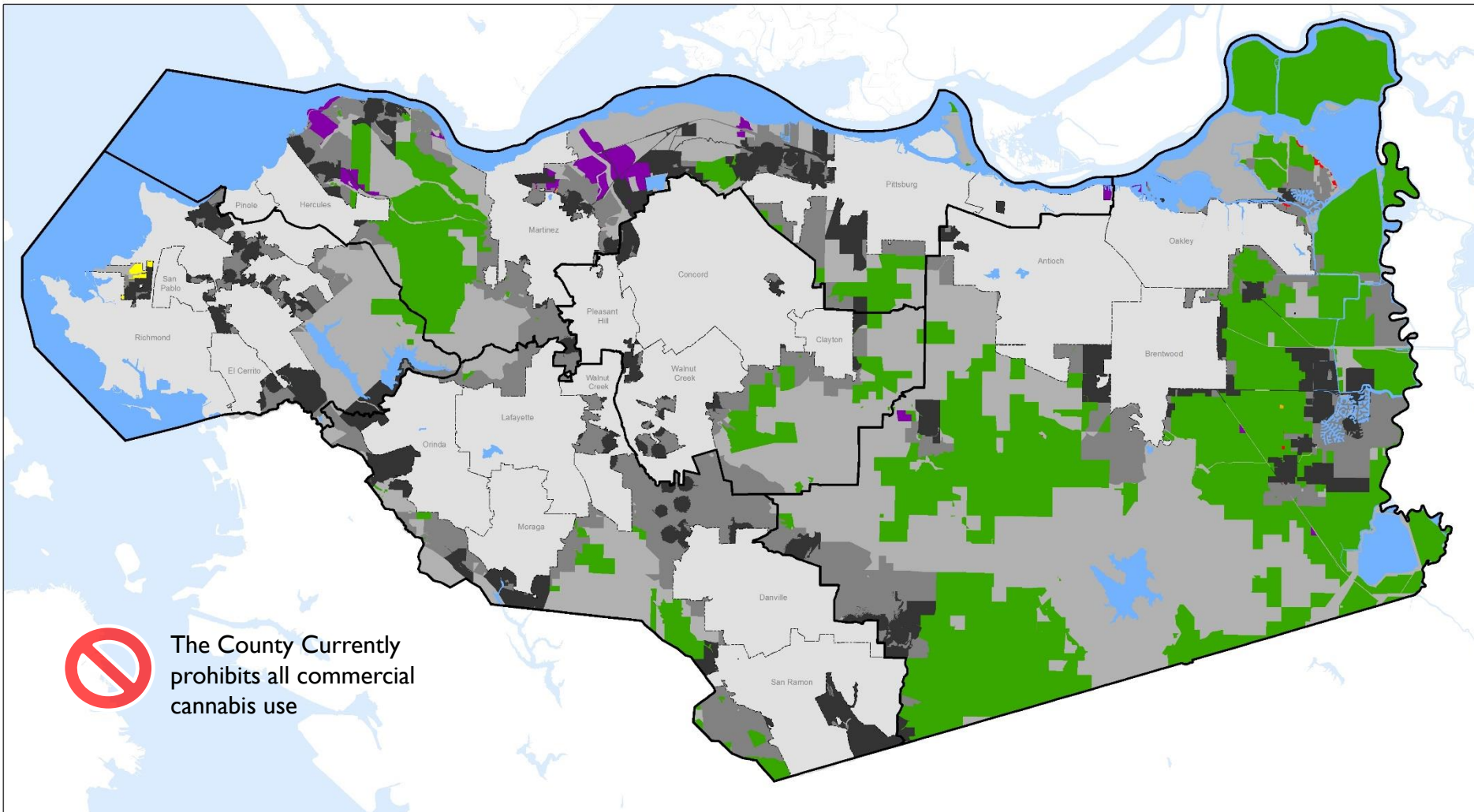

 Parcels within 1,000 feet of a Sensitive Site


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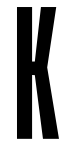
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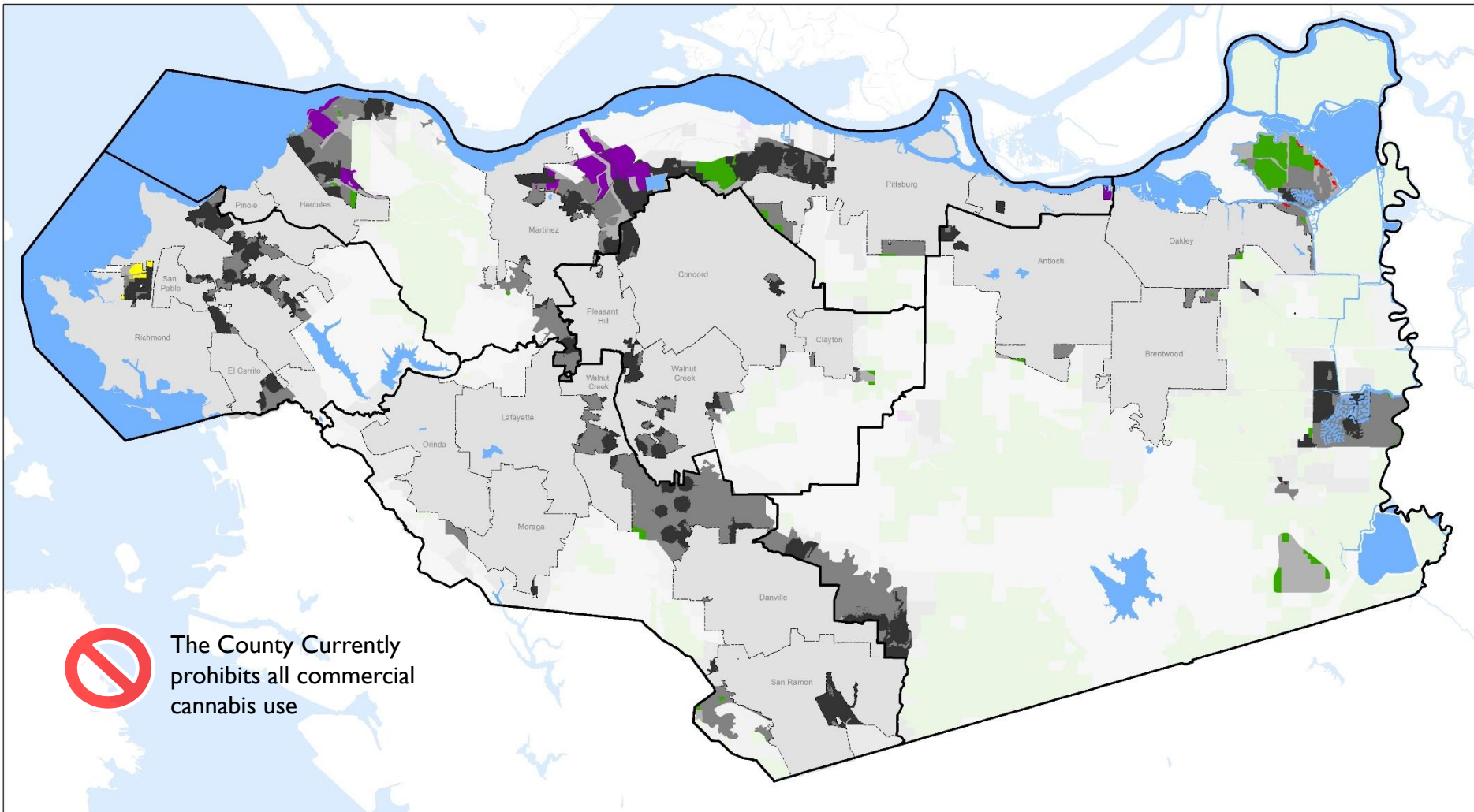
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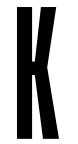
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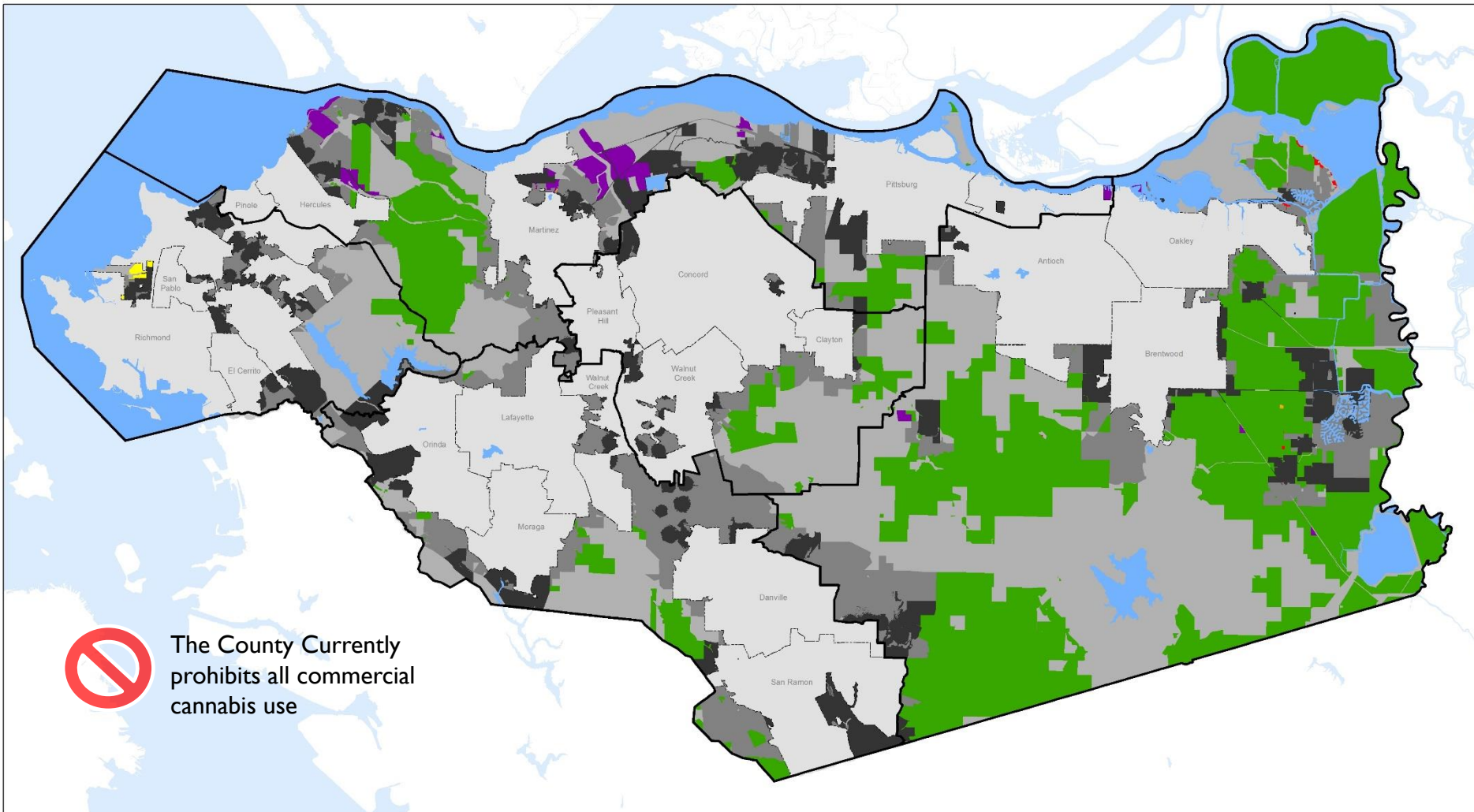
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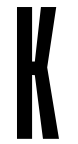
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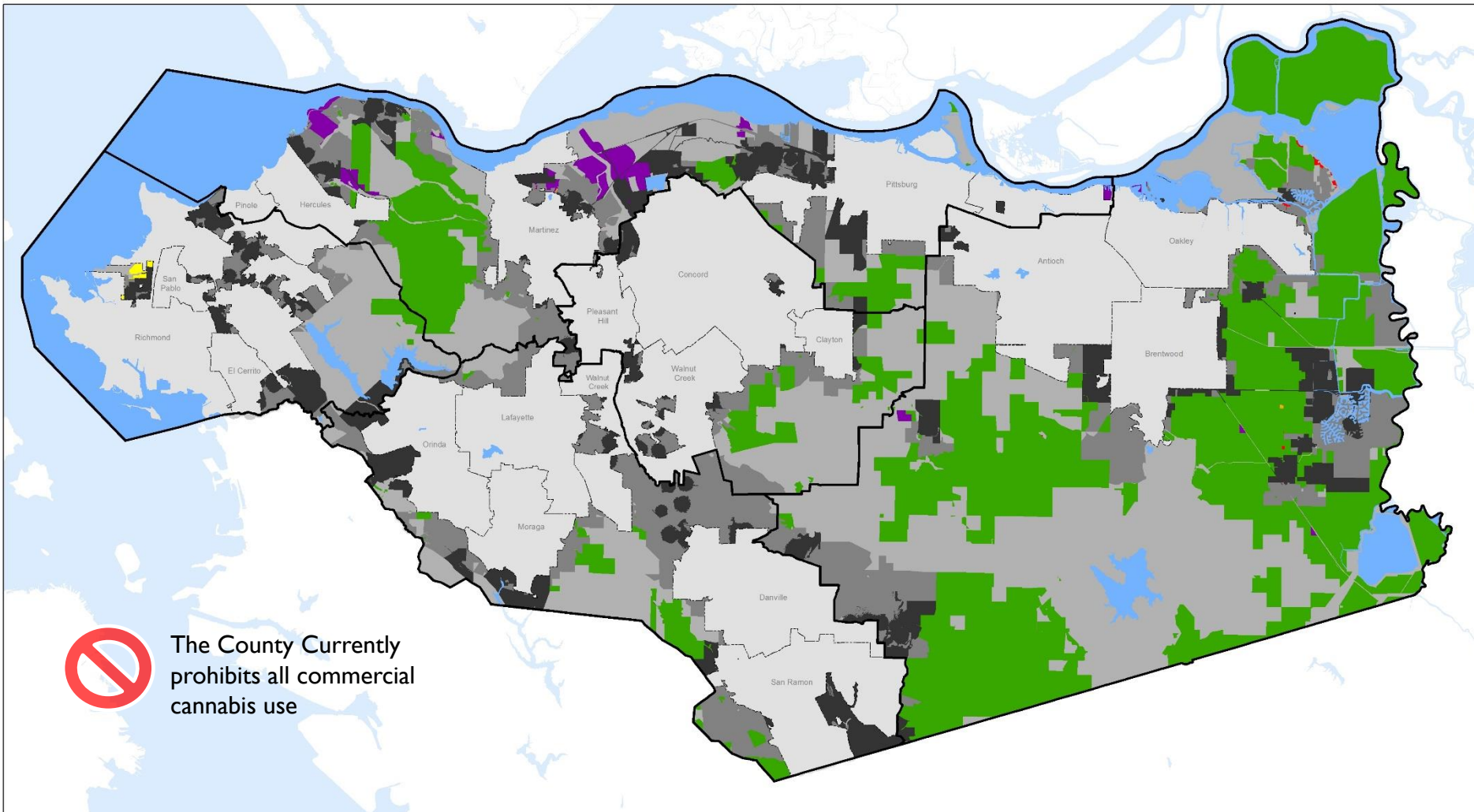
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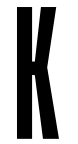
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Maximum cultivation area is 22,000 sq. feet indoor / 2 acres outdoor

 20 acres

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DISCOVERY BAY AREA



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HEALTH AND SAFETY

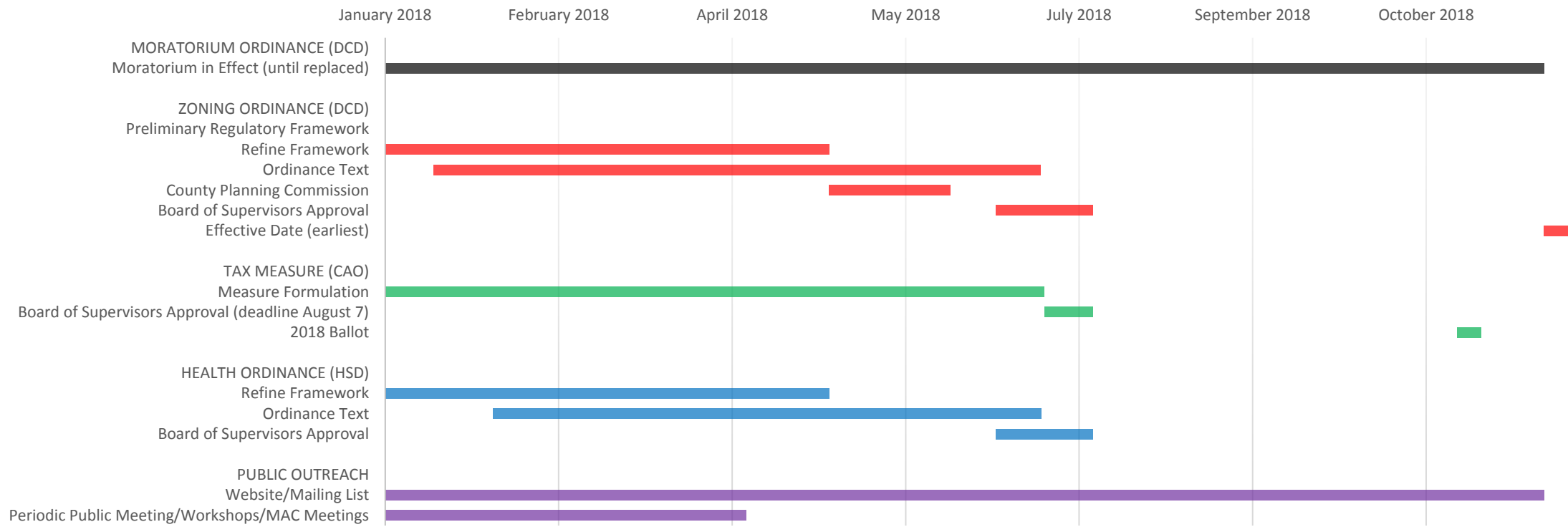
Health and Safety Ordinance

- Being developed concurrent to the land use regulations by Health Services Department
- Provide local authority to establish, inspect, and enforce additional rules and restrictions on the manufacturing and sale of consumer products which contain cannabis
- In particular, identify measures that can be implemented to reduce youth consumption

COSTS AND REVENUE

- County is in the process of considering costs associated with various aspects of Prop 64, including enforcement (both with a Commercial Cannabis Ordinance and without), health and safety impacts, and implementation of a commercial cannabis ordinance
- Potential revenue sources include a County Tax Initiative and State funds available to eligible jurisdictions
- An initial tax analysis indicates there could be between \$1 - \$10 million in tax revenue per year for the county, depending on the number of establishments and tax rate.
- The tax measure could provide funding for a variety of public purposes, including but not limited to enhanced public safety, improved public health, drug treatment and education, and enhanced code enforcement capability.
- An unincorporated County cannabis tax initiative could be considered by voters at the next General Election in November 2018. The tax ballot would be voted on by unincorporated voters only.
- The intent is the commercial cannabis ordinance would only take effect if and when a tax initiative is passed by the voters.

NEXT STEPS



COMMUNITY INPUT NEEDED

- **What is your overall reaction to the framework?**
- **Sensitive Site/Residential Buffers:** What distance should cannabis uses be buffered from sensitive and/or residential sites?
- **Caps:** Should we include caps on the number of permits? If so, how many? What uses should caps be applied to?
- **Outdoor Personal Grow:** Should it be allowed by right? Number of plants? Other requirements?

HOW TO COMMENT

To Provide input on the Framework

- www.cccounty.us/cannabis
- Fill out a survey
- Advisory Committee recommendation to the Board of Supervisors

Other questions

- www.cccounty.us/cannabis
- Email: Ruben.Hernandez@dcd.cccounty.us