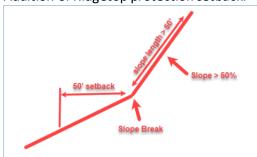
SUBSTANTIAL CHANGES	
	AMENDMENT PROPOSED BY
CURRENT ORDINANCE	PLANNING COMMISSION
Limitations on Cultivation Area & Structures	
<ul> <li>Maximum outdoor cultivation area per parcel is 43,560 square feet (1 acre)</li> </ul>	<ul> <li>Total cultivation area (outdoor, indoor, mixed light) limited 10% of parcel size</li> </ul>
<ul> <li>Maximum mixed light cultivation area of 10,000 sq./ft.</li> <li>Maximum indoor cultivation area of 5,000 sq./ft.</li> </ul>	<ul> <li>New limit on new or expanded structures in place of specific limit on indoor and mixed light cultivation area.</li> <li>New or expanded structures (those built after 1/1/2021) limited to 1 acre or 50% of lot coverage.</li> <li>Aside from total cultivation area limit, no separate limit on reuse of existing</li> </ul>
	permanent structures for cultivation.
Setbacks	
<ul> <li>Sensitive uses: a school providing education to K-12 grades, a public park, childcare centers, or an alcohol or drug treatment facility</li> <li>Sensitive uses includes public parks and "public park" includes Class 1 bikeways</li> </ul>	<ul> <li>Define childcare center to align with definition of day care center as defined by California Health and Safety Code Section 1596.76.</li> <li>Remove Class I bikeways from sensitive uses. Require instead that outdoor and mixed light cultivation sites next to Class I bikeways not be visible and that visible</li> </ul>
fencing be screened.  Other	
<ul> <li>Events prohibited</li> <li>All on-site propagation limited to 25% of the cultivation area</li> </ul>	<ul> <li>No cannabis-specific prohibition. Events must conform to existing regulations and be authorized by state licensing requirements.</li> <li>Elimination of 25 % cap of permitted canopy propagation limit and allows for by-right propagation to meet on-site cultivation needs (does not allow for wholesale nursery propagation).</li> </ul>

MODERATE CHANGES	
CURRENT ORDINANCE	PROPOSED CHANGE
Commercial Cannabis Uses – General (Sec. 26-88-250)	
Cannabis farm stands not allowed	<ul> <li>Express prohibition added; similar to existing prohibition on wine sales at farm stands.</li> </ul>
Commercial Cannabis Cultivation (Sec. 26-88-254)	

- 1 acre per-person cap on cultivation
- Allow multi-tenant operations
- No ridgetop protection standard

- Odor control required through filtration and ventilation for mixed light and indoor cultivation
- Renewable energy required
- Waste Management Plan required
- Adequate and sustainable water supply source required

- No per-person /entity limit on cultivation
- Multi-tenant provision removed because not relevant to use permits.
- Addition of Ridgetop protection setback:



- Clarify requirement that odor from permanent structures not be detectable offsite
- Clarify requirements for offsets to ensure enforceability.
- Clarify emergency circumstances for generator use.
- Add requirement that plastic sheeting be specifically addressed in waste management plan.
- Clarify language regarding municipal/retail, recycled water, and surface water sources.

## NO CHANGE / CONTINUED ENVIRONMENTAL PROTECTIONS

- 10 acre minimum lot size
- Property line setbacks
- Residential/business setbacks
- Most sensitive use setbacks
- Biotic resource protections
- Timberland protections
- Riparian corridor setbacks
- Farmland protections
- Cultural and historic resource protections.
   Referral for Northwest Information Center and local tribes.
- Fire prevention plan required 15 percent maximum slope
- Prohibition on hazardous materials sites
- Lighting standards

- Runoff and stormwater control Site security plan required
- Fencing required
- Hazardous materials regulations
- Noise limits
- Waste water management plan required
- Groundwater monitoring required