

Summary/Analysis of Possible Commercial Cannabis License/Uses by Zone District

Solano County Zoning Districts	Commercial Cannabis License Types that might be consistent with uses allowed	Comments
Agriculture (A-20, A-40, A-80, A-160)	Cultivation, Microbusiness, Nursery, Testing	<p>Pro: Testing and Nursery are lower impact uses due to lack of odor and immature nursery plants. Indoor cultivation also reduces odor impacts. Microbusiness – contained use, indoor cultivation; small scale Con: Outdoor and mixed light cultivation have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Indoor cultivation uses more electricity. Testing – possible traffic impacts as product brought for testing. Microbusiness – possible traffic impacts as product is distributed to off-site retailers</p>
Agriculture Suisun Marsh (A-SM-80, A-SM-160)	Cultivation, Microbusiness, Nursery, Testing	<p>Pro: Testing and Nursery low impact uses due to lack of odor and immature plants. Indoor cultivation also reduces odor impacts. Microbusiness – contained use, indoor cultivation; small scale. Con: Outdoor and mixed light cultivation have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Indoor cultivation uses more electricity. Testing – possible traffic impacts as product brought for testing. Microbusiness – possible traffic impacts as product is distributed to off-site retailers. Marsh topography could be challenging.</p>

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Agriculture Suisun Valley (A-SV-20, ATC, ATC-NC)	Cultivation, Microbusiness, Nursery, Testing	<p>Pro: Testing and Nursery low impact uses due to lack of odor and immature nursery plants. Indoor cultivation reduces odor impacts. Microbusiness – contained use, indoor cultivation; small scale</p> <p>Con: Outdoor and mixed light cultivation have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Indoor cultivation uses more energy and water. Testing – possible traffic impacts as product brought for testing. Microbusiness – possible traffic impacts as product is distributed to off-site retailers</p>
Watershed and Conservation (W)	Cultivation	<p>Con: Outdoor and mixed light have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Access to property difficult due to topography.</p>
Marsh Protection – Primary (MP)	Cultivation	<p>Con: Outdoor and mixed light have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Access to property difficult due to topography. Limited to non-irrigated ag uses.</p>
Park (P)	Cultivation	<p>Pro: Indoor cultivation reduces impacts</p> <p>Con: Outdoor and mixed light have potential for nuisance impacts e.g. odor, crime, trespassing & water usage.</p>

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		Ag processing not allowed, only crop production.
Commercial Highway - CH	Nursery	Pro: Low impact due to lack of odor and low value of crop relative to mature cannabis. Con: Water usage requirements.
Commercial Neighborhood - CN	None – County Ordinance already prohibits dispensaries. No change recommended	Con: Intent of district is to promote convenience shopping goods and services for nearby residents.
Commercial Service - CS	Nursery, Testing	Pro: Low impact uses due to lack of odor and immature plants.
Commercial (Recreation – CR, Recreation Limited- CRL)	Cultivation	Con: Outdoor and mixed light have potential for nuisance impacts e.g. odor, crime, trespassing & water usage.
Manufacturing General (MG ½ & MG 3)	Cultivation, Distribution, Manufacturing, Microbusiness, Nursery, Testing	Pro: Testing and Nursery low impact uses due to lack of odor and immature plants. Indoor cultivation also reduces odor impacts. Microbusiness – contained use, indoor cultivation; small scale. Con: Outdoor and mixed light cultivation have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Indoor cultivation uses more energy and water. Limited amount of MG zoned parcels and no utility services in County Testing – possible traffic impacts as product brought for testing.

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		Microbusiness – possible traffic impacts as product is distributed to off-site retailers
Industrial Agricultural Service (I-AS)	Cultivation, Distribution, Manufacturing, Microbusiness, Nursery, Testing	<p>Pro: Testing and Nursery low impact uses due to lack of odor and immature plants. Indoor cultivation also reduces odor impacts.</p> <p>Microbusiness – contained use, indoor cultivation; small scale.</p> <p>May be some synergy with uses being allowed in Dixon.</p> <p>Con: Outdoor and mixed light cultivation have potential for nuisance impacts e.g. odor, crime, trespassing & water usage. Indoor cultivation uses more energy and water. Limited amount of I-AS zoned parcels and no utility services in County.</p> <p>Testing – possible traffic impacts as product brought for testing.</p> <p>Microbusiness – possible traffic impacts as product is distributed to off-site retailers</p>
Industrial Water Dependent (I-WD)	None	Con: No infrastructure such as utility services and adequate roads.
Rural Residential (2.5 & 5.0)	None	Con: Commercial businesses inappropriate in residential zone districts.

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Residential Traditional Community (RTC4 thru 1 acre)	None	Con: Commercial businesses inappropriate in residential zone districts.
Residential Traditional Community (D-4, D-6 (Duplex))	None	Con: Commercial businesses inappropriate in residential zone districts.
Residential Traditional Community (RTC-MF multi-family) (RTC – MU mixed use)	None	Con: Commercial businesses inappropriate in residential zone districts.