

In the “County of Sonoma 2017 Cannabis Ad Hoc Committee Charter/Scope of Work” document the following direction was given:

“Inclusion and Exclusion Zones – In December 2016, the board gave direction to staff to develop inclusion and exclusion combining zones for future consideration. The Ad Hoc will work on the development of combining zones that would allow the Board to carve out specific areas or properties on which to include or exclude certain cannabis land uses separately from what is allowed pursuant to the base zoning district.”

Below is a list of possible criteria that could be used in reviewing/assessing applications for creation of exclusion zones that would be received from interested parties. We currently envision that an exclusion zone would exclude all cultivation, but it may be possible to exclude outdoor and mixed light (for example) while continuing to permit indoor cultivation.

Due to strong interest, we suggest the exclusion concept be **fast tracked**. It is a relatively straight forward process to produce; and solves the problem of uncertainty for the cannabis grow applicant who will not be wasting time or money filing an application on a parcel which could end up in an exclusion zone. It is suggested that all ministerial applications be held until this process is finalized.

Allow for a process that lets future exclusion zone applications be submitted prior to a final ordinance adoption. This would allow the county to alert potential cannabis grow applicants that the area they are interested in will be having an exclusion zone application in process as soon as the ordinance is in place.

**List of exclusion zone criteria:**

- 1) Inadequate access**
  - a. narrow public road
  - b. narrow private road
  - c. easement across private property with no owner agreement for commercial use of road
- 2) Water resource issues**
  - a. inadequate water supply
  - b. sensitive watershed
  - c. interference with neighborhood wells and septic systems
- 3) Residential character is to be preserved**
  - a. current land use is residential
  - b. neighborhood is clearly defined
  - c. currently little or no commercial ag operations
  - d. adjacent to residential area
- 4) Sensitive flora or fauna habitat**
- 5) Scenic corridor**
- 6) Existing county study area**
  - a. Inconsistent with area specific plan
- 7) Area defined to decide by ballot?**