



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

Summary of Cannabis Ordinances

In addition to the specific requirements for cannabis operations described below, all cannabis operations in unincorporated Alameda County must comply with existing State laws and regulations, including MAUCRSA and implementing regulations. All generally applicable County ordinances continue to apply (e.g., required building permits, grading permits, etc.).

Cannabis Retail

Chapter 6.108 of the County General Code:

Retail operations:

- Allows a maximum of five cannabis retail operations in the unincorporated area:
 - Three in West County:
 - Two retail operations in Area 1 (San Lorenzo, Ashland, Cherryland), permits held by the two existing operators.
 - One possible future retail operation in Area 2 (Castro Valley), subject to an RFP.
 - No more than two cannabis retail operations are allowed in either Area 1 or Area 2.
 - Two in East County:
 - Two retail operations approved pursuant to a “Request for Proposals” (RFP) process.
- Selection of all new cannabis retail operations through a “Request for Proposals” (RFP) process.
- Requires cannabis retail operations to comply with all land use regulations including the requirement to obtain conditional use permits.
- Prohibits cannabis retail operations in residential and industrial zoning districts.
- Requires a 1000 foot buffer from sensitive uses.
- Requires a one-mile buffer between any retailer in the unincorporated East County and a retailer within a city; and a five-mile buffer between any two cannabis retail operations in the unincorporated East County.

Delivery:

- Permits for cannabis delivery to addresses within the unincorporated area available to applicants with a permitted “store-front” retail operation located within the unincorporated area and in other jurisdictions.

County Zoning Ordinance and Specific Plans:

- Allows cannabis retail as a conditional use in certain commercial and mixed use zoning districts and in the agricultural zoning district.

Cannabis Cultivation

Chapter 6.106 to the County General Code:

- Allows a maximum of ten cannabis cultivation sites in the unincorporated area:
 - Up to eight cultivators have been selected through a “Request for Proposals” (RFP) process.
 - Up to two permitted cannabis retail operations in good standing are eligible for a ministerial cultivation permit.
- Allows outdoor cultivation of up to one acre of canopy with a conditional use permit on parcels that are 25 acres or larger.
- Allows indoor/greenhouse cultivation with a conditional use permit up to a maximum canopy of 22,000 square feet.



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County Zoning Ordinance:

- Allows indoor and outdoor cannabis cultivation as a conditional use in the “A” (Agricultural) Zoning District.
- Requires each cultivation site to comply with adopted performance standards.
- Requires a 1,000-foot buffer between cultivation sites and sensitive receptors.

Combined Cannabis Operations

Chapter 6.109 of the County General Code:

- Allows existing permitted retail or cultivation operations to expand to a combined cannabis operation. Allows a maximum of 14 combined cannabis operation permits:
 - Two in West County:
 - No more than two combined cannabis operations and/or retail operations in Area 1 (San Lorenzo, Ashland and Cherryland).
 - None allowed in Area 2 (Castro Valley).
 - Twelve in East County:
 - No more than twelve combined cannabis operations, retail and/or cultivation operations.
- Combined cannabis operation required to engage in at least three of the following commercial cannabis operations on one premises: cultivation, distribution, manufacturing and retail, subject to the following limitations:
 - A cultivation operation may apply for a combined cannabis operation that includes cultivation, distribution and manufacturing (no retail allowed);
 - A retail operation may apply for a combined cannabis operation that includes cultivation, distribution, manufacturing and retail. It must include retail as one of the three of four uses.
- Requires the permit for the combined cannabis operation to be for the same premises as the permitted retail or cultivation operation, subject to transfer provisions.
- Requires combined cannabis operations to comply with all land use regulations including the requirement to obtain any conditional use permits.
- For combined cannabis operations that include retail:
 - Requires a 1000 foot buffer from sensitive uses and from any other cannabis operation involving retail; and
 - In the East County, requires a one-mile buffer between any operation involving retail in the unincorporated East County and a retailer within a city; and a five-mile buffer between any two cannabis operations involving retail in the unincorporated East County.
- Requires the cultivation area for cultivation allowed under a combined cannabis operation to not exceed 10,000 square feet.
- Requires that manufacturing allowed under a combined cannabis operation must not include extraction using volatile solvents.

County Zoning Ordinance and Specific Plans:

- Allows combined cannabis operation as a conditional use in certain commercial and mixed use zoning districts and in the agricultural zoning district.

Cannabis Testing Labs

County Zoning Ordinance:

- Allows cannabis testing lab as a conditional use in the “A” (Agricultural) Zoning District.



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Summary of Cannabis Fees

Cultivation – Chapter 6.106.220 Fee schedule

Cannabis Cultivation Permit Application Fee (Retailers in Good Standing)	\$2,900
Cannabis Cultivation Permit Application Fee (Request for Proposals process)	\$8,000
Cannabis Cultivation Permit Final Selection Fee (Request for Proposals process)	\$4,000
Cannabis Cultivation Permit Issuance Fee (Request for Proposals process)	\$2,000
Cannabis Cultivation Permit Renewal Fee	\$3,200
Cannabis Cultivation Permit Annual Regulatory Program Fee	\$30,000
Cannabis Cultivation Permit Transfer Application Fee	\$3,100
Cannabis Cultivation Permit Transfer Issuance Fee	\$1,100
Cannabis Cultivation Permit Appeal by Applicant (Title 6)	AT-COST/ deposit
Cannabis Cultivation Permit Reconsideration of Application post-Appeal (if remanded for reconsideration) (Title 6)	AT-COST/ deposit
Cannabis Cultivation Conditional Use Permit Application (Title 17)	\$5,000 deposit
Mandatory Review of Conditional Use Permit for Cannabis Cultivation (Title 17)	AT-COST/ deposit
Cannabis Cultivation Conditional Use Permit Appeal by Applicant (Title 17)	AT-COST/ deposit

Retail – Chapter 6.108.220 Fee schedule

Cannabis Retail Permit Application Fee (Request for Proposals process)	\$8,000
Cannabis Retail Permit Final Selection Fee (Request for Proposals process)	\$4,000
Cannabis Retail Permit Issuance Fee (Request for Proposals process)	\$2,000
Cannabis Delivery Permit Application Fee	\$2,400
Cannabis Retail Permit Renewal Fee	\$2,700
Cannabis Delivery Permit Renewal Fee	\$1,100
Cannabis Retail Permit Annual Regulatory Program Fee	\$23,000
Cannabis Retail Permit Transfer Application Fee	\$2,900



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Cannabis Delivery Permit Transfer Application Fee	\$2,900
Cannabis Retail Permit Transfer Issuance Fee	\$1,100
Cannabis Delivery Permit Transfer Issuance Fee	\$1,100
Cannabis Retail Permit Appeal by Applicant (Title 6)	AT-COST/ deposit
Cannabis Delivery Permit Appeal by Applicant (Title 6)	AT-COST/ deposit
Cannabis Retail Permit Reconsideration of Application post-Appeal (if remanded for reconsideration) (Title 6)	AT-COST/ deposit
Cannabis Delivery Permit Reconsideration of Application post-Appeal (if remanded for reconsideration) (Title 6)	AT-COST/ deposit
Cannabis Retail Conditional Use Permit Application (Title 17)	\$5,000 deposit
Mandatory Review of Conditional Use Permit for Cannabis Retail (Title 17)	AT-COST/ deposit
Cannabis Retail Conditional Use Permit Appeal by Applicant (Title 17)	AT-COST/ deposit

Combined Cannabis Operation – Chapter 6.109.200 Fee schedule

Cannabis combined cannabis operation permit application fee	\$2,900.00
Cannabis combined cannabis operation permit renewal fee	\$3,200.00
Cannabis combined cannabis operation permit annual regulatory program fee	\$30,000.00
Cannabis combined cannabis operation permit transfer application fee	\$3,100.00
Cannabis combined cannabis operation permit transfer issuance fee	\$1,100.00
Cannabis combined cannabis operation permit appeal by applicant (Title 6)	AT-COST/deposit
Cannabis combined cannabis operation permit reconsideration of application post-appeal (if remanded for reconsideration) (Title 6)	AT-COST/deposit
Cannabis combined cannabis operation conditional use permit application (Title 17)	\$5,000 deposit
Mandatory review of conditional use permit for cannabis combined cannabis operation (Title 17)	AT-COST/deposit
Cannabis combined cannabis operation conditional use permit appeal by applicant (Title 17)	AT-COST/deposit