ADDENDUM TO:

Elections Code Section 9111 Report
Regarding the
Napa County Cannabis Regulation Initiative

Prepared for

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Insert on page 11, under “Likely Demand for Permitted Uses,” after section labeled “Cultivation.”

Cannabis Nurseries

The Initiative would also allow cannabis nurseries within the AP and AW zones. Under state law, cultivation license holders are allowed to grow starts, clones, or immature plants for their own use, provided they do not sell or distribute them to another licensee. There is no data regarding the exact number of cultivation licensees who do this, or the number of cultivation licensees who purchase stock from commercial nurseries, but the ratio between cultivation licenses and nursery licenses is fairly consistent across California. There are 2,619 active cultivation licenses statewide and 111 nursery licenses. This gives a ratio of 1 nursery for every 24 cultivation licenses.

Among neighboring Lake and Mendocino Counties, the ratio is somewhat higher, with 1 nursery for every 21 cultivation licenses. Sonoma County has 2 nurseries, or 1 for every 25 cultivation licenses. Santa Barbara and Monterey Counties provide two opposing outliers. Santa Barbara County has 1 nursery for every 38 cultivation licenses, while Monterey County has the highest number of nurseries of any county, with 1 nursery for every 9 licenses. These are each separate adaptations to the existing industrial greenhouse infrastructure the industry inherited in each location, neither of which is relevant to Napa County. There are two nurseries in the unincorporated area, both on Big Ranch Road and close to the City of Napa. Each of the two nurseries is on a parcel less than 10 acres in size, and therefore they do not qualify under the Initiative.

When applied to the range of estimates we have provided for cultivation licenses (50 to 100), we anticipate that the Initiative could result in from 2 to 5 cannabis nurseries locating in the County.

On page 21, revise “Lighting and Noise Impacts” to read as follows:

The Initiative prohibits the use of artificial lighting for outdoor cultivation, including within greenhouses and hoop structures. (Section 5.80.030.B.1.e.) The Initiative also limits artificial lighting for mixed-light cultivation to the hours of 6:00 a.m. to 9:00 p.m. only but imposes no limits on artificial lighting for cannabis nurseries. These limitations, if followed, should eliminate possible lighting impacts from outdoor cultivation operations and reduce but not eliminate lighting impacts from mixed-light operations. This, in turn, should limit or even eliminate the need for generators to power supplemental lighting at night for commercial cannabis operations except cannabis nurseries. For these reasons, the Initiative should not result in significant lighting or noise impacts except possibly from cannabis nurseries.

On page 25, the very last sentence to read as follows:

“The Initiative permits as a matter of right outdoor and mixed-light cultivation only in existing greenhouses, and limits the use of hoop structures into outdoor cultivation, though it also allows new greenhouses for cannabis nurseries and accessory cannabis processing without only a ministerial administrative permit.”