

Table 1.0 – Regulatory Options Considered by Planning Commission and Final Draft Personal/Caregiver Cannabis Regulations

Planning Commission Draft Regulations	Initial Staff Recommendations to PC November 17, 2016	Second Hearing and Staff Recommendations to PC January 19, 2017	Final PC Hearing March 16, 2017 (Planning Commission Recommended Ordinance Standards)
<p>Personal Indoor Cultivation –</p> <p>Must allow indoor personal cultivation of 6 plants within a private residence or within an accessory structure on the grounds of a private residence.</p>	<p>Annual Registration required with Department of Resource Management</p> <p>Must submit proof of ownership of the property or written landlord permission</p> <p>Names of persons occupying property</p> <p>Grow must be in locked, secured room</p> <p>Plot plan indicating location of grow room</p> <p>Only one grow room allowed and grow room must solely be used as a grow room</p> <p>Must obtain building permit for changes needed to establish grow room (electrical, etc.)</p> <p>Maximum wattage restricted to 1200 watts per 100 sf of cannabis</p>	<p>All cultivation sites must be registered with Department of Resource Management or Public Health</p> <p>Show proof of ownership or landlord approval</p> <p>Authorized grower must live in residence</p> <p>Indoor cultivation room must be secured with a lock</p> <p>No other activities may take place in the indoor cultivation room beyond cultivation and processing of cannabis</p> <p>Any alterations must follow CA Building/Electrical/Fire Codes and may require Building permit</p> <p>Any alterations to structure or electrical system must be done pursuant to adopted code and have finalized permit</p> <p>Total lights must be CFLs or LEDs or must have alternative energy system</p> <p>No maximum size on reflectors</p>	<p>Cultivation must occur within either inhabited residence or in a permanent residential accessory structure on the grounds of an inhabited residence; residence must be occupied by the person growing cannabis</p> <p>Indoor cultivation, drying, curing, and trimming activities must be in secured room not accessible to minors</p> <p>No gas products including CO2, butane, propane and natural gas or ozone generators shall be used in cultivation room</p> <p>No open flame or burning of any substance allowed in cultivation room</p>

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Personal Indoor Cultivation (continued)	<p>Light cannot be visible from outside room</p> <p>No gas products including CO2, butane, propane and natural gas or ozone generators shall be used in cultivation room</p> <p>No open flame or burning of any substance allowed in cultivation room</p> <p>No odor shall leave the site; if odor a nuisance may require filtered ventilation system to be installed</p> <p>Signed consent for County personnel inspection with 24-hour notice</p>	<p>No cannabis visible from outside grow room</p> <p>No use of CO2 generators in the grow room</p> <p>No use of fertilizers/pesticides/fungicides/herbicides not approved for use on cannabis</p> <p>Grow room must have a working air filtration system to insure odors are not detectable from exterior of grow room</p>	
Personal Outdoor Cultivation	Prohibit	<p>Grower must live on-site</p> <p>Must register with County to show proof of ownership or landlord approval</p> <p>Grow site must be 50' from any property line</p>	<p>Parcel must have residence on-site and residence must be occupied by the person growing cannabis</p> <p>Cultivation site must be on rear 50% of parcel; canopy must be 10' from property line and must be screened from public view and/or right-of-way</p>

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		<p>Only allowed on 2.5 acre or larger parcels</p> <p>Grow site must be behind opaque locked fence</p> <p>Cannabis cannot be visible from fenced enclosure</p> <p>Must have water catchment system if not on public water</p>	<p>Location for drying, curing, and trimming activities must be in a fenced, secured area not accessible to household visitors or underage individuals</p>
<p>Caregiver Cultivation (General Standards – applies to Indoor and Outdoor Caregiver Cultivation) (6 mature plants or 12 immature plants) per patient for up to 5 patients</p>	<p>Annual Permit required from Department of Resource Management</p> <p>Permit would include name of person growing</p> <p>Copy of Medical Marijuana ID cards and contact info for the patients that the cannabis is being cultivated for</p> <p>Plot plan of grow room; location in dwelling/accessory structure</p> <p>Signed consent for County staff</p>	<p>*Did not establish specific general standards for caregiver cultivation instead see all options considered in outdoor and indoor cultivation listed above and below.</p>	<p>Caregiver must obtain a yearly Administrative Permit from Dept. of Resource Management with following requirements:</p> <ul style="list-style-type: none"> - Proof of legal ownership or written permission from landlord that the applicant has permission to cultivate cannabis as a caregiver at the subject location - Copies of medical marijuana ID numbers for each individual the primary caregiver is cultivating for - Plot plan of cultivation site - County personnel will schedule site visit to review compliance with standards

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	inspection with 24-hour notice		<ul style="list-style-type: none"> -Permit expires after one year -Permit may be denied or revoked if out of compliance -Must pay permit fee
Caregiver Outdoor Cultivation - (6 mature plants or 12 immature plants) per patient for up to 5 patients	Prohibit	<p>Outdoor cultivation may not occur on any parcel under 2.5 acres</p> <p>All cultivation sites must be registered with Resource Management or Public Health and declare under penalty of perjury that they comply with all local and state regulations</p> <p>All grow sites registered with the County to provide proof of property ownership or approval for cultivation from the property owner</p> <p>The authorized grower shall reside full-time in the residence where the cultivation occurs</p> <p>The authorized grower shall not participate in other cultivation sites in any other location within the county</p> <p>Outdoor grows must be inside an opaque, locking fence</p>	<p>Obtain Yearly Caregiver Administrative Permit</p> <p>Parcel must be at least one acre in size</p> <p>Caregiver or patient must live in residence on the property</p> <p>Grow site must be in rear 50% of parcel, canopy area 20' from property line and screened from public view or right-of-way</p> <p>Drying, curing, trimming and other activities must be in a secured area not accessible to minors</p> <p>No electrical lights permitted outdoors</p> <p>Specific limits to pesticide use</p>

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		<p>No use of any fertilizers/pesticides/rodenticides/fungicides/herbicides that are not approved for use on marijuana</p> <p>Outdoor cultivation may not occur within 50 feet of any property line or easement for road traffic or pedestrian access</p>	
Indoor Caregiver Cultivation (6 mature plants or 12 immature plants) per patient for up to 5 patients	<p>Annual Permit required from Department of Resource Management</p> <p>Permit would include name of person growing</p> <p>Copy of Medical Marijuana ID cards and contact info for the patients that the cannabis is being cultivated for</p> <p>Plot plan of grow room; location in dwelling/accessory structure</p> <p>Signed consent for County personnel inspection with 24-hour</p>	<p>All cultivation sites must be registered with Department of Resource Management</p> <p>Show proof of ownership or landlord approval</p> <p>Authorized grower must live in residence</p> <p>Indoor cultivation room must be secured with a lock</p> <p>No other activities may take place in the indoor cultivation room beyond cultivation and processing of cannabis</p> <p>Any alterations must follow CA</p>	<p>Obtain yearly Caregiver Permit</p> <p>Caregiver or patient must live in residence on the property</p> <p>Window coverings must be utilized to minimize light pollution from grow lights</p> <p>No gas products including CO2, butane, propane and natural gas or ozone generators shall not be used in cultivation room</p> <p>No open flame or burning allowed in cultivation room</p> <p>No generators except for emergency</p>

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Indoor Caregiver Cultivation (6 mature plants or 12 immature plants) per patient for up to 5 patients	notice	<p>Building/Electrical/Fire Codes and may require Building permit</p> <p>Any alterations to structure or electrical system must be done pursuant to adopted code and have finalized permit</p> <p>Total lights must be CFLs or LEDs or must have alternative energy system</p> <p>No maximum size on reflectors</p> <p>No cannabis visible from outside grow room</p> <p>No use of CO2 generators in the grow room</p> <p>No use of fertilizers/pesticides/fungicides/herbicides not approved for use on cannabis</p> <p>Grow room must have a working air filtration system to insure odors are not detectable from exterior of grow room</p> <p>No use of CO2 generators in the grow room</p>	<p>back-up</p> <p>Specific limits to pesticide use</p>

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