

An aerial photograph of a park featuring a large, calm lake in the foreground. A small bridge crosses the lake, and a fountain is visible on the left side. The park is surrounded by lush green trees and grass. In the background, a city skyline is visible under a clear blue sky.

# Hdl

*City of Fairfield*

CANNABIS POLICY  
DISCUSSION



## COUNCIL POLICY DIRECTION/QUESTIONS

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1. What types of cannabis businesses should the City of Fairfield allow?
2. How many of each type should be allowed?
3. Should there be a cap on the total number of businesses allowed?
4. Where should each type of business be allowed?
5. What sensitive buffers and additional restrictions should be placed on each type of business?



## COUNCIL POLICY DIRECTION (cont'd)

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6. What type of application process should be developed?
7. Should the City put forward a ballot measure for a cannabis tax?
  - a) If yes, direct staff to return with options for this ballot measure.
    - i. Cannabis tax only
    - ii. Cannabis and hemp tax



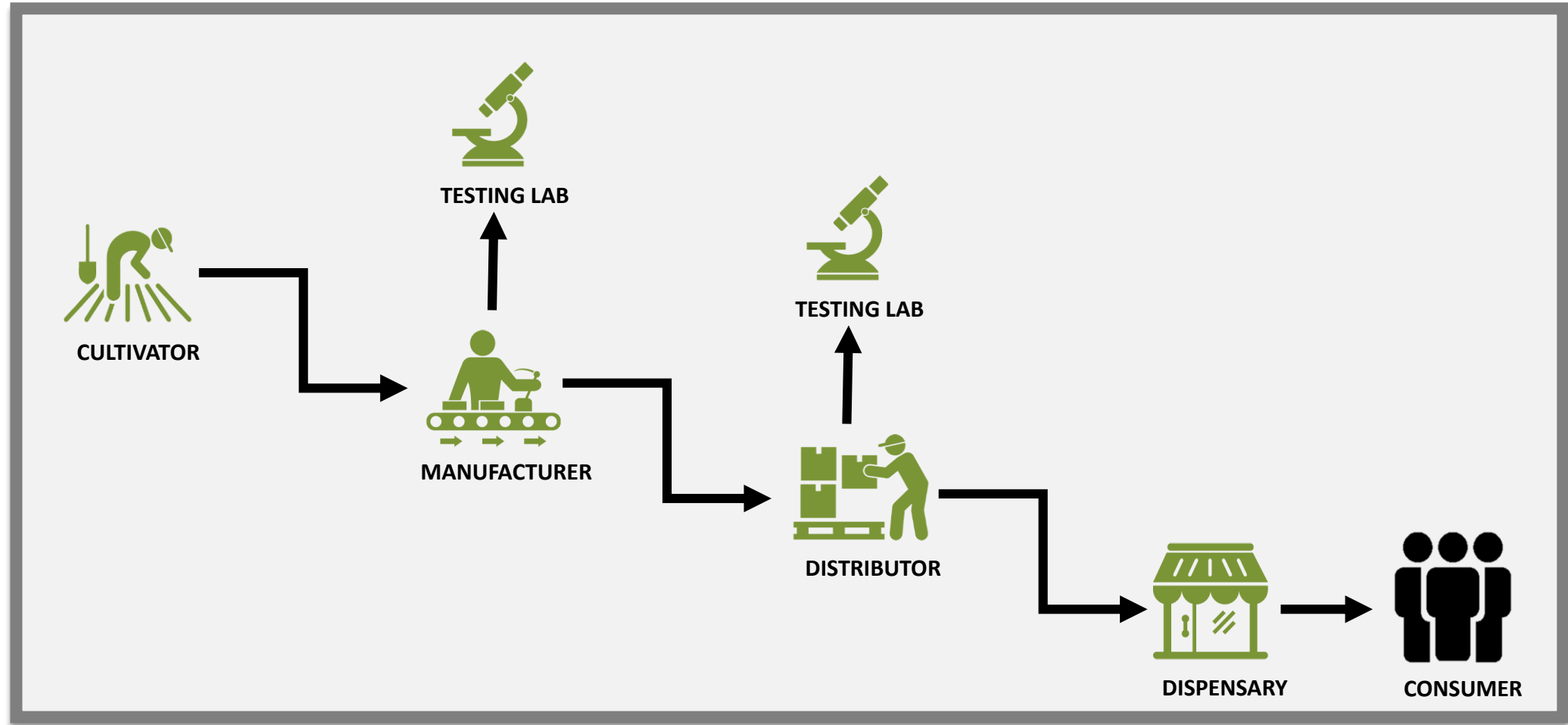
# CANNABIS LICENSES BY TYPE AS OF 3/6/20

4376	Cultivation
990	Manufacturer
642	Retailers
286	Retailers Non-Storefront
974	Distributors
136	Distributor Transport Only
250	Microbusinesses
33	Testing Labs
89	Cannabis Event Organizers
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7,776	Total





# CANNABIS BUSINESS CATEGORIES





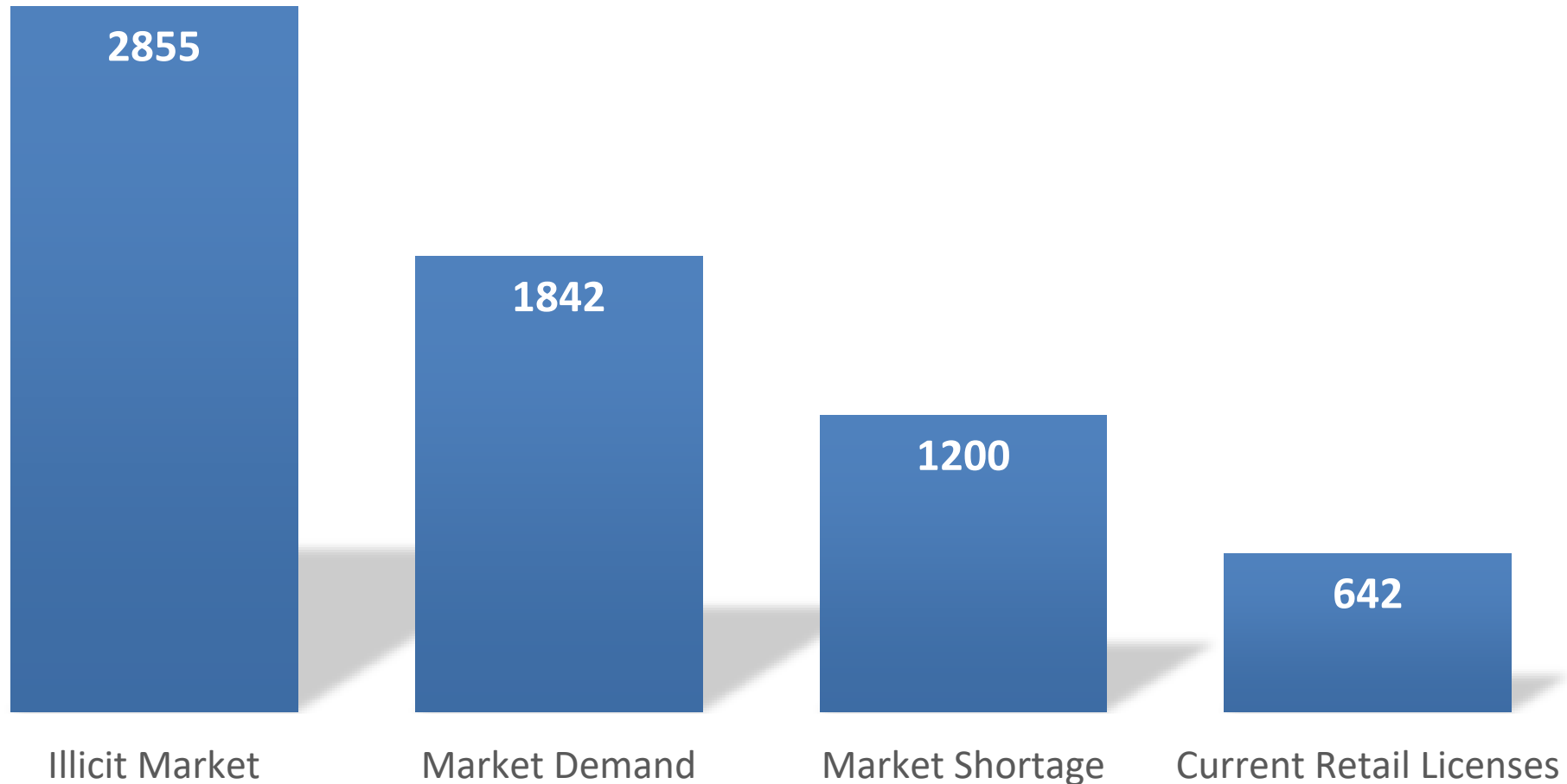
# CONSUMER ACCESS BASED ON POLICY OR LAW

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- ✓ Personal Cultivation-**State Law**
- ✓ Out of Town Deliveries-**State Law**
- ✓ Non-Store Front Retailer (Dispensary)-**Currently Banned**
- ✓ Retailer (Dispensaries) In City -**Currently Banned**



# CA CANNABIS RETAIL MARKET ANALYSIS

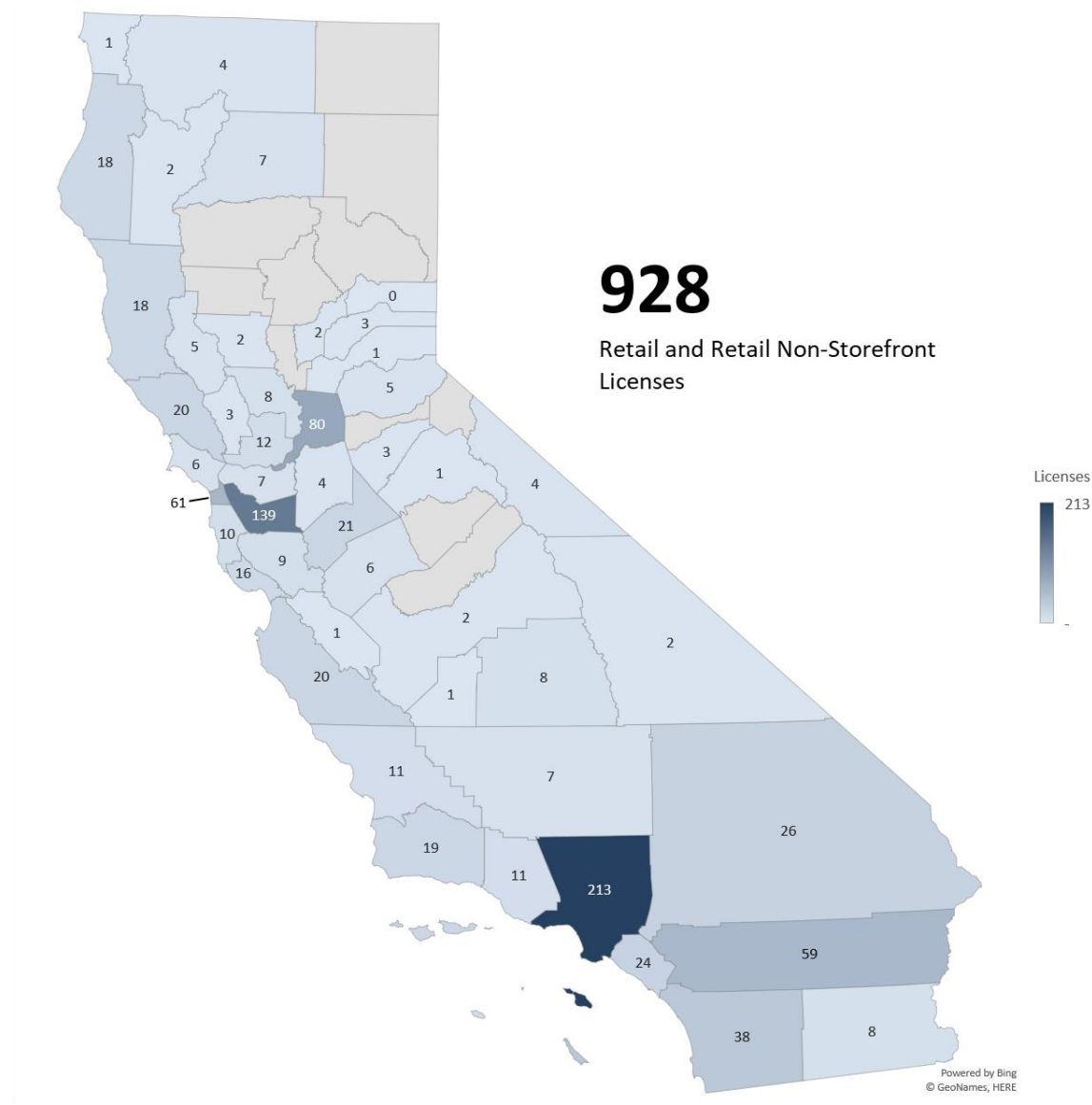






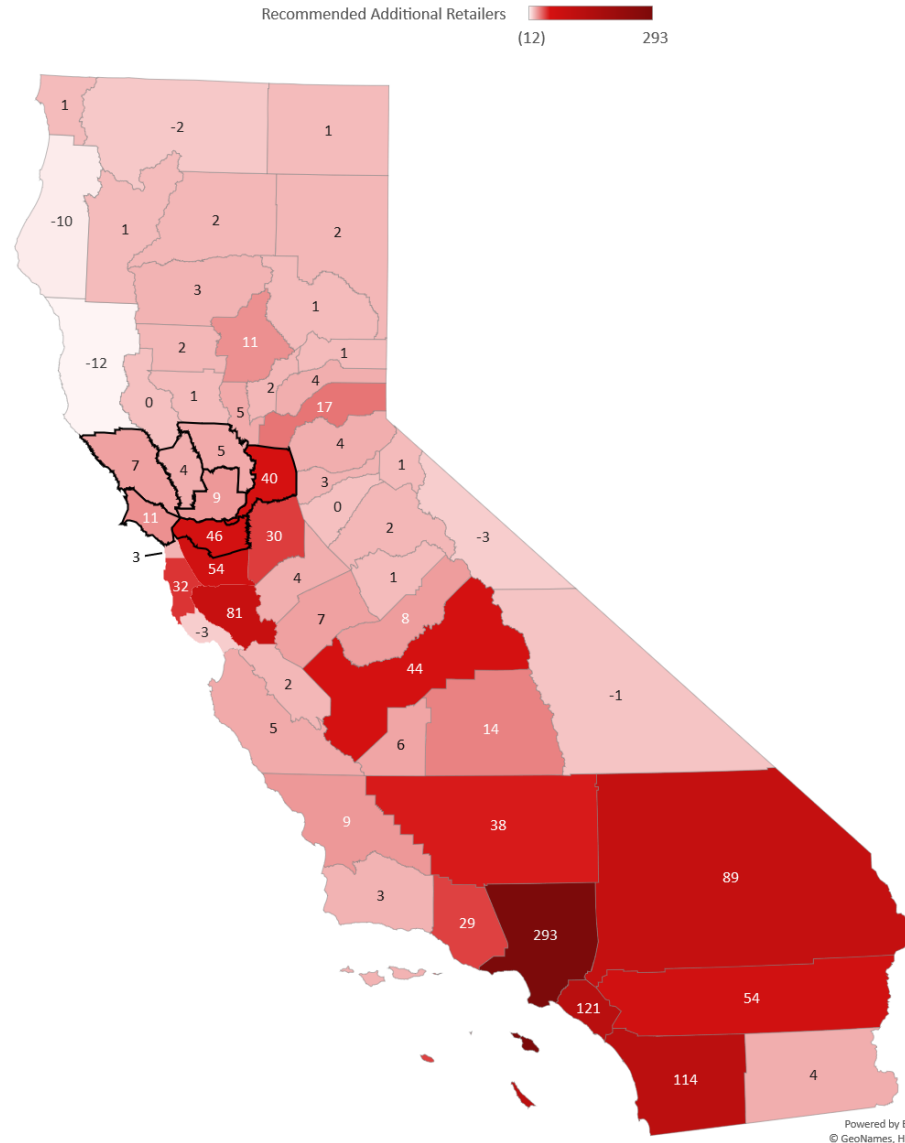


# CA CANNABIS RETAIL & NON-STOREFRONT LICENSES





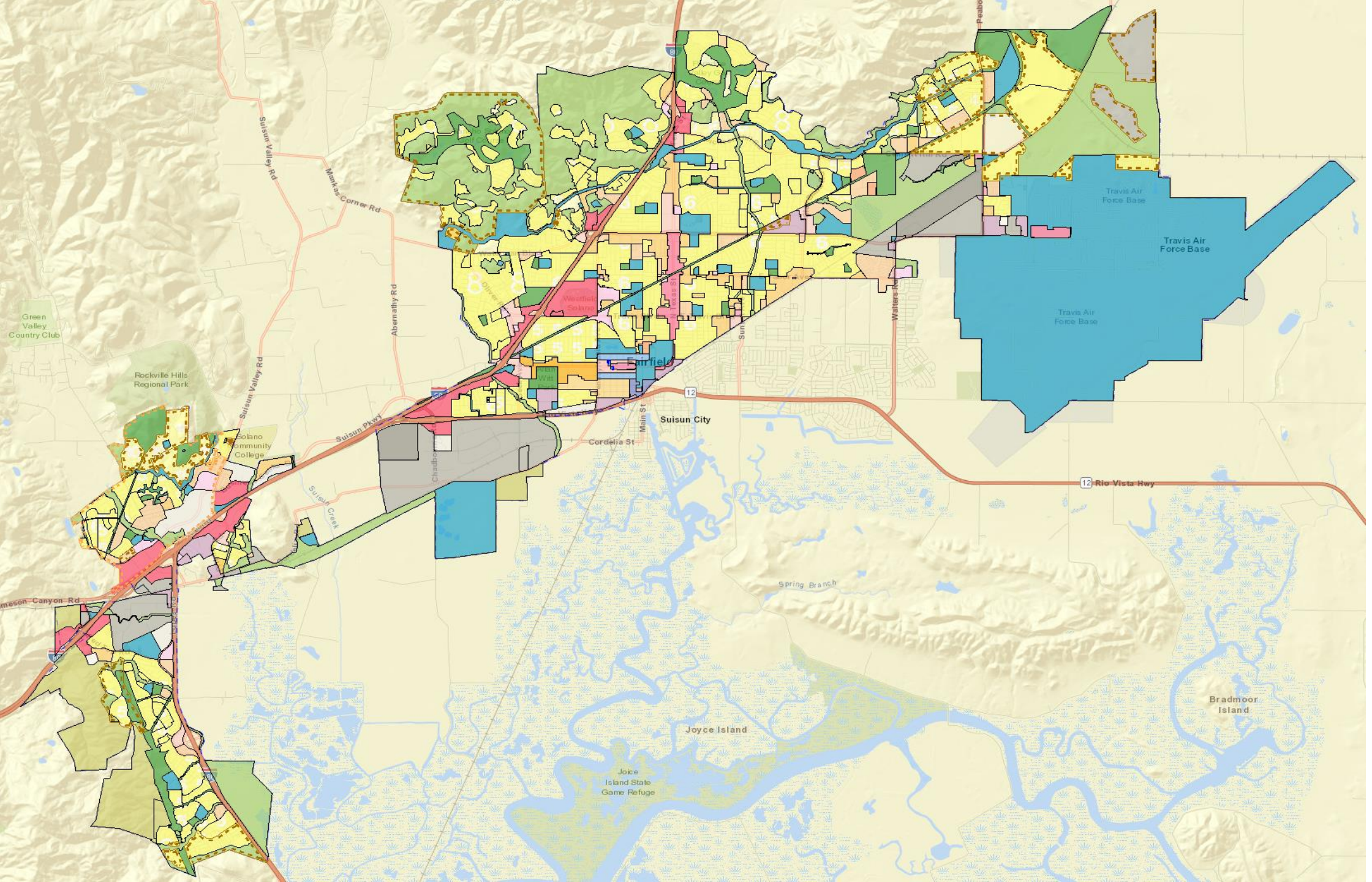
# CA CANNABIS RETAIL MARKET LICENSE SHORTAGE



# CITY OF FAIRFIELD COMMERCIAL & INDUSTRIAL ZONING DISTRICTS

CR	Regional Commercial
CS	Service Commercial
CT	Thoroughfare Commercial
CM	Mixed Commercial
HWT	Mixed-Use West Texas Street
IL	Limited Industrial
IG	General Industrial
IBP	Business and Industrial Park







# DEVELOPMENT OF REGULATORY ORDINANCE

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Local jurisdictions should develop ordinances which address:

Time

Place

Manner



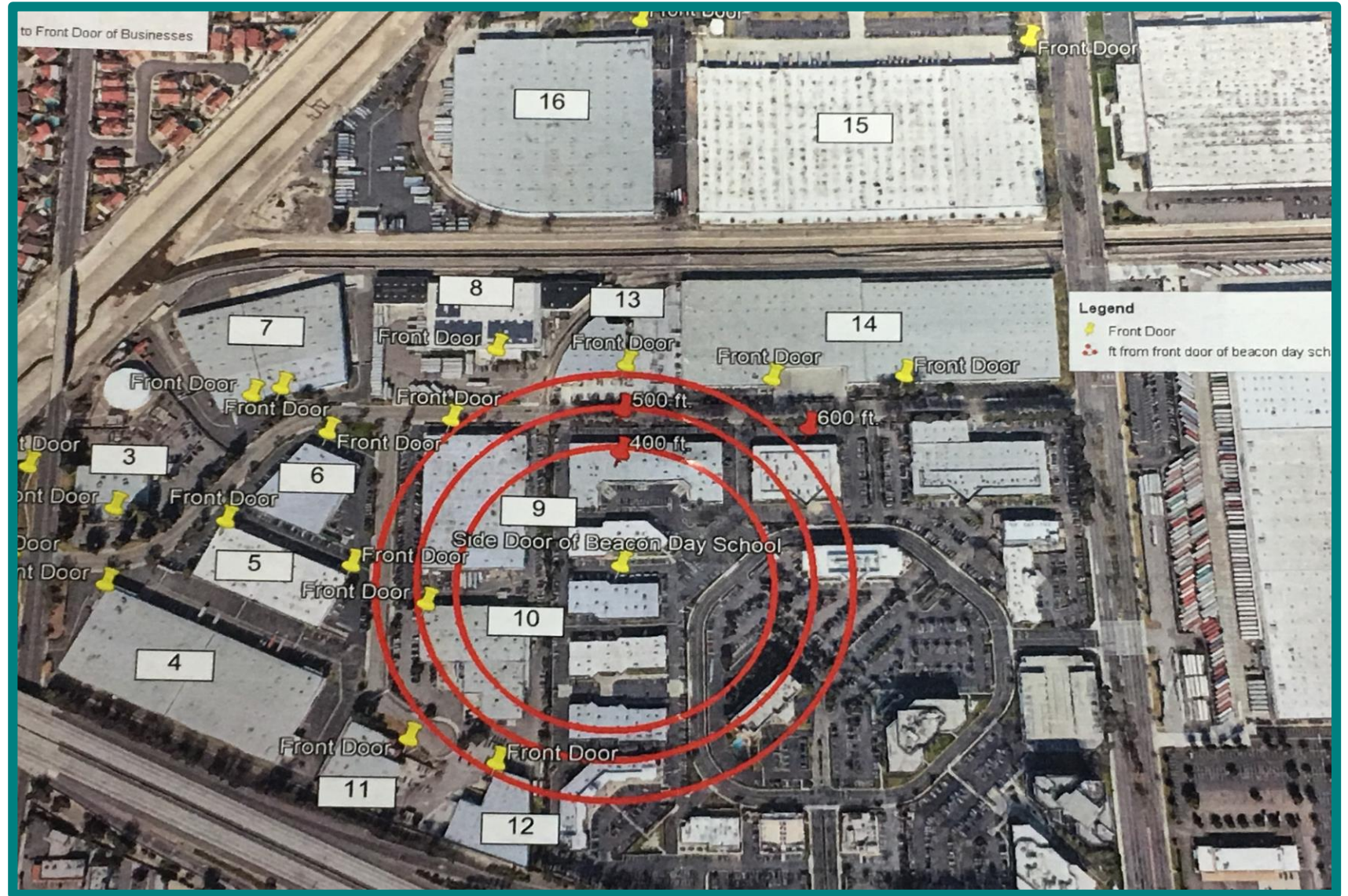


# STATE-MANDATED BUFFER ZONES

- Cannabis businesses cannot be located within 600 feet of a “sensitive use,” defined as a school, day care center, or youth facility. This rule includes private schools, but not those in private homes.
- **Day Care Center:** Includes pre-schools but not home day cares with less than 14 children.



# LAND USE BUFFER OPTIONS





# REVENUE GENERATING STRATEGIES



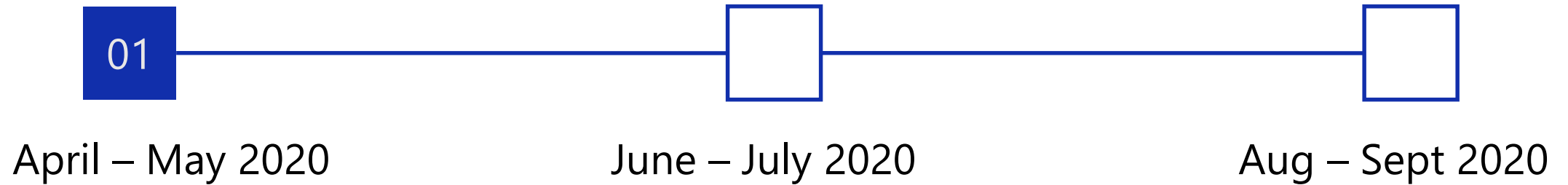
Standard fee to recover City costs



General tax to be considered by the voters on Nov 3, 2020; 50% + 1 tax to general fund

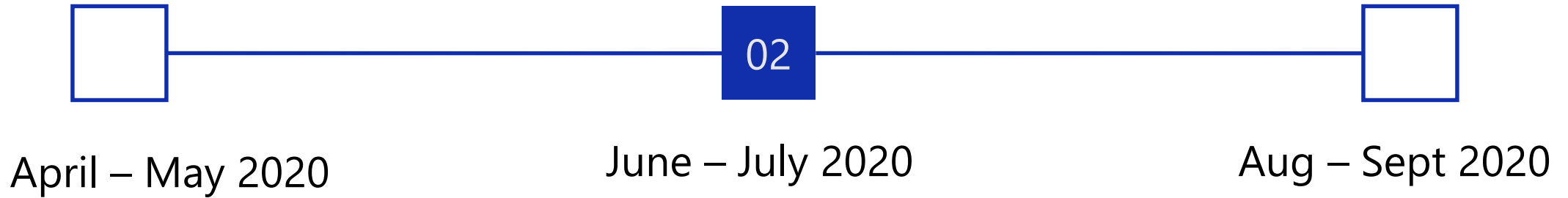


# POLICY DEVELOPMENT TIMELINE STEP #1



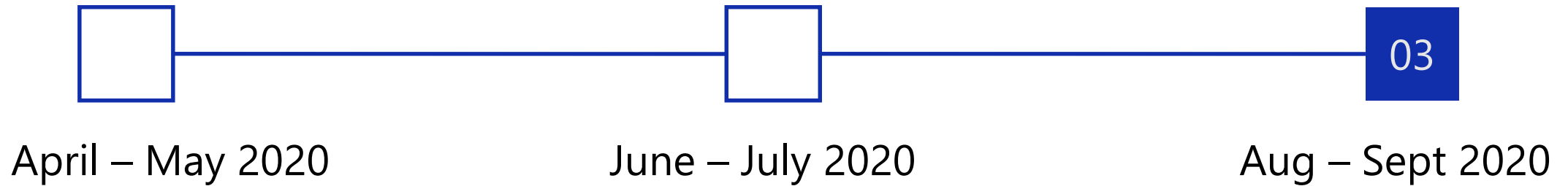
- ✓ Get Direction from the City Council on key policy issues
- ✓ Analyze sensitive buffers and make recommendations
- ✓ Draft Regulatory Ordinance
- ✓ Prepare changes to the Zoning Ordinance

# POLICY DEVELOPMENT TIMELINE STEP #2



- ✓ Conduct Public Hearing on Tax Measure if authorized by City Council to adopt resolution to submit to the County
- ✓ Present Zoning Ordinance update to Planning Commission
- ✓ Conduct study sessions & public hearing to City Council on regulatory and zoning ordinances

# POLICY DEVELOPMENT TIMELINE STEP #3



- ✓ Develop a merit-based application process for Council approval
- ✓ Establish application fees to recover all associated cost with the application process
- ✓ Open Application Process for 45-60 days



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