



## CANNABIS FAQs

### ***What are the consequences for any non-compliance with the Redding Municipal Code?***

Non-compliance with the Redding Municipal Code may result in administrative fines, civil lawsuit, administrative civil penalties, lien, assessment lien, receivership, suspension/revocation/denial of a City/State license/permit, criminal prosecution or other legal remedies. The organizations and/or individuals determined to be responsible for code violations may be lose the ability to be engaged in certain business activities. In addition, property owners may be determined to be responsible. In addition, the City of Redding's costs to take such actions may be recoverable from the parties determined to be responsible.

### ***Are cannabis outdoor grows allowed under any circumstances?***

All persons, organizations or businesses are prohibited from growing any amount of cannabis plants on the exterior of a fully enclosed building. Regarding an outdoor cultivation violation, odor detection is irrelevant.

### ***What locations may cannabis plants be cultivated?***

Inside private legal residential units (maximum six (6) plants) and any other commercial/industrial locations permitted by the Redding Municipal Code. The cultivator in any location is required to provide written permission from the property owner during the license/permit process.

### ***How does the Denial, Suspension and/or Revocation of a Cannabis related license/permit effect a person's ability to conduct the personal or commercial cannabis cultivation activity?***

These activities require a valid city license/permit to be issued and maintained at **ALL** times. If a person does not have the required valid license/permit, **THEY ARE PROHIBITED FROM CONDUCTING THOSE ACTIVITIES**. Violations of the Redding Municipal Code related to cannabis may be considered grounds for Denial, Suspension and/or Revocation for cannabis related licenses/permits.

### ***What are the residential cultivation guidelines?***

Any persons that desire to cultivate at their legal residence are required to possess a valid license/permit issued by the Development Services Department **PRIOR** to conducting the activity. **IF YOU DO NOT POSSESS A VALID LICENSE/PERMIT OR YOU HAVE IT SUSPENDED/REVOKED/DENIED, DO NOT PERMIT THE CANNABIS GROWTH ANYWHERE ON THE PROPERTY**. There is no outdoor cultivation for recreational or medicinal purposes. This includes cultivation locations in carports, balconies, patios and rooftops. These locations are not fully enclosed buildings. Any cannabis grown in the garage may not interfere with the space required for the vehicle. A maximum of six (6) plants may be cultivated. Persons cultivating more than the maximum number permitted may subject to enforcement action. This may include enforcement per plant exceeding six (6) plant maximum. In addition to the license/permit required to grow cannabis at a residence, compliance with zoning, building, electrical, plumbing, mechanical permits and the applicable city codes.

### ***Why are there so many regulations for cannabis?***

Cannabis is a controversial subject in the community. The staff received a significant amount of input from the community. The input included those that were advocates speaking in favor of the industry/activity, as well as those that spoke against it. In addition, staff sought information on how cannabis was regulated throughout the state from other local governments and the State of California. The City is interested in promoting good business. Some businesses are regulated more than others, because the absence of appropriate regulations or non-compliance to the same would be detrimental to the public safety, health and welfare of the Redding community.

### ***What will happen if I chose not to comply with the regulations?***

Cannabis is regulated by the State of California and the City of Redding. Non-compliance and/or not cooperating with State and/or City officials may cause your business/activity to cease operation in the City of Redding. Any person involved in the regulated cannabis activity would stand to lose their financial, time and labor investment if the operation ceased. All persons are encouraged to do research and ask the appropriate questions in order to comply with the regulations. Monetary fines (up to \$1000 per plant/violation), criminal prosecution and other legal action may be taken if compliance is not achieved and/or maintained. The operator and/or the property owner may be subject to the enforcement action and penalties.

### ***Do I need a building permit?***

Most likely, yes. A building permit is required for any new work proposed which involves building of walls or partitions whether or not they are load bearing. A permit is required for any electrical work, plumbing work or mechanical installations. Since most all cannabis facilities will require ventilation/filtration systems to be installed, a building permit will be required. A building permit is also required for a change of occupancy. This means that if you are putting a cannabis facility (B, F1 or M occupancy) into a space that was formerly a storage warehouse (S1 occupancy) then a building permit would be required.

### ***Will I need to Fire Sprinkler my project?***

Fire sprinklers are not required just on the basis of this being a cannabis facility. An existing building that is not fire sprinklered will not require sprinklers unless there is added square footage to the building or unless the building is an existing non-conforming building and the occupancy is changing. For example: Fire sprinklers are required for wood framed buildings exceeding 6,200 square feet. If you have a wood framed warehouse (S1) that is 8,000 square feet and is currently not fire sprinklered, and you change occupancies by putting in a cannabis processing facility (F1), it would trigger the installation of fire sprinklers. If it was previously a metal fabrication facility (F1) and was being changed to a cannabis processing facility (F1), then no fire sprinkler upgrade would be required. Fire sprinklers are also required if the fire area exceeds 12,000 sq.ft.

### ***How much will a building permit cost?***

The permit costs are based upon the extent of the work that is done and the valuation of that work. The cost will vary greatly from project to project. We would suggest that all proposed facilities submit for a free fee estimate. (use the following link: <https://www.cityofredding.org/home/showdocument?id=3550>). As an example, a building permit for an alteration with a valuation of \$45,000, which included some plumbing, electrical and mechanical work would be around. \$1,437.

### ***Is the cannabis-related business I wish to operate permitted on the property I plan to utilize for my business?***

Cannabis distribution, manufacturing, processing, testing, and storage are permissible uses within the “GI” General Industry and “HI” Heavy Industry zone districts only. Commercial cannabis cultivation is a

permissible use within the “GI” General Industry and “HI” Heavy Industry zone districts and is a permissible use within the “HC” Heavy Commercial zone district with the approval of a use permit. Retail cannabis sales is a permissible use within the “SC” Shopping Center, “RC” Regional Commercial, “GC” General Commercial, “GC-VR” General Commercial-Visitor and Retail, “HC” Heavy Commercial, “GI” General Industry, and “HI” Heavy Industry zone districts with a cannabis retailer license awarded through a competitive selection process administered by the City Manager. Consult with the Planning Division or utilize the web-based Zoning Check tool available 24/7 on the Development Services Department webpage to determine whether or not the cannabis related business you wish to operate is permitted on the property you plan to utilize for your business.

***Do I need a planning permit?***

In order to develop a new facility or to construct an addition to an existing facility, a planning permit may be required. The need for a planning permit is based upon the zoning of the subject property, the size of a new facility or addition to an existing facility, and the proposed use of the facility. For example, in the case of a proposed commercial cannabis cultivation facility within the “HC” Heavy Commercial zone district, the approval of a use permit is required in all cases. Another example is a cannabis manufacturing facility within either the “GI” General Industry or “HI” Heavy Industry zone district; no planning permit is required to establish this use within an existing structure, whereas a proposal to construct a new structure or an addition to an existing structure of 10,000 square feet or more requires the approval of a site development permit. Consult with the Planning Division or utilize the web-based Zoning Check tool available 24/7 on the Development Services Department webpage to determine whether or not a planning permit is required.

***Do the development regulations of the Redding Zoning Ordinance apply to cannabis related businesses?***

The development regulations of the Redding Zoning Ordinance, including but not limited to off-street parking, signage, landscaping, exterior lighting, and walls and fences, apply to all newly developed facilities and additions to existing facilities. In addition, when an existing facility is converted to a cannabis related business, the change of the use of the facility may require certain development regulations to be met, such as the provision of additional off-street parking in order to convert a warehouse to a retail cannabis sales business. Consult with the Planning Division to determine whether or not any development regulations of the Redding Zoning Ordinance will apply to the cannabis related business you wish to operate.