

Possible Medical Marijuana License Use Type by Agriculture Zone District

MCRSA License Type/County Zone	Agriculture A-20, A-40, A-80, A-160	Agriculture; Suisun Marsh A-SM-80; A-SM-160	Agriculture Suisun Valley A-SV-20; ATC; ATC-NC	Watershed; and Conservation W	Marsh Protection MP Suisun Marsh Primary	Park: P	Comments/Possible Standards
Personal Cultivation 100 sf indoor or outdoor	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Primary dwelling allowed in all zoning districts. Comments: Ban outdoor cultivation Possible Standards for Indoor: <ul style="list-style-type: none"> • Only allow Indoor cultivation in dwellings • Room inside 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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Caregiver Cultivation 500 sf Indoor/outdoor For 5 for fewer patients Note: Caregiver cultivation including collectives will expire on 01/01/2019	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Ban Outdoor Allow Indoor with Standards	Comments: Ban outdoor cultivation Possible Standards for Indoor: <ul style="list-style-type: none"> • Only allow Indoor cultivation in dwellings • 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 1- Cultivation; Specialty, Outdoor; Up to 5,000 sf of canopy, or up to 50 noncontiguous plants	BAN Uses allowed by right: -Cultivated farming -Nursery -Ag Processing -Ag research facility -Ag trucking	BAN Cultivated farming allowed by right Small Ag research facility allowed with UP	BAN Crop production allowed by right Nursery with public sales allowed by right in SV-20	BAN Crop production allowed by right	BAN Crop production allowed by right	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. Comments: Ban outdoor commercial cultivation of marijuana in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
Type 1A- Cultivation; Specialty, Indoor; Up to 5,000 sf using exclusively artificial light	BAN	BAN	BAN	BAN	BAN	BAN	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 indoor commercial cultivation of marijuana in non-industrial zoning

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							districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee
Type 1B- Cultivation; Specialty, Mixed-light; Using combo of natural and supplemental artificial light	BAN	BAN	BAN	BAN	BAN	BAN	<p>Pro: Economic opportunity, less energy 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 would be difficult to secure.</p> <p>Comments: Ban mixed light commercial cultivation of marijuana in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.</p>

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Type 2- Cultivation; Outdoor; Small; 5,0001 sf to 10,000 sf using all natural light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban outdoor commercial cultivation of marijuana in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
Type 2A- Cultivation; Indoor; Small; 5,001 -10,000 sf using exclusively artificial light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban indoor cultivation in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
Type 2B- Cultivation; Mixed-light; Small; 5,001 - 10,000 sf using combo of natural and artificial light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban outdoor cultivation in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
Type 3- Cultivation; Outdoor; Medium; 10,001 sf - 1 Acre all natural light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban outdoor cultivation in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.

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Type 3A-Cultivation; Indoor; Medium; 10,001 - 22,000 sf exclusively artificial light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban indoor commercial cultivation of marijuana in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
Type 3B-Cultivation; Mixed-light; Medium; 10,001 - 22,000 sf using combo of natural and artificial light	BAN	BAN	BAN	BAN	BAN	BAN	Comments: Ban outdoor commercial cultivation of marijuana in non-industrial zoning districts; can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee.
4-Cultivation; Nursery Up to 1 acre, can be outdoor, exclusively artificial light or mixed light/combo of both	BAN Nursery allowed by right	BAN	BAN Nursery with public sales allowed by right in SV-20	BAN	BAN	BAN	Comments: Ban; outdoor commercial cultivation of marijuana in agricultural zoning districts can be problematic due to security, odor, and potential for crime per Solano County Farm Bureau and Agricultural Advisory Committee

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Type 6- Manufacturer 1; for producing medical marijuana products using non-volatile solvents (includes edibles)	BAN Ag processing allowed	BAN	BAN Ag processing allowed	BAN	BAN	BAN	<p>Pro: Economic opportunity, limited neighborhood impacts due to location</p> <p>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.</p> <p>Comments: Ban; not suitable in commercial zones</p>
Type 7- Manufacturer 2; for products using volatile solvents to extract oil from plant	BAN	BAN	BAN	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 commercial zones.</p>

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Type 8-Testing Testing of marijuana for pesticides and THC levels	BAN Or if allowed UP Ag research facility allowed by right	BAN	BAN Small Ag research facility allowed with UP	BAN	BAN	BAN	<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: Ban; but if allowed; with UP standards including:</p> <ul style="list-style-type: none"> • Must be in fully enclosed building up to 5000 sf • Security Plan (video, alarmed emergency exits, etc.) • Odor control 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	BAN	BAN	BAN	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	BAN	BAN	BAN	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 samples return back to Distributor for final distribution	BAN	BAN	BAN	BAN	BAN	BAN	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	BAN Ag trucking allowed by right	BAN	BAN	BAN	BAN	BAN	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 Agriculture Zone District

AUMA – Proposition 64/Zone	Agriculture A-20, A-40, A-80, A-160	Agriculture; Suisun Marsh A-SM-80; A-SM-160	Agriculture Suisun Valley A-SV-20; ATC; ATC-NC	Watershed and Conservation W	Marsh Protection MP Suisun Marsh Primary	Park: P	Comments/Possible Standards
Personal Cultivation - 6 plants CANNOT ban indoor CAN ban outdoor	Ban Outdoor Indoor with Standards	Ban Outdoor Indoor with Standards	Ban Outdoor Indoor with Standards	Ban Outdoor Indoor with Standards	Ban Outdoor Indoor with Standards	Ban Outdoor Indoor with Standards	Comments: Primary dwelling allowed by right in all districts Ban outdoor personal cultivation Possible Standards for Indoor Cultivation: <ul style="list-style-type: none"> • Only allow Indoor cultivation in dwellings • Room inside dwellings 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, fire codes

AUMA- Proposition 64 /County Zone	Agriculture A-20, A-40, A-80, A-160	Agriculture; Suisun Marsh A-SM-80; A-SM-160	Agriculture Suisun Vly A-SV-20; ATC; ATC- NC	Watershed; and Conservation W	Marsh Protection MP Suisun Marsh Primary	Park: P	Comments/Standards
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Type 12 Microbusiness – cultivation less than 10,000 sf, Distributor, Level 1 Manufacturer and Retailer	BAN	BAN	BAN	BAN	BAN	BAN	Comment: Ban Microbusinesses include retail operation which is currently banned and not recommended in unincorporated areas.
Type 5 - Large Cultivators More than 1 acre; no limit on size and can be indoor or outdoor No licenses issued until 1/1/2023	BAN	BAN	BAN	BAN	BAN	BAN	Comment: Ban Not recommended due to size of operation.

Agricultural Zoning in Unincorporated Solano County

- Non-Agricultural Areas
- EXCLUSIVE AGRICULTURAL**
 - A-20 - Exclusive Agriculture 20 acres
 - A-40 - Exclusive Agriculture 40 acres
 - A-80 - Exclusive Agriculture 80 acres
 - A-160 - Exclusive Agriculture 160 acres
- SUISUN MARSH AGRICULTURAL**
 - ASM-80 - Agriculture Suisun Marsh 80 acres
 - ASM-160 Agriculture Suisun Marsh 160 Acres
- SUISUN VALLEY AGRICULTURAL**
 - ASV-20 - Agriculture Suisun Valley
 - ATC - Agricultural Tourist Center
 - ATC-NC - Agricultural Tourist Center- North Connector
- RESOURCE CONSERVATION**
 - MP - Marsh Protection
 - W-160 - Watershed 160 acres
- SPECIAL & OVERLAY**
 - P - Park

