



AGENCY: City of Fort Bragg
 MEETING DATE: May 20, 2021
 DEPARTMENT: Community Development
 PRESENTED BY: H Gurewitz
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Provide Direction to Staff on Where Commercial Cannabis Cultivation, Should be Allowed as a Primary Use.

ISSUE:

The City Council has directed staff to prepare an ordinance to allow commercial cannabis cultivation within the City Limits. At the prior meeting, council directed staff to allow indoor commercial cannabis cultivation in the industrial zones with a minor use permit.

ANALYSIS:

Cannabis Cultivations

A commercial cannabis cultivation can be less than 500 square feet to over 10,000 square feet and use a variety of different techniques which use varying amounts of electricity and water which could range from minimal to significant impacts on the zone and the community.

Council directed staff to categorize cultivation by mature canopy size to be inline with the state cultivation categories. At the last meeting, council provided direction to staff that cultivations should require a Minor Use Permit (MUP) which can be issued administratively by staff regardless of size.

Activity	Industrial - Light	Industrial - Heavy	Specific Use Regulations
Commercial Cannabis Cultivation – Indoor	MUP	MUP	18.42.0XX

18.42.0XX Commercial Cannabis Cultivation

In addition to the operating requirements set forth in Chapter 9.30, this Section provides location and operating requirements for commercial cannabis cultivation. Chapter 9.30 and Chapter 18.100.020 contains definitions of terms used herein.

- A. Conditional use. A Minor Use Permit is required to cultivate cannabis in accordance with Table 2-10 of Article 2.

- B. Commercial Cultivation. Commercial cultivation of cannabis shall be cultivated in a Fully Enclosed and Secure Structure (FESS).
- C. Operational requirements. In addition to project specific conditions of approval and the requirements set forth in Chapter 9.30, commercial cannabis cultivation shall comply with the following operational requirements:
 - 1. Recordkeeping. Applicant shall participate in the California State Track and Trace Program

RECOMMENDED ACTION:

Receive report and confirm direction to staff on the size and permission of cultivation for presentation to Planning Commission.

ALTERNATIVE ACTION(S):

- Modify direction to staff.

FISCAL IMPACT:

There is no significant fiscal impact from this action.

GREENHOUSE GAS EMISSIONS IMPACT:

The GHG impact will depend on the actions taken on cultivation policy.

CONSISTENCY:

The recommended action is for Council to recommend an ordinance that is consistent with the relevant City of Fort Bragg 2012 Inland General Plan Goals, Policies, and Programs:

Land Use Goal LU-1 Promote development and conservation of land in Fort Bragg according to the pattern shown on the Land Use Designations Map.

Land Use Goal LU-3: Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.

Land Use Goal LU-4: Promote the economic vitality of the City's existing commercial areas.

Land Use Goal LU-5: Support industrial development which is consistent with the protection, enhancement, and restoration of natural and scenic resources.

Land Use Policy LU-5.1 Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on natural and scenic resources, either individually or cumulatively.

Land Policy LU-5.2 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant

adverse impacts.

IMPLEMENTATION/TIMEFRAMES:

Council's recommendations will be presented to Planning Commission for review and recommendations to Council. Staff will present a draft ordinance to Council with the Planning Commission recommendations for final review. The Ordinance will take effect 30 days after adoption.

ATTACHMENTS:

1. Staff Power Point Presentation

NOTIFICATION:

1. Cannabis Notify Me subscriber list.