

Possible Medical Marijuana License Use Type by Manufacturing/Industrial Zone

MCRSA License Type/ County Zone	Manufacturing- Limited; M-L (No acreage zoned M-L)	Manufacturing- General; M-G ½ M-G 3 (70 acres located throughout County – most adjacent to City limits)	Industrial- Water Dependent; I-WD (1,350 acres located west of Collinsville)	Industrial- Agricultural Service; I-AS (721 acres located east of Dixon)	Comments/Possible Standards
Personal Cultivation 100 sf Indoor/outdoor	N/A	Allowed within Primary Dwelling A primary dwelling is allowed on parcels 20 acres are larger	Primary Dwelling Not Allowed	Primary Dwelling Not Allowed	Comments: Ban outdoor cultivation Possible Standards: <ul style="list-style-type: none"> • Only allow Indoor cultivation in existing, legal, primary dwelling • Room inside primary dwelling must only be used as a grow room; no habitation • May use locked, secured, completely enclosed structure accessory to the primary dwelling • No odor should be detected from property line • Letter from landlord approving use • Obtain all required building permits for any alterations • Affidavit from owner– Meets building codes, fire codes

N/A= Not applicable as there is no ML zoned property in Solano County

UP= Conditional Use Permit with Planning Commission Review

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Caregiver Cultivation 500 sf 5 or fewer patients Note: Caregiver cultivation including collectives will expire in 01/01/2019	N/A	Allowed within Primary Dwelling BAN outdoor A primary dwelling is allowed on parcels 20 acres are larger	Primary Dwelling Not Allowed BAN outdoor	Primary Dwelling Not Allowed BAN outdoor	Comments: Ban outdoor cultivation Possible Standards: <ul style="list-style-type: none"> Only allow Indoor cultivation in existing, legal, primary dwelling Room inside primary dwelling must only be used as a grow room; no habitation May use locked, secured, completely enclosed structure accessory to the primary dwelling No odor should be detected from property line Letter from landlord approving use Obtain all required building permits for any alterations Affidavit from owner– Meets building codes, fire codes
Type 1- Cultivation; Specialty, Outdoor; Up to 5,000 sf of canopy, or up to 50 noncontiguous plants	N/A	BAN	BAN	BAN Crop production is allowed by right	Pro: Plants should be grown outdoors; much less energy usage than indoor grows; economic opportunity Con: High potential for nuisance impacts (smell, crime, trespassing); high water usage; potential to increase cost of ag land; waste processing Comments: Ban outdoor cultivation

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Type 1A- Cultivation; Specialty, Indoor; Up to 5,000 sf using exclusively artificial light	N/A	UP	BAN	UP Ag processing allowed by right. Nursery is allowed by right Crop production is allowed by right.	<p>Pro: Minimize nuisance impacts (smell, crime, trespassing); economic opportunity</p> <p>Con: High energy usage; need to re-circulate or otherwise “clean” nutrient-rich water; waste processing</p> <p>Comments: Allow less than 10,000 sf with Planning Commission level Use Permit</p> <p>Possible Standards:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building – no greenhouses or translucent structures • Security Plan (video, alarmed emergency exits, etc.) • Odor control and management plan • Ventilation plan • Energy conservation plan • Water recapture plan • Restrictions on chemicals that can be present at site – Hazmat business plan • Notification to local fire department on use of CO2 generator • Sign restrictions • Yearly inspection – tied to operator’s business license
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Type 1B- Cultivation; Specialty, Mixed- light; Using combo of natural & supplemental artificial light	N/A	BAN	BAN	BAN Ag processing allowed by right. Nursery allowed by right. Crop production allowed by right.	Pro: Economic opportunity, less energy use than indoor only Con: Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which is not suited for use in the manufacturing zones. Comments: Ban mixed light cultivation
Type 2- Cultivation; Outdoor; Small; 5,001 sf to 10,000 sf using all natural light	N/A	BAN	BAN	BAN Crop production allowed by right.	Pro: Plants should be grown outdoors; much less energy usage than indoor grows; economic opportunity Con: High potential for nuisance impacts (smell, crime, trespassing); high water usage; potential to increase cost of ag land; waste processing Comments: Ban outdoor cultivation

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Type 2A- Cultivation; Indoor; Small; 5,001 -10,000 sf using exclusively artificial light	N/A	UP	BAN	UP Ag processing allowed by right. Nursery is allowed by right. Crop production is allowed by right.	<p>Pro: Minimize nuisance impacts (smell, crime, trespassing); economic opportunity</p> <p>Con: High energy usage; need to re-circulate or otherwise “clean” nutrient-rich water; waste processing</p> <p>Comments: Allow less than 10,000 sf with Planning Commission level Use Permit</p> <p>Possible Standards:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building – no greenhouses or translucent structures • Security Plan (video, alarmed emergency exits, etc.) • Odor control and management plan • Ventilation plan • Energy conservation plan • Water recapture plan • Restrictions on chemicals that can be present at site – Hazmat business plan • Notification to local fire department on use of CO2 generator • Sign restrictions • Yearly inspection – tied to operator’s business license
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Type 2B- Cultivation; Mixed-light; Small; 5,001 - 10,000 sf using combo of natural and artificial light	N/A	BAN	BAN	<p>BAN</p> <p>Ag processing is allowed by right. Nursery is allowed by right. Crop production is allowed by right</p>	<p>Pro: Economic opportunity, less energy use than indoor only</p> <p>Con: Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which is not suited for use in the manufacturing zones.</p> <p>Comments: Ban mixed light cultivation</p>
Type 3- Cultivation; Outdoor; Medium; 10,001 sf - 1 Acre	N/A	BAN	BAN	<p>BAN</p> <p>Ag processing is allowed by right. Nursery is allowed by right. Crop production is allowed by right.</p>	<p>Pro: Plants should be grown outdoors; much less energy usage than indoor grows; economic opportunity</p> <p>Con: High potential for nuisance impacts (smell, crime, trespassing); high water usage; potential to increase cost of ag land; waste processing</p> <p>Comments: Ban outdoor cultivation State will limit number of Type 3 Licenses</p>

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Type 3A- Cultivation; Indoor; Medium; 10,001 - 22,000 sf Exclusively artificial light	N/A	BAN	BAN	BAN Ag processing is allowed by right. Nursery is allowed by right. Crop production is allowed by right.	Pro: Minimize nuisance impacts (smell, crime, trespassing); economic opportunity Con: High energy usage; need to re-circulate or otherwise “clean” nutrient-rich water; waste processing Comments: Ban This size operation is not suited in the industrial/ manufacturing districts due to the lack of public water and sewer services.
Type 3B- Cultivation; Mixed-light; Medium; 10,001 - 22,000 sf using combo of natural and artificial light	N/A	BAN	BAN	BAN Ag processing is allowed by right. Nursery is allowed by right. Crop production is allowed by right.	Pro: Economic opportunity, less energy use than indoor only Con: Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which is not suited for use in the manufacturing zones Comments: Ban This size operation is not suited in the industrial/ manufacturing districts due to the lack of public water and sewer services.

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Type 4- Cultivation; Nursery Up to 1 acre, can be outdoor, exclusively artificial light or mixed light/combo of both	N/A	UP Up to 10,000 sf Indoors only	BAN	UP Up to 10,000 sf Indoors only Ag processing is allowed by right. Nursery is allowed by right. Crop production is allowed by right	Pro: Minimize nuisance impacts (smell, crime, trespassing); economic opportunity. Con: High energy usage, need to re-circulate or otherwise “clean” nutrient-rich water, waste processing. Mixed light involves using natural sunlight which may include outdoor exposure (which the County is not supportive of) or sunroof or translucent greenhouse type structure which is not suited for use in the manufacturing zones. Comments: Allow up to 10,000 sf indoor only (no mixed light). More than 10,000 sf is not suited in the industrial/manufacturing districts due to the lack of public water and sewer services.
Type 6- Manufacturer 1 for producing medical marijuana products using non- volatile solvents (includes edibles)	N/A Allowed manufacturing of bakery goods, candy, cosmetics and pharmaceuticals.	UP General manufacturing allowed by right.	BAN	UP Agricultural commercial kitchens are allowed by right No manufacturing or process uses allowed.	Pro: Economic opportunity, limited neighborhood impacts due to location Con: Marijuana is not a food or drug and unknown what regulation state will impose; potential for crime due to storage of raw and finished marijuana products. Comments: Allow up to 10,000 sf with use permit.

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					<p>Possible Standards:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building – no greenhouses or translucent structures • Security Plan (video, alarmed emergency exits, etc.) • Odor control and management plan • Ventilation plan • Energy conservation plan • Water recapture plan • Restrictions on chemicals that can be present at site – Hazmat business plan • Notification to local fire department on use of CO2 generator • Sign restrictions • Yearly inspection – tied to operator’s business license • Disposal Plan for marijuana plant, marijuana product, and manufacturing waste • “Food” safety inspections

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Type 7 - Manufacturer 2 for products using volatile solvents to extract oil from plant	N/A	BAN	BAN	BAN	<p>Pro: Economic opportunity</p> <p>Con: Potential for explosion/fire if not done properly, potential for crime due to storage of raw and finished marijuana products</p> <p>Comments: Ban Due to volatile solvents; not recommended in industrial zones.</p>
Type 8- Testing/Labs Testing of marijuana for pesticides and THC levels	N/A Research and Development labs allowed by right.	UP Up to 10,000 sf	BAN	UP Up to 10,000 sf Ag research facilities are allowed by right under 40,000 sf. Above 40,000 sf. requires Minor Use Permit	<p>Pro: Potentially low-profile marijuana business with minimal nuisance impacts; economic opportunity</p> <p>Con: Traffic from transporters; potential crime due to storage of small amounts of marijuana, waste issues</p> <p>Comments: Allow up to 10,000 sf with Use Permit</p> <p>Possible Standards:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building – no greenhouses or translucent structures • Security Plan (video, alarmed emergency exits, etc.) • Odor control and management plan • Ventilation plan • Disposal Plan for marijuana plant, marijuana product, and testing waste • Sign restrictions • Yearly inspection – tied to operator's business license

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Type 10- Dispensary; General	N/A	BAN	BAN	BAN	Comments: Ban; not suitable in the unincorporated County. Per previous feedback from public outreach regarding dispensaries.
Type 10A- Dispensary; Less than 3 retail sites	N/A	BAN	BAN	BAN	Comments: Ban; not suitable in the unincorporated County. Per previous feedback from public outreach regarding dispensaries.
Type 11- Distribution Cultivators and manufacturers are required to send their products to distributors before the product is passed to the next stage of manufacturing or retailing. Distributors send to testing labs; then sample returns back to Distributor for final distribution.	N/A Wholesale warehouses allowed.	BAN	BAN	BAN Ag warehousing and storage is allowed by right	Pro: Economic opportunity Con: Greater risk of crime with large amount of marijuana products on-site. Could be nuisance with potential trucks loading/unloading. Comments: Ban

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Type 12- Transporter Only licensed transporters can transport marijuana between the other licensees.	N/A	BAN	BAN	BAN Ag trucking services allowed by right.	Pro: Economic opportunity; good location if located near major road systems Con: Potential for noise and traffic concerns. Comments: Ban
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Possible Recreational Marijuana License Use Type by Manufacturing/Industrial Zone

AUMA - Proposition 64 License Type/Zone	Manufacturing- Limited; M-L (No acreage zoned M-L)	Manufacturing- General; M-G ½ M-G 3 (70 acres located throughout County – most adjacent to City limits)	Industrial- Water Dependent; I-WD (1,350 Acres located west of Collinsville)	Industrial- Agricultural Service; I-AS (721 Acres located east of Dixon)	Comments/Possible Standards
Personal Cultivation – 6 plants, CANNOT ban indoor CAN ban outdoor	N/A	Allow A primary dwelling is allowed on parcels 20 ac or larger	BAN	BAN Crop production is allowed by right	Comment: Ban outdoor cultivation Possible Standards for Indoor Cultivation: <ul style="list-style-type: none"> • Only allow Indoor cultivation in existing, legal, primary dwelling • Room inside primary dwelling must only be used as a grow room; no habitation • May use locked, secured, completely enclosed structure accessory to the primary dwelling • No odor should be detected from property line • Letter from landlord approving use • Obtain all required building permits for any alterations • Affidavit from owner– Meets building codes, fire codes

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Type 12 Microbusiness – Cultivation less than 10,000 sf, Distributor, Level 1 Manufacturer and Retailer	N/A	BAN	BAN	BAN	Comment: Ban The County does not allow dispensaries; therefore, could not allow a microbusiness since a dispensary/retailer is part of the microbusiness.
Type 5- Large Cultivator More than 1 acre; no limit on size and can be indoor or outdoor No licenses issued until 1/1/2023	N/A	BAN	BAN	BAN Crop production is allowed by right	Comment: Ban Operations greater than 10,000 sf not suitable in the manufacturing/industrial zoning district. No public water/sewer.

Industrial Zoning in Unincorporated Solano County

- Non-Industrial Areas
- DIXON RIDGE AGRICULTURAL**
 - I-AS - Industrial Agricultural Service
- MANUFACTURING and INDUSTRIAL**
 - IWD - Industrial Water Dependent
 - MG-1/2 - Manufacturing General 1/2 acre
 - MG-3 - Manufacturing General 3 acres

