

## **City Council Point of Direction #5: Consider the suitability of mixed-light cannabis uses.**

### Issue

- Mixed-light facilities mainly differ from conventional structures by having a translucent roof, which could lead to issues involving light pollution, odor emittance, and raises a question about the reuse of the building should cannabis operations cease.
- Cannabis cultivation is the City's most intensive cannabis business sector and analysis of mixed-light facilities is warranted.

### Mixed-Light Facilities in the City: Proposed & Existing

- 8280 Elder Creek Road:
  - Planning File(s): P17-020, DR-19-190, Z20-054, Z21-011
  - Status: Constructed and operating.
- 8580 Elder Creek Road:
  - Planning File(s): Z20-126
  - Status: Not constructed; Conditional Use Permit expired.

### Recommendation

- Make no Title 17 amendments.
- Maintain status quo – mixed-light facilities may be allowed subject to Site Plan and Design Review approval.

### Rationale for Recommendations

- Minimal instances of mixed-light facilities throughout city (1 out of 127 cultivation sites).
- EPS Study suggests that Sacramento might see a reduction in cultivation uses due to the expansion of major cultivation sites emerging in California's coastal regions.
- Recent slowdown in cannabis cultivation and production applications. An "audit" of entitled production floor area (cultivation and distribution) in the southeast industrial is down to approximately 1.9 million square feet from total cap of 2.5 million square feet.
- Staff research of mixed-light facilities and best practices found:
  - Mixed-light facilities have lower energy needs compared to conventional cultivation.

- Due to lower energy needs & costs, mixed-light facilities are more likely to be able to survive economic downturns.
- Mixed-light facilities could be adapted to traditional agriculture uses should cannabis cultivation cease and/or relocate.
- No issues relating to light intrusion, odor control, or building security.
- [Cannabis Cultivation - Mixed Light Facility Analysis and Standards Memo; Bruce Monighan, May 1, 2018](#)