

From: Kathie Carmer [<mailto:kathiecarmer@aol.com>]

Sent: Monday, July 16, 2018 8:13 PM

To: Flores, Robert <rflores@RIVCO.ORG>

Subject: Pot farms

Mr Flores...

I lived in Aguanga for 12 years, truly enjoying the open spaces, the country neighbors, the peace and quiet.

In 2016 when I sold, the growers were moving in. When I listed my 20 acres for sale, the first four potential buyers were GROWERS. All four wanted to give me a large amount of cash up front, I carry the note and they pay me \$50000 every three months.....in CASH!!!!!!

I turned down all of these offers...even though they were for my asking price.

When I finally sold my property, a very qualified buyer who raises horses, closed my escrow.

Within a year, the neighbor who, having put a REVERSE Mortgage on his property, realized he could not sell, found someone in the Cartel to Lease his property and he could live in a trailer on the property.

Then the other neighbor, disgusted with the plastic greenhouse next to her property line, found another grower to lease and up went more plastic greenhouses...WTF?

Now, there is a Chinese Cartel against a Mexican cartel fighting, with full time security guards and murders...unreported deaths, and the Sheriffs afraid to take reports.

Do something...now before the property values plummet and shootings prevail as the norm in this once country environment.

Call me with questions.

Kathie Carmer

949-636-1411

Sent from my iPhone

July 14, 2018

Sup. Kevin Jeffries, First District
Sup. John F. Tavaglione, Second District
Sup. Chuck Washington, Third District
Sup. V. Manual Perez, Fourth District
Sup. Marion Ashley, Fifth District

Re: Draft Ordinance 348.4862-Commercial Cannabis Activity Permits

Dear Honorable Supervisors,

I would like to take this opportunity to address the issue of whether or not to allow cannabis sales for medical and recreational purposes. I am in support of adopting an ordinance to allow such sales and urge you to support it as well.

I currently hold a valid physicians recommendation for medical cannabis but because of the current County position I am unable to "legally" obtain medications. It has been my experience cannabis treats my medical concerns much better than any medication I can obtain through the current method of going to the doctor, getting a prescription and going to the pharmacy to obtain medications with potential adverse side effects.

As I am sure you are all aware, cannabis has been used by humans throughout recorded time and will be used regardless of your final decision. The County's current position of prohibiting it has resulted in the following: 1. Black market sales have increased and will continue to increase the more cannabis is prohibited. 2. The County is losing out on potentially large amounts of tax money it desperately needs.

Looking back in our own country's history, one only needs to remember the National Prohibition Act under the 18th Amendment. That did not succeed in prohibiting alcohol sales and consumption. In fact, in many cases it increased the use in all walks of life including the lawmakers that were supposed to be enforcing it. Today the attitude is no different. If people want to obtain and use cannabis, they will whether it is allowed by law or not.

I do not understand the stigma attached to cannabis use. It is proven to be less damaging than alcohol and tobacco yet it remains "illegal". Even Washington D.C. - the home of the federal government- allows the use for medical and recreational even though it is still technically illegal at the federal level... which is in itself oxymoronic. The whole case why cannabis is still classified as a Schedule I substance is a whole different topic of conversation.

Reading through the Staff Report and Draft Ordinance, it is apparent county staff has done its homework and have proposed a logical and thoughtful ordinance. I believe cannabis cultivation, production, inspection and sales should be regulated and treated in a similar manner as alcohol and tobacco. The proposed restrictions in regards to location in specific zoning areas, location to schools and other public places is similar to alcohol sales and is logical.

The County would be wise to accept the inevitable fact that cannabis use is here to stay and is being more accepted not only in the United States but other countries as well. Allowing legal cannabis cultivation, production inspection and sales that can be regulated and taxed can only benefit the community in the long run with less black market and potential benefits from any collected taxes.

The concept of passing a special tax for Riverside County to keep the potential tax money from cannabis sales in the county is also logical. People that do not use cannabis will not have to pay the tax but they will benefit from the tax money being generated.

California voters approved Proposition 215 in November 1996 allowing use of medical cannabis and Proposition 64 in November 2016 allowing the recreational use of cannabis by adults. That means the majority of the voters are in favor of allowing its use. I realize Proposition 64 does give the final authority to allow or not allow to the local agencies. However, I would not be surprised if the majority of the people that voted to approve were even aware of that fact.

What I am curious about in regards to Proposition 64 is, it was approved in November 2016 and took effect Jan. 1, 2018 to allow the sale and taxation of recreational marijuana. Yet it appears it wasn't until late in 2017 the County even started looking at whether to draft an ordinance instead of having one in place to take effect January 1, 2018. From what I am reading, even if the ordinance is approved soon, it won't take effect until June 2019 at the earliest. That is a year and a half of lost potential tax dollars.

Leaving the final decision in the hands of five people seems terribly unfair especially if any or all of those five persons have a personal bias against cannabis. I personally do not use tobacco in any form and rarely indulge in alcohol. But I am not out there protesting against liquor stores or smoke shops. It is their right to sell. Given the fact the majority of the voters of California voted to allow medical and recreational cannabis, it should be given the same opportunity.

Thank you for your consideration in this matter.

Sincerely,

John H. Johnson

John H. Johnson
17837 Brightman Avenue
Lake Elsinore, Ca. 92530

From: Chynna Parks [<mailto:chynnaparks@yahoo.com>]

Sent: Saturday, July 14, 2018 3:07 PM

To: Cann Planning <CannPlanning@rivco.org>; Smith, Ray <raysmith@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; Flores, Robert <rflores@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>

Subject: Unincorporated riverside cannabis Bussiness in district one inquiry

Hello,

My name is Chynna Parks, I am a 27 year old who has recently purchased a 2.5 acre ranch off the 74 in Councilman Jeffries district. I moved here to live sustainability and farm produce for local farmers markets. My entire life I have grown up in the cannabis industry, my family currently hold licenses through the cities of Costa Mesa and San Francisco for cannabis distribution, manufacturing and cultivation. Because of this, I know the ends and outs of the industry. Though I currently farm for vegetables, I know how the cannabis plant can help people around the world and would be honored to contribute to helping people fight their battles. With this being said I have read the proposed revisions of the draft regulations.

I would like you to consider reducing the required lot size for a specialty cottage cultivation for a W-2 from 5 acres to 2.5 acres. Since you have limited the grow space for a specialty cottage grow to 2,500sf, 2.5 acres should be sufficient for your proposed size restrictions. Also since the W-2 definition states if the lot is over 1 acre we should be allowed to grow and sell crop on a commercial scale.

Also I have a 2,000sf industrial building on my land that I would love to manufacture organic edibles (such as infused honey and coconut oil) and topical cannabis products in. Would you guys not consider this size space for manufacturing non- volatile edible products? I think 10,000 minimum for manufacturing is a little high, unless you only want the big money players to succeed. I propose adding a cottage style option for small manufactures to the W-2 zoned areas.

Also my plot of land sits atop a mountain with no/limited neighbors. This eliminates the worry of councilors concerns for smell/odor issues with neighbors. I believe you should take every small farmer and manufacture into consideration before only allowing individuals with big money take over the market.

I have attached the W-2 definition from riverside county site. As well as images of my parcel in which I would love to dedicate to cannabis.





This is an Ariel view. I would love to cottage size manufacture in the industrial building toward the bottom.



b. When the gross area of a lot is one acre or greater, the following uses are permitted:

(1) One-family dwellings.

(2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

(3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

(4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

(5) Farm for rabbits, fish, frogs, chinchilla, and other small animals (excluding crowing fowl).

Amended Effective:

09-15-00 (Ord. [348.3954](#))

(6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection a.(4) of this section.

(7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).

(8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

I hope you consider. The BCC is already so restrictive and such a hurdle, I would hope our county's would not make it that much harder for individuals that just wish to be legal. Hope to hear from you.

Thank you,
Chynna Parks, 949-291-1177

From: Gary Worobec <garytwmw@gmail.com>
Sent: Tuesday, July 17, 2018 9:46 AM
To: Sarabia, Elizabeth
Cc: Leach, Charissa; Tisdale, Brian
Subject: please forward to the Planning Commissioners

Hi Ms. Sarabia,
Could you please forward this email to the Planning Commissioners prior to their meeting tomorrow morning.

thank you,

Gary Worobec
www.takebackanza.org

TO: THE RIVERSIDE COUNTY PLANNING COMMISSION
RE: AMENDMENTS TO ORDINANCE 348

Our citizens group, takebackanza.org has received over 1800 web site hits and submitted hundreds of letters and emails regarding the exclusion of RR zoned properties for the commercial cultivation of marijuana. Our efforts from Anza, Aguanga, Sage, Mountain Center, Idylwild, Garner Valley and Pinyon Pines combined with the comments submitted directly to the county make a very strong common sense and moral case for continuing that exclusion. The county Planning Department under Ms. Leach also continues to recommend that RR be excluded from commercial marijuana operations. They have spent hundreds of hours and thousands of dollars meeting and speaking with folks in other states as well as all over California. Even after providing some options as asked for by several members of the Commission they continue to feel that commercial cultivation in RR zones is an incompatible land use. We would hope that their common sense and moral compass would be no different than yours and that you will reject any other option but to continue to exclude RR zoning from commercial marijuana operations.

thank you

Gary Worobec
Anza CA
takebackanza.org
gtw5@earthlink.net
951-763-0518

Gary Worobec
garytwmw@gmail.com
951-763-0518

Campaign of a 1000 Letters

www.TakeBackAnza.org

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

RECEIVED

JUL 11 2018

by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point by illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations, in addition to the contamination of water from the use of illegal pesticides. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that **“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”**

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types.

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

Thank you,

NAME D. Lewson
AREA Anza, Ca.
DATE 7-6-18

*Please prohibit growing
in the Terwilliger Valley area
of Anza. We have so many
illegal growshere. WISA
sheriff would get rid of
them!*

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

RECEIVED
JUL 11 2018
by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that ***“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”***

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME Nancy Rae Carman

AREA NORTHWEST ANZA

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

JUL 11 2013

by: Supervisor
Chuck Washington

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME

AREA

Patricia Sprunt
Aguanga

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

JUL 11 2018

by: Supervisor
Chuck Washington

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME *Rana Sohal*

AREA *ANZA*

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

JUL 11 2018

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

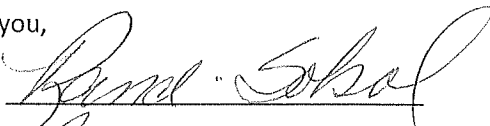
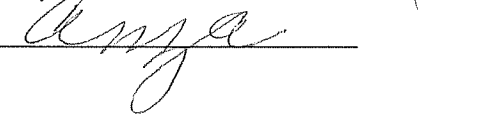
I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME

AREA

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

JUL 11 2018

by: Supervisor
Chuck Washington

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME Luz H. Torres

AREA Aguanga, Ca. 92536

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

JUL 11 2018

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME Doris Bay-Banda

AREA Anza R-R

Campaign of a 1000 Letters

www.takebackanza.org

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

RECEIVED
JUL 11 2018
by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that *“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME William Torres

AREA Aguanga, 92536

Campaign of a 1000 Letters

www.takebackanza.org

RECEIVED

To: Supervisor Chuck Washington
Riverside County, Third District
4080 Lemon St Riverside, CA 92501

% Brian Tisdale
Legislative Assistant
BTisdale@rivco.org

JUL 11 2018
by: Supervisor
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation that **“cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W- 2-M Zones.”**

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable!

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME James J. Vineyard

AREA Northwest Anza, CA 92539

I demand equal protection under the law. J.J.V. 7/6/18.

Campaign of a 1000 Letters

www.takebackanza.org

From: Dawn Suchor-Collins <dsuchorc@hemetusd.org>
Sent: Thursday, July 12, 2018 9:12 AM
To: Sarabia, Elizabeth; Victorian-White, Rosalee; Supervisor Jeffries - 1st District; District2; Tisdale, Brian; District 4 Supervisor V. Manuel Perez; District5
Subject: Concerns with proposed changes to Ordinance 735

"Options for minimum Lot Size by Cultivation Size
Cultivation Type Maximum Size Min Parcel Size Specialty Cottage Outdoor **Up to 2,500 square feet 5 acres**
Specialty Up to 5,000 square feet 10 acres Small Up to 10,000 square feet 20 acres "

I live in neighborhood that has a 10 acre minimum lot size, and actually most are 20 acres. (apprx. 52 lots) It is a gated community (over 10 years ago, residents pitched in for gate prior to marijuana growers moving in), over 7 miles of private dirt roads that the residents pitch in to maintain (no HOA, all **volunteer**) marijuana growers that have purchased lots last few years do **NOT** participate in maintaining roads, in fact, a lot of speeding goes on with them which causes a lot of road damage. They've been asked to slow down, but they don't care. With proposed change to ordinance, our rural neighborhood will become a target due to lot sizes. Just because we live on 10 to 20 lots doesn't mean that we are not a regular neighborhood with kids and grandchildren hiking, riding horses, biking etc. That's why we put up gate; to protect our families. My sons have spent a lot of time on our roads hiking, riding horses etc. now, nobody hikes or rides much anymore. In fact, earlier this summer a couple of neighborhood kids stumbled across an illegal marijuana grow in OUR little neighborhood. Luckily, no one was there so they didn't get threatened. Sorry for the ramble, just that I feel like I'm living in a 3rd world country and it's about to get worse. Unfortunately, I know what it's like to live in a gated marijuana free neighborhood and the difference between then and now is heart breaking. (been here almost 20 years, kids born and raised here; hardly ever locked door)

In our neighborhood, cannabis cultivation activities are not compatible with our vision of a safe family neighborhood. I noticed that you recognized Temecula Valley Wine Country as an undesirable place for cannabis cultivation.....I would think that it would fit in there more than rural residential neighborhoods.

"Cannabis Cultivation activities are not compatible with the vision of the Temecula Valley Wine Country Policy Area and do not meet the goals of that plan. Therefore, permitting Cannabis Cultivation in the wine country zones, including the Citrus Vineyard Zone (C/V) and the Commercial Citrus Vineyard Zone (C-C/V) are not recommended."

Thank you for your time,

From: Panagiotis Theodoropoulos <ptheodoropoulos@live.com>
Sent: Friday, July 13, 2018 5:16 PM
To: Sarabia, Elizabeth; Leach, Charissa; Flores, Robert
Subject: Letter to Riverside County Planning Commission Members
Attachments: Letter to Planning Commission.docx

Dear Elizabeth,

I have attached a letter intended for the members of the Riverside County Planning Commission and I ask that you provide a copy of this letter to each member of the Planning Commission as soon as practically possible so that they have a chance to consider the points that I raise in the letter before the July 18, 2018 Planning Commission Hearing.

I have also copied Director Charissa Leach and planner Robert Flores so that the Planning Department is fully aware of the specific issues that I have raised in this letter.

If you need to contact me, please feel free to do so. The best way to get a hold of me is by phone at 310-756-2462.

Regards,

Panagiotis Theodoropoulos, Ph.D.

Dr. Panagiotis Theodoropoulos
5862 Arbor Vitae St.
Los Angeles CA 90045
Ph: 310-756-2462

July 13, 2018

Riverside County Planning Commission Members

Mr. Carl Bruce Shaffer, 1st District

Mr. Aaron Hake, 2nd District

Mrs. Ruthanne Taylor Berger, 3rd District

Mr. Guillermo Sanchez, 4th District

Mr. Eric Kroencke, 5th District

Cc: Charissa Leach, Robert Flores, Riverside County Planning Department

Dear Riverside County Planning Commission Members,

I am writing to you to address outstanding issues related to the Staff Report generated recently by the Riverside County Planning Department that will be considered by your Board during the upcoming July 18, 2018 hearing. Since my wife and I own a W2-zoned property in unincorporated Riverside County we have a personal interest at the outcome of these hearings and for this reason I have been in direct contact with members of the Planning Department all along and have provided input to them, always in good faith, in an effort that we reach a proper, fair and equitable resolution of this zoning issue as it relates to cannabis related uses in W-2 zoned properties. I also participated in the June 20, 2018 hearing and spoke before your Board regarding this very issue.

For the most part, I agree with most of the findings of the Staff Report and share the concern of the County Planning Department regarding nuisance issues that may relate to cannabis related activities in R-A, R-R and W-2 zones. However, due to the great diversity of unincorporated county W-2 zoned land, things are not as black and white as presented in the Staff Report.

The Staff Report has based its findings in part on the assumption that all three zonings R-A, R-R and W-2 must be treated equally because **[there are minimal differences between the three zones relative to lot sizes, allowed uses and proximity throughout the County to residential uses. Because the impacts would be similar among all three zones the policies related to commercial cannabis are recommended to be the same.]**, see middle of page 6 of Staff Report. This is not true however for a number of reasons. According to the Staff Report, **[About 60 percent of the R-R Zoned parcels, 66 percent of the R-A zoned parcels, and 40 percent of W-2 zoned parcels are 3 acres in size or less.]**, see top of Page 3 of Staff Report. This means that about 40% of R-R zoned parcels, 34% of R-A zoned parcels and 60% of W-2 zoned parcels are larger than 3 acres. This clearly sets apart W-2 zoned parcels compared to R-R and R-A zoned parcels as larger properties that because of their size and very low density residential occupancies have certain advantages compared to other rural residential zonings when it comes to cannabis related uses.

The Staff Report has based its findings in part on reasonable concerns regarding odor, Loss of Housing Stock, Light, Noise and Glare, Security and Proximity to Sensitive Land Uses, see pages 4 and 5 of Staff Report. It is of interest to note that the Staff Report uses "current illegal cultivation activity" in R-R, R-A and W-2 zones as a guide by which it defines what should be and what should not be legally allowed in these three zones. This is faulty logic because whoever is doing things illegally, is by default on the wrong side of the law and the conduct of these illegal operators should not be used by the Planning Department under any circumstances to define how legal operators should operate their cannabis businesses in the future. As an example of how this faulty logic results in false conclusions let's look at the exact wording of the Staff Report in this area. **[Illegal cultivation operations have been known to fully occupy residential structures which reduces the overall housing stock available to potential residents and also causes substantial neighborhood issues related to**

safety, odor, and increased fire hazards.], see bottom of page 4 and top of page 5 of Staff Report. Then the Staff Report continues, **[The proposed Ordinance prohibits cannabis cultivation within any dwelling unit, second dwelling unit, guest house, or any other residential accessory structure permitted for residential occupancy.]**, see top of page 5 of Staff Report. So far so good. Nobody I believe can argue with the previous statements and no one in their right mind would think that a cannabis cultivation operation should be allowed in a residential home. Then the Staff Report continues: **[Large commercial type uses within buildings are inappropriate for these zones and not listed uses in these zones within Ordinance No. 348.]**, see top of page 5 of Staff Report. **WRONG!!!** Larger W-2 zoned properties allow for many commercial / light industrial uses such as a meat processing plant (which can be a large scale commercial / industrial operation), a concrete and/or masonry product fabrication facility (another potential large scale commercial / industrial operation), an airport landing strip, large scale agriculture or aquaculture and so on. These commercial / light industrial activities that are currently allowed in the W-2 zone allow for the placement of related commercial / industrial buildings in this particular zone and I happen to have one such 10,000 SF industrial building on my property that is fully permitted and that does not pose any nuisance or fire hazard when it comes to cannabis use because it is a properly designed, constructed and permitted industrial building. Then the Staff Report goes on to conclude as follows: **[Also, cultivation within any structure permitted for residential use is prohibited, therefore Staff recommends that Indoor Cultivation in the R-A, R-R and W-2 Zones be prohibited.]**, see top of page 5 of Staff Report. In other words, the Staff Report uses a faulty logic in that it relies on the wrong things done by illegal growers while it completely ignores the fact that you may very well have safe and permitted commercial / industrial buildings in W-2 zoned properties that are highly suitable for cannabis cultivation and arrives at the wrong conclusion that indoor cannabis cultivation (the preferred form of cultivation from a county standpoint) should be prohibited or banned in W-2 zoned properties. This makes no sense at all.

These types of problems arise in the Staff Report primarily as a result of the broad diversity of the W-2 zoned properties that vary from the most unqualified properties for cannabis use to the most ideal properties for this particular use as is the case with our property that has a 940 SF residential home for a caretaker on it (as recommended by the Staff Report) along with the 10,000 SF industrial building that can be used SAFELY for indoor cultivation and without creating a nuisance of any kind, particularly given the fact that the property is far away from other developed land uses and nowhere near any sensitive land uses and has proper setbacks. To understand how off the mark the Staff Report is in this issue, I will list for instructive purposes once again the long list of advantages that my property has when it comes to indoor cannabis cultivation:

1. The property is already developed with a 940 SF residential home on permanent foundation and a 10,000 SF industrial metal building on it that can be used safely for indoor cultivation.
2. The property has its own potable well water of great quality from its own well that is perfectly suitable for cannabis cultivation. The property has the water rights to that water.
3. The property has ample electrical power with its own dedicated three phase high power transformer.
4. The property is fenced and secure with proper commercial type lighting poles throughout the property and around the 10,000 SF industrial building.
5. The property has its own very large 3-compartment septic tank that is adequate to meet all of its sewer needs.
6. The property is located in an area that is far away of other developed land uses and nowhere near sensitive uses.
7. The property is highly accessible for regulation purposes and very close to I-10 and Downtown Palm Springs.
8. The property has frontage on Indian Canyon Drive but the buildings are located in the back of the property and away from public view.
9. The property has its own private road for accessibility through Indian Canyon Drive and there is no need for any additional road or infrastructure development on the part of the County.
10. Due to its remote and yet very accessible location the property is highly secure for cannabis operations.
11. Security personnel can stay in offices located in industrial building and a caretaker can reside on the residential home that is adjacent to the property for enhanced security as recommended by the Staff Report.
12. The property is located right next to WE zoned properties on its West side and is blessed with year-round strong winds that contain ample energy. The property has the potential to produce 100% of its required electrical power

for cultivation through wind and solar renewable energy generation. This is a MAJOR advantage when it comes to cannabis cultivation use because this property can potentially operate in an economically efficient manner with zero impact on the environment or the local electrical grid.

13. There is no issue of odors in this case due to the large distance of the 10,000 SF building from other developed land uses or from Indian Canyon Drive and even in the very remote possibility that odors could be an issue, air filtration could easily eliminate this issue since the property is capable of safe indoor cultivation.
14. Existing property structures meet all required setbacks from surrounding properties.

The above listed points are some very serious advantages when it comes to cannabis use that are hard to find at a single location throughout the county and are very much consistent with stated County requirements for such use for the elimination of safety and nuisance issues. Despite the fact that this W-2 zoned property is a natural candidate for a model cannabis facility, this Staff Report recommends that indoor cannabis cultivation be prohibited at this W-2 zoned location (Option A) and that in the event that it was to be allowed by the Planning Commission and the BOS that it is limited to 5,000 SF of mixed light cultivation area. These recommendations are made based on the assumption that there are only residential structures on the property and that any cultivation would have to be done in a mixed light greenhouse type of facility that would be added at a later date for this purpose. This is a wrong assumption however because the property is capable of safe indoor cultivation with no impact whatsoever on any other land uses. The Staff Report therefore is completely off the mark when it comes to our particular property and this is again not because of intent on the part of the planners, but because of the great diversity of properties present in W-2 zones. Our property happens to be at one extreme in the sense that it is ideal for this use and by chance it is as if it was designed for this particular use, while other W-2 zoned properties may be completely unqualified for cannabis use.

In their effort to follow a middle-of-the-road approach for W-2 zoned properties therefore the planners have produced a document that clearly is unfair to us and puts our property that is highly qualified for cannabis use at an unnecessary disadvantage, simply because other W-2 properties may not be as qualified for this particular use. The Staff Report clearly and rightly indicates that **[the zone itself is not the only criteria that dictates if a use may be appropriate for a property, the County General Plan and the CEQA analysis play a key role in determining this.]**, see bottom of page 3 of Staff Report. This is clearly true and it is also true that every property will be evaluated on its own merits when it applies for a CUP and Development Agreement. This Staff Report clearly makes some assumptions that are true for most W-2 zoned properties and applies them across the board and in that regard it arrives at wrong conclusions in regards to properties like ours. Our property for example is not subject to Open Space – Conservation Habitat Designation or Open Space Rural Designation (see bottom of page 5 of Staff Report) because the required buildings are existing and in place already and fully permitted.

The entire analysis of the Staff Report therefore is completely off the mark when it comes to our W-2 zoned property and again this is due to the large diversity of W-2 zoned property types that are present in unincorporated county. A more balanced approach would be to be more inclusive in terms of zoning and to allow cannabis uses in R-R, R-A and W-2 zones, including indoor cultivation at any permitted industrial buildings that may exist in these zones and to adopt an indoor cultivation limit for 10 acre W-2 parcels like mine to at least 10,000 SF from the 5,000 SF limit that is currently recommended through the false assumption of the necessity for ONLY mixed light greenhouse type of cultivation at these zones. It is important to note here that the Staff Report clearly indicates that **[The minimum lot sizes apply only to mixed light operations]**., see table at bottom of page 7 of Staff Report. Therefore, presumably these limits would not apply to indoor cultivation at approved industrial buildings in W-2 zones, but the Staff Report recommends that indoor cultivation be expressly prohibited in W-2 zones simply because most of these properties contain only residential buildings and not industrial buildings. Instead, the Staff Report should have prohibited indoor cultivation in buildings that are designed strictly for residential use and should have allowed indoor cultivation in properly designed commercial or industrial buildings that are safe for this type of use. In this regard, the Staff Report falls short and needs to be corrected as this correction will only affect properties that have on the premises existing suitable commercial and/or industrial buildings and will still prohibit cultivation in residential types of structures, which is the goal here.

An acre is equivalent to 43,560 SF. This means that 10 acres gross parcel is equivalent to 435,600 SF of area. Currently as listed in the Staff Report, a 10 acre W-2 property like ours will be allowed to use only 5,000 SF for mixed light cultivation and no indoor cultivation. This recommended cultivation space is equivalent to ONLY 1.15% of total land available, while in industrial and/or manufacturing buildings up to 100% of total land area available can be used. These types of area cultivation limits may be reasonable in the case of greenhouse type mixed light operations that offer limited protection to the outside environment from odors but they are not reasonable at all for indoor type of cultivation that is completely shielded from the outside environment and there are no odor issues as a result. For this reason, I request the modification of the Staff Report to include indoor cultivation in existing and permitted commercial and/or industrial types of buildings in W-2 zones and to increase the permitted cultivation area in these cases to 10,000 SF maximum for 10 acre properties which still represents usage of only 2.3% of total land available.

Other than the above reasonable comments and requests for reasonable modifications to the Staff Report, I must congratulate and thank the planning staff for a job well done because it is obvious from the current state of their Staff Report that they have made an honest effort to be inclusive of all concerns raised during the June 20, 2018 public hearing. This is a new use however and a large number of parameters are at play and it is reasonable that this process will go through some iterations until we reach a zoning ordinance that is inclusive of qualified properties that meet certain necessary conditions and exclusive of other properties that do not meet these necessary conditions. Because cannabis related activity can be an enabler to other economic activity for the county, I recommend that the zoning ordinance is crafted based on the guiding principle that it is broad and inclusive of truly qualified properties by setting specific conditions that must be met by these candidate properties and not unnecessarily rigid and restrictive as it is right now. For example, there is absolutely no reason whatsoever to prohibit indoor cultivation in approved commercial or industrial structures in W-2 zones but yet this is exactly what is done by this Staff Report simply because the planners seem to have assumed that only residential types of structures exist in W-2 zones which is clearly not true based on the facts on the ground. As a result, I ask that these important issues are addressed by the planning staff to the extent possible between now and July 18, 2018 and hopefully we can have a meaningful discussion on these issues during that hearing next week.

Kind Regards,

Panagiotis Theodoropoulos, Ph.D.

From: Armond Wilkerson <merrafarms@gmail.com>
Sent: Wednesday, July 11, 2018 11:32 PM
To: Sarabia, Elizabeth
Subject: Good afternoon

I just read the draft cannabis ordinance, to be used for the meeting next week. I'm baffled that after all the talk about including R-R and other R zonings. By the commission and the public. I see nothing in this draft that includes these zones. How does this represent ranch/home owners with larger properties. Also allowing all these indoor grows is going to kill the power grid. Its apparent to me after reading this draft. The county staff needs to consult with folks who understand the natural process that needs to take place to ensure that medicinal quality cannabis is what is available. The indoor grows are why we are hearing about people having adverse affects. Its is meant to be grown in a controlled outdoor hybrid environment. The plant needs outdoor space. Keep it natural the and plant gives you healing cannabinoids. when you don't if produces more psychoactive properties. Please understand this. It's not all about money. The plant has so much good it can do if kept in its natural form. I have over 30 years of experience with it. My wife and I would be willing to help in any way we can. Thank you for you attention to this matter.

Armond Wilkerson
MS Counseling

Debra Wilkerson
RN,MSN,BSN,RMT

951-526-4404

I