



Cannabis Cultivation Policy

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Municipal Code 9.30 & CEQA

- All cultivations will have to get a Cannabis Business Permit under Municipal Code 9.30
- CEQA analysis required based on merits of application and potential environmental impact for projects with new construction or re-use where there is a higher intensity than the previous use.

Commercial Cannabis Cultivation Ordinance

- Does the City want to allow indoor and/or outdoor (including hoop house) cultivation?
- Does the City want to have a maximum allowable size?
- What standards should be included for water usage?
- Should there be standards for energy usage?



Indoor v. Outdoor Cultivation?

- Indoor = fully enclosed and secure structure and not visible from public right of way
- Outdoor = everything else

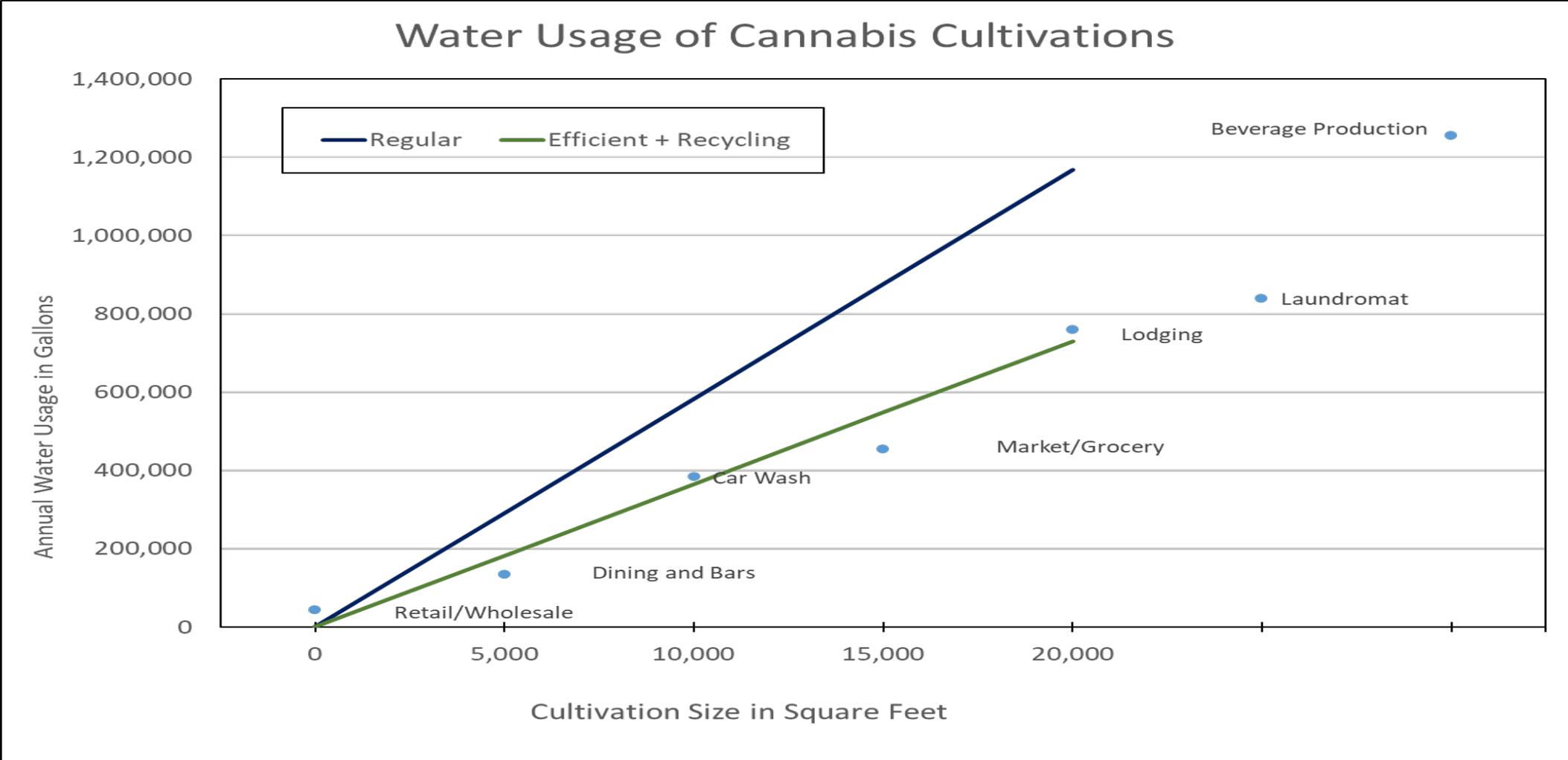


Does the City want to set a max size on cannabis facilities?

Building	Size
Safeway	~50,000 ft ²
Rite Aid	~27,000 ft ²
Brewery (production)	~15,000 ft ²
Former Sears Building	~7,000 ft ²
Shed on GP Mill Site	~65,000 ft ²

Note: Size is the total area inside the FESS proposed for cultivation.

Estimated Water Usage & Comparisons



Options for Addressing Water Usage

1. No water conservation suggestions/ requirements
2. Require water usage plan for cultivations
3. Recommend Water Conservation measures (should)
4. Require water conservation measures (shall + permit conditions)
5. Require private water source or charge for the development of reclaimed water source

Estimated Energy Usage

Use type	Average kwh/sqare foot/yr
Warehouse and Storage	6.8
Office	11.7
Health care	14.0
Lodging	14.2
Buildings w/ Manufacturing	14.2
Mercantile	16.0
Food service	48.7
Food sales	55.3
Indoor Cannabis Cultivation	125

Sources: Kolwey, Neil. "A building Opportunity: Energy Efficiency Best Practices for Cannabis Grow Operations."
Southwest Energy Efficiency Project, 1997.

Durkay, Jocelyn and Duranya Freeman. "Electricity Use in Marijuana Production."
National Conference of State Legislatures, Vol 24. No 31. August 2016.

US Energy Information Administration. "Table C21. Electricity Consumption and Conditional Energy Intensity by Building Size, 2012."
Released May 2016. <https://www.eia.gov/consumption/commercial/data/2012/c&e/cfm/c21.php>

Provisions to Reduce Energy Usage

- Recommend/require Mixed Light
- Recommend/require LED lighting
- Recommend/require Solar panels



Feedback from Council

Topic	Prohibit	No Provision	Should (Recommendation)	Shall (Requirement)
Outdoor Cultivation				
Indoor Cultivation				
Mixed Light Cultivation				
Water Usage Plan				
Water Conservation Measures				
Private Water Source				
Water Reclamation				
LED Lighting				
Solar Panels				