



## STAFF REPORT TO THE PLANNING COMMISSION

**DATE:** Regular Meeting of August 4, 2021

**TO:** Planning Commission

**SUBMITTED BY:** Ruthann G. Ziegler, Special Counsel  
Kwame Reed, Economic Development Director

**APPROVED BY:** Thomas Lloyd Smith, City Attorney

**SUBJECT:** Ordinance Amending the Antioch Municipal Code Sections 9-5.203, 9-5.3801, 9-5.3845, and the Downtown Specific Plan, relating to Cannabis Businesses

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### **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt the resolution recommending that the that City Council adopt the proposed ordinance (Exhibit 1 to Attachment A) amending the Antioch Municipal Code §§9-5.203, 9-5.3801, 9-5.3845 and the Downtown Specific Plan relating to cannabis businesses.

### **FISCAL IMPACT**

The proposed action will not have a negative effect on the City budget and may generate increased revenue by providing more options for cannabis businesses in additional locations where commercial or similar businesses are already allowed by the City.

### **DISCUSSION**

The proposed amendment to Antioch Municipal Code would result in the following:

- AMC §9-5.203: The ordinance narrows the existing definition of “cannabis retail” to apply to retail operations only and add the definition of “sensitive use”, both of which are the bases for the locational restrictions included in §9-5.3845.
- AMC §9-5.3801: The ordinance expands and divides the existing Cannabis Business (CB) district into distinct geographical areas within the City.
- AMC §9-5.3845: The ordinance specifies which types of cannabis businesses would be allowed in each separate Cannabis Business district.
- AMC §9-5.3845: The ordinance gives the Zoning Administrator limited discretion for handling certain types of cannabis licenses.
- Amending the Downtown Specific Plan to include “cannabis retail” as an allowed use.

The proposed ordinance has three key parts: (1) modifying the existing Cannabis Business district to add new areas within the City for cannabis businesses, (2) specifying which types of cannabis businesses would be allowed in each area, and (3) adding a definition of “sensitive use” consistent with the language in the existing ordinance, as well as narrowing the definition of “retail cannabis” so it applies strictly to retail uses. Each is discussed below.

### **1. Cannabis Business (CB) district**

Existing §9.5-3801 designates a single type of cannabis business district, identified as CB. This has sometimes been referred to as the “green zone.” The City’s existing ordinance allows all types of cannabis businesses to be located within the CB district.

The proposed ordinance identifies six categories of CB districts, each covering a different geographical area within the City. Each of these areas already allows commercial or similar uses. The areas are:

**CB 1** The area designated as the Cannabis Business Overlay District prior to June 1, 2021.

CB 1 allows the broadest range of cannabis businesses.

**CB 2** Downtown Antioch: The area designated as Mixed Use within the Downtown Specific Plan.

CB 2 allows storefront retail only.<sup>1</sup>

**CB 3** Northwest Downtown/Marina: the area bounded by 4<sup>th</sup> St., BNSF rail line, and L Street.

CB 3 allows most types of cannabis businesses, excluding storefront retail.<sup>2</sup>

**CB 4** Somersville District: The area bounded by Buchanan Rd., Delta Fair Blvd., and Fairview Drive.

CB 4 allows storefront retail only.

**CB 5** Slatten Ranch Business Park: The area bounded by Wicklow Way to the south, Laurel Road, Empire Ave., and Highway 4.

CB 5 allows most types of cannabis businesses, excluding storefront retail.

**CB 6** Slatten Ranch/Empire Center: The area bounded by Lone Tree Way, Wicklow Way to the north, Empire Ave., and Highway 4

CB 6 allows storefront retail only.

It is important to note that the proposed changes are overlay districts, not changes to the underlying zoning in any of the affected areas. The proposed ordinance merely allows additional types of retail and other uses in areas already zoned for retail and

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<sup>1</sup> “Storefront retail” is a Type 10 license and allows the storefront to deliver cannabis to individual customers.

<sup>2</sup> Both CB 3 and CB 5 would allow a Type 12 microbusiness, which can include retail but, if so, must also include at least two of the following three uses: manufacturing, cultivation, and distribution.

such other uses. No changes in traffic patterns, whether from customers, employees, or suppliers, are anticipated.

## **2. Determining the separation requirement or buffer for different types of cannabis businesses and uses**

Existing §9-5.3845 establishes a 600-foot buffer or separation requirement for four categories of uses:

- (1) Any private or public school serving students grade kindergarten through high school;
- (2) Any public park owned or operated by the City;
- (3) Any property occupied by a residential land use or with a residential or general plan land use designation or zoning designation; and
- (4) A childcare center, as defined by this municipal code.

A change to §9-5.203 would add the definition of “sensitive use” to describe the four categories specified above. The new definition also clarifies that the reference to residential uses only applies within the City of Antioch.

State law does not require any buffer as to residential uses. While state law references a 600-foot buffer for the three other uses referenced above, state law allows a city to reduce that 600-foot buffer. Several neighboring jurisdictions have also reduced that 600-foot buffer and at least one does not include any buffer as to residential uses.

State law does not require any separation or buffer between retail uses. The City’s existing regulations include a 600-foot buffer between retail uses. Another change to §9-5.203 would narrow the definition of “cannabis retail” to include strictly retail businesses only. The current definition is overly broad and could be construed to include not only retail but also distribution and manufacturing cannabis businesses. The proposed ordinance also finetunes the amount of buffer in different areas, both between retail cannabis businesses and between any cannabis business and a sensitive use.

The proposed ordinance recognizes that certain natural buffers (such as large roadways and railroad tracks) may exist. The proposed ordinance allows the City to reduce the specified separation requirement where these natural buffers exist.

State law specifies that the buffer for non-residential uses is to be measured property-line-to-property-line. Staff recommends using that same property-line-to-property-line measurement for residential uses.

Since state law does not require any separation between retail cannabis businesses, state law is silent as to how to measure the buffer between retail businesses. Because the City does not want to unduly burden retail in those areas where allowed, staff recommends measuring the distance between retail businesses using the primary entrance/exit for each business’ customers.

The proposed ordinance reflects these recommendations as to measurements.

### **3. Designating different types of cannabis business and buffers for different CB districts**

Existing §9-5.3845 does not limit which types of cannabis businesses can be in which location. City staff has evaluated the various areas and developed the following recommendations for the types of cannabis businesses and buffers in each of the six areas.

**CB 1** The area designated as the Cannabis Business Overlay District prior to June 1, 2021.

This area is the current “green zone.” It would retain the existing 600-foot buffer both between retail cannabis businesses and between a cannabis business and any sensitive use.

Permitted cannabis businesses within CB 1 are any type of existing cannabis license<sup>3</sup>.

#### **CB 2 Downtown Antioch**

This area is designated as Mixed Use within the Downtown Specific Plan. To encourage retail development and maintain consistency with the Downtown Specific Plan, this area would allow only retail storefront cannabis businesses (Type 10) and would require only a 200-foot buffer between retail cannabis businesses and between a cannabis business and a sensitive use. In addition, due to the Mixed Use designation, the term “sensitive use” will not include residential uses for CB 2 only.

The existing Downtown Specific Plan allows “general retail.” To clarify that this use also includes cannabis retail, Table 2.1 of the Downtown Specific Plan would be modified to include cannabis retail under the category of “Retail Trade”, subject to the approval processes required of cannabis businesses as set forth in the Municipal Code.

#### **CB 3 Northwest Downtown/Marina**

This area historically had medium/heavy industrial uses. Many of the existing buildings are industrial in nature and could be suitable for indoor cultivation and manufacturing. Because of the historic industrial nature of this area and the comparatively few residential uses, staff recommends reducing the buffer between cannabis businesses and sensitive uses to 200 feet.

Furthermore, to encourage retail in other CB districts, storefront retail cannabis businesses (Type 10) would not be allowed in this area. Similar to CB 1, Type 9 and Type 13 businesses would not be allowed in this area.

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<sup>3</sup> The State will not issue Type 5, 5A, or 5B licenses until 2023. Therefore, these types of licenses are not included in any of the CB districts.

#### **CB 4 Somersville District**

This area would be restricted to storefront retail (Type 10) only.

#### **CB 5 Slatten Ranch Business Park**

This area could attract manufacturing, distribution, and cultivation. To encourage those uses and to help focus retail in other areas where the City may want to encourage foot traffic and spin-off business, storefront retail (Type 10), as well as Type 9 and Type 13 businesses, would not be allowed in this area.

Staff recommends reducing the buffer between sensitive uses to 200 feet.

#### **CB 6 Slatten Ranch/Empire Center**

This smaller portion of the Slatten Ranch area is in proximity to existing stores. Therefore, staff recommends allowing only storefront retail (Type 10) in this area and reducing the buffer for sensitive uses and for retail to 200 feet.

Below are charts, included in the proposed ordinance, which show the types of uses and buffers recommended for each of the six CB districts.

<b>TABLE A</b>		
<b>Overlay District</b>	<b>License Types Permitted</b>	<b>Permit Requirement</b>
CB 1	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 5, 5A, 5B, 6, 7, 8, 9, 10, 11,12, 13	City Council Use Permit
CB 2	10	City Council Use Permit
CB 3	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 6, 8, 11, 12	City Council Use Permit
CB 4	10	City Council Use Permit
CB 5	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 6, 7, 8, 11, 12	City Council Use Permit
CB 6	10	City Council Use Permit

TABLE B		
Overlay District	Between Retail Uses	From Existing Sensitive Use
CB 1	600'	600'
CB 2	200'	200' <sup>4</sup>
CB 3	600'	200'
CB 4	600'	600'
CB 5	600'	200'
CB 6	200'	200'

#### 4. Other proposed changes

##### a. Type 7 license

A type 7 license allows manufacturing with volatile solvents. The proposed ordinance would specify that, in those areas where a Type 7 license is allowed, the business cannot be in a multi-tenant building.

##### b. Discouraged uses

The proposed ordinance identifies licenses which, although not prohibited, are discouraged. These are Type 9 (retail without a storefront) and Type 13 (distribution-transport only). The proposed ordinance allows these uses in CB 1, but only allows them in the other districts if the City Council to approves such licenses upon a finding of “unique circumstances.”

##### c. New types of licenses

State law allows certain state agencies to authorize additional types of cannabis licenses. Under this provision, various state agencies have authorized at least five types of licenses. Since the state may continue to authorize new types of licenses, the proposed ordinance gives the Zoning Administrator discretion to include such license types within the proposed CB districts or to exclude them.

##### d. Reimbursement of City fees, charges, and costs

The ordinance codifies the City’s existing practice of having applicants to operate cannabis businesses, as well as current cannabis businesses, pay their share of City fees, charges, and other costs of City staff and consultants (including outside legal counsel) for matters relating to their application and business (e.g., conditional use permit, operating agreement, and any modification or implementation thereof). The applicant will make a cash deposit with the City in an amount to be determined by the City Attorney. The City shall return any unused deposit; the business applicant/operator shall pay any amount greater than the original deposit. The applicant/operator may have to make more than one deposit.

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<sup>4</sup> Please note that, to encourage retail development in CB 2, the definition of “sensitive use” only for CB 2 does not include residential uses.

**ATTACHMENTS**

- A. Resolution  
Exhibit 1: Proposed ordinance
- B. Chart of types of cannabis licenses
- C. Zoning Maps for Cannabis Business Overlay Districts 2 - 6

# **ATTACHMENT A**

Resolution



**PLANNING COMMISSION  
RESOLUTION NO. 2021-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ORDINANCE  
AMENDING SECTIONS 9-5.203, 9-5.3801, AND 9-5.3845 OF THE ANTIOCH  
MUNICIPAL CODE REGARDING CANNABIS BUSINESSES, AND TABLE 2.1 OF  
THE DOWNTOWN SPECIFIC PLAN**

**WHEREAS**, sections 9-5.203, 9-5.3801, and 9-5.3845 of the Antioch Municipal Code (“AMC”) establish the regulatory requirements for cannabis businesses in the City of Antioch;

**WHEREAS**, cannabis businesses are an important part of the local economy, they offer employment while eliminating commuting and its associated environmental impacts, pay fees and taxes, and make contributions to local non-profit organizations through social equity programs that are required for all cannabis businesses in the City;

**WHEREAS**, the ordinance narrows the existing definition of “cannabis retail” to apply to retail operations only and add the definition of “sensitive use”, both of which are the bases for the locational restrictions included in AMC §9-5.3845 the ordinance (AMC §9-5.203);

**WHEREAS**, the ordinance expands and divides the existing Cannabis Business (“CB”) district into distinct geographical areas within the City (AMC §9-5.3801) protecting against concentration of cannabis businesses within any single community;

**WHEREAS**, the ordinance specifies which types of cannabis businesses would be allowed in each separate Cannabis Business district (AMC §9-5.3845), enabling a more suitable match between the location and the type of cannabis business;

**WHEREAS**, the ordinance gives the Zoning Administrator limited discretion for handling certain types of cannabis licenses (AMC §9-5.3845), enabling the City to respond rapidly to certain changes to the introduction of new types of cannabis licenses as well as respond to request for licenses for temporary events;

**WHEREAS**, the ordinance clarifies the Downtown Specific Plan, which currently allows “general retail” to also allow “cannabis retail”;

**WHEREAS**, the ordinance codifies the City’s existing practice of having applicants to operate cannabis businesses, as well as current cannabis businesses, pay their share of City fees, charges, and other costs of City staff and consultants (including outside legal counsel) for matters relating to their application and business (e.g., conditional use permit, operating agreement, and any modification or implementation thereof);

**WHEREAS**, the ordinance is not considered a project under the California Environmental Quality Act under the common sense exemption (CEQA Guidelines 150361(b)(3)) because it will not have a direct or reasonably foreseeable indirect physical change or effect on the environment. The ordinance does not change the existing zoning in the affected areas; rather, the ordinance is an overlay on the existing zoning, already approved and adopted by the City

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and

**WHEREAS**, the Planning Commission on August 4, 2021, duly held a public hearing, received and considered evidence, both oral and documentary.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby find that the public convenience and general welfare require such changes.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Antioch does hereby **RECOMMEND** that the City Council adopt an ordinance amending the Antioch Municipal Code sections 9-5.203, 9-5.3801, and 9-5.3845 as proposed in the draft ordinance attached hereto as Exhibit 1.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4<sup>th</sup> day of August 2021.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Forrest Ebbs**  
**Secretary to the Planning Commission**

# **ATTACHMENT A**

## **Exhibit 1: Proposed Ordinance**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AMENDING SECTIONS 203, 3801, AND 3845 OF CHAPTER 5 OF TITLE 9 OF THE  
ANTIOCH MUNICIPAL CODE  
ADDING THE DEFINITION OF SENSITIVE USE, MODIFYING THE DEFINITION OF  
“CANNABIS RETAIL”, MODIFYING THE CANNABIS BUSINESS OVERLAY  
DISTRICT BY  
SPECIFYING THE LOCATION OF DIFFERENT TYPES OF CANNABIS  
BUSINESSES, AND CLARIFYING THE DOWNTOWN SPECIFIC PLAN REGARDING  
CANNABIS RETAIL

The City Council of the City of Antioch does ordain as follows:

**SECTION 1:**

Beginning in 2018, the City Council has adopted several ordinances relating to cannabis businesses within the City. One or more of these ordinances established a Cannabis Business (CB) district and imposed locational restrictions on cannabis businesses within the City.

**SECTION 2:**

The City has further evaluated both existing and potential sites for different types of cannabis businesses within the City. The City is adopting this ordinance to further refine and enhance potential locations for cannabis businesses while meeting the interests of City residents and existing businesses.

**SECTION 3:**

Section 9-5.203 is modified to add the following definition:

**SENSITIVE USE:** Any private or public school serving students in grades kindergarten through high school, any public park owned or operated by the City; a child care center, as defined by this municipal code, or any property located within the City’s boundaries and occupied by a City residential land use or designated by the City as residential in the City’s general plan or zoning ordinance.

**SECTION 4:**

Section 9-5.203 is modified to change the following definition of “cannabis retail” as follows:

**CANNABIS RETAIL.** A cannabis business that sells or delivers cannabis or cannabis products for either medical or recreational use and is operated in accordance with state and local laws and regulations. Cannabis retail includes, but is not limited to, selling cannabis or cannabis products, pursuant to a Type 9 or 10 cannabis license, or a cannabis license subsequently established for a similar or related purpose.

## **SECTION 5:**

Section 9-5.3801 is modified as follows:

**§ 9-5.3801 SUMMARY OF ZONING DISTRICTS.** [no change except as indicated below]

### **CB Cannabis Business Overlay District**

**CB 1** The area designated as the Cannabis Business Overlay District prior to April 22, 2021.

CB 1 allows the broadest range of cannabis businesses.

**CB 2** Downtown Antioch- the area designated as Mixed Use within the Downtown Specific Plan

CB 2 allows storefront retail only.

**CB 3** Northwest Downtown/Marina- the area bounded by 4<sup>th</sup> St., BNSF rail line, and L St.

CB 3 allows most types of cannabis businesses, excluding retail.

**CB 4** Somersville District—the area bounded by Buchanan Rd., Delta Fair Blvd., and Fairview Dr.

CB 4 allows storefront retail only.

**CB 5** Slatten Ranch Business Park —the area bounded by Wicklow Way to the south, Laurel Road, Empire Ave., and Highway 4

CB 5 allows most types of cannabis businesses, excluding retail.

**CB 6** Slatten Ranch/Empire Center -- the area bounded by Lone Tree Way, Wicklow Way to the north, Empire Ave., and Highway 4

CB 6 allows storefront retail only.

## **SECTION 6:**

Section 9-5.3845 is modified as follows:

### **§ 9-5.3845 CANNABIS BUSINESS.**

A cannabis business may be established within any of the Cannabis Business (CB) Zoning Overlay Districts only under all of the following conditions:

- (A) [no change}
- (B) (no change)

(C) In addition to the standard findings for approval of a use permit, the City Council shall make the following additional finding in support of approval of a use permit for a cannabis business.

- (1) That the location and site characteristics of the proposed cannabis business are consistent with all applicable state laws and city standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the city.

(D) Cannabis businesses may be established as described in Table A.

<b>TABLE A</b>		
Overlay District	License Types Permitted	Permit Requirement
CB 1	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 5, 5A, 5B, 6, 7, 8, 9, 10, 11,12, 13	City Council Use Permit
CB 2	10	City Council Use Permit
CB 3	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 6, 7, 8, 11, 12	City Council Use Permit
CB 4	10	City Council Use Permit
CB 5	1, 1A, 1B, 1C, 2, 2A, 2B, 3, 3A, 3B, 4, 6, 7, 8, 11, 12	City Council Use Permit
CB 6	10	City Council Use Permit

- (1) License type 7 is not allowed in multi-tenant buildings in CB 1, CB 3, or CB 5.

(E) The separation requirements for the Cannabis Business Overlay Zoning Districts shall be as described in Table B:

<b>TABLE B</b>		
Overlay District	Between Retail Uses	From Existing Sensitive Use
CB 1	600'	600'
CB 2	200'	200'
CB 3	600"	200'
CB 4	600'	600'
CB 5	600'	200'
CB 6	200'	200'

- (1) Notwithstanding Section 9-5.3845(E), the City shall have the discretion to decrease the 600-foot restriction without requiring a variance when significant

- barriers (such as large roadways, railroad tracks, or similar buffers) exist between the proposed cannabis retail business and the existing use identified in Section 9-5.3845(E).
- (2) Solely as to CB 2, the term “sensitive use” shall not include any property located within the City’s boundaries and occupied by a City residential land use or designated by the City as residential in the City’s general plan or zoning ordinance.
  - (3) The separation requirements referenced in Section 9-5.3845(E) for sensitive uses shall be measured property line to property line. The separation requirements referenced in Section 9-5.3845(E) for retail businesses shall be measured between the primary entrance/exit for the business’ customers for each retail business.
- (F) The license types described herein are intended to reflect the available licenses as of the date of this Ordinance. Since new types of license types may be developed by the state, the Zoning Administrator shall evaluate any new types of licenses to determine if there is substantial consistency with an existing license type regarding the nature of the business. Based on that determination, the Zoning Administrator may authorize the processing of an application for such cannabis business consistent with this Code. The City shall apply the above-prescribed requirements accordingly until such time that this section is revised to include the new type of license.
- (G) A cannabis business holding license Types 9 or 13 is not prohibited, but shall require findings demonstrating that the Type 9 or 13 license provides a substantial benefit to the City in order to be approved by the City, except for CB 1 where no such finding is required.
- (H) Applicants to operate cannabis businesses, as well as current cannabis businesses, shall pay their share of City fees, charges, and other costs of City staff and consultants (including outside legal counsel) for matters relating to their application and business (e.g., conditional use permit, operating agreement, and any modification or implementation thereof). The applicant shall make a cash deposit with the City in an amount to be determined by the City Attorney. The City shall return any unused deposit; the business applicant/operator shall pay any amount greater than the original deposit. The applicant/operator may have to make more than one deposit.

## **SECTION 7. Downtown Specific Plan**

The Downtown Specific Plan is hereby amended to include “cannabis retail” as a use in Table 2.1, under “Retail Trade”, with a use permit required and subject to the approval processes required of cannabis businesses as set forth in the Municipal Code.

**SECTION 8: Severability.**

If any section, subsection, provision or part of this ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this ordinance are severable.

**SECTION 9. CEQA.**

The above amendments to the City's Municipal Code are not considered a project under the California Environmental Quality Act under the common sense exemption (CEQA Guidelines §15061(b)(3) because the proposed amendments will not have a direct or reasonably foreseeable indirect physical change or effect on the environment. The proposed ordinance does not change the existing zoning in the affected areas; rather, the proposed ordinance is an overlay on the existing zoning, already approved and adopted by the City.

**SECTION 10:**

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*



**I HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_ of \_\_\_\_ 2021, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_ 2021, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**Lamar Thorpe, Mayor of the City of Antioch**

**ATTEST:**

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**Ellie Householder  
City Clerk of the City of Antioch**

# **ATTACHMENT B**

## Chart of Types of Cannabis Licenses

## Attachment B

### Types of Cannabis Business Licenses

License type	Use
1	cultivation, specialty outdoor, small
1A	cultivation, specialty indoor, small
1B	cultivation, specialty mixed light, small
1C	cultivation, specialty cottage, small
2	cultivation, outdoor, small
2A	cultivation, indoor, small
2B	cultivation, mixed-light, small
3	cultivation, outdoor, medium
3A	cultivation, indoor, medium
3B	cultivation, mixed-light, medium
4	cultivation, nursery
5	cultivation, outdoor, large
5A	cultivation, indoor, large
5B	cultivation, mixed-light, large
6	manufacturer 1 (non-volatile solvents only)
7	manufacturer 2 (volatile solvents allowed)
8	testing laboratory
9	retail-no storefront, delivery only
10	retail with storefront, can include delivery
11	distribution
12 <sup>1</sup>	microbusiness
13	distribution-transport only
14	cannabis event organizer
N	manufacturer using methods other than extracts, such as infusion
P	manufacturer that packages or labels cannabis products
S	manufacturer using shared facilities

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<sup>1</sup> A microbusiness includes at least three of the following four uses: retail, cultivation under 10,000 square feet, distribution, and Type 6 manufacturing.

# **ATTACHMENT C**

Zoning Maps for  
Cannabis Business Overlay Districts 2 - 6

CB2



City Boundary

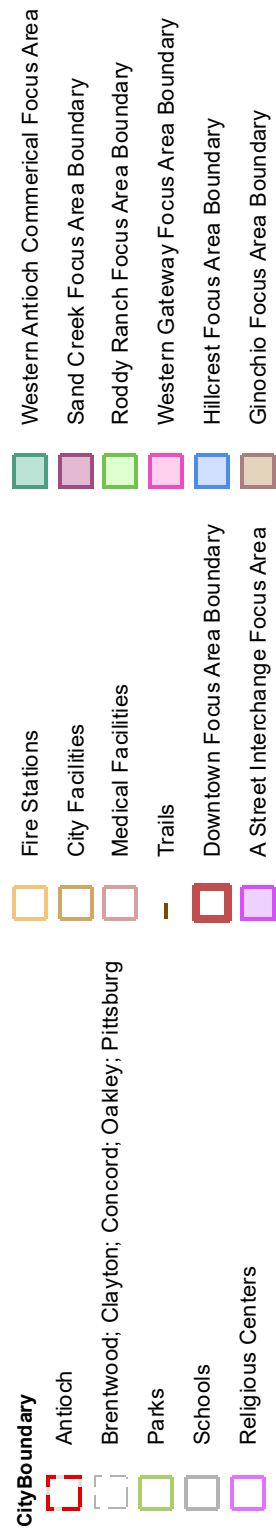
- Antioch
- Brentwood; Clayton; Concord; Oakley; Pittsburg
- Parks
- Schools

- Religious Centers
- Fire Stations
- City Facilities
- Medical Facilities
- Trails

Downtown Focus Area Boundary

C1

CB3

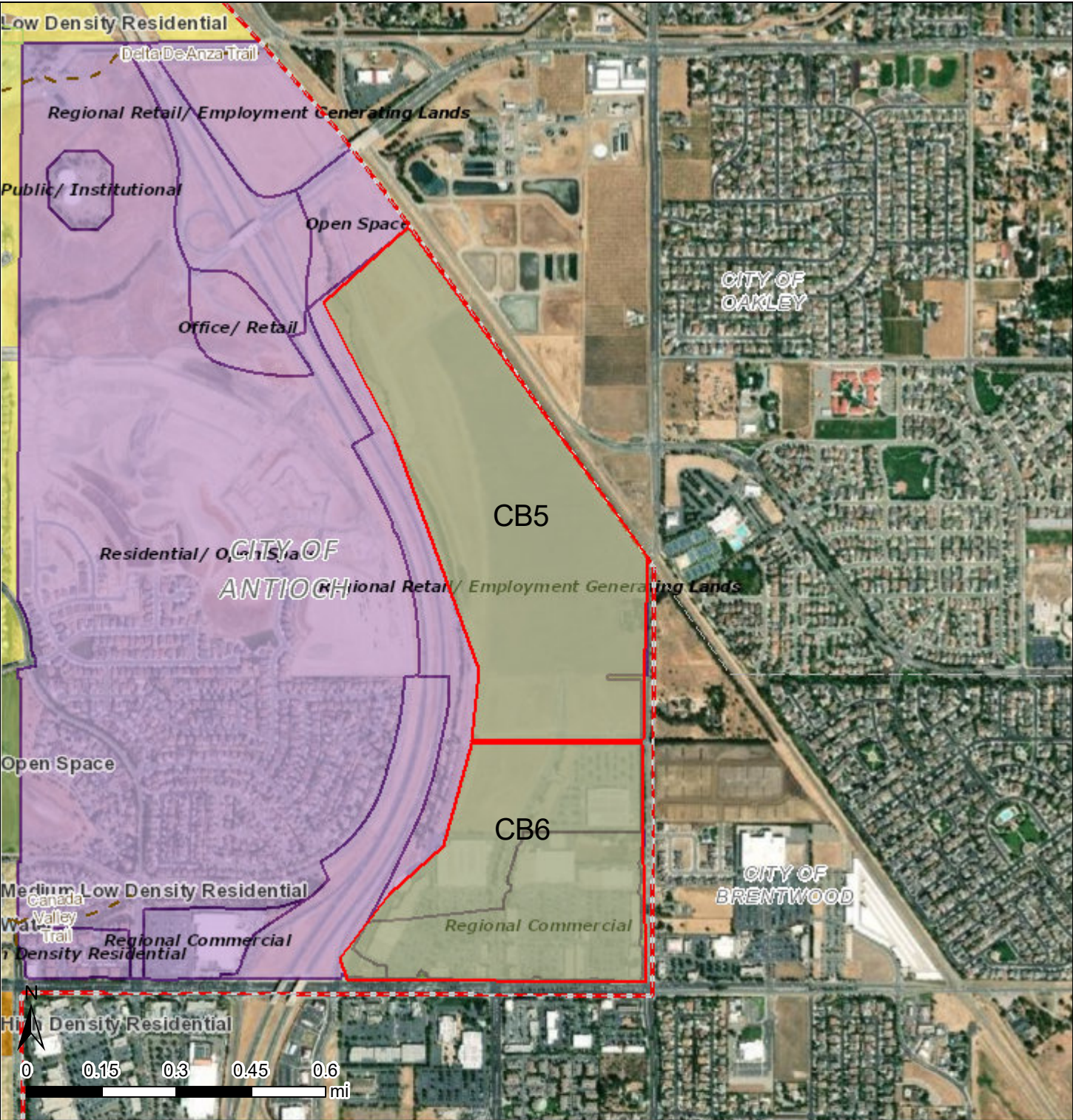








CB5&6



CityBoundary

- Antioch
- Brentwood; Clayton; Concord; Oakley; Pittsburg
- Parks
- Schools
- Religious Centers

- Fire Stations
- City Facilities
- Medical Facilities
- Trails
- Downtown Focus Area Boundary