

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA #: B-15

AGENDA DATE: September 26, 2017

SUBJECT:

Approval of a Limited Commercial Cannabis Allowance Strategy for Retail, Cultivation, and other Related Cannabis Business Activities in the Unincorporated Area of Stanislaus County, Open a 15 Business Day Initial Application Interest Period Beginning October 2, 2017, and Set a Public Hearing on December 5, 2017

BOARD ACTION AS FOLLOWS:

No. 2017-557

On motion of Supervisor Olsen, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, DeMartini, and Chairman Chiesa

Noes: Supervisors: Monteith

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) X Approved as amended

4) Other:

MOTION: Approved Staff Recommendations Nos 1-4 and, **amended** the item to direct staff to bring an enforcement plan back to the Board by the end of October 2017.

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. **ORD-56-A-7**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office
Urgent Routine

BOARD AGENDA #: B-15

AGENDA DATE: September 26, 2017

CEO CONCURRENCE:



4/5 Vote Required: Yes No

SUBJECT:

Approval of a Limited Commercial Cannabis Allowance Strategy for Retail, Cultivation, and other Related Cannabis Business Activities in the Unincorporated Area of Stanislaus County, Open a 15 Business Day Initial Application Interest Period Beginning October 2, 2017, and Set a Public Hearing on December 5, 2017

STAFF RECOMMENDATIONS:

1. Approve the development of a conservative commercial cannabis allowance strategy for retail, cultivation, and other related cannabis business activities in the unincorporated area of Stanislaus County.
2. Direct staff to return to the Board of Supervisors with a Regulatory Ordinance for cannabis, a Zoning Ordinance Amendment, and fee schedule for cannabis related permitting and enforcement activities.
3. Authorize staff to open a 15 business day initial application interest period from October 2, 2017 through October 20, 2017 3:00 p.m. with a non-refundable deposit of \$4,359 consistent with the established development agreement fee schedule.
4. Set a public hearing on December 5, 2017 at 9:05 a.m. to consider a regulatory ordinance, zoning ordinance amendment, and a fee schedule ordinance.

DISCUSSION:

Background

Cannabis was first legalized for medical use in 1996 with the passage of Proposition 215, known as The Compassionate Use Act of 1996. The passage of this act exempted patients and defined caregivers who possessed or cultivated marijuana for medical treatment, recommended by a physician, from criminal laws which otherwise prohibit possession or cultivation of marijuana.

In October 2015, Governor Jerry Brown approved the Medical Cannabis Regulation and Safety Act (MCRSA), which consisted of three separate bills. The approval of this act crafted a comprehensive licensing and regulatory framework for the cultivation, manufacture, transportation, storage, distribution, and sale of medical cannabis (marijuana). Additionally, MCRSA added a section to the Business and Professions Code authorizing counties to impose a tax on specified cannabis activities.

Approval of a Limited Commercial Cannabis Allowance Strategy for Retail, Cultivation, and other Related Cannabis Business Activities in the Unincorporated Area of Stanislaus County, Open a 15 Business Day Initial Application Interest Period Beginning October 2, 2017, and Set a Public Hearing on December 5, 2017

Approximately a year later, on November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act (AUMA). AUMA immediately legalized the use and cultivation of cannabis for personal consumption and legalized the commercialization and taxation of cannabis, including medical cannabis, beginning January 1, 2018. Additionally, AUMA allowed the Legislature to adopt laws to license and tax commercial cannabis activities; and permitted local regulation of cannabis possession, cultivation and consumption.

Most recently, on June 27, 2017 the Governor approved Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). This bill consolidates provisions from MCRSA and AUMA and creates one regulatory system for commercial cannabis activity. The new system under MAUCRSA prioritizes consumer safety, public safety and tax compliance.

Cannabis activities are currently prohibited in the unincorporated areas of Stanislaus County. On January 26, 2016 Chapter 9.86 of the Stanislaus County Code was adopted prohibiting cannabis cultivation, dispensaries, testing, manufacturing, labeling and packaging. Additionally, cooperatives/collectives were also prohibited. As part of the 2016 General Plan Update, cannabis activities were banned in all zoning districts.

Stanislaus County has reviewed the effects of commercial cannabis on local services, and contracted with HdL, a consulting group on the forefront of implementing cannabis regulatory policies and programs. Despite a County prohibition of cannabis activities, multiple dispensaries and cultivation activities have been established within the unincorporated area of Stanislaus County.

The County has engaged all nine cities in hopes of formulating a coordinated approach. A survey of all nine cities was conducted, receiving responses from six of the cities. A single countywide approach to commercial cannabis taxation failed to materialize as several cities have begun exploring individual solutions.

Using a similar methodology developed by Yolo County, staff conducted an early analysis of the costs associated to enforce a full ban of cannabis activities in Stanislaus County and found those costs to exceed \$3.1 million annually. There is no current identified funding source to support the costs associated with enforcement activities. Beginning January 1, 2018, commercial cannabis activities will be legal in California, and as such staff has developed a conservative allowance strategy to address cannabis activities in the unincorporated area to provide a funding source to enhance a regulatory environment.

Allowance Strategy

Cannabis is a rapidly growing business industry and is currently occurring in the County today. An enforcement strategy is necessary to effectively contain this industry in the community, however funding to properly enforce these business activities must be identified.

In 2016 the California Department of Food and Agriculture (CDFA) surveyed interest about cannabis licenses. Stanislaus County registered 172 permit interests across different

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permitting categories: cultivation, nurseries, manufacturers, testing, dispensaries, distribution, and transporters. The recommended allowance strategy would allow up to 61 cannabis activities permits, which is approximately 35% of the stated interest.

The recommended strategy prohibits outdoor cannabis cultivation and limits retail to no more than seven establishments in the unincorporated area, based on a population calculation of one retail establishment for every 16,000 persons. According to HdL, this population calculation approach is consistent across the State. Research of existing retail establishments show that there are currently at least 14 active storefronts in the unincorporated area. County staff is working with the aforementioned HdL to develop the regulatory and land-use ordinances necessary to implement a rigorous strategy.

If the Board approves this strategy, the Planning Department will prepare an amendment to the County's Zoning Ordinance, Title 21 of the County Code, to specify which commercial cannabis activities are permitted by zoning district. All commercial cannabis activities will be subject to some level of discretionary land use permitting, in addition to meeting the requirements set forth in the commercial cannabis regulatory ordinance. All discretionary land use permitting will occur through the use permit or rezone (development plan adoption) process and will require project level environmental review. For example, commercial cannabis retail activities may be permitted by use permit in the C-2 (General Commercial) and Industrial (M) zoning districts and commercial cannabis manufacturing may be permitted by use permit in the M (Industrial) zoning district. Retail involving delivery only, no storefront, and manufacturing, non-volatile, may be permitted in the Planned Industrial (PI) zoning district with adoption of a development plan specifying the use(s). Various types and intensities of cannabis activities may also be permitted within the Planned Development (PD) zoning district through the adoption of a development plan. Cannabis cultivation, indoor grow only, may be permitted by use permit in the A-2 (General Agriculture) zoning district when utilizing a greenhouse or by development plan adoption in the PI and PD zoning districts when utilizing a warehouse building. The Zoning Ordinance amendment will be reviewed by the Planning Commission for a recommendation to the Board of Supervisors. The Zoning Ordinance amendment will be presented to the Board of Supervisors for consideration at the same time as the regulatory ordinance.

If approved, all permitted uses will be required to enter into a development agreement. A development agreement is a contract between Stanislaus County and the property owner(s)/project applicant(s), which details the standards and conditions for the development of the property and activity. The proposed development agreements will include a Community Benefit Fee, which is in addition to application and permit fees, which can be used for essential services currently supplied by the County. It is anticipated the Community Benefit Fee would raise a similar amount of revenue as a general tax.

Track and Trace Program

An effective compliance and enforcement approach is comprised of three elements; statutory enablement (a framework to take action); enforcement resources (boots on the ground); and track and trace (information to support decisions). The State of California has identified

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requirements for administering and, enforcing regulations for cannabis through the MAUCRSA (SB 94). This act has specifically identified the use of track and trace technology as the means for supporting appropriate regulatory and enforcement regimes.

The focus of a track and trace system is to capture and reconcile activity at any point in the cannabis supply chain, from initial production through retail sale, tracking all movements within the chain of custody. The system will include secure provenance stamps that provide unique identifiers that will be affixed to plants at production, bulk product, semi-finished and retail level packaging as a proof of provenance for Stanislaus County. The secure provenance stamp will link to information in the track and trace system. The track and trace system will provide the County with a robust control and enforcement framework for tracking and tracing of cannabis while enabling patients/consumers to uniquely verify the safety and security of products produced and manufactured in Stanislaus County.

County staff has reached out to other Counties that have piloted successful track and trace systems using a third party vendor system. Additionally, the research included consulting with several vendors that provide a track and trace system. As a condition to approving any cannabis permit, the permit holder will be required to participate in the County's track and trace system and bear the costs of such participation.

Process Approach

After approval of this strategy by the Board, staff would open a 15-day registration window for interested applicants that would require a Commercial Cannabis Registration form describing property information, applicant/owner information, and commercial cannabis business permit type(s) requested. This would be submitted to the Treasurer/Tax Collectors Office with a deposit of \$4,359, which is consistent with the existing board approved development agreement fee schedule. This registration form does not guarantee a permit and does not grant authorization to conduct commercial cannabis activities in the County. The 15 business day period to submit registration forms is anticipated to commence on October 2, 2017 and end on October 20, 2017 3:00 p.m. This would allow the County to understand the magnitude of interested applicants and the desired permit types.

A Zoning Ordinance amendment, along with the draft regulatory ordinance for commercial cannabis activities, be will be presented to the Planning Commission for a recommendation to the Board of Supervisors. Staff would return to the Board of Supervisors with the Planning Commission's Zoning Ordinance amendment recommendation, the regulatory ordinance, and fee schedule for consideration in a December Public Hearing. If approved, the ordinance and fees would become effective 30 days after adoption of the second reading of the ordinances. The following page outlines the proposed timeline:

Approval of a Limited Commercial Cannabis Allowance Strategy for Retail, Cultivation, and other Related Cannabis Business Activities in the Unincorporated Area of Stanislaus County, Open a 15 Business Day Initial Application Interest Period Beginning October 2, 2017, and Set a Public Hearing on December 5, 2017

Date	Activity
October 2, 2017	Open Cannabis Registration Interest
October 19, 2017	Planning Commission to consider Zoning Ordinance Amendment
October 20, 2017	Close Cannabis Registration Interest (3:00 p.m.)
December 5, 2017	Hold Public Hearing to consider Regulatory Ordinance, Zoning Ordinance Amendment, and Fee Schedule Ordinance
December 19, 2017	Second reading of Regulatory and Fee Ordinances
January 18, 2018	Open Cannabis Permit Application period
February 9, 2018	Close Cannabis Permit Application period (3:00 p.m.)

The cannabis permit application process will first consist of a background investigation performed by the Sheriff’s Department. An application packet may be obtained from the county website and will include the application form, list of compliance regulations, check list, required permits, and a draft Development Agreement. This application package will be due with a fee no later than February 9, 2018 by 3:00 p.m. to be considered for a permit type. The application package will include a business plan, security plan, environmental plan (water, wastewater/ sewer), and a traffic plan.

If there are less than 61 permit interests received during the 15-day registration period, applications will move directly through the land use and regulatory permit review process. If more than 61 permit applications are received a review committee consisting of Chief Executive Office, County Counsel, and Planning staff will review and rank based on a set scoring criteria. Those applicants ranked in the top 61 allowable permit spots will be forwarded through the land use and regulatory permit process. Once approved a Development Agreement will be completed per the permit type for each successful applicant and forwarded to the Board of Supervisors for approval.

POLICY ISSUE:

Board of Supervisors’ approval is required to establish commercial cannabis regulations that promote and protect the health, safety, and general welfare of persons and property, and that is in conformance with the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California Business and Professions Code, Division 10, Sections 26000 – 26001.

FISCAL IMPACT:

If an allowance strategy is approved enforcement is estimated to cost \$4.5 million based on an initial staffing analysis described below in staffing impacts, which will be funded with the revenue derived from the approved cannabis activity development agreements. It is estimated to cost \$3.1 million to fully enforce an ordinance prohibiting all cannabis activities, with no identified revenue source other than the General Fund to absorb the cost.

The potential annual revenue generated by the mandatory community benefit fee is dependent on the number and mix of permitted commercial cannabis businesses. Based upon the

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recommended strategy, revenue is estimated between \$4 million and \$7 million annually. If approved, the revenue from commercial cannabis activities in the unincorporated areas of the County would be used primarily to offset the cost impacts Proposition 64 and commercial cannabis business have on general county services.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Boards' priorities of A Safe Community, A Strong Local Economy, A Well Planned Infrastructure System and Efficient Delivery of Public Services by developing a strategy to regulate cannabis activities in the unincorporated area of Stanislaus County, and that provides potential funding for those essential government services required to safely and effectively administer.

STAFFING IMPACT:

Staffing resources to enforce an allowance strategy is estimated to be 19 full-time equivalent (FTE) positions, and if approved will be further evaluated as the County moves forward with an allowance strategy. Staffing necessary to enforce cannabis activities impacts the following departments: Sheriff, Ag Commissioner, Animal Services, Chief Executive Office, County Counsel, District Attorney, Environmental Resources, Planning and Community Development, Probation Department and Public Health. Staffing impacts will be funded by revenue collected from the approved cannabis activities, and will have no General Fund impact. If an allowance strategy is not approved, staffing necessary to enforce a complete ban of cannabis activities impacts is estimated to be at least 14 FTEs, which includes adding eight full-time positions to the District Attorney's Office and Sheriff's Department and has no identified funding source.

If approved, existing County staff from the Chief Executive Office, County Counsel, and Planning and Community Development will lead a multi-departmental effort to draft a regulatory ordinance, zoning ordinance amendment, application process, and fee schedule to bring back to the Board of Supervisors for consideration and approval in December.

CONTACT PERSON:

Keith D. Boggs, Assistant Executive Officer
Thomas Boze, Assistant County Counsel

Telephone: (209) 652-1514
Telephone: (209) 525-6376

ATTACHMENT(S):

- A. Draft Flow Chart
- B. Draft Timeline
- C. Draft Commercial Cannabis Registration Form

Attachment A

NOTES:

* If applicant passes background screening but is failed during subsequent screening - application is denied.

** Full application fee is required upon EACH and every application submittal REGARDLESS of prior submittal failures.

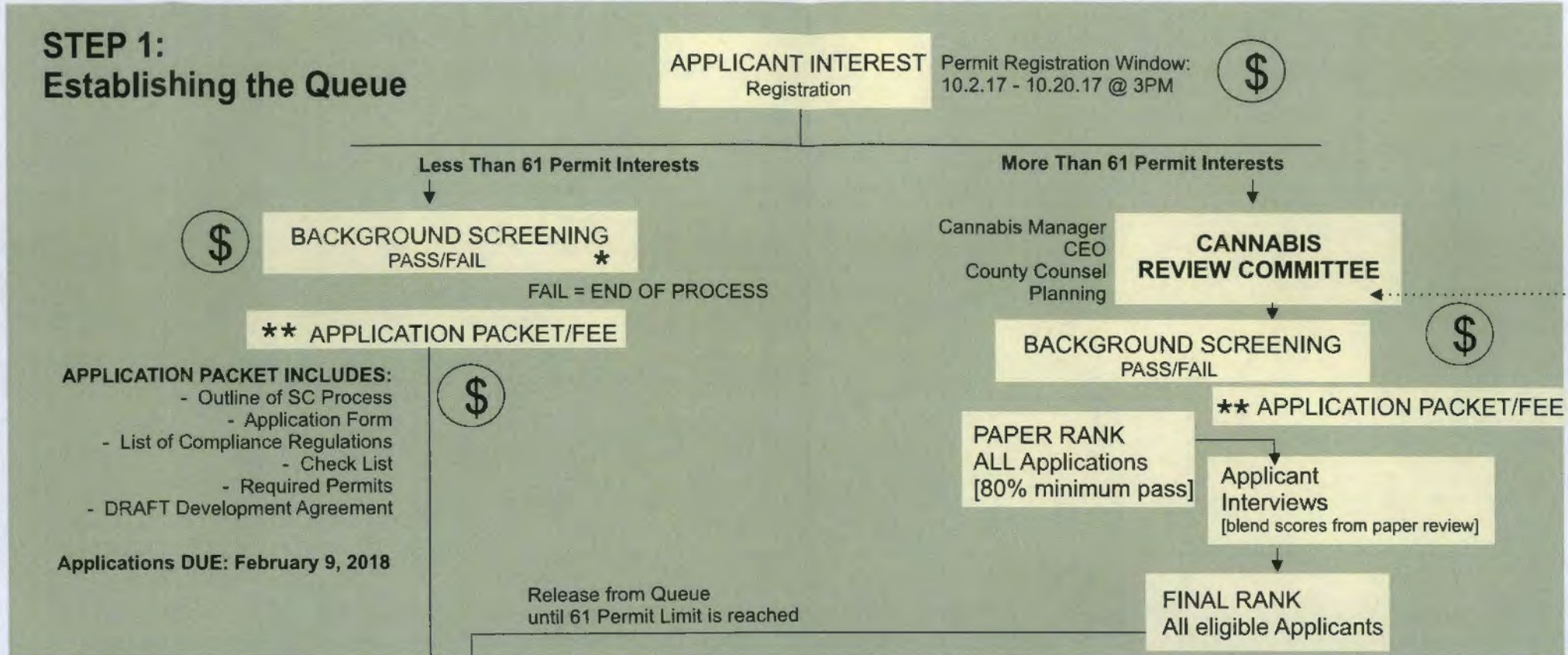
*** Similar to SGMA (ground water program) One (1) Manager as Cannabis Program Manager may be required to oversee this new program and to interface with Enforcement via the Cannabis Oversight Committee. [CEO Office initially Dept. based ultimately. Will review @ Mid-Year]

**** A Use Permit or Re-Zone WILL be required which adds 60 - 90 Days to the permitting process. Rezone = 120 - 180 Days

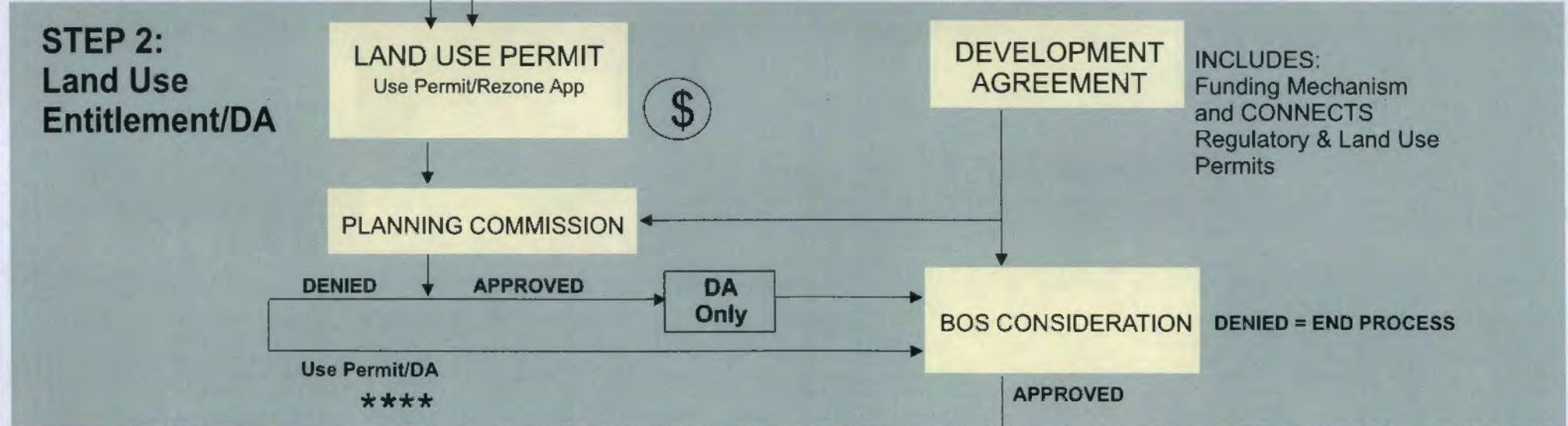
***** Sign off on State Permit w/ Local Compliance will NOT occur until ALL application tracks have been reviewed and approved.

\$ Signifies process cost points

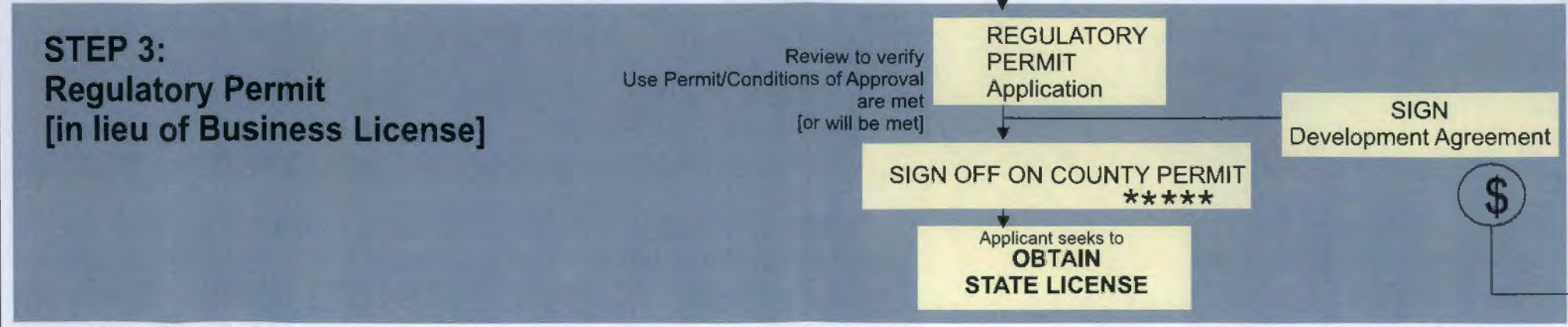
STEP 1: Establishing the Queue



STEP 2: Land Use Entitlement/DA



STEP 3: Regulatory Permit [in lieu of Business License]



ENFORCEMENT CANNABIS OVERSIGHT

CANNABIS *** Program Manager

Department of Environmental Resources (DER)
 - Code Enforcement
 - HAZ MAT
 - Water
 - Environmental Health

Sheriff's Office

District Attorney

CEO

County Counsel

Planning / Community Development
 - Planning
 - Building

AG Commissioner
 - Pesticide Compliance
 - Weights and Measures

HSA/Public Health

Probation Department

DEVELOPMENT AGREEMENT Revenue to fund ENFORCEMENT program [Staff/Equipment/Resources] + Discretionary Community Development

Attachment B

Cannabis Program Implementation Timeline

September 2017

September 26th

Board of Supervisors

Present staff recommendation
to consider a conservative allowance strategy

- 61 permits total
- Potential land use/zoning
- Application Process
- Development Agreement

If approved – also request to open

Permit Registration Window: 10.2.17 – 10.20.17 @ 3PM (\$)

September 27th – October 18th

Final Cannabis Regulatory Ordinance
Final Zoning Ordinance Amendment
Develop Cannabis Fee Schedule
Final Development Agreement Template

October 19th

Planning Commission

Present Regulatory Ordinance and Zoning Ordinance Amendment

December 5th

Board of Supervisors

Hold Public Hearing to consider:

- Regulatory Ordinance
- Zoning Ordinance Amendment
- Cannabis Program Fee Schedule
- Provide Status Report on number of Permit Registrants

December 19th

Second Reading (consent item)

30 Days to GO LIVE

January 18, 2018

Ordinance Live

- Fee Schedule Active
- Request Background Checks (\$) IF PASS/
- Share Application Packet (\$)
- Applications and Fee Due (2.9.18 @ 3PM) (\$\$)

Attachment C



DRAFT

Commercial Cannabis Registration Application

TREASURER/TAX COLLECTOR • COUNTY OF STANISLAUS
1010 10TH STREET, SUITE 2500 • MODESTO • CA • 95354 • (209) 525-6388

PROPERTY INFORMATION OF PROPOSED LOCATION

Assessor Parcel Number(s): _____ Size of Parcel: _____ Zoning: _____

Address: _____

PROPERTY OWNER / APPLICANT INFORMATION

Property Owner Name _____ Phone: _____

Mailing Address _____

Email Address _____

Applicant Name _____ Phone: _____

Mailing Address _____

Email Address _____

Consent of Property Owner will be required for Applicants who are not the Property Owner.

Commercial Cannabis Activity Permit Type Requesting *(please fill out this section completely; check or mark all that apply)*

Check **M** for Type M-License and/or for **A** for Type A-License

Type 10 – Retailer: **M** **A** Store Front **M** **A** Non-Store Front

Manufacturing: **M** **A** Type 6 (Non-Volatile) **M** **A** Type 7 (Volatile)

Type 11- Distributor **M** **A** **M** **A** Type 12 – Microbusiness

Cultivation Type:

<input type="checkbox"/> M <input type="checkbox"/> A Type 1	<input type="checkbox"/> M <input type="checkbox"/> A Type 2	<input type="checkbox"/> M <input type="checkbox"/> A Type 3	<input type="checkbox"/> M <input type="checkbox"/> A Type 4	<input type="checkbox"/> M <input type="checkbox"/> A Type 5
<input type="checkbox"/> M <input type="checkbox"/> A Type 1A	<input type="checkbox"/> M <input type="checkbox"/> A Type 2A	<input type="checkbox"/> M <input type="checkbox"/> A Type 3A		<input type="checkbox"/> M <input type="checkbox"/> A Type 5A
<input type="checkbox"/> M <input type="checkbox"/> A Type 1B	<input type="checkbox"/> M <input type="checkbox"/> A Type 2B	<input type="checkbox"/> M <input type="checkbox"/> A Type 3B		<input type="checkbox"/> M <input type="checkbox"/> A Type 5B
<input type="checkbox"/> M <input type="checkbox"/> A Type 1C				

Cultivation Site Type: Indoor Canopy Size (square feet): _____
 Greenhouse
 Mixed Light
 Natural

Total No. Permits Requested: _____

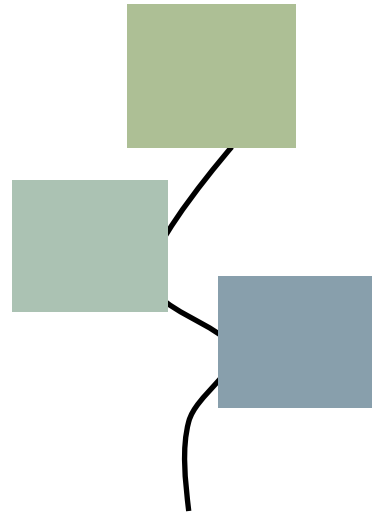
REGISTRATION NUMBER (STAFF ONLY): CCRA 2018- _____

DATE RECEIVED: _____

Deposit Received Cash Check Credit Card

INSTRUCTIONS
FOR COMPLETION OF THE
COMMERCIAL CANNABIS REGISTRATION APPLICATION

1. The registration application is for one parcel or property. Indicate all the activities you plan to conduct on the parcel or property. If your activities will be conducted on more than one property complete a registration form for each property indicating the activities to be conducted on each property on their respective registration forms.
2. Assessor Parcel Numbers for your property, size of the parcel, and zoning designation may be found at: http://gis.stancounty.com/giscentral/public/js/Public_app.html
3. Complete the Property Owner and Applicant information completely, listing all owners of the property and all owners of the commercial cannabis activity to be conducted at that property. If additional space is needed attach a separate page.
4. Each M-Type or A-Type license is a separate activity. For example, if you plan a single Type- 2B Mixed Light Greenhouse activity and you will be engaging in Medical cannabis as well as Adult-Use cannabis activities at the property, select both M and A Type 2B, and count two (2) permits requested.
5. Microbusiness shall also indicate all activities that are planned to be conducted, such as cultivation type, distributor, manufacturer (level 1), and retailer type. Count each activity to be conducted within the microbusiness separately, do not count the microbusiness itself as a separate activity.
6. All property owners shall sign the Registration Application.
7. All owners of the commercial cannabis activity shall sign the Registration Application.



Commercial Cannabis Activities in Stanislaus County

County Board of Supervisors
September 26, 2017

Anticipation and Response

- This process is happening Statewide
- City Outreach/Engagement
- Local Impacts



Conservative Program Parameters

Allowance Strategy

CDFR Survey (2016) as Interest Base line

35% Conservative CAP

61 Total Permit Allowance – through Rigorous Application Process

Hard CAP on Retail/Dispensaries – No more than 7

Specific Zoning Requirements

Track and Trace Requirements

Development Agreement (DA) Requirement

Annual Permit Review and Renewal Process



STEP 1: Establishing the Queue

APPLICANT INTEREST
Registration

Permit Registration Window:
10.12.17 - 10.20.17 @ 3PM



Less Than 61 Permit Interests

More Than 61 Permit Interests



BACKGROUND SCREENING
PASS/FAIL *

FAIL = END OF PROCESS

** APPLICATION PACKET/FEE

- APPLICATION PACKET INCLUDES:
- Outline of SC Process
 - Application Form
 - List of Compliance Regulations
 - Check List
 - Required Permits
 - DRAFT Development Agreement

Applications DUE: February 9, 2018



Release from Queue
Until 61 Permit Limit is reached

Cannabis Manager
CED
County Council
Planning

CANNABIS
REVIEW COMMITTEE



BACKGROUND SCREENING
PASS/FAIL

** APPLICATION PACKET/FEE

PAPER RANK
ALL Applications
[80% minimum pass]

Applicant
Interviews
[blend scores from paper review]

FINAL RANK
All eligible Applicants

STEP 2: Land Use Entitlement/DA

LAND USE PERMIT
Use Permit/Rezone App



DEVELOPMENT AGREEMENT

INCLUDES:
Funding Mechanism
and CONNECTS
Regulatory & Land Use
Permits

PLANNING COMMISSION

DENIED APPROVED

DA Only

BOS CONSIDERATION

DENIED = END PROCESS

Use Permit/DA

APPROVED

STEP 3: Regulatory Permit [in lieu of Business License]

Review to verify
Use Permit Conditions of Approval
are met
(or may be met)

REGULATORY
PERMIT
Application

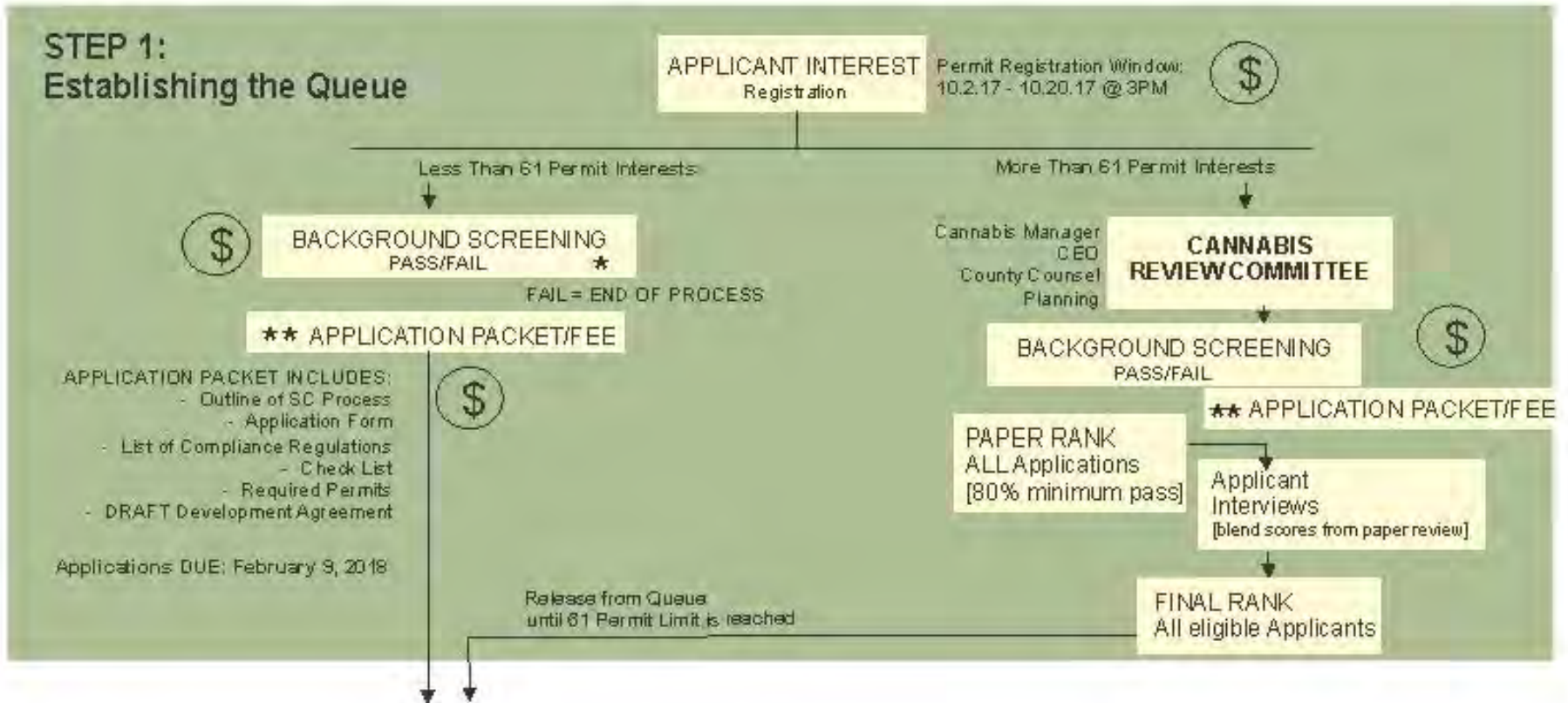
SIGN
Development Agreement

SIGN OFF ON COUNTY PERMIT

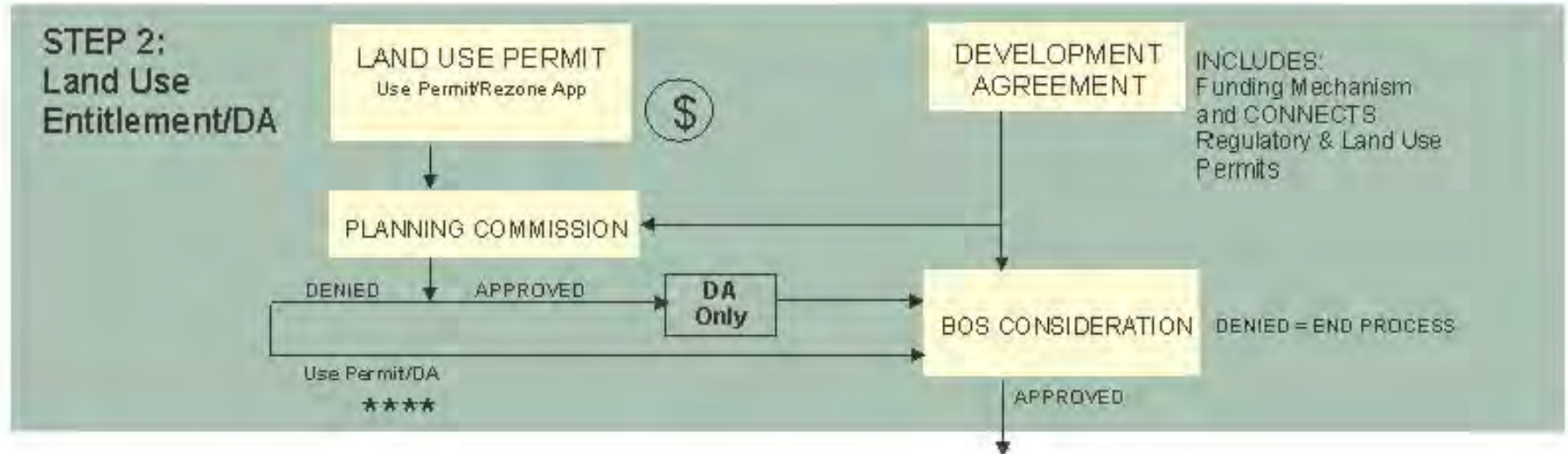


Applicant seeks to
**OBTAIN
STATE LICENSE**

STEP ONE:

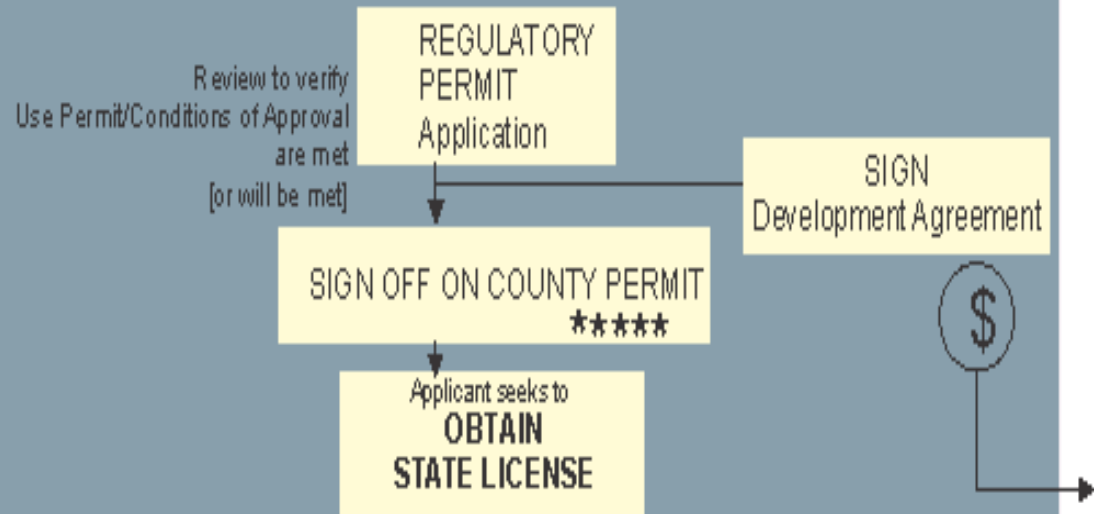


STEP TWO:



STEP THREE:

STEP 3: Regulatory Permit [in lieu of Business License]



ENFORCEMENT

Revenue generated through the Development Agreement (DA) process could fund targeted cannabis enforcement efforts.

Enforcement Oversight will include:

- Sheriff Office (LEAD)
- DER (Environmental Resources)
- District Attorney
- CEO
- County Counsel
- Planning / Community Development
- AG Commissioner
- HSA/Public Health
- Probation Department

ENFORCEMENT CANNABIS OVERSIGHT

CANNABIS ***
Program Manager

Department of
Environmental Resources
(DER)
- Code Enforcement
- HAZ MAT
- Water
- Environmental Health

Sheriff's Office

District Attorney

CEO

County Counsel

Planning /
Community Development
- Planning
- Building

AG Commissioner
- Pesticide Compliance
- Weights and Measures

HSA/Public Health

Probation Department

DEVELOPMENT AGREEMENT
Revenue to fund
ENFORCEMENT program
[Staff /Equipment/Resources]
+ Discretionary Community
Development

Activities: Cultivation vs Business

Cultivation: Any activity involving the planting, growing, harvesting, Drying, curing, grading, or trimming of cannabis.

Commercial Business: The business activities involving the manufacture, packaging, possession, preparing, production, processing, providing, retailing, storing, donating, testing, labeling, transportation, distribution, delivery, or sale of cannabis and cannabis products.



Development Agreement

Proposed Cultivation Community Benefit Rates (CBR)

Commercial Cannabis Cultivation				
	Outdoor *	Mixed-Light	Indoor	Nursery
AREA SIZE	CBR per Square Foot			
5,000 sq. ft. or less	N/A	\$5.00	\$6.00	\$1.00
5,001 – 10,000 sq. ft.	N/A	\$5.50	\$7.00	\$1.00
10,001 – 22,000 sq. ft.	N/A	\$6.00	\$8.00	\$1.00
Greater than 22,000 sq. ft.	N/A	\$8.00	\$10.00	\$1.00

* Proposed Program DOES NOT allow outdoor grows

Development Agreement


Proposed Commercial Business

Community Benefit Rates (CBR)

Commercial Cannabis Business

Commercial Cannabis Business	
BUSINESS TYPE	CBR on Gross Receipts
Testing Laboratory	2.5%
Commercial Cannabis Business	8.0%

Proposed
TIME LINE



September 26 – Board Direction



October 2 – 20

If Approved – Open Registration Window



October 19 – Planning Commission

- Present Ordinance Revise
- Land Use Policies




December 5

Public Hearing



December 19

PH/Second Reading



January 18, 2018

Ordinance/Fees

Go Live

Applications Due: February 9, 2018

@ 3 PM

Summary

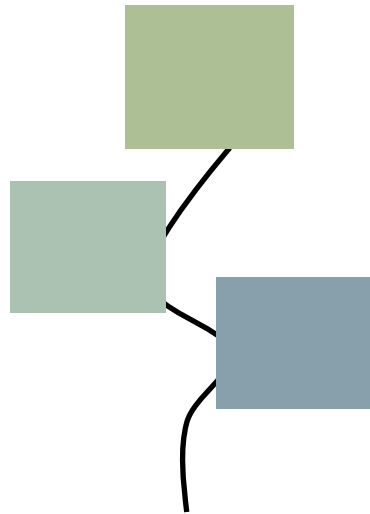
- Revenue generator for Enhanced Enforcement – Enforce the CAP
- (potential) Revenue for general governmental purposes
- Ability to Manage and Administer new Industry
- If Board Supports = Staff to Return w/
 - Ordinance Revise,
 - Land Use Policies
 - Recommended Fee Schedule



Recommendations

1. Approve the development of a conservative commercial cannabis allowance strategy for retail, cultivation, and other related cannabis business activities in the unincorporated area of Stanislaus County.
2. Direct staff to return to the Board of Supervisors with a Regulatory Ordinance for cannabis, a Zoning Ordinance Amendment, and fee schedule for cannabis related permitting and enforcement activities.
3. Authorize staff to open a 15 business day initial application interest period from October 2, 2017 through October 20, 2017 3:00 p.m. with a non-refundable deposit of \$4,359 consistent with the established development agreement fee schedule.
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QUESTIONS?

County Board of Supervisors
September 26, 2017