



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.1

**Planning Commission Hearing: June 20, 2018**

**PROPOSED PROJECT**

**Case Number(s):** Ordinance No. 348.4862

**Applicant(s):** County of Riverside

**Select Environ. Type** CEQA Exempt

**Area Plan:** Countywide

**Zoning Area/District:** Countywide

**Supervisory District:** All Districts

  
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**PROJECT DESCRIPTION, PURPOSE AND LOCATION**

Ordinance No. 348.4862 is an amendment to Riverside County's Land Use Ordinance No. 348, which replaces Article XIXh in its entirety with "COMMERCIAL CANNABIS ACTIVITY PERMITS". The purpose and intent of this amendment is to establish regulations and development standards to permit Cannabis activities in the unincorporated areas of the County of Riverside per the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") by providing a means for regulating the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of medical and adult-use Cannabis and medical and adult-use Cannabis-related products in a manner which is responsible, which protects the County's neighborhoods, residents, and businesses from negative impacts, which protects the health, safety, and welfare of the residents of the unincorporated area of the County, and to enforce rules and regulations consistent with state law. Additionally, the amendment establishes the permitting, development standards and operational requirements for commercial Cannabis activities. In addition to Amendments to Article XIXh, the necessary edits to other affected sections within Ordinance No. 348 have been made.

For the purposes herein, Cannabis activities include medicinal and adult-use Cannabis activities, unless specifically addressed independently.

The proposed ordinance amendment will apply in all unincorporated areas of the County.

**No decision has been made by the Board on the regulatory framework RECOMENDED in this document.** Currently, unless or until new regulations are approved by the Board of Supervisors and become effective, marijuana dispensaries, deliveries, and cultivation with a limited exception for small amounts of cultivation for medical purposes in specified circumstances, are prohibited in the unincorporated area of the County. For the purposes of this report, any reference to cultivation, unless specifically indicated otherwise, refers to 'Cannabis Cultivation'.

Ordinance No. 348.4862 is included herein as Attachment A in its entirety, and the following highlights some of the recommended definitions, development standards and operational requirements:

**1. PROHIBITED ZONES:**

All Commercial Cannabis Activities are prohibited in the following in the R-R, R-R-O, R1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WCR, WC-E W-2, R-D, N-A, W-2-M, W-1, W-E and MU Zones.

**2. TYPES OF CANNABIS ACTIVITIES DEFINED:**

- **Cannabis Cultivation.** Any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of Cannabis.
- **Cannabis Wholesale Nursery.** A site that produces only clones, immature plants, seeds, or other agricultural products used specifically for the planting, propagation, and cultivation of Cannabis. Cultivation as a Cannabis Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation.
- **Cannabis Retailer.** A facility where Cannabis, Cannabis products, or devices specifically for the use of Cannabis or Cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers Cannabis and Cannabis products as part of a retail sale. Cannabis retailers may include mobile delivery but shall not include mobile dispensaries. Cannabis Retailers were formerly known as Cannabis dispensaries. Non storefront Cannabis Retailers are not open to the public. Store front Cannabis Retailers are open to the public.
- **Cannabis Microbusiness Facility.** A facility where an operator may be permitted for multiple commercial Cannabis activities under one permit. With a permit for a microbusiness, an operator is allowed to cultivate up to 10,000 square feet of indoor Cannabis, perform manufacturing activities with non-volatile solvents, act as a licensed distributor and a Cannabis retailer. The Cannabis Microbusiness must be permitted for at least three of the above activities.
- **Cannabis Manufacturing Facility (Non-Volatile).** A facility requiring a Type 6, State manufacturing license, that compounds Cannabis or Cannabis products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location, that packages or repackages Cannabis or Cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.
- **Type N Cannabis Manufacturing Facilities** only produce edible or topical products or other types of Cannabis products other than extracts or concentrate using infusion processes.
- **Type P Cannabis Manufacturing Facilities** only package or repackage Cannabis products or label or relabel the Cannabis product container or wrapper.

- **Cannabis Manufacturing Facility (Volatile).** A facility requiring a Type 7 state manufacturing license that processes, produces, prepares, propagates, holds, stores, packages, labels, or compounds Cannabis or Cannabis products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using volatile organic compounds, (ex: butane, hexane, pentane) at a fixed location, that packages or repackages Cannabis or Cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.
- **Shared-Use Cannabis Manufacturing Facility** is primarily operated by a Non Volatile Manufacturer (Type 6), A Volatile Manufacturer (Type 7) or Type N Manufacturer who may lease or share space with the holder of a Type S (shared space only) State license. The conditional use permit will be issued to the primary operated as a shared use facility and be required to indicate numbers of and identify what uses will be included within the shared spaces.
- **Cannabis Distribution Facilities.** A facility engaged in the storage of Cannabis or Cannabis products, for later distribution to permitted and licensed Cannabis Manufacturing Facilities, Cannabis Testing Facilities, or Cannabis Retailers.
- **Cannabis Testing Facility.** A laboratory, facility, or entity that offers or performs tests of Cannabis or Cannabis products.

**3. TYPES OF CANNABIS ACTIVITIES PROHIBITED:**

- Outdoor cultivation of mature plants.
- Mobile Cannabis Retailers.
- Any Commercial Cannabis Activity that is not expressly provided for in both an approved conditional use permit and a valid Cannabis license issued by the State.

**4. TYPES OF CANNABIS ACTIVITIES ALLOWED:**

**CANNABIS CULTIVATION**

- A. Lots permitted for Cannabis Cultivation operations shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. All Cannabis Cultivation activities that utilize artificial light are required to address the energy demand for their cultivation by providing on-site renewable energy generation designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.

- C. All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.
  - D. All Cannabis Cultivation structures, including buildings, greenhouses, hoop structures, etc. shall be subject to building permit requirements.
  - E. For the purposes of Cannabis Cultivation in the unincorporated area of Riverside County, Cannabis is not considered an agricultural commodity with respect to Ordinance No. 625, the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan or Ordinance No. 625.
- **Indoor Cannabis Cultivation**, is allowed as follows and shall be within a fully enclosed building and be setback from lot lines and rights-of-ways in accordance with the development standards for the zone classification in which it is located. When an Indoor Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.
    - Specialty Cottage Indoor Cannabis Cultivation, up to 500 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
    - Specialty Indoor Cannabis Cultivation, up to 5,000 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
    - Small Indoor Cannabis Cultivation, up to 10,000 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
    - Medium Indoor Cannabis Cultivation, up to 22,000 square feet of canopy area is allowed in the following zones: I-P, M-SC, M-M and M-H.
  - **Mixed Light Cannabis Cultivation**, is allowed as follows and shall be within hoop structures, greenhouses and other similar structures and be setback from lot lines and rights-of-ways a minimum of 50 feet. When a Mixed Light Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 100 feet.
    - Specialty Cottage Mixed Light Cannabis Cultivation, up to 2,500 square feet of canopy area, on lots one gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.
    - Specialty Mixed Light Cannabis Cultivation, up to 5,000 square feet of canopy area, on lots one-and one half gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.

- Small Mixed Light Cannabis Cultivation, up to 10,000 square feet of canopy area, on lots two and one-half gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.
- Medium Mixed Light Cannabis Cultivation, up to 22,000 square feet of canopy area, on lots five acres or more, is allowed in the following zones: A-1 and A-2.

### **CANNABIS WHOLESALE NURSERIES**

- A. Lots permitted for Cannabis Wholesale Nurseries shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Mature Cannabis Plants as defined by the California Department of Food and Agriculture are not allowed to be grown, kept, stored or sold at any Cannabis Wholesale Nursery.
- C. No other Commercial Cannabis Activity shall be allowed on a lot that has an approved conditional use permit for a Cannabis Wholesale Nursery.
- D. Cannabis Wholesale Nurseries that utilize artificial light are required to address the energy demand for their cultivation by providing on-site renewable energy generation designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.
- E. Cannabis Wholesale Nurseries shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.
- **Cannabis Wholesale Nurseries**, are allowed as follows and may be outdoors, indoors or mixed light and shall be setback from lot lines and rights-of-ways a minimum of 50 feet.
  - Outdoor Cannabis Wholesale Nurseries, on lots one gross acre or more, are allowed in the following zones: A-1, A-P, A-2 and A-D.
  - Indoor Cannabis Wholesale Nurseries are allowed in the following zones: I-P, M-SC, M-M and M-H.
  - Mixed Light Cannabis Wholesale Nurseries, on lots one gross acre or more, are allowed in the following zones: A-1, A-P, A-2 and A-D.

### **CANNABIS MANUFACTURING FACILITIES**

- A. Lots permitted for Cannabis Manufacturing Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.

- B. Cannabis Manufacturing Facilities shall not manufacture Cannabis edible products in the shape of animals, people, insects, or fruit.
  
- C. Consistent with the M-SC, M-M and the M-H Zones, the minimum lot size for a Cannabis Manufacturing Facility shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be allowed when sewers are available and will be utilized by the Cannabis Manufacturing Facility.
  - **Non-Volatile Cannabis Manufacturing Facilities**, requiring a Type 6 State license, are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  
  - **Type N Cannabis Manufacturing Facilities**, requiring a Type N State license are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  
  - **Type P Cannabis Manufacturing Facilities**, requiring a Type N State license are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  
  - **Volatile Cannabis Manufacturing Facilities**, requiring a Type 7 State license, are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.

**CANNABIS TESTING FACILITIES**

- A. Lots permitted for Cannabis Testing Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
  
- B. Cannabis Testing Facilities shall be required to conduct all testing in a manner pursuant to Business and Professions Code Section 26100 and shall be subject to State and local law and regulations.
  
- C. No other Commercial Cannabis Activity shall be allowed on a lot that has an approved conditional use permit for a Cannabis Testing Facility.
  
- D. All Cannabis Testing Facilities shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.

- **Cannabis Testing Facilities**, are allowed in the following zones: C1/C-P, C-P-S, I-P, M-SC, M-M, and M-H.

**CANNABIS RETAILER**

- A. Lots permitted for Cannabis Retail Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Retailers – Storefront and Non-Storefront shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.
- C. Mobile Cannabis Retailers are prohibited in all zone classifications.
- D. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled.
- E. Entrances into the retail location of a Cannabis Retailer that possess an A-License and a M-License from the State shall be separate and distinct from each other and proper signage shall be placed at each entrance indicating that no one under the age of 18 shall be allowed entrance into the M-Licensed retail location and no one under the age of 21 shall be allowed entrance into the A-Licensed retail location.
- F. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.
- G. Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.
  - **Cannabis Retailers**, are allowed in the following zones: C-1/C-P, C-PS, I-P, M-SC, M-M and M-H.

**CANNABIS DISTRIBUTION FACILITIES**

- A. Lots permitted for Cannabis Distribution Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Distribution Facilities shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.

- C. Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.
- D. Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.
- E. Cannabis Distribution Facilities shall not be open to the public.
  - o **Cannabis Distribution Facilities**, are allowed in the following zones: are allowed in the following zones: C-1/C-P, C-PS, I-P, M-SC, M-M and M-H.

**CANNABIS MICROBUSINESS FACILITIES**

- A. Lots permitted for Cannabis Microbusiness Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. All Cannabis Microbusiness Facilities shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet. In the event that a Cannabis Microbusiness Facility includes retail sales of Cannabis, then the minimum setback from residentially zoned lot lines shall be 40 feet.
- C. Cannabis Microbusiness Facilities shall comply with the operational requirements apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.
  - o **Cannabis Microbusiness Facilities**, are allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H, except in the instance that a Cannabis Microbusiness includes manufacturing uses where such Cannabis Microbusiness is allowed in the I-P, M-SC, M-M and M-H zones.

**TEMPORARY CANNABIS EVENT**

The Planning Director shall approve an application for a temporary Cannabis event permit if certain criteria are met, including but not limited to the following:

- A. Lots permitted for Cannabis Microbusiness Facilities shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. The temporary Cannabis event will take place on County Fair property or District Agricultural Association property.



- C. The temporary Cannabis event will not occur during the hours of 12:00 a.m. to 6:00 a.m.
- D. The temporary Cannabis event is setback a minimum of 100 feet from lot lines.
- E. The sale or consumption of alcohol or tobacco is not allowed at the location of the temporary Cannabis event.
- F. Access to the area(s) where sale or consumption of Cannabis occurs is restricted to persons 21 years of age or older.

**5. PERMIT REQUIREMENTS:**

- All Cannabis related activities are subject to, but not limited to, the following requirements:
  - Obtain a Conditional Use Permit from the County
  - Enter into a Development Agreement with the County (Requires Board approval)
  - Obtain the applicable State license(s)
  - Operate in a manner that prevents nuisance odors from being detected offsite
  - Implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products and to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity
  - Maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations
  - Obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity
  - Comply with all applicable local and State laws, ordinances and regulations including, but not limited to:
    - The California Environmental Quality Act
    - Building Codes
    - Fire Codes
    - Riverside County Ordinance No. 457
    - Riverside County Ordinance No. 657
    - Airport Land Use Compatibility Plans
    - Weights and measures regulations
    - Track and trace requirements
    - Pesticide use
    - Water quality
    - Storm water discharge

- The grading of land

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 94, the Medical Cannabis Regulation and Safety Act (MCRSA), which exempted from the California Environmental Quality Act, until July 1, 2019, the adoption of a specified ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, license, or other authorizations to engage in commercial Cannabis activity. All commercial Cannabis activities will be subject to obtaining discretionary land use approval, and accordingly this project has been determined to be generally exempt from the California Environmental Quality Act (CEQA) pursuant to Section 26055(h) of the California Business and Professions Code.

**ADOPT** Ordinance No. 348.4857 based upon the findings and conclusions incorporated in the staff report.

or

**CONTINUE** the Public Hearing until July

**PROJECT DATA**

**Land Use and Zoning:** This Ordinance applies to the entire unincorporated area of the County of Riverside.

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Cannabis was first legalized for medical use in 1996 with the passage of Proposition 215, known as The Compassionate Use Act of 1996. The passage of this act exempted patients and defined caregivers who possessed or cultivated marijuana (Cannabis) for medical treatment, recommended by a physician, from criminal laws which otherwise prohibit possession or cultivation of Cannabis.

In 2004, the California Legislature enacted Senate Bill 420 to clarify the scope of Proposition 215, and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes.

In October 2006, the Riverside County Board of Supervisors adopted Ordinance No. 348.4423 prohibiting medical marijuana dispensaries in all zone classifications. Then, in May 2015, the Board adopted Ordinance No. 348.4802 clarifying that marijuana cultivation is also prohibited in all zone classifications. That same year in June 2015, the board adopted Ordinance No. 925 declaring marijuana cultivation to be public nuisance and prohibited in the unincorporated areas of the County of Riverside.

In September 2015, California enacted the Medical Cannabis Regulation and Safety Act (MCRSA), which consisted of three separate bills. The approval of this act crafted a comprehensive licensing and regulatory framework for the cultivation, manufacture, transportation, storage, distribution, and sale of medical Cannabis. Additionally, MCRSA added a section to the Business and Professions Code authorizing counties that choose, to impose a tax on specified Cannabis activities.

Approximately a year later, on June 27, 2016 Governor Jerry Brown signed SB 837, changing the term “marijuana” to “Cannabis” and renaming the Medical Cannabis Regulation and Safety Act (MCRSA).

That same year, on November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act (AUMA). AUMA immediately legalized the use and cultivation of Cannabis for personal consumption (allowing of 6 plants for personal use) and legalized the commercialization and taxation of Cannabis, including medical Cannabis, beginning January 1, 2018. Additionally, AUMA allowed the Legislature to adopt laws to license and tax commercial Cannabis activities; and permitted local control of adult use Cannabis land uses and reasonable regulation of personal cultivation (6 plants for personal use).

The Board of Supervisors held a workshop on March 21, 2017, to discuss the Adult Use of Marijuana Act (Proposition 64 or “AUMA”). At the conclusion of the workshop, Supervisors Jeffries and Washington were appointed by the Chairman as an ad-hoc committee to work with the County Executive Office and County departments to study and develop options for the Board to consider regarding Cannabis businesses and Cannabis activities.

Then, on June 27, 2017, the Governor approved Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). This bill consolidates provisions from MCRSA and AUMA and creates one regulatory system for commercial Cannabis activity. The new system under MAUCRSA prioritizes consumer safety, public safety and tax compliance.

Commercial Cannabis activities are currently prohibited in the unincorporated areas of Riverside County. Despite a County prohibition of commercial Cannabis activities, multiple dispensaries and cultivation activities have been established within unincorporated areas of the County. Research of existing retail establishments has shown that there are also several active retail storefronts in the unincorporated area.

Although the exact number is unknown, multiple reports of outdoor, hoop structure, and indoor cultivation operations have also been reported. Costs associated to truly enforce a full ban of Cannabis activities in Riverside County would be high. There is no current identified funding source to support the costs associated with enforcement activities and accordingly Riverside County has not had success in enforcing such activity. Additionally, the decriminalization of Cannabis in California has shifted the methods and staffing required for enforcement action against those operating outside of local jurisdictional regulations.

Knowing that Cannabis is a rapidly growing business industry and is currently occurring illegally in the County today, an enforcement strategy is necessary to effectively contain this industry in the community. However, the Board Ad Hoc Committee recognized that funding to properly enforce these business activities must be identified. In an effort to provide both, a regulatory framework for commercial Cannabis to legally operate within the County and a revenue source for enforcement against Cannabis operators acting outside of such a regulatory framework, on August 29, 2017, at the recommendation of the Board Ad Hoc Committee, the Board of Supervisors, at an open public meeting, directed staff to bring forward ordinance amendments or a new ordinance to establish a proposed comprehensive regulatory framework for Cannabis businesses and Cannabis activities subject to approval of permits issued by the County and pursuant to standards, conditions, and requirements in the proposed ordinance amendments and ordinances within the jurisdictional boundaries of Riverside County.

Given the dynamic landscape surrounding this issue most recently, on March 20, 2018, at the request of the Board Ad Hoc Committee, Staff presented the Board with an update to discuss progress on a regulatory framework for Cannabis related businesses. It was critical to determine if the Board desired staff to continue to work on development of an ordinance and if so provide staff with policy direction on the regulatory requirements to be contained in the ordinance. Recommendations were also presented to the Board that included:

- What Cannabis related businesses should be allowed to be permitted in the unincorporated areas of Riverside County, Including cultivation (indoor and mixed light while prohibiting, outdoor), manufacturing/processing, testing, distributing, and retail sales of Cannabis and Cannabis products.
- Where Cannabis related businesses should be allowed to be permitted and buffers to existing sensitive receptors.
- Implementing a phase-in program and a temporary cap on permits so that the County can consider and process applications in an orderly manner.

The Board Ad Hoc Committee also asked the Board to consider what approach Riverside County should take in generating revenue from Cannabis related businesses, taxes or development agreements.

At the March 20, 2018 Board meeting the Board voted to direct staff to continue to work on development of an ordinance, based on the Staff's update and report and to bring a Request for Proposal (RFP) and

development agreement process forward for their consideration. The Staff report for that Board update is included as Attachment B.

Although licenses issued by the State for cultivators, manufacturers, retailers, distributors, microbusinesses, testing laboratories are now in effect as of January 1, 2018 and businesses can begin operating in California's newly-legal commercial Cannabis market, local approval is required for a State license to be issued. Depending on the number and timing of public hearings on this ordinance and if an ordinance is ultimately adopted by the Board, Staff estimates that no Commercial Cannabis Activity Permits will make it through the entire approval process until at least June of 2019.

### **Analysis:**

In order to protect the public health, safety and environmental resources, but still provide a regulatory path, that could advance a healthy, diverse and economically viable Cannabis industry that contributes to the local economy, enhance enforcement methods for unpermitted and trespass Cannabis activities, and ensure that environmental, public health, safety and nuisance factors related to the Cannabis industry are adequately addressed; Since September 2017, at the direction of the Board, Staff has been collecting data, reviewing existing ordinances and uses, analyzing the legal climate and preparing a the draft Cannabis land use ordinance for consideration.

The Board may consider regulating and permitting a variety of commercial Cannabis activities. The State Cannabis license types are independent from each other as well as the proposed County land use permits. Thus, if the Board chooses to regulate commercial Cannabis, for each separate land use activity the Board can choose to prohibit, allow a certain activity, or continue consideration of an activity. Types of activities under consideration include, Cannabis cultivation, nurseries, manufacturing, retail sales, microbusinesses, distribution, testing and temporary events. Each activity brings unique challenges, concerns and impacts. The discussion below highlights many of these unique challenges, concerns and impacts that Staff considered in the creation of the proposed ordinance, concentrating on Cannabis Cultivation and retail sales.

### **CULTIVATION**

Cultivation refers to any activity that involves the planting, growing, harvesting or processing (drying, curing, grading, trimming) of Cannabis. The Cannabis growing categories, that can be considered include, outdoor, indoor, and mixed light. The California Department of Food and Agriculture ("CFDA") is the licensing authority for Cannabis Cultivation in California. Each type of CFDA licensed cultivation category allows for a maximum cultivation canopy area or number of plants. The maximum cultivation canopy size that the CFDA is currently licensing to under a single medium license is an outdoor grow of 43,560 sf (one acre) or 22,000 sf of Indoor or mixed-light cultivation. The State has limited the cultivation canopy size for a single medium license to 43,560 sf until at least the year 2023 when they may be issuing large cultivation licenses. Ambiguous regulations currently exist with regards to cultivation canopy limits. The CDFA regulations, while limiting one (1) person to one (1) Medium Outdoor, or one (1) Medium Indoor, or one (1) Medium Mixed-Light License until January 1, 2023, they have remained specifically silent on small

cultivation licenses. Therefore, one licensee could obtain multiple specialty or small licenses and allow for their cultivation size to exceed the one acre medium license requirement. Prior to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) the CFDA released their medical regulations under the MCRSA (now withdrawn), they placed a four acre statewide cap on plant canopy for cultivators, which cap is now gone under MAUCRSA. Further, the environmental impact report (EIR), for the CFDA Cultivation Licensing Program included a one acre cap in some impact analyses and requirements. But when the CFDA released recent regulations, no cap existed. In addition, in January, California's largest Cannabis farmer organization filed a lawsuit against the CFDA, claiming that the new regulations create a loophole that could allow multiple cultivation licenses and allow for an applicant's grow size to exceed one acre. It appears that Legislators are set to have committee hearings soon where they plan to discuss the cultivation cap. Regulating Cannabis Cultivation could be difficult with the current unknowns related to maximum canopy size on one lot. The potential conflicts above could lead to early regulatory revisions and potential downgrading of allowable permit limits, therefore a careful approach to cultivation canopy limits is prudent. Due to the ambiguity, a recommended one acre maximum for any cultivation type is included in the proposed ordinance.

Careful consideration should be given to the direct and indirect impacts when considering allowing a new land use of any type, especially one that carries with it, unique characteristics related to security, access to children, invasive lighting, and the potential to convert prime food crop farmland to Cannabis Cultivation, due the high value of the Cannabis product. Permitting Cannabis Cultivation brings with it a number of other impacts and requirements that could be cost prohibitive for some to mitigate; for instance, intricate heating, air and ventilation systems, elaborate security systems and screening of the cultivation site. Cannabis Cultivation also uses electricity in many ways, but some of the more common usages per cultivation category are, irrigation, security, artificial lighting, air conditioning, dehumidification and ventilation.

Agricultural lands seem to be a logical option for cultivation activities, particularly outdoor and mixed-light cultivation. But agricultural lands are of great importance and carry many regulatory protections to ensure continued stability and productivity. Riverside County's agricultural lands offer a combination of prime soils, well-suited topography, and availability of water making these lands very attractive to Cannabis Cultivation.

The proposed ordinance distinguishes Cannabis from other agricultural crops or commodities due its unique nature as a controlled substance, requiring increased security measures and the use of artificial lighting in indoor growing environments. Cannabis Cultivation activities require local land approval as well as a State license, unlike other agricultural crops or commodities. Cannabis Cultivation structures, unlike traditional agricultural structures, will be subject to building review and application requirements. As such, all land use regulations that apply to Cannabis are grouped together separately from other agricultural uses the zoning code.

Riverside County's under Ordinance No. 625, the "Right to Farm" Ordinance, which is intended to conserve and protect agricultural operations from being considered a nuisance to non-farmers and to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers

who own, occupy, or use land within or adjacent to agricultural areas. California defines medicinal and recreational Cannabis as an agricultural product. However, this identification as an agricultural product is limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The identification as an agricultural product does not have to extend to other regulations. For example, Staff recommends that Cannabis not be considered protected as an agricultural crop with respect to Ordinance No. 625 or be considered for permits within Agricultural Preserves or Williamson Act properties. Ordinance No. 509, relating to Agricultural Preserves, and Ordinance No. 625 also include policies that protect agricultural land primarily for production or future agricultural use. If the proposed amendment to Ordinance No. 348 is approved by the Board these ordinances should be carefully reviewed for all local regulations and ordinance amendments prepared to reflect the findings of those reviews.

Riverside County Ordinance No. 348 includes eight agricultural zones with some distinctions between the eight zones as discussed below. Other zones were examined for the potential to include Cannabis Cultivation as a use. The following highlights the potential for Cannabis Cultivation by zone:

### **Residential Zones**

Cannabis Cultivation brings with it many potential impacts that make it incompatible with residential land uses. Odors that emanate from the plant itself, special lighting required in mixed-light cultivation, required operations that would allow for securing a canopy from theft and exposure to youth, noise, bud tending operations and waste, are some of these incompatible impacts and activities. These impacts would affect the quality of life in a residential setting and therefore, permitting Cannabis Cultivation is not recommended in residential zones. Consideration was given to the potential for allowing some cultivation within the R-R, Rural Residential Zone and the W-2, Residential Controlled Development Zone, and the R-A, Residential Agriculture Zone as these zones allow for some agricultural uses and tend to be applied to many large properties throughout the unincorporated County lands.

### **R-R (Rural Residential Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries, orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, planned residential developments, limited public utility uses, home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; commercial and noncommercial fishing lakes, guest ranches and motels, educational institutions, libraries, golf, tennis, polo or country clubs, feed and grain sales, places of religious worship, and garden supply stores, public parks and playgrounds and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; airport or landing field, auto wrecking yards, commercial fairgrounds, commercial stables and riding academies, bars/cocktail lounges, retail pharmacies, other miscellaneous commercial and manufacturing uses. Given the substantial area of the County zoned R-R, (about \*492,000 acres), consideration could be given to allowing Cannabis Cultivation in this zone. However, the primary use for these lands is residential with associated small commercial uses meant for rural living and a large amount of these areas have been developed with these uses, scattered throughout the County. The fact that the R-R Zone allows minor agricultural uses was considered, however, these uses do not require a discretionary permit and are therefore, allowed by right, Cannabis Cultivation is not similar

to those uses. Furthermore, much of the R-R Zone possesses General Plan land uses of Conservation Habitat, Rural Mountainous and Open Space Rural. These land uses are generally not compatible with commercial agricultural uses and therefore would generally be incompatible with Cannabis Cultivation. Staff recommends that Cannabis Cultivation of all types be prohibited in the Rural Residential Zone.

**R-A (Residential Agriculture Zone)**

This is primarily a residential Zones that allows for small family agricultural uses. This Zone allows for a variety of uses including but not limited to single family residences, one-family mobile homes, field and tree crops, planned residential developments, limited public utility uses, home occupations, the noncommercial keeping of horses, cattle, sheep, and goats, poultry, crowing fowl and rabbits for the use of the occupants of the premises only, wholesale nurseries, greenhouses, orchard, aviaries, apiaries, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products, The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), the grazing of sheep and the outside storage of materials (depending on lot size). With a Plot Plan Use Permit, other uses that could be permitted include; Beauty shops, public parks, playgrounds and golf courses and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; mobile home parks. Given the area of the County zoned R-A, (about \*139,000 acres), consideration could be given to allowing Cannabis Cultivation in this zone. However, a large amount of these areas have been developed with residential uses scattered throughout the County, and the primary use for these lands is residential and small agricultural uses meant for rural living. The fact that the R-A Zone allows minor agricultural uses was considered, however, these uses do not require a discretionary permit and therefore, allowed by right, Cannabis Cultivation is not similar to those allowed uses and many of these areas are exhibit residential uses. Staff recommends that Cannabis Cultivation of all types be prohibited in the Residential Agriculture Zone.

**W-2 (Controlled Development Areas)**

This Zone allows for a variety of uses depending on the size of the zoned property. In the W-2 Zone lots under one acre allow for uses that include but are not limited to single family residences, field and tree crops, and greenhouses used for the purposes of propagation. For lots greater than 20,000 square feet in area and at least 100-feet wide the noncommercial keeping of horses is allowed in this zone. Other allowed uses include Home occupations. The outside storage of materials is allowed in limited circumstances. On lots greater than one acre in area allowed uses include single family residences, public and private water works facilities, agricultural uses allowed on smaller lots in this zone, as well as nurseries and processing of agricultural products and the grazing of cattle and other farm animals. With a Plot Plan Use Permit, other uses that could be permitted in this zone include; guest ranches, educational institutions, places of religious worship, libraries, tennis and polo clubs and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; Airports or landing fields, commercial fairgrounds, cemeteries, dune buggy parks, hunting clubs, race tracks, recreational vehicle parks, rodeo arenas, commercial stables and riding stables, trailer and boat storage, auction houses and yards, large and small animal hospitals and solar power plants. A large number of W-2 zoned lands, about \*584,000 acres, exist in the unincorporated area of the County. Although there is an abundance of Controlled Development Zoned property in the County, much of that land is sandwiched



between BLM, Joshua Tree National Park and Tribal property, developed with residential uses and in areas too remote and steep to allow for the needed infrastructure to support Cannabis Cultivation. Much of those properties also exhibit General Plan Land Uses that are incompatible with Cannabis Cultivation. Permitting Cannabis Cultivation in the W-2 Zone is not recommended by Staff.

**C-1/C-P (General Commercial Zone) & C-P-S (Scenic Highway Commercial Zone)**

These zones allow for a large variety of brick and mortar commercial uses, including but not limited to retail sales, gasoline service stations, hotels, bars, cocktail lounges, tobacco shops and pool halls, with the approval of a plot plan use permit. Outdoor or mixed light cultivation are not appropriate for these zones but permitted indoor cultivation uses, subject to strict development standards, could be considered. Further, outdoor and mixed-light cultivations are not appropriate for these zones due to the nature of the allowed uses and locations of these types of zones. There is about \*1,000 acres of C-1/CP Zoned property and approximately \*2,400 acres of property zoned C-P-S, County wide. If indoor Cannabis Cultivation is considered in these zones, appropriate lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered. Staff recommends that Specialty Cottage, Specialty and Small indoor cultivation be considered in the C-1/C-P and C-P-S Zones.

**C-T (Tourist Commercial Zone)**

This Zone allows for a variety of tourist related commercial uses with an approved plot plan use permit, including, automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption, automobile sales, truck sales, new and used, restaurants, drive-in restaurants, bars, curio shops, gift shops, sign, on-site advertising, hotels, motels, dwelling bed and breakfasts, places of religious worship and child day care centers. Cultivation is not appropriate in this zone given the nature of tourist related uses. There is currently limited acreage zoned C-T in the unincorporated County area, less than \*90 acres. Care should be taken to expand permitted land uses on this property with tourist related uses, therefore, permitting cultivation of any type is not recommended.

**C-R (Rural Commercial Zone)**

The C-R Zone is intended to allow for small-scale commercial uses in the outlying areas of the County along rural highways for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. Because properties exhibiting this zone are currently limited in number, are necessary to provide much needed neighborhood commercial uses and are located along rural highways, permitting Cannabis Cultivation of any type in the C-R Zone is not recommended.

**C-O (Commercial Office Zone)**

The C-R Zone is intended to fulfill a need in the County of for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The following uses are examples of those allowed

with an entitled plot plan use permit; administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale, art galleries, libraries, museums, banks, financial institutions, employment agencies, parking lots and parking structures, pharmacies incidental to a professional office building, tourist information centers, day care centers, and places of religious worship. With the approval of a conditional use permit some of the allowable uses are clinics, including but not limited to medical, dental and chiropractic, health and exercise centers, provided all facilities are located within an enclosed building, hotels, resort hotels and motels, laboratories, film, dental, medical, research or testing, restaurants, not including drive-in or take-out restaurants, studios for professional work in or teaching of any form of fine arts. Given the intended purpose of the C-O Zone Cannabis Cultivation is not recommended for this zone.

### **I-P (Industrial Park Zone)**

With a plot plan use permit a variety of industrial and manufacturing related uses, for example; food, Lumber, Wood, and Paper products, textile and leather products, chemical and glass products, metal and electrical products, transportation industries, warehousing and distribution, including mini-warehouses, cold storage facilities, telephone exchanges and switching equipment, post offices, and fire and police stations. Commercial services uses include, banks and financial institutions, laboratories, film, medical, research, or testing centers, office equipment sales and service, and offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering. Cultivation is not appropriate with the possible exception of permitted indoor cultivation uses, subject to strict development standards. There is about \*2,000 acres of I-P zoned property in the unincorporated area of the County. Appropriate lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other industrial use must be considered if indoor Cannabis Cultivation is considered in this zone. Staff recommends that indoor cultivation of all types be considered in the I-P Zone.

### **M-SC (Manufacturing-Service Commercial Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This Zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. With the approval of a plot plan use permit a variety of industrial and manufacturing uses are allowed. These uses include; food products, textile products, lumber, wood, paper and leather products, chemicals, stone, clay, glass and concrete products. The following commercial services uses are also allowed; banks and financial institutions, gasoline and diesel service stations, not including the concurrent sale of beer wine for off-premises consumption, laboratories, film, medical, research, or testing centers, office equipment sales and service, offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering, parking lots and parking structures, restaurants and other eating establishments, building materials sales yard, places of religious worship and day care centers. The following use are allowed with the approval of a

conditional use permit; meat packing plants, not including slaughtering or rendering of animals, cemeteries, crematories, and mausoleums, paper storage and recycling, not within a building, brewery, distillery, or winery, acid and abrasives manufacturing, recycling of wood, metal, and construction wastes, natural gas storage, above ground, disposal service operations, not including transfer stations, solar power plant on a lots 10 acres or larger and parolee-probationer homes.

There is about \*4,800 acres of M-SC zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation is not appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends that indoor cultivation of all types be considered in the M-SC Zone.

**M-M (Manufacturing-Medium Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, concrete match plants, airports, dump sites, swap meets, recycling processing facilities and solar power plants.

There is about \*2,550 acres of M-M zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation may not be appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends including indoor cultivation be considered in the M-M Zone.

### **MH (Manufacturing-Heavy Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, petroleum refineries, concrete match plants, airports, dump sites, swap meets, recycling processing facilities, processing and rendering of fats and oils and solar power plants.

There is about \*9,500 acres of M-H zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation may not be appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends that indoor cultivation of all types be considered in the M-H Zone.

### **M-R (Mineral Resources)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste

composting facilities and solar power plant.

Most of the M-R zoned property in the unincorporated area of the County is occupied by existing or reclaimed mining operations. Cannabis Cultivation should be prohibited of the County that are Classified by the State as having a Mineral Resource Classification of MRZ-2 (Areas of Known Mineral Resource Significance) as well as areas Designated by the State as being of regional or statewide significance.

The locations of the properties zoned M-R are remote and tend to be away from residential and urban uses. This would give reason to allow cultivation in these zones. However, care should be taken to avoid land use conversion by limiting use permits to areas that are not currently permitted for other intended uses. Some consideration could be given to permitting cultivation on a reclaimed property but a change of zone would be appropriate.

**M-R-A (Mineral Resources-Manufacturing)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants, ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant.

Most of the M-R-A zoned property in the unincorporated area of the County and most of this property is occupied by existing or reclaimed mining operations. Cannabis Cultivation should be prohibited of the County that are Classified by the State as having a Mineral Resource Classification of MRZ-2 (Areas of Known Mineral Resource Significance) as well as areas Designated by the State as being of regional or statewide significance.

The locations of the properties zoned M-R-A are remote and tend to be away from residential and urban uses. This would give reason to allow cultivation in these zones. However, care should be taken to avoid land use conversion by limiting use permits to areas that are not currently permitted for other intended uses. Some consideration could be given to permitting cultivation on a reclaimed property but a change of zone would be appropriate.

**A-1 Zone (Light Agriculture Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries,

orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, parks and playgrounds, golf courses and home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; private schools, places of religious worship, libraries, child day care centers and feed and grain sales. With the approval of a Conditional Use Permit further uses that could be permitted include; community auction and sale yards, farm labor camps, packaged dry fertilizer storage, commercial stables and riding stables, mobile home parks and solar power plants. There is over \*96,000 acres of A-1 Zoned property in the unincorporated area of the County. Due to the intent and purpose of the A-1 Zone and its allowable uses, Cannabis Cultivation should be consider as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Cultivation sites are appropriate as they could supplement agricultural properties.

**A-P (Light Agriculture with Poultry Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, farms for the hatching, raising, butchering or marketing of fowl, rabbits and fish, nurseries, field crops and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals and farms for commercial egg production. With the approval of a Conditional Use Permit further uses that could be permitted include; Packaging, marketing or processing of poultry waste products, the processing of eggs, and solar power plants. About \*1,000 acres of property in the unincorporated County area is zoned A-P. Due to the intent and purpose of the A-P Zone and its allowable uses, Cannabis Cultivation should be considered as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Small cultivation premises are appropriate as they could supplement poultry agricultural properties.

**A-2 (Heavy Agriculture Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries, orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, animal hospitals, commercial stables and riding stables, public fairgrounds, and home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; canning, freezing and packing in conjunction with a farming operation, private schools, public parks, public playgrounds, golf courses, country clubs, places of religious worship , libraries, truck transfer stations and agricultural equipment sales and repair yards. With the approval of a Conditional Use Permit further uses that could be permitted include; community auction and sale yards, farm labor camps, pen fed beef and cattle operations, livestock sales yards, hunting clubs, and solar power plants. Almost \*32,000 acres of land is zoned A-2 in the unincorporated area of the County. Due to the intent and purpose of the A-2 Zone and its allowable uses, Cannabis Cultivation should be consider as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Small cultivation premises are appropriate as they could supplement dairy agricultural properties.

**A-D (Heavy Agriculture Zone)**

This zone was established to as a zone classification which will preserve dairy operations, acknowledge the importance of the dairy industry to the economy of the County, the need to protect dairies from urban encroachment, and the need to encourage dairies to locate in established rural and agricultural areas to minimize incompatibilities between dairy operations and urbanizing communities. This Zone allows for a variety of uses including but not limited to one-family dwellings in conjunction with a dairy operation, dairy farms and dairy calf, heifer, dry cow and herd replacement operations including the selective or experimental breeding and raising of cattle, the grazing of cattle and, as an accessory use, the processing, packaging and marketing of waste products produced on the premises, farms for small animals (excluding crowing fowl), nurseries, greenhouses, orchards, field crops, tree crops, berry and bush crops, vegetable flower, herb gardening, the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from permitted uses, and the grazing of horses, sheep, goats or other farm stock or animals. Solar power plants are an acceptable use with the approval of a conditional use permit. Because of the efforts to create a zone specific to the dairy industry continued efforts should be made to assure that conversions of Heavy Agriculture land use are avoided due the high value of the Cannabis product. Because of this, care should be taken to limit introducing new land uses such as Cannabis Cultivation to this selective zone. There are about \*425 acres of A-D Zoned property in the unincorporated area of the County. Small cultivation premises are appropriate as they could supplement dairy agricultural properties.

### **Wine Country & Citrus Vineyard Zones**

The Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The region that encompasses the wine country zones is one of the most important agricultural lands in the County. The many wineries and equestrian uses there provide a significant tourist attraction to the region, which in turn, provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. 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.

### **R-D (Regulated Development)**

The R-D Zone allows for a variety of uses. There are 13 properties county-wide that exhibit the R-D Zone. The majority of those properties are development with residential uses or are within residential areas. Therefore, permitting cultivation within this zone is not recommended.

### **N-A (Natural Assets Zone)**

The N-A Zone generally corresponds to the Open Space General Plan Foundation, which includes the Land Uses of Conservation, Conservation Habitat, Recreation, Rural, Water, and Mineral Resources. This

zone allows for single family dwellings, guest dwellings, automobile storage garages, accessory Buildings, field and tree crops and the grazing only of cattle, horses, sheep or goats, under certain circumstances. With a Plot Plan Use Permit, other uses that could be permitted include; public utility substations, water wells and appurtenant pump houses, picnic grounds for day use only, places of religious worship and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; recreational vehicle parks, migrant agricultural worker mobile home parks, resort hotels, rock crushing plants, extraction and bottling of well water including the incidental manufacturing of bottles, golf courses - including club houses, restaurants, and retail shops, riding academies and stables, commercial and noncommercial, airport or landing field, camps, guest ranches and solar power plants. Because of this zone's intent to include those properties intended for conservation, permitting Cannabis Cultivation in the N-A Zone should not be considered.

**W-1 (Watercourse / Watershed / Conservation Areas)**

There are some areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Most of the W-1 designated land exists around lakes, streams, and other waterways. Given the basis of this zone is not an appropriate location for Cannabis Cultivation uses and could result in impacts to the waterways. Therefore, permitting cultivation within this zone is not recommended.

**W-E (Wind Energy Zone)**

The purpose of the Wind Energy Zone (W-E) was to establish some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. This Zone encompasses a small region of the unincorporated County area and the creation of which provides for specific areas to accomplish renewable energy goals. Therefore, permitting cultivation within this zone is not recommended.

**MU (Mixed Use Zone)**

The intent and purpose of the MU Zone was to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments (SCAG) along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. Given the MU Zone's purpose to create areas to fulfill housing needs the zone is not compatible agricultural uses or Cannabis Cultivation. Therefore, the mu Zone will be considered a residential zone for the purposes of this discussion and permitting cultivation within this zone is not recommended.

*\* Acreages reflect approximations of properties and excludes properties within conservation areas*

**RETAILERS**

Cannabis retail sales Refers to a license to sell Cannabis goods to customers as a retailer (dispensary).



This represents the final product of the Cannabis industry. The product that has been grown, harvested, tested, packed and labeled for sale prior to reaching a retail sales counter. Cannabis retailers are highly visible to the public and create the most known controversy of all Cannabis activities. Retail sales locations should be permitted in areas that exhibit zoning compatibility, are able to achieve appropriate setbacks and separations and sites that can provide appropriate parking, including but not limited to ADA required parking. The categories of Cannabis retail sales, that can be considered include, non-storefront and non-storefront. A Microbusiness may have a retail sales component.

The State has set strict and unique licensing guidelines for each retail sales use and leaves many site development standards to local jurisdictions.

Permitting retail sales, particularly storefronts, brings with it potential impacts to neighboring properties. Careful consideration should be given to the direct and indirect impacts when considering allowing a new type of land use of any type, especially one that carries with it, unique characteristics related to security, loitering, potential for crimes of robbery and theft and access to children.

Commercial properties seem to be a logical option for storefront and no-storefront activities. But there are other zones that could be considered if strict development standards are adopted.

Although Cannabis storefronts, would be subject to unique security requirements, setbacks, building review, and application requirements that will be distinctive compared to other existing County land uses, care should also be taken when considering appropriate site locations for potential permits. Existing County zones were analyzed by Staff as follows:

**Residential Zones**

Cannabis retail sales, particularly storefront with public access, brings with it many potential impacts that make it incompatible with residential land uses. Allowing Cannabis retail sales permits in any residential zone is not recommended.

**C-1/C-P (General Commercial Zone) & C-P-S (Scenic Highway Commercial Zone)**

These zones allow for a large variety of brick and mortar commercial uses with the approval of a plot plan use permit. Cannabis retail sales uses may be appropriate with strict development guidelines. Minimum lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered if Cannabis retail sales is considered. If the board determines that Cannabis retail sales should be permitted in the County Staff believes that the C-1/C-P Zone is appropriate for this use but strict development standards and appropriate setbacks should be implemented.

**C-T (Tourist Commercial Zone)**

This Zone allows for a variety of tourist related commercial uses with an approved plot plan use permit, including, automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption, automobile sales, truck sales, new and used, restaurants, drive-in

restaurants, bars, curio shops, gift shops, sign, on-site advertising, hotels, motels, dwelling bed and breakfasts, places of religious worship and child day care centers. Dispensaries, non-storefront retail and microbusinesses may be appropriate subject to strict development standards. Minimum lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered if Cannabis retail sales is considered. There are a small amount of C-T zoned property in the unincorporated area of the County. Therefore, great care should be taken to ensure that this new land use does not create a conversion of this land use. Permitting retailers within the C-T zone is not recommended.

**C-R (Rural Commercial Zone)**

The C-R Zone is intended to allow for small-scale commercial uses in the outlying areas of the County along rural highways for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2½ acres. Because properties exhibiting this zone are limited in number and necessary to provide much needed neighborhood commercial uses and are located along rural highways, permitting Cannabis retail sales in the C-R Zone is not recommended.

**C-O (Commercial Office Zone)**

The C-R Zone is intended to fulfill a need in the County of for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The following uses are examples of those allowed with an entitled plot plan use permit; administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale, art galleries, libraries, museums, banks, financial institutions, employment agencies, parking lots and parking structures, pharmacies incidental to a professional office building, tourist information centers, day care centers, and places of religious worship. With the approval of a conditional use permit some of the allowable uses are clinics, including but not limited to medical, dental and chiropractic, health and exercise centers, provided all facilities are located within an enclosed building, hotels, resort hotels and motels, laboratories, film, dental, medical, research or testing, restaurants, not including drive-in or take-out restaurants, studios for professional work in or teaching of any form of fine arts. Given the intended purpose of the C-O Zone and its allowable uses Cannabis dispensaries are not recommended for this zone.

**I-P (Industrial Park Zone)**

This Zone allows for emergency shelters. With a plot plan use permit a variety of industrial and manufacturing related uses, for example; food, Lumber, Wood, and Paper products, textile and leather products, chemical and glass products, metal and electrical products, transportation industries,

warehousing and distribution, including mini-warehouses, cold storage facilities, telephone exchanges and switching equipment, post offices, and fire and police stations. Commercial services uses include, banks and financial institutions, laboratories, film, medical, research, or testing centers, office equipment sales and service, and offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-SC (Manufacturing-Service Commercial Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This Zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. With the approval of a plot plan use permit a variety of industrial and manufacturing uses are allowed. These uses include; food products, textile products, lumber, wood, paper and leather products, chemicals, stone, clay, glass and concrete products. The following commercial services uses are also allowed; banks and financial institutions, gasoline and diesel service stations, not including the concurrent sale of beer wine for off-premises consumption, laboratories, film, medical, research, or testing centers, office equipment sales and service, offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering, parking lots and parking structures, restaurants and other eating establishments, building materials sales yard, places of religious worship and day care centers. The following use are allowed with the approval of a conditional use permit; meat packing plants, not including slaughtering or rendering of animals, cemeteries, crematories, and mausoleums, paper storage and recycling, not within a building, brewery, distillery, or winery, acid and abrasives manufacturing, recycling of wood, metal, and construction wastes, natural gas storage, above ground, disposal service operations, not including transfer stations, solar power plant on a lots 10 acres or larger and parolee-probationer homes. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-M (Manufacturing-Medium Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks,

gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, concrete match plants, airports, dump sites, swap meets, recycling processing facilities and solar power plants. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**MH (Manufacturing-Heavy Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, petroleum refineries, concrete match plants, airports, dump sites, swap meets, recycling processing facilities, processing and rendering of fats and oils and solar power plants. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-R (Mineral Resources)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and

excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant. The locations of the properties zoned M-R are remote and tend to be away from residential and urban uses, access is sometimes limited and improvements sparse. Therefore, this zone is inappropriate for retail Cannabis uses.

**M-R-A (Mineral Resources-Manufacturing)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants, ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant. The locations of the properties zoned M-R-A are remote and tend to be away from residential and urban uses, access is sometimes limited and improvements sparse. Therefore, this zone is inappropriate for retail Cannabis uses.

**Agricultural Zones (A-1, A-P, A-2 and A-D)**

These zones allow for a variety of agricultural uses. These zones are not intended for retail uses, they do not exhibit urban infrastructure that would support retail sales of Cannabis and Cannabis products. Therefore, these zones are inappropriate for retail Cannabis uses.

**Wine Country & Citrus Vineyard Zones**

The Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The region that encompasses the wine country zones is one of the most important agricultural lands in the County. The many wineries and equestrian uses there provide a significant tourist attraction to the region, which in turn, provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Cannabis retail 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 retail uses in the wine country zones, including the Citrus Vineyard Zone (C/V) and the Commercial Citrus Vineyard Zone (C-C/V) are not recommended.

**W-2 (Controlled Development Areas)**

This Zone allows for a variety of uses depending on the size of the zoned property. In the W-2 Zone lots under one-acre allow for uses that include but are not limited to single family residences, field and tree crops, and greenhouses used for the purposes of propagation. For lots greater than 20,000 square feet in area and at least 100-feet wide the noncommercial keeping of horses is allowed in this zone. Other allowed uses include Home occupations. The outside storage of materials is allowed in limited circumstances. On lots greater than one-acre in area allowed uses include single family residences, public and private water works facilities, agricultural uses allowed on smaller lots in this zone, as well as nurseries and processing of agricultural products and the grazing of cattle and other farm animals. With a Plot Plan Use Permit, other uses that could be permitted in this zone include; guest ranches, educational institutions, places of religious worship, libraries, tennis and polo clubs and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; Airports or landing fields, commercial fairgrounds, cemeteries, dune buggy parks, hunting clubs, race tracks, recreational vehicle parks, rodeo arenas, commercial stables and riding stables, trailer and boat storage, auction houses and yards, large and small animal hospitals and solar power plants. This zone allows for a variety of unique commercial allowable uses that are rural in nature. Cannabis retail sales uses are not recommended in this zone.

**R-D (Regulated Development)**

The R-D Zone allows for a variety of uses. There are 13 properties county-wide that exhibit the R-D Zone. The majority of those properties are development with residential uses or are within residential areas. Therefore, permitting Cannabis retail sales uses within this zone is not recommended.

**N-A (Natural Assets Zone)**

The N-A Zone generally corresponds to the Open Space General Plan Foundation, which includes the Land Uses of Conservation, Conservation Habitat, Recreation, Rural, Water, and Mineral Resources. This zone allows for single family dwellings, guest dwellings, automobile storage garages, accessory Buildings, field and tree crops and the grazing only of cattle, horses, sheep or goats, under certain circumstances. With a Plot Plan Use Permit, other uses that could be permitted include; public utility substations, water wells and appurtenant pump houses, picnic grounds for day use only, places of religious worship and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; recreational vehicle parks, migrant agricultural worker mobile home parks, resort hotels, rock crushing plants, extraction and bottling of well water including the incidental manufacturing of bottles, golf courses - including club houses, restaurants, and retail shops, riding academies and stables, commercial and noncommercial, airport or landing field, camps, guest ranches and solar power plants. Because of this zone's intent to include those properties intended for conservation, permitting Cannabis retail sales in the N-A Zone should not be considered.

**W-1 (Watercourse / Watershed / Conservation Areas)**

There are some areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Most of the W-1 designated land exists around lakes, streams, and other waterways. Given the basis of this zone is not an appropriate location for Cannabis Cultivation uses and could result in impacts to the waterways. Therefore, permitting Cannabis retail sales within this zone is not recommended.

**W-E (Wind Energy Zone)**

The purpose of the Wind Energy Zone (W-E) was to establish some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. This Zone encompasses a small region of the unincorporated County area and the creation of which provides for specific areas to accomplish renewable energy goals. Therefore, permitting Cannabis retail sales within this zone is not recommended.

**MU (Mixed Use Zone)**

The intent and purpose of the MU Zone was to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments (SCAG) along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. Given the MU Zone's purpose to create areas to fulfill housing needs the zone is not compatible agricultural uses or Cannabis Cultivation. Therefore, the MU Zone will be considered a residential zone for the purposes of this discussion and permitting Cannabis retail sales within this zone is not recommended.

**RIVERSIDE COUNTY GENERAL PLAN & ZONING CONSISTENCY:**

All amendments to the Land Use Ordinance must be consistent with the General Plan. The General Plan's Land Use Element Policy LU 7.1, requires land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. Ensuring compatibility between land uses, is directly related to the proposed ordinance amendment, (a Cannabis ordinance) by requiring each commercial Cannabis permit be processed through a discretionary permit. In the cases of all discretionary permits a finding must be made that the zoning and the proposed project are consistent with the General Plan. Therefore, although the details included herein encompass zoning only as a method for determining appropriate locations for commercial Cannabis businesses, during the permit process each independent case will be required to demonstrate that that the proposed project and subject property is consistent with the General Plan.

In some cases, depending on the applicable General Plan policies, a proposed project may be inconsistent with the General Plan and unable to obtain a conditional use permit even when the property's zoning classification allows the proposed use with a conditional use permit. In these types of situations, and depending on the specific facts of the project and location, it may be appropriate to process an amendment to the General Plan.

Consistency with General Plan policies must be evaluated when processing each commercial Cannabis project application. Findings specific to the project type are required to be made in order to recommend approval of the project. Any change of zone applications must be found to be consistent with the General Plan. Among others, use permits must be found to be consistent with the General Plan, Ordinance No. 348 and not to be detrimental to the health, safety, and general welfare of the neighborhood or to the general welfare of the county.

If the proposed ordinance amendment is adopted, each land use application will go through the land use review process including, but not limited to, the appropriate environmental review, consistency with the applicable General Plan policies and Ordinance No 348 and be considered at noticed public hearings.

Staff believes that the regulations and standards established by Ordinance No. 348.4862, the County will be providing a path for operators who wish to pursue a commercial Cannabis business in Riverside County to obtain a permit to operate after the appropriate land use and environmental review and consideration. The findings required for approval of a use permit will control the placement and intensity of commercial Cannabis activities within the allowable zones and will provide a method, through the discretionary process, to apply operating conditions to limit possible nuisances or safety conditions from the operation of commercial Cannabis activities. Additionally, the development agreement process, the permit renewal process and the monitoring process, combined with land use ordinance provisions for revocation of permits will provide a means of adjusting operational standards, to address nuisance concerns, while still retaining the ability for full permit revocation, if needed.

**LAND USE PERMIT IMPLEMENTATION:**

Should the Board approve Ordinance No. 348.4862, implementing a regulatory approach to permit Cannabis-related activities, it is staff's recommendation that the County do so in a measured way that provides for a "ramp-up" period, and an opportunity to re-evaluate the program on an annual basis. Staff is recommending an approach that sets initial caps on Cannabis retailers at 19 conditional use permits and Cannabis Cultivation conditional use permits at 50, which can then be re-assessed and adjusted over time as the County gains practical experience in implementing a program.

From staff's perspective, Cannabis Cultivation and Cannabis retailers pose greater potential impacts to the communities where they would be located, and therefore, should garner some consideration of a cap on the number of permits. Other Cannabis business uses such as manufacturing, distribution and testing are similar in intensity and use to other currently permitted land uses and it is not anticipated that, once development standards are applied, influences of these uses will be a negative impact to the community.

**FINDINGS :**

1. Ordinance No. 348.4862 applies to all unincorporated areas of Riverside County.



2. Pursuant to Article XI, Section 7 of the California Constitution, a county may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws.
3. The California Medicinal and Adult-Use Cannabis Regulation and Safety Act along with Business and Professions Code section 26055, 26080, 26090, 26200, and Health and Safety Code section 11362.83, authorize the County of Riverside establish standards, requirements and regulations for medical and adult-use cannabis activities.
4. Children, minors under the age of 18, are particularly vulnerable to the effects of Cannabis use, and the presence of Cannabis plants or products is an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children including schools, parks, and other similar locations. Comprehensive regulation of Cannabis activities is proper and necessary to address the risks and adverse impacts to children.
5. The unregulated cultivation of Cannabis in the unincorporated area of Riverside County can adversely affect the health, safety, and well-being of the County, its residents and environment. Comprehensive regulation of lots used for Cannabis Cultivation is proper and necessary to reduce the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated Cannabis Cultivation.
6. Ordinance No. 348.4862 establishes regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products in a responsible manner that protects the health, safety and welfare of the residents of Riverside County.
7. Ordinance No. 348.4862 is exempt from the California Environmental Quality Act (CEQA) pursuant to Senate Bill 94, the Medical Cannabis Regulation and Safety Act (MCRSA) and Section 26055(h) of the California Business and Professions Code, which exempted from CEQA, until July 1, 2019, the adoption of a specified ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, license, or other authorizations to engage in commercial Cannabis activity. Ordinance No. 348.4862 establishes regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products. These regulations

require all commercial Cannabis activities to obtain discretionary land use approval, and accordingly this project has been determined to be exempt from CEQA.

8. Cannabis Cultivation operations are not protected under Riverside County Ordinance No. 625, the Right –to-Farm Ordinance, which is intended to protect agricultural operations from being considered a nuisance. The siting and operational standards established by Ordinance No. 348.4862 do not apply to agricultural enterprises already in existence within the unincorporated areas of the County of Riverside.

**CONCLUSIONS:**

1. This proposed ordinance amendment is in conformance with all elements of the Riverside County General Plan.
2. This proposed ordinance amendment is consistent with Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through permitting provisions, development standards and operational requirements established within the proposed ordinance amendment.
4. This proposed project will not have a significant effect on the environment.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY INPUT**

Since the Board’s initiation of this ordinance, Staff created a website to correspond with the public and garner input. That website went live on October 13, 2017. Approximately, 338 emails have been received through that website, including 64 completed surveys. This hearing for the Ordinance amendment has been advertised in the Press Enterprise Newspaper and the Desert Sun Newspaper. Additionally, On March 20, 2018, the Board of Supervisors held a public meeting to receive an Ordinance update from staff. At that meeting 41 people spoke and gave input to the Board. Prior to that meeting, 121 letters and emails were received by Staff. 41 letters or emails indicated support, 34 letters or emails indicated opposition, and 48 letters or emails indicated a neutral position for regulation. As of the writing of this report, and since the March 20<sup>th</sup> Board meeting, staff has received approximately 80 emails regarding the ordinance, including a 26 page report from the Anza Valley MAC – Cannabis Emergency Regulation Committee, and a number of suggestions to include in the ordinance itself.

**APPEAL INFORMATION**

The Planning Commission’s action on Ordinance No. 348.4862 is a recommendation to the Board of Supervisors only. The recommendations of the Planning Commission will be heard by the Board in a noticed public meeting. The Board’s decision is the final decision.

**ATTACHMENTS:**

Attachment A Ordinance 348.4862 - DRAFT

Attachment B Cannabis Ordinance Update Staff Report from March 20, 2018 Board Meeting

Attachment C Correspondence Received prior to March 20, 2018 Board Meeting

Attachment D Confirmation of Public Hearing Notice

# ATTACHMENT A

1 ORDINANCE NO. 348.4862

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATED TO ZONING

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. FINDINGS. The Board of Supervisors finds the following:

- 7 a. In 1996, the voters of the State of California approved Proposition 215, The  
8 Compassionate Use Act, which was intended to decriminalize cultivation and  
9 possession of medical marijuana by a seriously ill patient, or the patient's primary  
10 caregiver, for the patient's personal use, and to create a limited defense to the  
11 crimes of possessing or cultivating cannabis. The Compassionate Use Act further  
12 provided that nothing in it shall be construed to supersede legislation prohibiting  
13 persons from engaging in conduct that endangers others, or to condone the  
14 diversion of cannabis for non-medical purposes.
- 15 b. In 2004, the Legislature enacted Senate Bill 420 to clarify the scope of  
16 Proposition 215, and to provide qualifying patients and primary caregivers who  
17 collectively or cooperatively cultivate marijuana for medical purposes with a  
18 limited defense to certain specified State criminal statutes.
- 19 c. On October 17, 2006, the Riverside County Board of Supervisors adopted  
20 Ordinance No. 348.4423 prohibiting medical marijuana dispensaries in all zone  
21 classifications.
- 22 d. On May 19, 2015, the Riverside County Board of Supervisors adopted Ordinance  
23 No. 348.4802 clarifying that marijuana cultivation is also prohibited in all zone  
24 classifications.
- 25 e. On September 11, 2015, California enacted the Medical Marijuana Regulation  
26 and Safety Act, which instituted a comprehensive State-level licensure and  
27 regulatory scheme for cultivation, manufacturing, distribution, transportation,  
28

1 laboratory testing, and dispensing of medical cannabis.

2 f. On June 2, 2015, the Riverside County Board of Supervisors adopted Ordinance  
3 No. 925 declaring marijuana cultivation to be prohibited and a public nuisance.

4 g. On November 8, 2016 the voters of California adopted Proposition 64 which  
5 legalized the use of cannabis for adult use and established a maximum cultivation  
6 allowance of 6 plants for personal use. Proposition 64 allows for local control of  
7 adult use cannabis land uses, and reasonable regulation of personal cultivation of  
8 up to 6 plants per residence.

9 h. Cannabis cultivation operations are not protected under Riverside County  
10 Ordinance No. 625, the Right to Farm ordinance, which is intended to protect  
11 agricultural operations from being considered a nuisance. The siting and  
12 operational standards established by Ordinance No. 348.4862 do not apply to  
13 agricultural enterprises already in existence within the unincorporated areas of  
14 the County of Riverside.

15 i. Children, minors under the age of 18, are particularly vulnerable to the effects of  
16 cannabis use, and the presence of cannabis plants or products is an attractive  
17 nuisance for children, creating an unreasonable hazard in areas frequented by  
18 children including schools, parks, and other similar locations. Comprehensive  
19 regulation of cannabis activities is proper and necessary to address the risks and  
20 adverse impacts to children.

21 j. Riverside County has long had insufficient resources to bring code enforcement  
22 or nuisance actions against the vast majority of cultivation sites and dispensaries.  
23 The State's adoption of a comprehensive statewide licensing and enforcement  
24 scheme for cannabis operations could facilitate local jurisdictions to regulate  
25 cannabis at the local level, and permit fees would help pay for additional  
26 enforcement staff.

27 k. The unregulated cultivation of cannabis in the unincorporated area of Riverside  
28

County can adversely affect the health, safety, and well-being of the County, its residents and environment. Comprehensive regulation of lots used for cannabis cultivation is proper and necessary to reduce the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated cannabis cultivation.

Section 2. **PURPOSE.** The purpose of this ordinance is to establish regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products in a responsible manner that protects the health, safety and welfare of the residents of Riverside County. Nothing in this ordinance is intended to authorize the use, possession or distribution of cannabis in violation of State law.

Section 3. **AUTHORITY.** Pursuant to Article XI, section 7 of the California Constitution, the California Medicinal and Adult-Use Cannabis Regulation and Safety Act, Business and Professions Code section 26055, 26080, 26090, 26200, and Health and Safety Code section 11362.83, , the County of Riverside may adopt ordinances to establish standards, requirements and regulations for medical and adult-use cannabis activities.

Section 4. Section 18.12.A.2.b. of Ordinance No. 348 is amended to add the following table:

<b>COMMERCIAL CANNABIS ACTIVITIES</b>	<b>PER SQUARE FOOT OR UNIT</b>	<b>PER EMPLOYEE</b>	<b>OTHER CRITERIA</b>	<b>FOR VEHICLE STACKING</b>
indoor cultivation		2 spaces/ 3 employees		
mixed light cultivation		2 spaces/ 3 employees		
nursery		1 space/2 employees		
distributor		2 spaces/ 3 employees of largest shift		
manufacturing		2 spaces/ 3 employees of largest shift		
testing		2 spaces/ 3 employees of		

		largest shift		
retailers		1 space/200 sq. ft. of gross floor area		
microbusinesses with retail sales		1 space/200 sq. ft. of gross floor area		
Microbusinesses without retail sales		2 spaces/ 3 employees		

Section 5. A new Section 1.13 is added to Article I of Ordinance No. 348 to read as follows:

“Section 1.13. TABLES

In the event there is an inconsistency between the tables contained in this ordinance and the text of this ordinance, the ordinance text controls and shall be applied to land use permit applications.”

Section 6. Section 3.3 of Ordinance No. 348 is amended to read as follows:

“SECTION 3.3 USES ALLOWED IN ZONE CLASSIFICATIONS. The terminology used in Section 3.1 of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers them to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. Unless expressly authorized by this ordinance, nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State law or Federal law.”

Section 7. Section 3.4 of Ordinance No. 348 is repealed in its entirety.

Section 8. Section 18.28.c. of this ordinance is amended to read as follows:

“c. PUBLIC HEARING. A public hearing shall be held on the application for a



1 conditional use permit in accordance with the provisions of either 18.26 or 18.26.a. of  
2 this ordinance, whichever is applicable, and all of the procedural requirements and rights  
3 of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or  
4 any other provision herein to the contrary, the hearing of any conditional use permit that  
5 requires approval of general plan amendment, a specific plan amendment, a change of  
6 zone or a development agreement shall be heard in accordance with the provisions of  
7 Section 2.5, 2.6, 20.3.a. or 18.26b. of this ordinance, whichever is applicable, and all of  
8 the procedural requirements and rights of appeal as set forth therein shall govern the  
9 hearing.”

10 Section 9. Article XIXh of Ordinance No. 348 is amended in its entirety to read as follows:

11 “Article XIXh COMMERCIAL CANNABIS ACTIVITIES

12 SECTION 19.500. PURPOSE AND INTENT

13 The purpose of this Article is to protect the public health, safety, and welfare, enact  
14 strong and effective regulatory and enforcement controls in compliance with State law, protect  
15 neighborhood character, and minimize potential for negative impacts on people, communities, and  
16 the environment in the unincorporated areas of Riverside County by establishing land use  
17 regulations for commercial cannabis activities. Commercial cannabis activities includes cannabis  
18 cultivation, cannabis nurseries, cannabis manufacturing, cannabis testing facilities, cannabis  
19 retailers, and cannabis distribution, including medical and adult-use cannabis. Commercial cannabis  
20 activities require land use regulations due to the unique State legal constraints on cannabis activity,  
21 and the potential environmental and social impacts associated with cannabis activity.

22 A. PROHIBITED ACTIVITIES.

- 23 1. Any Commercial Cannabis Activity that is not expressly provided for in  
24 both an approved conditional use permit and a valid Cannabis license issued  
25 by the State is prohibited in all zones and is hereby declared a public  
26 nuisance that may be abated by the County and is subject to all available  
27 legal remedies, including but not limited to civil injunctions.

2. Mobile Cannabis Retailers are prohibited in all zones and may not operate in the unincorporated area of Riverside County.
3. All Cannabis Cultivation shall be conducted in the interior of enclosed structures, facilities or buildings, and all Cannabis Cultivation operations, including all Live Cannabis Plants, at any stage of growth, shall not be visible from the exterior of any structure, facility or building containing Cannabis Cultivation. Portable greenhouses and non-permanent enclosures shall not be used for Cannabis Cultivation unless all applicable permits and licenses have been obtained including, but not limited to, land use permits, building permits and a California license has been issued for a Mixed Light Cannabis Cultivation operation.
4. Outdoor cultivation of Cannabis is prohibited in the unincorporated area of Riverside County.

SECTION 19.501     APPLICABILITY

- A. Except as provided in Section 19.502 of this Article, Commercial Cannabis Activities shall not be allowed in the unincorporated areas of Riverside County without first obtaining all required land use permits, licenses or other entitlements required by local or State laws and regulations.
- B. Cannabis is not an agricultural commodity with respect to Ordinance No. 625, the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan or Ordinance No. 625.
- C. For the purposes of this Article, Cannabis does not include Industrial Hemp as defined in this ordinance.

SECTION 19.502     EXEMPTIONS

This Article does not apply to the activities listed below which shall be accessory to a legally existing private residence and comply with all other applicable State and local laws,

1 requirements and regulations.

2 A. Personal Cannabis Cultivation

3 This Article shall not prohibit a person 21 years of age or older from engaging  
4 in the Indoor Cannabis Cultivation of six or fewer Live Cannabis Plants  
5 within a single private residence or inside a detached accessory structure  
6 located upon the grounds of a private residence that is fully enclosed and  
7 secured, to the extent the cultivation is authorized by Health and Safety Code  
8 sections 11362.1 and 11362.2. In no event shall more than six Live Cannabis  
9 Plants be allowed per private residence. For purposes of this section, private  
10 residence means a one family dwelling, an apartment unit, a mobile home or  
11 other similar dwelling.

12 B. Cannabis Cultivation by a Primary Caregiver.

13 This Article shall not prohibit the cultivation of Cannabis by a qualified  
14 patient or primary caregiver in accordance with Riverside County Ordinance  
15 No. 925.

16 SECTION 19.503 PROHIBITED LOCATIONS

17 Commercial Cannabis Activities are prohibited in the following zones: R-R, R-R-O, R-  
18 1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-  
19 R, WC-E W-2, R-D, N-A, W-2-M, W-1, W-E and MU.

20 SECTION 19.504 PERMIT REQUIREMENTS FOR ALL COMMERCIAL CANNABIS  
21 ACTIVITIES

22 All Commercial Cannabis Activities shall comply with the following requirements:

23 A. APPLICATION REQUIREMENTS

24 At the time of filing the application for a Commercial Cannabis Activity on a  
25 form provided by the Planning Department, the applicant shall also provide the  
26 applicable fee for processing the land use permit application.

27 B. STATE LICENSE REQUIRED

1 Obtain and maintain during the life of the Commercial Cannabis Activity the  
2 applicable California license issued pursuant to California Business and  
3 Professions Code Sections 19300.7 or 26050(a).

4 C. SUSPENSION, REVOCATION, OR TERMINATION OF STATE LICENSE

5 Suspension of a license issued by the State of California, or by any State licensing  
6 authority, shall immediately suspend the ability of a Commercial Cannabis  
7 Activity to operate within the County until the State, or its respective State  
8 licensing authority, reinstates or reissues the State license. Revocation or  
9 termination of a license by the State of California, or by any State licensing  
10 authority, will also be grounds to revoke or terminate any conditional use permit  
11 granted to a Commercial Cannabis Activity pursuant to this Article.

12 D. HEALTH AND SAFETY

13 Commercial Cannabis Activities shall at all times be operated in such a way as  
14 to ensure the health, safety, and welfare of the public. Commercial Cannabis  
15 Activities shall not create a public nuisance or adversely affect the health or  
16 safety of the nearby residents, businesses or employees working at the  
17 Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious  
18 gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be  
19 hazardous due to the use or storage of materials, processes, products, and runoff  
20 of water, pesticides or wastes.

21 E. DEVELOPMEMENT AGREEMENT

22 No approval required by this ordinance shall be given for any permit for a  
23 Commercial Cannabis Activity unless the Board of Supervisors first approves a  
24 development agreement, pursuant to Section 18.26b of this ordinance, setting  
25 forth the terms and conditions under which the Commercial Cannabis Activity  
26 will operate in addition to the requirements of this ordinance, all other local  
27 ordinances and regulations, state law and such other terms and conditions that  
28

1 will protect and promote the public health, safety and welfare. No use or  
2 operation under any permit for a Commercial Cannabis Activity shall be allowed  
3 to begin until the development agreement is effective.

4 F. NUISANCE ODORS

5 All Commercial Cannabis Activities shall be sited and operated in a manner that  
6 prevents Cannabis nuisance odors from being detected offsite. All Commercial  
7 Cannabis Activities shall provide a sufficient odor absorbing ventilation and  
8 exhaust systems so that odor generated inside the Commercial Cannabis Activity  
9 that is distinctive to its operation is not detected outside of the operation's facility,  
10 anywhere on adjacent lot or public rights-of-way, on or about the exterior or  
11 interior common area walkways, hallways, breezeways, foyers, lobby areas, or  
12 any other areas available for use by common tenants or the visiting public, or  
13 within any other unit located inside the same building as the Commercial  
14 Cannabis Activity. In order to control nuisances such as odors, humidity and  
15 mold, Commercial Cannabis Activities shall install and maintain at the minimum,  
16 the following equipment, or any other equipment that can be proven to be an  
17 equally or more effective method or technology to control these nuisances:

- 18 1. An exhaust air filtration system with odor control that prevents internal  
19 odors from being emitted externally;
- 20 2. An air system that creates negative air pressure between the Commercial  
21 Cannabis Activities' interior and exterior, so that the odors generated by  
22 the Commercial Cannabis Activity are not detectable on the outside of the  
23 Commercial Cannabis Activity.

24 G. COMMERCIAL CANNABIS ACTIVITY OPERATOR QUALIFICATIONS

- 25 1. All operators and all employees of a Commercial Cannabis Activity must  
26 be 21 years of age.
- 27 2. Operators shall be subject to background checks.

- 1 3. Permits for Commercial Cannabis Activities shall not be granted for  
2 operators with felony convictions, as specified in subdivision (c) of Section  
3 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal  
4 Code.  
5 4. Applicants providing false or misleading information in the permitting  
6 process will result in rejection of the application or nullification or  
7 revocation of any permit granted pursuant to this Article.

8 H. RELOCATION OF A PERMITTED COMMERCIAL CANNABIS ACTIVITY  
9 In the event the permittee or successor in interest vacates and relocates the  
10 Commercial Cannabis Activity to a new location, a new conditional use permit  
11 will need to be granted by the County in accordance with this ordinance prior to  
12 commencing operations at the new location.

13 I. HOURS OF OPERATION  
14 A Commercial Cannabis Activity operating as a Cannabis Retailer may be open  
15 to the public only Monday through Saturday between the hours of 6:00 A.M. and  
16 10:00 P.M. All other Commercial Cannabis Activities may operate only during  
17 the hours specified in the conditional use permit granted by the County.

18 J. INSPECTIONS  
19 A Commercial Cannabis Activity shall be subject to inspections by appropriate  
20 local and State agencies, including but not limited to the Riverside County  
21 Departments of Code Enforcement, Planning, Fire, Public Health, Environmental  
22 Health, the Agricultural Commissioner's Office and the Sheriff's Department.

23 K. MONITORING PROGRAM  
24 Permittees of a Commercial Cannabis Activity shall participate in the County's  
25 monitoring program to verify permit requirements such as, but not limited to,  
26 security measures, water use and State track-and-trace requirements.

27 L. RESTRICTION ON ALCOHOL AND TOBACCO SALES OR  
28

1 CONSUMPTION

2 Commercial Cannabis Activities shall not allow the sale, dispensing, or  
3 consumption of alcoholic beverages or tobacco on the site of the Commercial  
4 Cannabis Activity.

5 M. RESTRICTION ON CONSUMPTION

6 Cannabis shall not be consumed or used on the lot of any Commercial Cannabis  
7 Activity.

8 O. SECURITY

9 A Commercial Cannabis Activity shall implement sufficient security measures  
10 to deter and prevent the unauthorized entrance into areas containing Cannabis or  
11 Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis  
12 Products at the Commercial Cannabis Activity and to ensure emergency access  
13 in accordance with applicable Fire Code standards. Guard dogs shall not be used  
14 at the Commercial Cannabis Activity as a security measure. Security measures  
15 shall include, but not be limited to, the following:

- 16 1. A plan to prevent individuals from loitering on the lot if they are not  
17 engaging in activity expressly related to the Commercial Cannabis Activity.
- 18 2. 24 hour emergency contact information for the owner or an on-site  
19 employee which shall be provided to the County.
- 20 3. A professionally installed, maintained, and monitored alarm system.
- 21 4. Except for Live Cannabis Plants being cultivated at a cultivation facility  
22 and limited amounts of Cannabis for display purposes, all Cannabis and  
23 Cannabis Products shall be stored in a secured and locked structure and in  
24 a secured and locked safe room, safe, or vault, and in a manner as to prevent  
25 diversion, theft, and loss.
- 26 5. 24 hour security surveillance cameras to monitor all entrances and exits to  
27 a Commercial Cannabis Activity, all interior spaces within the Commercial  
28

1 Cannabis Activity that are open and accessible to the public, and all interior  
2 spaces where Cannabis, cash or currency is being stored for any period of  
3 time on a regular basis. The permittee for a Commercial Cannabis Activity  
4 shall be responsible for ensuring that the security surveillance camera's  
5 footage is accessible. Video recordings shall be maintained for a minimum  
6 of 45 days, and shall be made available to the County upon request.

- 7 6. Sensors shall be installed to detect entry and exit from all secure areas.
- 8 7. Panic buttons shall be installed in all Commercial Cannabis Activities.
- 9 8. Any bars installed on the windows or the doors of a Commercial Cannabis  
10 Activity shall be installed only on the interior of the building.
- 11 9. Security personnel must be licensed by the State of California Bureau of  
12 Security and Investigative Services personnel.
- 13 10. A Commercial Cannabis Activity shall have the capability to remain secure  
14 during a power outage and all access doors shall not be solely controlled by  
15 an electronic access panel to ensure locks are not released during a power  
16 outage.
- 17 11. A Commercial Cannabis Activity shall cooperate with the County and,  
18 upon reasonable notice to the Commercial Cannabis Activity, allow the  
19 County to inspect or audit the effectiveness of the security plan for the  
20 Commercial Cannabis Activity.
- 21 12. The permittee for a Commercial Cannabis Activity shall notify the  
22 Riverside County Sheriff's Department immediately after discovering any  
23 of the following:
  - 24 a. Significant discrepancies identified during inventory.
  - 25 b. Diversion, theft, loss, or any criminal activity involving the  
26 Commercial Cannabis Activity or any agent or employee of the  
27 Commercial Cannabis Activity.



1 c. The loss or unauthorized alteration of records related to Cannabis,  
2 registering qualifying patients, primary caregivers, or employees or  
3 agents of the Commercial Cannabis Activity.

4 d. Any other breach of security.

5 13. Firearms shall not be permitted at a Commercial Cannabis Activity by an  
6 owner, manager, employee, volunteer or vendor other than those  
7 individuals authorized as a State Licensed Security Personnel.

8 14. Cannabis or Cannabis Products shall not be stored outside at any time.

9 P. PERMIT AND LICENSE POSTING

10 The permittee shall post or cause to be posted at the Commercial Cannabis  
11 Activity all required County and State permits and licenses to operate. Such  
12 posting shall be in a central location, visible to the patrons, and in all vehicles  
13 that deliver or transport Cannabis.

14 Q. SIGNAGE

15 Signage for a Commercial Cannabis Activity shall comply with the following:

16 1. In addition to the requirements set forth in this section and California  
17 Business and Professions Code section 26152 as may be amended, business  
18 identification signage for a Commercial Cannabis Activity shall comply  
19 with Section 19.4 of this ordinance.

20 2. No Commercial Cannabis Activity shall advertise by having a person or  
21 device holding a sign and advertising the activity to passersby, whether  
22 such person or device is on the lot of the Commercial Cannabis Activity or  
23 elsewhere including, but not limited to, the public right-of-way.

24 3. No sign shall be visible from the exterior of the Commercial Cannabis  
25 Activity or on any of the vehicles owned or used as part of the Commercial  
26 Cannabis Activity.

27 4. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct  
28

1 any entrance or exit to the building or any window.

- 2 5. Each entrance to a Commercial Cannabis Activity shall be visibly posted  
3 with a clear and legible notice indicating that smoking, ingesting, or  
4 otherwise consuming Cannabis on the lot of the Commercial Cannabis  
5 Activity is prohibited.
- 6 6. Signage shall not be directly illuminated, internally or externally.
- 7 7. No banners, flags, billboards, or other prohibited signs may be used at any  
8 time.

9 R. RECORDS

- 10 1. Each owner and permittee of a Commercial Cannabis Activity shall  
11 maintain clear and adequate records and documentation demonstrating that  
12 all Cannabis or Cannabis Products have been obtained from and are  
13 provided to other permitted and licensed Cannabis operations. The County  
14 shall have the right to examine, monitor, and audit such records and  
15 documentation, which shall be made available to the County upon written  
16 request.
- 17 2. Each owner and permittee of a Commercial Cannabis Activity shall  
18 maintain a current register of the names and contact information, including  
19 name, address, and telephone number, of anyone owning or holding an  
20 ownership interest in the Commercial Cannabis Activity, and of all the  
21 officers, managers, employees, agents and volunteers currently employed  
22 or otherwise engaged by the Commercial Cannabis Activity. The County  
23 shall have the right to examine, monitor, and audit such records and  
24 documentation, which shall be made available to the County upon request.
- 25 3. All Commercial Cannabis Activities shall maintain an inventory control  
26 and reporting system that accurately documents the present location,  
27 amounts, and descriptions of all Cannabis and Cannabis Products for all  
28

1 stages of the growing and production or manufacturing, laboratory testing  
2 and distribution processes until purchase by or distribution to a qualified  
3 patient, primary caregiver for medical purpose or an adult 21 years of age  
4 or older who qualifies to purchase adult-use Cannabis.

5 S. WATER

6 All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the  
7 applicable water purveyor, indicating agreement to supply water for the  
8 Commercial Cannabis Activity. The letter shall include the activity proposed  
9 and any improvements required for service. For Commercial Cannabis Activities  
10 where water service is not available, conditions from the Department of  
11 Environmental Health for a permitted onsite, in-ground well will be required for  
12 the conditional use permit. Irrigation water supplies shall not include water  
13 transported by vehicle from off-site sources.

14 T. PARKING

15 Parking shall be provided in accordance with Section 18.12 of this ordinance.

16 U. VISIBILITY

17 In no case shall Live Cannabis Plants be visible from a public or private road,  
18 sidewalk, park or common public viewing area.

19 V. HAZARDOUS MATERIALS

20 All Commercial Cannabis Activities that utilize hazardous materials shall comply  
21 with applicable hazardous waste generator and AB 185 (hazardous materials  
22 handling) requirements and maintain any applicable permits for these programs  
23 from the Riverside County Fire Department, the Riverside County Department  
24 of Environmental Health, the Riverside County Department of Waste Resources  
25 and the Agricultural Commissioner.

26 W. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS

27 All Commercial Cannabis Activities shall comply with all applicable local and  
28

1 State laws, ordinances and regulations related to, but not limited to, the  
2 following: the California Environmental Quality Act, Building Code, Fire Code,  
3 Riverside County Ordinance No. 457, Riverside County Ordinance No. 657,  
4 Airport Land Use Compatibility Plans, weights and measures regulations, track  
5 and trace requirements, pesticide use, water quality, storm water discharge and  
6 the grading of land.

7 SECTION 19.506. PUBLIC HEARING AND REQUIREMENTS FOR APPROVAL.

- 8 A. A public hearing shall be held on the application for a conditional use permit in  
9 accordance with the provisions of Section 18.26b. of this ordinance and all of the  
10 procedural requirements and rights of appeal set forth therein shall govern the  
11 public hearing.
- 12 B. No conditional use permit for a Commercial Cannabis Activity shall be approved  
13 unless the following findings are made:
- 14 1. The permit is consistent with the General Plan and any applicable specific  
15 plan.
  - 16 2. The permit complies with the requirements of Sections 18.28, 19.504,  
17 19.511, 19.513, 19.515, 19.517, 19.519, 19.521 and 19.523, as applicable,  
18 of this ordinance.
  - 19 3. The permit complies with the development standards for the zoning  
20 classification in which the Commercial Cannabis Activity is located.
  - 21 4. The permit will not be detrimental to the public health, safety or general  
22 welfare.
- 23 C. Conditional use permits shall be subject to all conditions necessary or convenient  
24 to assure that the Commercial Cannabis Activity will satisfy the requirements of  
25 this Article.

26 SECTION 19.507. PERMIT EXPIRATION.

- 27 A. All conditional use permits granted for a Commercial Cannabis Activity shall be  
28

1 conditioned for the permittee to obtain a valid Cannabis license from the State of  
2 California within 6 months of the conditional use permit's approval date. In the  
3 event the condition of approval is not complied with, the conditional use permit  
4 will automatically become null and void on the 6 month anniversary date of the  
5 conditional use permit's approval.

6 B. All conditional use permits issued for a Commercial Cannabis Activity shall  
7 expire as provided in each permit's conditions of approval and development  
8 agreement. No less than 6 months from the expiration date, the permittee may  
9 request the conditional use permit to be renewed as provided in the development  
10 agreement. Any request for renewal shall be in writing to the Planning  
11 Department and in conjunction with a revised permit application. The renewal  
12 request and revised permit application shall be processed in accordance with the  
13 procedures for processing the original permit, including any requirements for  
14 public hearing, notice of hearing and all rights of appeal. If all obligations  
15 detailed within the development agreement associated with the permit are not  
16 met, the revised permit application and renewal request will be recommended for  
17 denial. If a request for renewal is not requested or is not granted the conditional  
18 use permit shall be deemed expired on the date set forth in the permit's conditions  
19 of approval and development agreement.

20 SECTION 19.508 OUTDOOR CANNABIS CULTIVATION PROHIBITED

21 Notwithstanding any other provision of this ordinance, Outdoor Cannabis Cultivation  
22 of Mature Cannabis Plants is prohibited in all zone classifications.

23 SECTION 19.509 INDOOR (ARTIFICIAL LIGHT) CANNABIS CULTIVATION

24 A. ZONING.

25 Notwithstanding any other provision of this ordinance, Indoor Cannabis  
26 Cultivation is allowed as follows:

- 27 1. Specialty Cottage Indoor Cannabis Cultivation.

1 Specialty Cottage Indoor Cannabis Cultivation is allowed in the following  
2 zone classifications with an approved conditional use permit in accordance  
3 with section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-  
4 H, A-1, A-P, A-2 and A-D.

5 2. Specialty Indoor Cannabis Cultivation.

6 Specialty Indoor Cannabis Cultivation is allowed in the following zone  
7 classifications with an approved conditional use permit in accordance with  
8 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,  
9 A-1, A-P, A-2 and A-D.

10 3. Small Indoor Cannabis Cultivation.

11 Small Indoor Cannabis Cultivation is allowed in the following zone  
12 classifications with an approved conditional use permit in accordance with  
13 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,  
14 A-1, A-P, A-2, and A-D.

15 4. Medium Indoor Cannabis Cultivation.

16 Medium Indoor Cannabis Cultivation is allowed on lots one gross acre or  
17 more in the following zone classifications with an approved conditional use  
18 permit in accordance with section 18.28 of this ordinance: I-P, M-S-C, M-  
19 M and M-H.

20 B. SIZE LIMITATIONS.

- 21 1. All Indoor Cannabis Cultivations shall not exceed the Canopy size  
22 threshold established by State law.
- 23 2. The Canopy size on a single lot for a Specialty Cottage Indoor Cannabis  
24 Cultivation shall not exceed 500 square feet.
- 25 3. The Canopy size on a single lot for a Specialty Indoor Cannabis Cultivation  
26 shall not exceed 5,000 square feet.
- 27 4. The Canopy size on a single lot for a Small Indoor Cannabis Cultivation  
28

1 shall not exceed 10,000 square feet.

2 5. The Canopy size on a single lot for a Medium Indoor Cannabis Cultivation  
3 shall not exceed 22,000 square feet except as provided for in 19.509.B.6.  
4 below.

5 6. Multiple Indoor Cannabis Cultivations may operate on a single lot  
6 provided all the following is complied with:

7 a. Each Indoor Cannabis Cultivation operation is granted a conditional  
8 use permit.

9 b. The individual Canopy size for each Indoor Cannabis Cultivation  
10 operation complies with State law, and the cumulative Canopy area  
11 for all the Indoor Cannabis Cultivation operations on one lot does not  
12 exceed the total amount of 43,560 square feet.

13 SECTION 19.510 MIXED LIGHT CANNABIS CULTIVATION

14 A. ZONES.

15 Notwithstanding any other provision of this ordinance, Mixed Light Cannabis  
16 Cultivation is allowed as follows:

17 1. Specialty Cottage Mixed Light Cannabis Cultivation.

18 Specialty Cottage Mixed Light Cannabis Cultivation is allowed on lots one  
19 gross acre or more in the following zone classifications with an approved  
20 conditional use permit in accordance with Section 18.28 of this ordinance:  
21 A-1, A-P, A-2 and A-D.

22 2. Specialty Mixed Light Cannabis Cultivation.

23 Specialty Mixed Light Cannabis Cultivation is allowed on lots one and one-  
24 half gross acres or more in the following zone classifications with an  
25 approved conditional use permit in accordance with Section 18.28 of this  
26 ordinance: A-1, A-P, A-2 and A-D.

27 3. Small Mixed Light Cannabis Cultivation.

1 Small Mixed Light Cannabis Cultivation is allowed on lots two and one-  
2 half gross acres in the following zone classifications with an approved  
3 conditional use permit in accordance with section 18.28 of this ordinance:  
4 A-1, A-P, A-2 and A-D.

5 4. Medium Mixed Light Cannabis Cultivation.

6 Medium Mixed Light Cannabis Cultivation is allowed on lots five gross  
7 acres or more in the following zone classifications with an approved  
8 conditional use permit in accordance with Section 18.28 of this ordinance:  
9 A-1, A-2.

10 B. SIZE LIMITATIONS.

11 1. A Mixed Light Cannabis Cultivation shall not exceed the Canopy size  
12 threshold established by State law.

13 2. The Canopy size on a single lot for a Specialty Cottage Mixed Light  
14 Cannabis Cultivation shall not exceed 2,500 square feet.

15 3. The Canopy size on a single lot for a Specialty Mixed Light Cannabis  
16 Cultivation shall not exceed 5,000 square feet.

17 4. The Canopy size on a single lot for a Small Mixed Light Cannabis  
18 Cultivation shall not exceed 10,000 square feet.

19 5. The Canopy size on a single lot for a Medium Mixed Light Cannabis  
20 Cultivation shall not exceed 22,000 square feet except as provided for in  
21 19.510.B.6. below.

22 6. Multiple Mixed Light Cannabis Cultivation operations may operate on a  
23 single lot provided all the following is complied with:

24 a. Each Mixed Light Cannabis Cultivation operation is granted a  
25 conditional use permit.

26 b. The individual Canopy size for each Mixed Light Cannabis  
27 Cultivation operation complies with State law and the cumulative  
28



1 Canopy area for all the Mixed Light Cannabis Cultivation operations  
2 does not exceed the total amount of 43,560 square feet.

3 SECTION 19.511. CANNABIS CULTIVATION STANDARDS

4 In addition to the approval requirements in Section 19.506 of this ordinance and the  
5 development standards in the applicable zoning classification, Cannabis Cultivation operations shall  
6 comply with the standards provided below. If there is an inconsistency between the development  
7 standards of the zone classification and these standards, the more restrictive standard applies.

8 A. LOCATION REQUIREMENTS.

9 1. Indoor and Mixed Light Cannabis Cultivation shall not be located within  
10 1,000 feet of any Child Day Care Center, K-12 school, public park, or  
11 Youth Center. The distance shall be measured from the nearest points of  
12 the respective lot lines using a direct straight-line measurement. A new  
13 adjacent use will not affect the continuation of an existing legal use that has  
14 been established under this Article and continuously operating in  
15 compliance with the conditional use permit, and local and State laws and  
16 regulations. This location requirement may be modified with the approval  
17 of a variance pursuant to Section 18.27 of this ordinance. In no case shall  
18 the distance be less than allowed by State law.

19 2. Indoor and Mixed Light Cannabis Cultivation are not allowed in an  
20 established agricultural preserve or on a lot under a land conservation  
21 contract pursuant to the Williamson Act. Indoor and Mixed Light Cannabis  
22 Cultivation shall not be considered agriculture for the purposes of  
23 Ordinance No. 625 the County's Right-to-Farm Ordinance.

24 3. All Cannabis Cultivation is prohibited on natural slopes 25% or greater.

25 B. MINIMUM LOT SIZE.

26 1. Minimum lot size for Indoor Cannabis Cultivation: The minimum lot size  
27 for Indoor Cannabis Cultivation is provided below:

Commercial	Minimum Lot	Allowable Zone(s)
------------	-------------	-------------------

<b>Cannabis Activity</b>	<b>Size (Square Feet)</b>	
<b>Specialty Cottage</b>	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
<b>Specialty</b>	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
<b>Small</b>	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
<b>Medium</b>	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

2. **Minimum lot size for Mixed Light Cannabis Cultivation:** The minimum lot size for Mixed Light Cannabis Cultivation is provided below:

<b>Commercial Cannabis Activity</b>	<b>Minimum Lot Size (Gross Acres)</b>	<b>Allowable Zone(s)</b>
<b>Specialty Cottage</b>	1	A-1, A-P, A-2, A-D
<b>Specialty</b>	1.5	A-1, A-P, A-2, A-D
<b>Small</b>	2.5	A-1, A-P, A-2, A-D
<b>Medium</b>	5	A-1, A2

C. **MINIMUM LOT DIMENSIONS**

The minimum average lot width for Mixed Light Cannabis Cultivation lots shall be 150 feet.

D. **SETBACKS.**

1. **Indoor Cannabis Cultivation:**

Indoor Cannabis Cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an Indoor Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.

2. **Mixed Light Cannabis Cultivation:**

a. Except for Medium Mixed Light Cannabis Cultivation, the Cannabis

1 Cultivation Area for Mixed Light Cannabis Cultivation shall be  
2 setback a minimum of 50 feet from all lot lines and public right-of-  
3 ways.

4 b. The Cannabis Cultivation Area for Medium Mixed Light Cannabis  
5 Cultivation shall be setback a minimum of 100 feet from all lot lines  
6 and public right-of-ways.

7 c. The Cannabis Cultivation Area for all Mixed Light Cannabis  
8 Cultivation shall be located a minimum of 50 feet from the drip line  
9 of any riparian vegetation of any watercourse.

10 d. All hoop structures, greenhouses and other similar structures used for  
11 all Mixed Light Cannabis Cultivation shall be separated by a  
12 minimum of 6 feet.

13 e. When adjacent to a residentially zoned lot, the Cannabis Cultivation  
14 Area for all Mixed Light Cannabis Cultivation shall be setback a  
15 minimum of 100 feet from the adjacent residentially zoned lot lines.

16 3. Setback adjustments may be made in accordance with Section 18.33 of this  
17 ordinance, except in no event shall setbacks be less than the setbacks  
18 required by the State of California Department of Food and Agriculture.

19 E. SCREENING AND FENCING.

20 All Mixed Light Cannabis Cultivation shall occur within a secure fence at least  
21 6 feet in height that fully encloses the Cannabis Cultivation Premises or Cannabis  
22 Cultivation area and prevents easy access to the Cannabis Cultivation Area. The  
23 fence must be solid, durable and include a lockable gate(s) that is locked at all  
24 times, except for during times of active ingress and egress. Fences shall be  
25 separated by a minimum of 6 feet from all cultivation structures. The fence shall  
26 comply with all other applicable County ordinances, policies, and design  
27 standards related to height, location, materials, or other fencing restrictions.  
28

1 Fences with barbed wire are not permitted.

2 F. ENCLOSURES

3 1. Cannabis Cultivation operations shall occur within a fully enclosed  
4 permitted building, greenhouse, hoop structure, or other similar structure.  
5 Mixed light supplemental lighting shall not exceed 25 watts per square foot  
6 to be used up to one hour before sunrise or after sunset, unless the building  
7 or structure is equipped with light-blocking measures to ensure that no light  
8 escapes.

9 2. Greenhouses, hoop structures, or other similar structures shall comply with  
10 all applicable Building and Safety laws and regulations and each structure  
11 shall not exceed 5,500 square feet in area. Structures that are 3,600 square  
12 feet in area or larger shall be reviewed by the Riverside County Fire  
13 Department and subject to fire sprinkler requirements as set forth in  
14 Riverside County Ordinance No. 787.

15 G. ENERGY CONSERVATION MEASURES.

16 All Cannabis Cultivation operations shall include adequate measures to address  
17 the projected energy demand for Cannabis cultivation at the lot. On-site  
18 renewable energy generation shall be required for all Cannabis cultivation using  
19 artificial lighting. Renewable energy systems shall be designed to have a  
20 generation potential equal to or greater than 20-percent of the anticipated energy  
21 demand.

22 H. WATER CONSERVATION MEASURES.

23 All Cannabis Cultivation operations shall include adequate measures that  
24 minimize use of water for cultivation on the lot. Water conservation measures,  
25 water capture systems, or grey water systems shall be incorporated into the  
26 operations in order to minimize use of water where feasible.

27 I. OPERATIONS

28

- 1 1. All Cannabis Cultivation lighting shall be fully shielded, downward casting  
2 and not spill over onto structures, other properties or the night sky. All Indoor  
3 and Mixed Light Cannabis Cultivation operations shall be fully contained so  
4 that little to no light escapes. Light shall not escape at a level that is visible  
5 from neighboring properties between sunset and sunrise.
- 6 2. All Cannabis Cultivation operations shall accumulate or store garbage and  
7 refuse in a nonabsorbent, water-tight, vector resistant, durable, easily  
8 cleanable, galvanized metal or heavy plastic containers with tight fitting lids.  
9 No refuse container shall be filled beyond the capacity to completely close  
10 the lid. All garbage and refuse on this site shall not be accumulated or stored  
11 for more than seven calendar days, and shall be properly disposed of before  
12 the end of the seventh day. All waste, including but not limited to refuse,  
13 garbage, green waste and recyclables, must be disposed of in accordance with  
14 County and State laws and regulations. All waste generated from Cannabis  
15 Cultivation operations must be properly stored and secured to prevent access  
16 from the public.

17 J. FINDINGS.

18 In addition to the requirements for approval in Section 19.506 of this ordinance,  
19 no conditional use permit shall be approved or conditionally approved unless the  
20 following findings are made:

- 21 1. The Indoor or Mixed Light Cannabis Cultivation complies with all the  
22 requirements of the State and County for Cannabis Cultivation.
- 23 2. The Indoor or Mixed Light Cannabis Cultivation is not located within  
24 1,000 feet from any Child Day Care Center, K-12 school, public park,  
25 or Youth Center or a variance has been approved allowing a shorter  
26 distance but not less than allowed by State law.
- 27 3. The Indoor or Mixed Light Cannabis Cultivation includes adequate  
28

1 measures that minimize use of water for cultivation on the lot.

- 2 4. The Indoor or Mixed Light Cannabis Cultivation includes adequate  
3 quality control measures to ensure cultivation on the lot meets State and  
4 County regulatory standards.
- 5 5. The Indoor or Mixed Light Cannabis Cultivation includes adequate  
6 measures that address enforcement priorities for cultivation including  
7 restricting access to minors, and ensuring that Cannabis is not supplied  
8 to unlicensed or unpermitted persons.
- 9 6. For Indoor and Mixed Light Cannabis Cultivation lots with verified  
10 Cannabis related violations within the last 12 months from the adoption  
11 date of Ordinance No. 348.4862, the proposed use will not contribute to  
12 repeat violations on the lot and all applicable fees have been paid.
- 13 7. The Indoor or Mixed Cannabis Cultivation will operate in a manner that  
14 prevents Cannabis nuisance odors from being detected offsite.

15 SECTION 19.512 CANNABIS WHOLESALE NURSERIES

16 A. APPLICABILITY.

17 Notwithstanding any other provision of this ordinance, Cannabis Wholesale  
18 Nurseries are allowed as follows:

19 1. Outdoor Cannabis Wholesale Nurseries.

20 Outdoor Cannabis Wholesale Nurseries are allowed on lots larger than or  
21 equal to one gross acre in the following zone classifications with an  
22 approved conditional use permit in accordance with Section 18.28 of this  
23 ordinance: A-1, A-P, A-2 and A-D.

24 2. Indoor Cannabis Wholesale Nurseries.

25 Indoor Cannabis Wholesale Nurseries are allowed in the following zone  
26 classifications with an approved conditional use permit in accordance with  
27 Section 18.28 of this ordinance: I-P, M-SC, M-M and M-H.

28

1 3. Mixed Light Cannabis Wholesale Nurseries.

2 Mixed Light Cannabis Wholesale Nurseries are allowed on lots larger than  
3 or equal to one gross acre in the following zone classifications with an  
4 approved conditional use permit in accordance with Section 18.28 of this  
5 ordinance: A-1, A-P, A-2 and A-D.

6 B. NO MULTIPLE USE PERMITS

7 No other Commercial Cannabis Activity shall be allowed on a lot that has an  
8 approved conditional use permit for a Cannabis Wholesale Nursery.

9 SECTION 19.513 CANNABIS WHOLESALE NURSERIES STANDARDS

10 In addition to the approval requirements in Section 19.506 of this ordinance and the  
11 development standards for the applicable zoning classification, Cannabis Wholesale Nurseries shall  
12 comply with the standards provided below. If there is an inconsistency between the development  
13 standards of the zone classification and these standards, the more restrictive standard applies.

14 A. GENERAL LOCATION.

15 Cannabis Wholesale Nurseries shall not be located within 600 feet from any  
16 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall  
17 be measured from the nearest point of the respective lot lines using a direct  
18 straight-line measurement. A new adjacent use will not affect the continuation of  
19 an existing use that has been established under this Article and continuously  
20 operating in compliance with the conditional use permit, and local and State laws  
21 and regulations.

22 B. MINIMUM LOT SIZE.

23 1. Minimum lot size for Outdoor Cannabis Wholesale Nurseries: The  
24 minimum lot size for Outdoor Cannabis Wholesale Nurseries is listed  
25 below:  
26  
27  
28

<b>Activity</b>	<b>Minimum Lot Size (Gross Acres)</b>	<b>Allowable Zone(s)</b>
<b>Outdoor Cannabis Wholesale Nursery</b>	1	A-1, A-P, A-2, A-D

2. Minimum lot size for Indoor Cannabis Wholesale Nurseries: The minimum lot size for Indoor Cannabis Wholesale Nurseries is listed below:

<b>Activity</b>	<b>Minimum Lot Size (Gross Acres)</b>	<b>Allowable Zone(s)</b>
<b>Indoor Cannabis Wholesale Nursery</b>	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

3. Minimum lot size for Mixed Light Cannabis Wholesale Nurseries: The minimum lot size for Mixed Light Cannabis Wholesale Nurseries is listed below:

<b>Activity</b>	<b>Minimum Lot Size (Gross Acres)</b>	<b>Allowable Zone(s)</b>
<b>Mixed Light Cannabis Wholesale Nursery</b>	1	A-1, A-2

**C. MINIMUM LOT DIMENSIONS**

The minimum average lot width for Cannabis Wholesale Nurseries shall be 150 feet.

**D. SETBACKS.**

1. The Premises for all Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the lot lines and public right-of ways.
2. The Premises for all Outdoor and Mixed Light Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the drip line of any



1 riparian vegetation of any watercourse.

- 2 3. Setbacks may be modified with the approval of a setback adjustment  
3 pursuant to Section 18.33 of this ordinance. In no case shall a setback be  
4 less than setbacks required by the State of California Department of Food  
5 and Agriculture.

6 D. SCREENING AND FENCING.

7 Live Cannabis Plants shall not be visible from outside of the lot for a Cannabis  
8 Wholesale Nursery. All Cannabis Wholesale Nursery activities shall occur  
9 within a secure, solid and durable fence at least 6 feet in height that fully encloses  
10 the Premises of the Cannabis Wholesale Nursery and prevents access to the  
11 Premises. The fence must include a lockable gate(s) that is locked at all times,  
12 except for during times of active ingress and egress. The fence shall be separated  
13 a minimum of six feet from Cannabis Wholesale Nursery structures. The fence  
14 shall comply with all applicable County ordinances, policies and design  
15 standards regarding the height, location, and materials. Fences with barbed wire  
16 are not permitted.

17 E. MATURE CANNABIS PLANTS.

18 Mature Cannabis Plants as defined by the California Department of Food and  
19 Agriculture are not allowed to be grown, kept, stored or sold at any Cannabis  
20 Wholesale Nursery.

21 F. ENCLOSURES

- 22 1. Except for outdoor Cannabis Wholesale Nurseries, operations shall occur  
23 within a fully enclosed permitted building, greenhouse, hoop structure, or  
24 other similar structure. Mixed light supplemental lighting shall not exceed  
25 25 watts per square foot to be used up to one hour before sunrise or after  
26 sunset, unless the building or structure is equipped with light-blocking  
27 measures to ensure that no light escapes.

28

1 2. Greenhouse, hoop structures, or other similar structures shall comply with  
2 all applicable Building and Safety laws and regulations and each structure  
3 shall not exceed 5,500 square feet in area. Structures that are 3,600 square  
4 feet in area or larger shall be reviewed by the Riverside County Fire  
5 Department and subject to fire sprinkler requirements as set forth in  
6 Riverside County Ordinance No. 787.

7 G. ENERGY CONSERVATION MEASURES.

8 Cannabis Wholesale Nurseries shall include adequate measures to address the  
9 projected energy demand for Cannabis cultivation on the lot. On-site renewable  
10 energy generation shall be required for all Cannabis Wholesale Nursery  
11 operations using artificial lighting. Renewable energy systems shall be designed  
12 to have a generation potential equal to or greater than 20-percent of the  
13 anticipated energy demand.

14 H. WATER CONSERVATION MEASURES.

15 Cannabis Wholesale Nursery operations shall include adequate measures that  
16 minimize use of water for Cannabis cultivation at the site. Water conservation  
17 measures, water capture systems, or grey water systems shall be incorporated into  
18 Cannabis cultivation in order to minimize use of water where feasible.

19 I. FINDINGS.

20 In addition to the requirements for approval in Section 19.506 of this ordinance,  
21 no conditional use permit shall be approved or conditionally approved unless the  
22 following findings are made:

- 23 1. The Cannabis Wholesale Nursery complies with all the requirements of  
24 the State and County for the cultivation of Cannabis.
- 25 2. The Cannabis Wholesale Nursery is not within 600 feet from any Child  
26 Day Care Center, K-12 school, public park, or Youth Center.
- 27 3. The Cannabis Wholesale Nursery includes adequate measures that  
28

1 minimize use of water for activities at the site.

- 2 4. The Cannabis Wholesale Nursery includes adequate quality control  
3 measures to ensure Cannabis kept on the lot meets State regulatory  
4 standards.
- 5 5. The Cannabis Wholesale Nursery includes adequate measures that  
6 address enforcement priorities for Cannabis activities including  
7 restricting access to minors, and ensuring that Cannabis and Cannabis  
8 Products are not supplied to unlicensed or unpermitted persons within  
9 the State and not distributed out of State.
- 10 6. For Cannabis Wholesale Nurseries lots with verified Cannabis-related  
11 violations within the last 12 months from the adoption date of  
12 Ordinance No. 348.4862, the use will not contribute to repeat violations  
13 on the lot and all applicable fees have been paid.
- 14 7. The Cannabis Wholesale Nursery will operate in a manner that prevents  
15 cannabis nuisance odors from being detected offsite.

16 SECTION 19.514 CANNABIS MANUFACTURING FACILITIES

17 A. APPLICABILITY

18 Notwithstanding any other provision of this ordinance, Cannabis  
19 Manufacturing Facilities are allowed as follows:

- 20 1. Non-Volatile Cannabis Manufacturing Facility.

21 Non-volatile Cannabis Manufacturing Facilities for extractions using  
22 mechanical methods or using non-volatile solvents, requiring a Type 6 State  
23 license, are allowed in the following zones with an approved conditional  
24 use permit in accordance with Section 18.28 of this ordinance: I-P, M-SC,  
25 M-M and the M-H zones. These facilities may also conduct infusion  
26 operations and packaging and labeling of cannabis products.

- 27 2. Type N Cannabis Manufacturing Facilities.
- 28

1 Cannabis Manufacturing Facilities that produce edible or topical products  
2 using infusion processes, or other types of cannabis products other than  
3 extracts or concentrates, requiring a Type N State license, are allowed in  
4 the following zones with an approved conditional use permit in accordance  
5 with Section 18.28 of this ordinance: I-P, M-SC, M-M and the M-H. These  
6 facilities may also package and label cannabis products.

7 3. Type P Cannabis Manufacturing Facilities.

8 Cannabis Manufacturing Facilities that only package or repackage cannabis  
9 products or label or relabel the cannabis product container or wrapper,  
10 requiring a Type P State license, are allowed in the following zones with an  
11 approved conditional use permit in accordance with Section 18.28 of this  
12 ordinance: I-P, M-SC, M-M and the M-H.

13 4. Volatile Cannabis Manufacturing Facility.

14 Cannabis Manufacturing Facilities involving volatile processes or  
15 substances, requiring a Type 7 volatile manufacturing State license, are  
16 allowed in the following zones with an approved conditional use permit in  
17 accordance with Section 18.28 of this ordinance: I-P, M-SC, M-M and M-  
18 H. A Volatile Cannabis Manufacturing Facility may also conduct  
19 extractions using nonvolatile solvents or mechanical methods, conduct  
20 infusion operations and conduct packaging and labeling of cannabis  
21 products.

22 5. Shared-Use Cannabis Manufacturing Facility.

23 A Shared-Use Cannabis Manufacturing Facility is allowed in the following  
24 zones with an approved conditional use permit in accordance with Section  
25 18.28 of this ordinance: I-P, M-SC, M-M and M-H. A Shared-Use  
26 Cannabis Manufacturing Facility may include the following facilities: a  
27 non-volatile manufacturing facility, an infusion only manufacturing facility  
28

1 or a volatile manufacturing facility. The conditional use permit for a  
2 Shared-Use Cannabis Manufacturing Facility shall identify the types of  
3 facilities operating at the Shared-Use Cannabis Manufacturing Facility.

4 SECTION 19.515 CANNABIS MANUFACTURING FACILITIES STANDARDS

5 In addition to the approval requirements in Section 19.506 of this ordinance and the  
6 development standards for the applicable zoning classification, Cannabis Manufacturing Facilities  
7 shall comply with the standards provided below. If there is an inconsistency between the  
8 development standards of the zone classification and these standards, the more restrictive standard  
9 applies.

10 A. GENERAL LOCATION.

11 Cannabis Manufacturing Facilities shall not be located within 600 feet from any  
12 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall  
13 be measured from the nearest point of the respective lot lines using a direct  
14 straight-line measurement. A new adjacent use will not affect the continuation of  
15 an existing legal use that has been established under this Article and continuously  
16 operating in compliance with the conditional use permit, and local and State laws  
17 and regulations.

18 B. MINIMUM LOT SIZE.

19 The minimum lot size for a Cannabis Manufacturing Facility shall be 10,000  
20 square feet with a minimum average width of 75 feet, except that a lot size not  
21 less than 7,000 square feet and an average width of not less than 65 feet may be  
22 allowed when sewers are available and will be utilized by the Cannabis  
23 Manufacturing Facility.

24 C. SETBACKS

25 1. All Cannabis Manufacturing Facilities shall comply with the setback  
26 standards for the zone classification they are located in, except when  
27 adjacent to a residential zone where the minimum setback from the  
28

1 residentially zoned lot lines shall be 25 feet.

- 2 2. Setbacks may be modified with an approved setback adjustment in  
3 accordance with Section 18.33 of this ordinance. In no case shall a setback  
4 be less than setbacks required by the State of California Bureau of Cannabis  
5 Control, the California Building Code or Ordinance No. 457.

6 D. LIMITATION ON THE MANUFACTURING OF CANNABIS EDIBLE  
7 PRODUCTS.

8 Cannabis Manufacturing Facilities shall not manufacture Cannabis edible  
9 products in the shape of animals, people, insects, or fruit.

10 E. OPERATIONS

- 11 1. Any compressed gases used in the manufacturing process shall not be  
12 stored on any lot within in containers that exceeds the amount which is  
13 approved by the Riverside County Fire Department and authorized by the  
14 conditional use permit.
- 15 2. Closed loop systems for compressed gas extraction systems must be  
16 commercially manufactured, bear a permanently affixed and visible serial  
17 number and certified by an engineer licensed by the State of California  
18 that the system was commercially manufactured, is safe for its intended  
19 use, and was built to codes of recognized and generally accepted good  
20 engineering practices.
- 21 3. Cannabis Manufacturing Facilities shall have a training program for  
22 persons using solvents or gases in a closed looped system to create  
23 cannabis extracts on how to use the system, to access applicable material  
24 safety data sheets and to handle and store the solvents and gases safely.

25 F. FINDINGS.

26 In addition to the requirements for approval in Section 19.506 of this ordinance,  
27 no conditional use permit shall be approved or conditionally approved unless the  
28

1 following findings are made:

- 2 1. The Cannabis Manufacturing Facility complies with all the requirements of
- 3 the State and County for the manufacturing of Cannabis.
- 4 2. The Cannabis Manufacturing Facility does not pose a significant threat to
- 5 the public or to neighboring uses from explosion or from release of harmful
- 6 gases, liquids, or substances.
- 7 3. The Cannabis Manufacturing Facility includes adequate quality control
- 8 measures to ensure Cannabis manufactured at the facility meets industry
- 9 standards and includes a documented employee safety training program, a
- 10 Materials Data Safety Sheet, and meets all requirements in Health and
- 11 Safety Code Section 11362.775, as it may be amended from time to time.
- 12 4. The Cannabis Manufacturing Facility includes adequate measures that
- 13 address enforcement priorities for Cannabis activities including restricting
- 14 access to minors, and ensuring that Cannabis and Cannabis Products are
- 15 obtained from and supplied only to other permitted licensed sources within
- 16 the State and not distributed out of State.
- 17 5. The Cannabis Manufacturing Facility is not located within 600 feet from
- 18 any Child Day Care Center, K-12 school, public park, or Youth Center.

19 SECTION 19.516 CANNABIS TESTING FACILITIES

20 A. APPLICABILITY.

21 Notwithstanding any other provision of this ordinance, Cannabis Testing  
22 Facilities are allowed in the following zone classifications with an approved  
23 conditional use permit in accordance with Section 18.28 of this ordinance: C-  
24 1/C-P, C-P-S, I-P, M-SC, M-M, and M-H.

25 B. NO MULTIPLE USE PERMITS

26 No other Commercial Cannabis Activity shall be allowed on a lot that has an  
27 approved conditional use permit for a Cannabis Testing Facility.

1                    SECTION 19.517     CANNABIS TESTING FACILITIES STANDARDS

2                    In addition to the approval requirements in Section 19.506 of this ordinance and the  
3 development standards for the applicable zoning classification, Cannabis Testing Facilities shall  
4 comply with the standards provided below. If there is an inconsistency between the development  
5 standards of the zone classification and these standards, the more restrictive standard applies.

6                    A.    GENERAL LOCATION.

7                    Cannabis Testing Facilities shall not be located within 600 feet from any Child  
8 Day Care Center, K-12 school, public park, or Youth Center. Distance shall be  
9 measured from the nearest point of the respective lot lines using a direct straight-  
10 line measurement. A new adjacent use will not affect the continuation of an  
11 existing legal use that has been established under this Article and continuously  
12 operating in compliance with the conditional use permit, and local and State laws  
13 and regulations.

14                   B.    SETBACKS

- 15                   1.    All Cannabis Testing Facilities shall comply with the setback standards  
16 for the zone classification they are located in, except when adjacent to a  
17 residential zone where the minimum setback from the residentially zoned  
18 lot lines shall be 25 feet.
- 19                   2.    Setbacks may be modified with an approved setback adjustment in  
20 accordance with Section 18.33 of this ordinance. In no case shall a  
21 setback be less than setbacks required by the State of California Bureau of  
22 Cannabis Control, the California Building Code or Ordinance No. 457.

23                   C.    OPERATIONS

24                   Cannabis Testing Facilities shall be required to conduct all testing in a manner  
25 pursuant to Business and Professions Code Section 26100 and shall be subject  
26 to State and local law and regulations.

27                   D.    FINDINGS.



1 In addition to the requirements for approval in Section 19.506 of this ordinance,  
2 no conditional use permit shall be approved or conditionally approved unless the  
3 following findings are made:

- 4 1. The Cannabis Testing Facility complies with all the applicable  
5 requirements of the State and County for the testing of Cannabis.
- 6 2. The owners, permittees, operators, and employees of the Cannabis  
7 Testing Facility are not associated with any other Commercial Cannabis  
8 Activity.
- 9 3. The Cannabis Testing Facility is accredited by an appropriate  
10 accrediting agency as approved by the State and in compliance with  
11 Health and Safety Code Section 5238, which may be amended from  
12 time to time.
- 13 4. The Cannabis Testing Facility's operating plan demonstrates proper  
14 protocols and procedures for statistically valid sampling methods and  
15 accurate certification of Cannabis and Cannabis Products for potency,  
16 purity, pesticide residual levels, mold, and other contaminants  
17 according to adopted industry standards.
- 18 5. The Cannabis Testing Facility includes adequate measures that address  
19 enforcement priorities for Cannabis activities including restricting  
20 access to minors, and ensuring that Cannabis and Cannabis Products are  
21 obtained from and supplied only to other permitted licensed sources  
22 within the State and not distributed out of state.
- 23 6. The Cannabis Testing Facility is not located within 600 feet from any  
24 Child Day Care Center, K-12 school, public park, or Youth Center.
- 25 7. For Cannabis Testing Facilities lots with verified cannabis-related  
26 violations within the last 12 months from the adoption date of  
27 Ordinance No. 348.4862, the use will not contribute to repeat violation  
28

1 on the lot and all applicable fees have been paid.

2 SECTION 19.518. CANNABIS RETAILER

3 A. APPLICABILITY

4 Notwithstanding any other provision of this ordinance, Cannabis Retailers are  
5 allowed as follows:

6 1. Cannabis Retailer – Non-Storefront

7 Non-storefront Cannabis Retailers within a permanent structure are allowed  
8 in the following zone classifications with an approved conditional use  
9 permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-  
10 S, I-P, M-SC, M-M and M-H.

11 2. Cannabis Retailer – Storefront

12 Storefront Cannabis Retailers within a permanent structure are allowed in  
13 the following zones with an approved conditional use permit in accordance  
14 with Section 18.28 of this ordinance: C-1/C-PC-P-S, I-P, MS-C, M-M and  
15 M-H.

16 3. Mobile Cannabis Retailers are prohibited in all zone classifications.

17 SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

18 In addition to the approval requirements in Section 19.506 of this ordinance and  
19 development standards for the applicable zoning classification, Cannabis Retailers shall comply  
20 with the standards provided below. If there is an inconsistency between the development standards  
21 of the zone classification and these standards, the more restrictive standard applies.

22 A. GENERAL LOCATION.

23 1. Cannabis Retailers shall not be located within 600 feet from any Child Day  
24 Care Center, K-12 school, public park, or Youth Center. Distance shall be  
25 measured from the nearest point of the respective lot lines using a direct  
26 straight-line measurement. A new adjacent use will not affect the  
27 continuation of an existing legal use that has been established under this  
28

1 Article and continuously operating in compliance with the conditional use  
2 permit, and local and State laws and regulations.

- 3 2. Cannabis Retailers shall not be located within 1,000 feet of any other  
4 Cannabis Retailer.
- 5 3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or  
6 similar facility.
- 7 4. Cannabis Retailers shall not be located on a lot containing a residential  
8 dwelling unit.

9 **B. SETBACKS**

- 10 1. All Cannabis Retailers shall comply with the setback standards for the zone  
11 classification they are located in, except when adjacent to a residential zone  
12 where the minimum setback from the residentially zoned lot lines shall be  
13 40 feet.
- 14 2. Setbacks may be modified with an approved setback adjustment in  
15 accordance with Section 18.33 of this ordinance. In no case, shall a setback  
16 be less than setbacks required by the State of California Bureau of Cannabis  
17 Control, California Building Code or Ordinance No. 457.

18 **C. OPERATIONS.**

- 19 1. Entrances into the retail location of the Cannabis Retailer shall be  
20 separate from the reception area and locked at all times with entry strictly  
21 controlled. An electronic or mechanical entry system shall be utilized to  
22 limit access and entry to the retail location.
- 23 2. Entrances into the retail location of a Cannabis Retailer that possess an  
24 A-License and a M-License from the State shall be separate and distinct  
25 from each other and proper signage shall be placed at each entrance  
26 indicating that no one under the age of 18 shall be allowed entrance into  
27 the M-Licensed retail location and no one under the age of 21 shall be  
28

1 allowed entrance into the A-Licensed retail location.

2 3. Display areas shall include the smallest amount of Cannabis and Cannabis  
3 Products reasonably anticipated to meet sales during operating hours.

4 4. Cannabis and Cannabis Products not in the display area shall be  
5 maintained in a locked secure area.

6 5. Not more than 10% of the Cannabis Retailer floor area, up to a maximum  
7 of 50 square feet, shall be used for the sale of incidental goods such as,  
8 but not limited to, clothing, posters, or non-cannabis goods.

9 6. Restroom facilities shall be locked and under the control of the Cannabis  
10 Retailer.

11 6. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products  
12 held for sale by the Cannabis Retailer are cultivated, manufactured,  
13 transported, distributed, and tested by California licensed and permitted  
14 facilities that are in full conformance with State and local laws and  
15 regulations.

16 7. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product  
17 unless such products are labeled and in a tamper-evident package in  
18 compliance with the California Business and Professions Code and any  
19 additional rules promulgated by a licensing authority.

20 8. Cannabis Retailers shall not provide free samples of any type, including  
21 Cannabis Products, to any person and shall not allow any person to  
22 provide free samples on the Cannabis Retailer's lot.

23 9. Deliveries shall be conducted in accordance with California Business and  
24 Professions Code Section 26090 or as may be amended and all state  
25 regulations pertaining to delivery of Cannabis Products. Cannabis  
26 Retailers shall only deliver to customers within a jurisdiction that does  
27 not expressly prohibit delivery within their jurisdictional boundary by  
28

1 ordinance.

2 D. MOBILE DELIVERIES.

3 Cannabis Retailers with an approved conditional use permit may provide  
4 deliveries of Cannabis Products consistent with State law.

5 E. FINDINGS.

6 In addition to the requirements for approval in Section 19.506 of this ordinance,  
7 no conditional use permit shall be approved or conditionally approved unless the  
8 following findings are made:

- 9 a. The Cannabis Retailer complies with all the requirements of the State and  
10 County for the selling of Cannabis.
- 11 b. The non-storefront Cannabis Retailer is not open to the public.
- 12 c. The Cannabis Retailer is not located within 600 feet from any Child Day  
13 Care Center, K-12 school, public park, or Youth Center.
- 14 d. The Cannabis Retailer includes adequate measures that address  
15 enforcement priorities for Commercial Cannabis Activities including  
16 restricting access to minors, and ensuring that Cannabis and Cannabis  
17 Products are obtained from and supplied only to other permitted licensed  
18 sources within the State and not distributed out of State.
- 19 e. For Cannabis Retailer lots with verified cannabis-related violations within  
20 the last 12 months from the adoption date of Ordinance No. 348.4862, the  
21 use will not contribute to repeat violation on the lot and all applicable fees  
22 have been paid.

23 SECTION 19.520 CANNABIS DISTRIBUTION FACILITIES

24 APPLICABILITY.

25 Notwithstanding any other provision of this ordinance, Cannabis Distribution Facilities  
26 are allowed in the following zone classifications with an approved conditional use permit in  
27 accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

1                    SECTION 19.521. CANNABIS DISTRIBUTION FACILITIES STANDARDS.

2                    In addition to the approval requirements in Section 19.506 of this ordinance and  
3 development standards for the applicable zoning classification, Cannabis Distribution Facilities  
4 shall comply with the standards provided below. If there is an inconsistency between the  
5 development standards of the zone classification and these standards, the more restrictive standard  
6 applies.

7                    A. GENERAL LOCATION.

8                    Cannabis Distribution Facilities shall not be located within 600 feet from any  
9 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall  
10 be measured from the nearest point of the respective lot lines using a direct  
11 straight-line measurement. A new adjacent use will not affect the continuation of  
12 an existing legal use that has been established under this Article and continuously  
13 operating in compliance with the conditional use permit, and local and State laws  
14 and regulations.

15                   B. SETBACKS.

16                   1. All Cannabis Distributions Facilities shall comply with the setback  
17 standards for the zone classification they are located in, except when  
18 adjacent to a residential zone where the minimum setback from the  
19 residentially zoned lot lines shall be 25 feet.

20                   2. Setbacks may be modified with an approved setback adjustment in  
21 accordance with Section 18.33 of this ordinance. In no case shall a setback  
22 be less than setbacks required by the State of California Bureau of Cannabis  
23 Control, the California Building Code or Ordinance No. 457.

24                   C. OPERATIONS.

25                   1. Cannabis and Cannabis Products shall only be transported between permitted  
26 and licensed Commercial Cannabis Activities. .

27                   2. In addition to the requirements of Section 19.504.R. the following record  
28

1 keeping measures are required to be implemented for all Cannabis  
2 Distribution Facilities:

- 3 a. Prior to transporting Cannabis or Cannabis Products, a shipping  
4 manifest shall be completed as required by state law and regulations.
- 5 b. A copy of the shipping manifest shall be maintained during  
6 transportation and shall be made available upon request to law  
7 enforcement or any agents of the State or County charged with  
8 enforcement.
- 9 c. Cannabis Distribution Facilities shall maintain appropriate records of  
10 transactions and shipping manifests that demonstrate an organized  
11 method of storing and transporting Cannabis and Cannabis Products  
12 to maintain a clear chain of custody.

13 3. Cannabis Distribution Facilities shall ensure that appropriate samples of  
14 Cannabis or Cannabis Products are tested by a permitted and licensed testing  
15 facility prior to distribution and shall maintain a copy of the test results in its  
16 files.

17 4. Cannabis Distribution Facilities shall not be open to the public.

18 **D. FINDINGS.**

19 In addition to the requirements for approval in Section 19.506 of this ordinance,  
20 no conditional use permit shall be approved or conditionally approved unless the  
21 following findings are made:

- 22 1. The Cannabis Distribution Facility complies with all the requirements of  
23 the State and County for the distribution of Cannabis.
- 24 2. The Cannabis Distribution Facility's operating plan demonstrates proper  
25 protocols and procedures that address enforcement priorities for Cannabis  
26 related activities including restricting access to minors, and ensuring that  
27 Commercial Cannabis Activities and Cannabis Products are obtained from  
28

1 and supplied only to other permitted and licensed sources and not  
2 distributed out of State.

- 3 3. The Cannabis Distribution Facility is not within 600 feet from any Child  
4 Day Care Center, K-12 school, public park, or Youth Center.
- 5 4. The Cannabis Distribution Facility is not open to the public.
- 6 5. For Cannabis Distribution Facility lots with verified cannabis-related  
7 violations within the last 12 months from the adoption date of Ordinance  
8 No. 348.4862, the use will not contribute to repeat violations on the lot and  
9 the all applicable fees have been paid.

10 SECTION 19.522 CANNABIS MICROBUSINESS FACILITIES

11 APPLICABILITY.

12 Notwithstanding any other provision of this ordinance, Cannabis Microbusiness  
13 Facilities are allowed in the following zone classifications with an approved conditional use permit  
14 in accordance with Section 18.28 of this ordinance: **C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.**

15 SECTION 19.523. CANNABIS MICROBUSINESS FACILITIES STANDARDS.

16 In addition to the approval requirements in Section 19.506 of this ordinance and  
17 development standards for the applicable zoning classification, Cannabis Microbusiness Facilities  
18 shall comply with the standards provided below. If there is an inconsistency between the  
19 development standards of the zone classification and these standards, the more restrictive standard  
20 applies.

21 A. GENERAL LOCATION.

22 Cannabis Microbusiness Facilities shall not be located within 600 feet from any  
23 Child Day Care Center, K-12 school, public park, or Youth Center. Distance  
24 shall be measured from the nearest point of the respective lot lines using a direct  
25 straight-line measurement. A new adjacent use will not affect the continuation of  
26 an existing legal use that has been established under this Article and continuously  
27 operating in compliance with the conditional use permit, and local and State laws  
28



1 and regulations.

2 B. SETBACKS.

- 3 1. All Cannabis Microbusiness Facilities shall comply with the setback  
4 standards for the zone classification they are located in, except when  
5 adjacent to a residential zone where the minimum setback from the  
6 residentially zoned lot lines shall be 25 feet. In the event that a Cannabis  
7 Microbusiness Facility includes retail sales of Cannabis, then the minimum  
8 setback from residentially zoned lot lines shall be 40 feet.
- 9 2. Setbacks may be modified with an approved setback adjustment in  
10 accordance with Section 18.33 of this ordinance. In no case shall a setback  
11 be less than setbacks required by the State of California Bureau of Cannabis  
12 Control, the California Building Code or Ordinance No. 457.

13 C. ACTIVITIES

- 14 1. Cannabis Microbusiness Facilities shall not transport or store non-cannabis  
15 goods.
- 16 2. Cannabis Microbusiness Facilities may distribute, manufacture (without  
17 volatile solvents) and dispense Cannabis under a single Cannabis  
18 Microbusiness Facilities license issued by the State.
- 19 3. Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an  
20 area less than 10,000 square feet.
- 21 4. Cannabis Microbusiness Facilities shall include at least three of the  
22 following Commercial Cannabis Activities, which shall be set forth in the  
23 conditional use permit:
- 24 a. Indoor Cultivation up to 10,000 square feet
  - 25 b. Manufacturing (with non-volatile solvents)
  - 26 c. Distribution
  - 27 d. Retail sales
- 28

1 D. OPERATIONS

2 Cannabis Microbusiness Facilities shall comply with the operational  
3 requirements set forth in this Article that apply to the specified uses authorized by the approved  
4 conditional use permits, and the water and energy conservation standards as applicable to  
5 Cannabis Microbusiness Facilities that includes cultivation.

6 E. FINDINGS.

7 In addition to the requirements for approval in Section 19.506 of this ordinance,  
8 no conditional use permit shall be approved or conditionally approved unless the  
9 following findings are made:

- 10 1. The Cannabis Microbusiness Facility complies with all the requirements of  
11 the State and local laws and regulations.
- 12 2. The Cannabis Microbusiness Facility's operating plan demonstrates proper  
13 protocols and procedures that address enforcement priorities for Cannabis  
14 activities including restricting access to minors, and ensuring that Cannabis  
15 and Cannabis Products are obtained from and supplied only to other  
16 permitted and licensed sources within the State and not distributed out of  
17 State.
- 18 3. The Cannabis Microbusiness Facility will not be located within 600 feet  
19 from any Child Day Care Center, K-12 school, public park, or Youth  
20 Center.
- 21 4. For Cannabis Microbusiness Facility lots with verified cannabis-related  
22 violations within the last 12 months from the adoption date of Ordinance  
23 No. 348.4862, the use will not contribute to repeat violation on the site and  
24 all applicable fees have been paid.

25 SECTION 19.524. TEMPORARY CANNABIS EVENT.

26 A. REQUIREMENTS FOR APPROVAL.

27 The Planning Director shall approve an application for a temporary Cannabis  
28

1 event permit if all of the following are met:

- 2 1. The temporary Cannabis event will take place on County Fair property or
- 3 District Agricultural Association property.
- 4 2. The temporary Cannabis event is not located within 1,000 feet from any
- 5 Child Day Care Center, K-12 school, public park, or Youth Center.
- 6 **Distance shall be measured from the nearest point of the respective lot lines**
- 7 **using a direct straight-line measurement.**
- 8 3. The temporary Cannabis event will not occur during the hours of 12:00 a.m.
- 9 to 6:00 a.m.
- 10 4. The temporary Cannabis event is setback a minimum of 100 feet from lot
- 11 lines.
- 12 5. The sale of Cannabis Products shall be performed by a Cannabis Retailer
- 13 or Cannabis Microbusiness that possesses both an approved conditional use
- 14 permit and a valid Cannabis license from the State, which shall be included
- 15 in the permit application.
- 16 6. The sale or consumption of alcohol or tobacco is not allowed at the location
- 17 of the temporary Cannabis event.
- 18 7. The event organizer for the temporary Cannabis will obtain a valid State
- 19 event organizer license authorizing the retail sale of Cannabis goods and
- 20 the temporary Cannabis event.
- 21 8. Access to the area(s) where sale or consumption of Cannabis occurs is
- 22 restricted to persons 21 years of age or older.
- 23 9. Cannabis consumption is not visible from any public place or non-age-
- 24 restricted area.
- 25 10. Security shall be present at the temporary Cannabis event.
- 26 11. A condition of approval shall be applied to all temporary Cannabis event
- 27 permits requiring the event organizer to obtain a valid State license as an
- 28

1 event organizer and for the temporary event at least 10 calendar days before  
2 the event's first day. If this condition of approval is not met, the temporary  
3 Cannabis event permit becomes null and void.

4 B. APPLICATION.

5 No less than 120 days from the event's first day, an event organizer shall apply  
6 for and obtain a temporary Cannabis event permit in accordance with Section  
7 18.30 of this ordinance. All the procedural provisions of Section 18.30 shall  
8 apply to the application, except subsection c. thereof relating to requirements for  
9 approval, subsection e. thereof relating to appeals and subsection f. thereof  
10 relating to the use of the permit after the application is approved.

11 C. REVOCATION

12 A temporary Cannabis event permit may be revoked pursuant to and in  
13 accordance with Section 19.525 of this ordinance.

14 SECTION 19.525. REVOCATION OF PERMITS FOR COMMERCIAL CANNABIS  
15 ACTIVITIES

16 Any conditional use permit granted under this Article may be revoked upon the  
17 findings and procedures contained in Section 18.31 of this ordinance except that the Planning  
18 Commission shall be the hearing body to make a determination that grounds for revocation  
19 exist and provide notice of the revocation. All other procedural requirements and rights of  
20 appeal set forth in Section 18.31 of this ordinance shall govern the hearing.”

21 Section 10. Section 21.1 of Ordinance No. 348 is amended to read as follows:

22 “Section 21.1. A-LICENSE. A State license issued for Cannabis or cannabis products  
23 that are intended for adults who are 21 years of age and older and who do not possess  
24 a physician's recommendation.”

25 Section 11. The existing Section 21.1. is renumbered as 21.1.a.

26 Section 12. Section 21.3 of Ordinance No. 348 is amended to read as follows:

27 “SECTION 21.3. AGRICULTURAL CROP.

1 Any cultivated crop grown and harvested for commercial purposes, except cannabis  
2 and other controlled substances, which are defined and classified separately.”

3 Section 13. A new Section 21.3a is added to Article XXI of Ordinance No. 348 to read as  
4 follows:

5 “SECTION 21.3a. AGRICULTURAL CULTIVATION.

6 The act of preparing the soil for the raising of agricultural crops.”

7 Section 14. The existing Section 21.3 is renumbered Section 21.3.b.

8  
9 Section 15. Section 21.19e. of Ordinance No. 348 is deleted in its entirety.

10 Section 16. Section 21.19f. of Ordinance No. 348 is deleted in its entirety.

11 Section 17. The existing Section 21.19g. of Ordinance No. 348 is renumbered as Section  
12 21.19e.

13 Section 18. A new Section 21.19f. is added to Ordinance No. 348 to read as follows:

14 “Section 21.19f. CANNABIS CULTIVATION AREA.

15 The area on a lot where Cannabis is planted, grown, harvested, dried, cured, graded, or  
16 trimmed or that does all or any combination of these activities.”

17 Section 19. The existing Section 21.19h of Ordinance No. 348 is renumbered as Section  
18 21.19g.

19 Section 20. A new Section 21.19h is added to Ordinance No. 348 to read as follows:

20 “Section 21.19h. CANNABIS DISTRIBUTION FACILITIES. A facility engaged in  
21 the storage of Cannabis or cannabis products, for later distribution to permitted and  
22 licensed Cannabis Manufacturing Facilities, Cannabis Testing Facilities, or Cannabis  
23 Retailers.”

24 Section 21. Section 21.19j. of Ordinance No. 348 amended to read as follows:

25 “Section 21.19j. CANNABIS MANUFACTURING FACILITY (NON-VOLATILE).  
26 A facility requiring a Type 6, Type N, Type P or Type S State manufacturing license,  
27 that processes, produces, prepares, propagates, holds, stores, packages, labels or  
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1 compounds cannabis or cannabis products either directly or indirectly or by extraction  
2 and/or infusion methods, or independently by means of chemical synthesis or by a  
3 combination of extraction and/or infusion and chemical synthesis, using non-volatile  
4 organic compounds, at a fixed location, that packages or repackages cannabis or  
5 cannabis products, or labels or relabels its containers. Cannabis manufacturing also  
6 includes any processing, preparing, holding, or storing of components and  
7 ingredients.”

8 Section 22. Section 21.19k. of Ordinance No. 348 is amended to read as follows:

9 “Section 21.19k. CANNABIS MANUFACTURING FACILITY (VOLATILE).  
10 A facility requiring a Type 7 state manufacturing license that processes, produces,  
11 prepares, propagates, holds, stores, packages, labels, or compounds Cannabis or  
12 cannabis products either directly or indirectly or by extraction and/or infusion methods,  
13 or independently by means of chemical synthesis or by a combination of extraction  
14 and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed  
15 location, that packages or repackages cannabis or cannabis products, or labels or  
16 relabels its containers. Cannabis manufacturing also includes any processing,  
17 preparing, holding, or storing of components and ingredients.”

18 Section 23. A new Section 21.19l. is added to Ordinance No. 348 to read as follows:

19 “Section 21.19l. CANNABIS OWNER. A Cannabis Owner is any of the following:  
20 1. A person with an aggregate ownership interest of 20 percent or more in the  
21 Commercial Cannabis Activity for which a license or permit is being sought,  
22 unless the interest is solely a security, lien, or encumbrance.  
23 2. The chief executive officer of a nonprofit or other entity.  
24 3. A member of the board of directors of a nonprofit.  
25 4. An individual who will be participating in the direction, control, or management  
26 of the person applying for Commercial Cannabis Activity permit or license.”

27 Section 24. A new Section 21.19m. is added to Ordinance No. 348 to read as follows:  
28

1 “Section 21.19m. CANNABIS PACKAGE. Any container or receptacle used for  
2 holding cannabis or cannabis products.”

3 Section 25. The existing Section 21.19j. of Ordinance No. 348 is renumbered Section 21.19n.

4 Section 26. A new Section 21.19o. is added to Ordinance No. 348 to read as follows:

5 “Section 21.19o. CANNABIS RETAILER. A facility where Cannabis, cannabis  
6 products, or devices specifically for the use of Cannabis or cannabis products are  
7 offered, either individually or in any combination, for retail sale, including an  
8 establishment that delivers cannabis and cannabis products as part of a retail sale.  
9 Cannabis retailers may include mobile delivery but shall not include mobile  
10 dispensaries. Cannabis Retailers were formerly known as cannabis dispensaries. Non-  
11 store front Cannabis Retailers are not open to the public. Store front Cannabis Retailers  
12 are open to the public.”

13 Section 27. The existing Section 21.19k of Ordinance No. 348 is amended to read as follows:

14 “Section 21.19p. CANNABIS TESTING FACILITY. A laboratory, facility, or entity  
15 that offers or performs tests of cannabis or cannabis products.”

16 Section 28. A new Section 21.19q. is added to Ordinance No. 348 to read as follows:

17 “Section 21.19q. CANNABIS TRANSPORT. The transfer of Cannabis or cannabis  
18 products from the permitted Commercial Cannabis Activity location of one licensee to  
19 the permitted Commercial Cannabis Activity location of another licensee, for the  
20 purposes of conducting Commercial Cannabis Activities authorized pursuant to the  
21 California Business & Professions Code Sections 19300, et seq. and 26000.”

22 Section 29. A new Section 21.19r. added to Ordinance No. 348 to read as follows:

23 “Section 21.19r. CANNABIS WHOLESALE NURSERY. A site that produces only  
24 clones, immature plants, seeds, or other agricultural products used specifically for the  
25 planting, propagation, and cultivation of Cannabis. Cultivation as a Cannabis  
26 Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation.”

27 Section 30. A new Section 21.19s. is added to Ordinance No. 348 to read as follows:

28

1 “Section 21.19. CANOPY. For purposes of Article XIXh only, the designated area or  
2 areas at a licensed Premises that will contain Mature Plants at any point in time.  
3 Canopy shall be calculated in square feet and measured using clearly identifiable  
4 boundaries of all areas that will contain Mature Plants at any point in time, including  
5 all of the spaces within the boundaries.”

6 Section 31. A new Section 21.19t. is added to Ordinance No. 348 to read as follows:

7 “Section 21.19t. COMMERCIAL CANNABIS ACTIVITY. The cultivation,  
8 possession, manufacture, distribution, processing, storing, laboratory testing,  
9 packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products  
10 as provided for in this division.”

11 Section 32. Section 21.25e. of Ordinance No. 348 is amended to read as follows:

12 “Section 21.25e. DELIVERY. For purposes of Article XIXh only, the commercial  
13 transfer of Cannabis or cannabis products to a customer. ”

14 Section 33. The existing Section 21.25e of Ordinance No. 348 is renumbered Section 21.25f.

15 Section 34. A new Section 21.31.b. is added to Ordinance No. 348 to read as follows:

16 “Section 21.31.b. EDIBLE PRODUCT. Manufactured cannabis product that is  
17 intended to be used, in whole or in part, for human consumption, including, but not  
18 limited to, chewing gum, but excluding products set forth in Division 15 (commencing  
19 with Section 32501) of the Food and Agricultural Code. An edible cannabis product is  
20 not considered food, as defined by Section 109935 of the Health and Safety Code, or  
21 a drug, as defined by Section 109925 of the Health and Safety Code.”

22 Section 35. A new Section 21.37.a. is added to Ordinance No. 348 to read as follows:

23 “Section 21.37.a. HOOP STRUCTURE. \_\_A plastic or fabric covered structure with  
24 open ends and no other framing, which is not more than 12 feet in height and does not  
25 have vertical sides exceeding 6 feet in height. Hoop structures in residential zones  
26 shall not exceed 120 cumulative square-feet of floor area. For the purposes of this  
27 Article, and for the purposes of obtaining licenses, cannabis cultivation within hoop  
28



1 structures is considered Mixed Light Cultivation.”

2 Section 36. A new Section 21.39.a. is added to Ordinance No. 348 to read as follows:

3 “Section 21.39.a. INDOOR CANNABIS CULTIVATION. The cultivation of  
4 Cannabis within a permanent structure using exclusively artificial light or within any  
5 type of structure using artificial light at a rate of twenty-five (25) watts per square  
6 foot.”

7 Section 37. A new Section 21.39.b. is added to Ordinance No. 348 to read as follows:

8 “Section 21.39.b. INDUSTRIAL HEMP. As defined by Section 81000 of the Food  
9 and Agricultural Code or Section 11018.5 of the Health and Safety Code, as they may  
10 be amended.”

11 Section 38. A new Section 21.41.a. is added to Ordinance No. 348 to read as follows:

12 “Section 21.41.a. LABELING. Any label or other written, printed, or graphic matter  
13 upon a cannabis product, upon its container or wrapper, or that accompanies any  
14 cannabis product.”

15 Section 39. A new Section 21.43b. is added to Ordinance No. 348 to read as follows:

16 “Section 21.43b. LIVE CANNABIS PLANTS. Living cannabis flowers and plants,  
17 including seeds, immature plants, and vegetative stage plants.”

18 Section 40. Section 21.51i in Ordinance No. 348 is amended to read as follows:

19 “Section 21.51i. M-LICENSE. A State license issued for Commercial Cannabis  
20 Activity involving medicinal cannabis.”

21 Section 41. A new Section 21.51j. is added to Ordinance No. 348 to read as follows:

22 “Section 21.51j. MATURE CANNABIS PLANT. Mature Cannabis Plants as defined  
23 by the California Department of Food and Agriculture.”

24 Section 42. A Section 21.51k. of Ordinance No 348 is amended to read as follows:

25 “Section 21.51k. MIXED LIGHT CANNABIS CULTIVATION. The cultivation of  
26 Mature Cannabis Plants in a greenhouse, hoop structure, glasshouse, conservatory,  
27 hothouse, or other similar structure using light deprivation or one of the artificial  
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1 lighting models described below:

- 2 1. Mixed-light Tier 1 – the use of artificial light at a rate of six (6) watts per  
3 square foot or less.
- 4 2. Mixed-light Tier 2 – the use of artificial light at a rate above six (6) and  
5 below or equal to twenty-five (25) watts per square foot.”

6 Section 43. Section 21.51l. of Ordinance No. 348 is amended to read as follows:

7 “Section 21.51l. MOBILE DELIVERY. The commercial transfer of Cannabis or  
8 cannabis products from a Cannabis Retailer, up to an amount allowed by the Bureau  
9 of Cannabis Control or its successor, to a primary caregiver, qualified patient, or  
10 customer and requires a Type 9 State license.”

11 Section 44. Section 21.51m. of Ordinance No. 348 is amended to read as follows:

12 “Section 21.51m. MOBILE RETAILER The commercial transfer of Cannabis or  
13 cannabis products from an outdoor location or mobile structure (e.g. food truck or food  
14 cart). ”

15 Section 45. A new Section 21.55a. is added to Ordinance No. 348 to read as follows:

16 “Section 21.55a. OUTDOOR CANNABIS CULTIVATION. The cultivation of  
17 Mature Cannabis Plants without the use of artificial lighting in a Canopy area at any  
18 point in time. The growing of only immature cannabis plants at a legally permitted  
19 Cannabis Wholesale Nursery is not considered Outdoor Cannabis Cultivation.”

20 Section 46. A new Section 21.59g. is added to Ordinance No. 348 to read as follows:

21 “Section 21.59g. PHYSICIAN’S RECOMMENDATION. A recommendation by a  
22 physician and surgeon that a patient use cannabis provided in accordance with the  
23 Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the  
24 Health and Safety Code.”

25 Section 47. A new Section 21.59h. is added to Ordinance No. 348 to read as follows:

26 Section 21.59h. PREMISES. For purposes of Article XIXh only, the designated  
27 structure or structures and land specified in the application that is owned, leased, or  
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1 otherwise held under the control of the applicant or licensee where the Commercial  
2 Cannabis Activity will be or is conducted. The Premises shall be a contiguous area and  
3 shall only be occupied by one licensee.”

4 Section 48. A new Section 21.59i. is added to Ordinance No. 348 to read as follows:

5 “Section 21.59i. PRIMARY CAREGIVER. The individual, designated by a qualified  
6 patient or by a person with an identification card, who has consistently assumed  
7 responsibility for the housing, health, or safety of that patient or person, further defined  
8 in Section 11362.7 of the California Health and Safety Code.”

9 Section 49. A new Section 21.62j. is added to Ordinance No. 348 to read as follows:

10 “Section 21.62j. SELL/SALE/TO SELL (CANNABIS). Any transaction whereby,  
11 for any consideration, title to Cannabis or cannabis products is transferred from one  
12 person to another, and includes the delivery of Cannabis or cannabis products pursuant  
13 to an order placed for the purchase of the same and soliciting or receiving an order for  
14 the same, but does not include the return of Cannabis or cannabis products by a licensee  
15 to the licensee from whom the cannabis or cannabis product was purchased.”

16 Section 50. A new Section 21.62k. is added to Ordinance No. 348 to read as follows:

17 “Section 21.62k. SPECIALITY INDOOR CANNABIS CULTIVATION.  
18 Indoor cultivation using exclusively artificial lighting with a total canopy size on one  
19 Premises that does not exceed 5,000 square feet.”

20 Section 51. A new Section 21.62l. is added to Ordinance No. 348 to read as follows:

21 “Section 21.62l. SPECIALTY COTTAGE INDOOR CANNABIS  
22 CULTIVATION. Indoor cultivation using exclusively artificial lighting with a total  
23 canopy size on one Premises that does not exceed 500 square feet”

24 Section 52. A new Section 21.62m. is added to Ordinance No. 348 to read as follows:

25 “Section 21.62m. SMALL INDOOR CANNABIS CULTIVATION  
26 Indoor cultivation using exclusively artificial lighting with a total canopy size on one  
27 Premises that does not exceed 10,000 square feet.”

1            Section 53.    A new Section 21.62n. is added to Ordinance No. 348 to read as follows:

2            “Section 21.62n. MEDIUM INDOOR CANNABIS CULTIVATION.

3            Indoor cultivation using exclusively artificial lighting with a total canopy size on one  
4            Premises that does not exceed 22,000 square feet.”

5            Section 54.    A new Section 21.62o. is added to Ordinance No. 348 to read as follows:

6            “Section 21.62o. SPECIALTY COTTAGE MIXED LIGHT CULTIVATION.

7            Cultivation using a combination of natural and supplemental artificial lighting with  
8            a total canopy size on one Premises that does not exceed 2,500 square feet.”

9            Section 55.            A new Section 21.62p. is added to Ordinance No. 348 to read as follows:

10           “Section 21.62p. SPECIALTY MIXED LIGHT CULTIVATION. Cultivation using  
11           a combination of natural and supplemental artificial lighting with a total canopy size  
12           on one Premises that does not exceed 5,000 square feet.”

13           Section 56.            A new Section 21.62q. is added to Ordinance No. 348 to read as follows:

14           “Section 21.62q. SMALL MIXED LIGHT CULTIVATION. Cultivation using a  
15           combination of natural and supplemental artificial lighting with a total canopy size  
16           on one Premises that does not exceed 10,000 square feet.”

17           Section 57.            A new Section 21.62r. is added to Ordinance No. 348 to read as follows:

18           “Section 21.62r. MEDIUM MIXED LIGHT CULTIVATION. Cultivation using a  
19           combination of natural and supplemental artificial lighting with a total canopy size  
20           on one Premises that does not exceed 22,000 square feet.”

21           Section 58.    A new Section 21.74e. is added to Ordinance No. 348 to read as follows:

22           “SECTION 21.74e.        WHOLESale NURSERY. An establishment engaged in  
23           the propagation of trees, shrubs and horticultural and ornamental plants grown under  
24           cover or outdoors for sale to the public. Includes commercial scale greenhouses and  
25           establishments for the sale of plant materials, lawn and garden supplies, and related  
26           items. A Wholesale Nursery does not include Cannabis Wholesale Nurseries which  
27           are classified separately.”  
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Section 59. A new Section 21.79 is added to Ordinance No. 348 to read as follows:

“SECTION 21.79. YOUTH CENTER. Any public or private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.”

Section 60.

Section 61. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM  
June \_\_, 2018

By: \_\_\_\_\_  
Michelle P. Clack  
Chief Deputy County Counsel

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# ATTACHMENT B



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**Agenda Item  
No.**

### Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses

#### INTRODUCTION & BACKGROUND

In November 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act. (“AUMA”). However, Proposition 64 gave local governments the authority to regulate or ban outdoor cannabis cultivation, dispensaries, manufacturers, testing laboratories, delivery services, and any other cannabis-related industries. Currently, all cannabis related businesses are banned in the unincorporated areas in Riverside County.

Medical cannabis draft regulations were released by the State in spring 2017, relating to the Medical Cannabis Regulation and Safety Act (“MCRSA”). On March 21, 2017, the Board of Supervisors appointed Supervisors Jeffries and Washington to serve as an ad hoc committee to review the county’s options to pursue an ordinance legalizing, regulating, and taxing cannabis related businesses. However, in June 2017, the Governor signed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”). The MAUCRSA created one regulatory system for both medicinal and adult-use (recreational) cannabis. But distinctions between the two will remain. The MAUCRSA continues to recognize local control and the state will not approve licenses for cannabis businesses and cannabis activities if the license would not be in compliance with a local government’s ordinances or regulations.

In response to MAUCRSA, on August 29, 2017, the Riverside County Board of Supervisors directed County staff<sup>1</sup>, to initiate the process of drafting of a new ordinance, and/or revisions to existing ordinances, to establish a proposed comprehensive regulatory framework for cannabis businesses and cannabis activities subject to approval of permits issued by the County and pursuant to standards, conditions, and requirements in the proposed ordinance amendments and new ordinances.

The State adopted emergency regulations for commercial cannabis businesses in November 2017. The State began issuing temporary commercial cannabis licenses January 1, 2018.

This working draft document is intended to provide an overview of potential cannabis regulations being formulated for the unincorporated areas of the County. This document is being used to solicit detailed board and public input on this matter.

In addition to preparation of land use regulations for commercial cannabis uses, the Board has also initiated the process of analyzing and preparing a potential taxing program for the various commercial cannabis uses. It is anticipated that no commercial cannabis uses would be permitted by the County until such time as a cannabis tax ballot measure has been approved by County voters or other means to finance required enforcement activities related to commercial cannabis activities has been adopted by the Board. A County cannabis tax initiative could be considered by voters at the next General Election in November 2018, so regulations permitting commercial cannabis uses would not be expected to become effective until that time at the earliest. If the Board adopts alternative methods to fund regulatory costs, such as license fees or developer agreements, it is assumed that any adopted regulations could be implemented soon thereafter.

<sup>1</sup> Staff from the following County Departments have been involved: County Administrators Office, County Counsel, Planning, Code Enforcement, Building & Safety, Fire Department, Environmental Health, Treasurer–Tax Collector, Agricultural Commissioner, Behavioral Health, Public Health and Waste Resources.



**No decision has been made by the Board on the regulatory framework contemplated in this document.** Currently, unless or until new regulations are approved by the Board of Supervisors, marijuana dispensaries, deliveries, and cultivation with a limited exception for small amounts of cultivation for medical purposes in specified circumstances, are prohibited in the unincorporated area of the County. For the purposes of this report, any reference to cultivation, unless specifically indicated otherwise, refers to ‘cannabis cultivation’.

**PURPOSE**

The purpose and intent of a proposed regulatory framework would be to provide policies to permit cannabis activities per the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) by providing a means for regulating the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of medical/nonmedical cannabis and medical/nonmedical cannabis-related products in a manner which is responsible, which protects the County’s neighborhoods, residents, and businesses from negative impacts, which protects the health, safety, and welfare of the residents of the unincorporated area of the County, and to enforce rules and regulations consistent with state law.

For the purposes herein, cannabis activities include medicinal and adult-use cannabis activities, unless specifically addressed independently.

**POTENTIAL PROHIBITION ON CERTAIN USES**

In order to protect the public health, safety and environmental resources, but still provide a regulatory path, in order to advance a healthy, diverse and economically viable cannabis industry that contributes to the local economy, enhance enforcement methods for unpermitted and trespass cultivation, and ensure that environmental, public health, safety and nuisance factors related to the cannabis industry are adequately addressed; the Board may choose to prohibit some activities allowed by State Law.

For instance, most California agencies have elected to not allow outdoor cultivation within their jurisdiction. Outdoor cultivation poses challenges with appropriate lot sizes, setbacks, security, odor control and controlling water runoff. However, as Riverside County may be one of the few California jurisdictions that contains appropriately sized land for outdoor cultivation; implementing appropriate lot sizes, setbacks, security measures, and water runoff ‘best management practices’, that will mitigate impacts, could be implemented for outdoor cultivation as an option.

Other uses that the Board may consider inappropriate for regulation within the unincorporated County may be manufacturing cannabis products using volatile solvents and/or Mobile dispensaries. The greatest concern is related to manufacturing cannabis products is the safety related to volatile extraction, as this requires that large quantities of volatile gases and industrial solvents be stored onsite.

**RIVERSIDE COUNTY GENERAL PLAN & ZONING CONSISTENCY**

The General Plan’s Land Use Element Policy LU 7.1, requires land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. Ensuring compatibility between land uses, is directly related to the proposed ordinance amendment, (a cannabis ordinance) by requiring each commercial cannabis permit be processed through a discretionary permit. In the cases of all discretionary permits a finding must be made that the zoning is consistent with the General Plan Land Use Designation. Therefore, although the details included herein encompass zoning only as a method for determining appropriate locations for commercial cannabis businesses, during the permit process each

independent case will be required to prove that the land on which the permit is being sought conforms to the General Plan Land Use. In some cases, depending on the General Plan Land Use, this may exclude a property that is zoned appropriately from obtaining a permit or could require the need to process a General Plan Amendment.

**REGULATORY APPROACH – TIMELINE & PROCESS**

In December 2017, California began accepting applications for temporary business permits. Temporary permits will be good for four months (120 days) for cannabis businesses, which may be extended for two 90-day extensions (only if the temporary licensee has applied for an annual license). In addition, cannabis businesses will need local approval for conducting commercial cannabis activities, which must be demonstrated to the State, in order to receive a temporary permit.

Since September 2017, at the direction of the Board, Staff has been collecting data, reviewing existing ordinances and uses, analyzing the legal climate and preparing a draft cannabis land use ordinance for the Board’s consideration. It is anticipated that, upon the Board’s concurrence of the current course that staff has taken, a draft ordinance can be presented to the Planning Commission in May, 2018. Given that, and anticipating a minimum of two Planning Commission Meetings, a proposed ordinance could be presented to the Board in July, 2018.

**TYPES OF CANNABIS ACTIVITIES FOR CONSIDERATION**

The Board is considering regulating and permitting the establishment of various commercial cannabis activities. No decisions have been made and it is possible that some or all categories of use will not be permitted. Each activity brings unique challenges, concerns and impacts. The discussion below highlights many of these unique challenges, concerns and impacts, as well as examples of regulatory tools that may be considered to address them. The State cannabis license types are independent from each other as well as the County land use permits. Thus, if the Board chooses to regulate commercial cannabis, for each separate land use activity the Board can choose to prohibit, allow a certain activity, or continue consideration of an activity. Types of activities under consideration include:

- **Cultivation** – Cultivation refers to the growing of cannabis for commercial use, including natural light, artificial light and, mixed light cultivation (i.e. outdoor, indoor, and greenhouse).
- **Retail Sales/Delivery** – Retail sales of cannabis refers to the sale of cannabis to retail customers from a storefront that sells only cannabis products. Retail delivery refers to deliveries from a storefront or other permitted site to customers.
- **Microbusiness** – A microbusiness license allows a licensee to conduct multiple commercial cannabis activities under one license. With a Type 12 State License an operator is allowed to cultivate 10,000 square feet or less of indoor cannabis, perform manufacturing activities with non-volatile solvents, act as a licensed distributor and a retailer.
- **Manufacturing/Processing** – Involves the processing of cannabis or cannabis products into various marketable forms, including edibles, oils, tinctures, etc. The County may be well-positioned to attract and retain these types of businesses because the County has significant industrial land and a strong industrial base.

- **Distribution** – A distributor is responsible for transporting cannabis goods between licenses, arranging for testing of cannabis goods, and conducting quality assurance review of cannabis goods to ensure they comply with all packaging and labeling requirements. In addition to transporting inventory between licenses, distribution companies are responsible to ensure the examination of inventory at a testing laboratories and the collection of the State’s Excise Taxes, before releasing the product to a retailer.
- **Testing** – A cannabis testing facility is a facility where cannabis and cannabis products are tested for potency, quality, and health and safety requirements.

**CULTIVATION**

Cultivation refers to any activity that involves the planting, growing, harvesting or processing (drying, curing, grading, trimming) of cannabis. The California Department of Food and Agriculture (“CFDA”) is the licensing authority for cannabis cultivation in California. The cannabis growing categories, that can be considered include:

- **Outdoor Cultivation (natural light)** – The cultivation of mature cannabis with the use of natural light. Outdoor cultivation uses natural lighting for plant growth. It may be grown in fabric pots, grow bags, planters, or raised beds; directly in the ground (natural soils).
- **Indoor Cultivation (artificial light)** – The cultivation of cannabis within a permanent structure, using exclusively, artificial light or within any type of structure using artificial light at a rate above 25 watts per square foot.
- **Mixed-light Cultivation (both artificial & natural light)** – The cultivation of mature cannabis in a greenhouse, hoop-house, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or using artificial light at a rate of less than six watts per square foot (Tier 1) or greater than six watts square foot or less than 25 watts per square foot (Tier 2). Cultivation in greenhouses, hoop houses or similar structures will be considered mixed-light cultivation even if no artificial light is used. Operations may also have other support structures for drying, trimming, and storage.
- **Nursery** – A site that produces only clones, immature plants, seeds, or other agricultural products used specifically for the planting, propagation, and cultivation of cannabis. Cultivation as a cannabis nursery may be considered outdoor, indoor or mixed-light cultivation.

The (CFDA) is responsible for licensing cannabis cultivation. Each type of CFDA licensed cultivation category allows for a maximum cultivation canopy area or number of plants. The maximum cultivation canopy size that the CFDA is currently licensing to a single person is an outdoor grow of 43,560 sf (one acre) or 22,000 sf of Indoor or mixed-light cultivation. The State has limited the cultivation canopy size for a single person to 43,560 sf until at least the year 2023 when they may be issuing large cultivation licenses.

Each type of Distributor category is licensed by the CFDA, as follows:

<b>Outdoor Cultivation (Natural-Light)</b>		
<b>Land Use Type</b>	<b>State License Type (CFDA)</b>	<b>Maximum Cultivation Canopy Area per Lot (SF)</b>
Specialty Cottage	1C	-
Specialty	1	Up to 5,000
Small	2	5,001 to 10,000
Medium	3	10,001 to 43,560
Wholesale Nursery	4	No size limit (no canopy)
<b>Indoor Cultivation</b>		
<b>Land Use Type</b>	<b>State License Type (CFDA)</b>	<b>Maximum Cultivation Canopy Area per Lot (SF)</b>
Specialty Cottage	1C	Up to 500
Specialty	1A	Up to 5,000
Small	2A	5,001 to 10,000
Medium	3A	10,001 to 22,000
Wholesale Nursery	4	No size limit (no canopy)
<b>Mixed-Light Cultivation</b>		
<b>Land Use Type</b>	<b>State License Type (CFDA)</b>	<b>Maximum Cultivation Canopy Area per Lot (SF)</b>
Specialty Cottage	1C	Up to 2,500
Specialty	1B	Up to 5,000
Small Tier	2B	5,001 to 10,000
Medium Tier	3A	10,000 to 22,000
Wholesale Nursery	4	No size limit (no canopy)

**Issues related to Cannabis Cultivation** – Allowing commercial cannabis cultivation could cause compatibility issues with other land uses, particularly residential uses. Un-regulated cultivation in the unincorporated County area, outdoor and mixed light, has been a continued quality of life impact and has historically garnered a large amount of public comment, complaints and opposition. The odor produced, as well as water usage, water quality, energy used and impacts from pesticides are the most stated concerns related to cultivation. Careful consideration should be given to the direct and indirect impacts when considering allowing a new type of land use, especially one that carries with it, unique characteristics related to security, access to children and potential to cause conversion of land use due

the high value of the product. Options to aid in minimizing cannabis cultivation concerns can be implemented in a regulatory scheme.

**Regulatory Considerations:**

- Zoning incompatibility
- Number of potential permits, processing and enforcement
- Impacts of cultivation canopy size
- Separation distances for sensitive uses
- Sensitive downward facing lights/shields
- Odor control
- Tracking product
- Crime/access to youth
- Water management
- Appropriate locations for various uses
- Energy management
- Security
- Aesthetics

Although the State has implemented many regulations to protect the public as well and the cultivator, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

**The following sample range of recommendations are related to cannabis cultivation:**

- **Staff recommends that the Board consider prohibiting outdoor (natural-light) cultivation of mature plants.** – Cultivation that is not within a greenhouse, hoop-house, glasshouse, conservatory, hothouse, or other similar structure would not be permitted.
- To address concerns with potential impacts of commercial cannabis activities on sensitive receptors the State requires a 600-foot minimum radius separation of all cannabis activities to K-12 schools, day care centers, and youth centers. **Staff will be further analyzing if an increase in the separation radius and adding additional uses to the list of sensitive uses is warranted for some or all cultivation activities.**
- For cultivation, further consideration could be given to a minimum distance requirement from a cultivation use to existing residences. Distances could vary depending on license type. **A minimum setback may be warranted for some cultivation uses and staff will be analyzing this further.**
- Consider a cannabis cultivation cap on any one parcel. **Staff recommends a one-acre cannabis cultivation limit on any one parcel.** This option would allow cultivation up to one acre as considered in the CDFA’s Environmental Impact Report. In order to reach this maximum canopy size it would require a minimum of two licensees with medium licenses or one licensee with multiple small (about four) licenses or a combination of several licenses. If the Board considers allowing outdoor cultivation then a one acre maximum site would require two medium licenses by two distinct licensees.

- Staff will be reviewing potential amendments to Ordinance No. 509 and Ordinance 625 indicating, specifically, that cannabis will not be considered protected as an agricultural crop with respect to 'Right-to-farm' regulations or be considered a qualifying agricultural use for a reduction in property taxes within Agricultural Preserves.

**Sample recommended development standards include:**

- All cultivation permit request shall be accompanied by an odor management plan that includes details for an exhaust air filtration system or other method(s) with odor control that prevents internal odors from being emitted externally.
- Cannabis cultivation operations employing the use of pesticides shall obtain the appropriate pesticide use permit(s) from the Riverside County Agricultural Commissioner's Office.
- All small and medium indoor cultivation sites or small and medium mixed-light mixed light cultivation should be required to provide a minimum of 40 percent of required energy through the implementation of renewable energy. (Staff will be studying this further)
- Except for live growing plants which are being cultivated at a cultivation facility, all cannabis products shall be stored in a secured and locked structure or behind a secured and locked fence, and all cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to present diversion, theft, and loss.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear, adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- Cannabis cultivation sites shall be subject to regular inspections by the County Sealer of Weights and Measures for scales used in commercial transactions and by the Agricultural Commissioner's Office pesticide use and field worker safety.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate commercial cannabis cultivation but where it should be permitted, and at what scale and intensity. Given the potential environmental and quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis cultivation Planning Staff first evaluated allowable uses in all zones Classifications, eliminating zones where agriculture operations is not an existing allowable use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a cultivation use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff's findings and recommendations for potential cultivation locations.

**Staff Recommendations Related to Location:**

- **Staff recommends 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.**
- **Staff recommends that cultivation of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V**
- **Staff recommends that cannabis cultivation of any type be prohibited in the Commercial Office Zone (C-O), Wind Energy Zone (W-E), Watercourse / Watershed / Conservation Areas Zone (W-1), the Controlled Development Zone (W-2) and the Natural Assets Zone (N-A).**
- **Staff recommends that indoor cannabis cultivation be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)
  - Agricultural Zones (A-1, A-P, A-2, A-D)
- **Staff recommends that Mixed-Light cultivation be considered on property exhibiting the following Zones and subject to a discretionary land use permit being obtained:**
  - Agricultural Zones (A-1, A-P, A-2, A-D)

The following table summarizes the recommended zones for consideration of cannabis cultivation permits.

Land Use Type	State License Type	Maximim Cultivation Canopy Area per Lot (SF)/No. of Plants	Zones												
			Commercial					Ind.	Manufacturing			Agricultural			
			General Commercial	Tourist commercial	Scenic Hwy. Commercial	Rural Commercial	Commercial Office	Industrial Park	Manufact. Serv. Comm.l	Manufacturing-Medium	Manufacturing-Heavy	Light Agriculture	Light Agriculture w/ Poultry	Heavy Agriculture	Agriculture - Dairy
C-1 / C-P	CT	C-P-S	C-R	C-O	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D			
<b>Outdoor Cultivation</b>															
Specialty Cottage	1C	NA/25	-	-	-	-	-	-	-	-	-	-	-	-	-
Specialty	1	5,000/50	-	-	-	-	-	-	-	-	-	-	-	-	-
Small	2	5,001 to 10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium	3	10,001 to 43,560	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
<b>Indoor Cultivation</b>															
Specialty Cottage	1C	500	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Specialty	1A	501 to 5,000	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Small	2A	5,001 to 10,000	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Medium	3A	10,001 to 22,000	-	-	-	-	-	LUP	LUP	LUP	LUP	-	-	-	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	LUP	LUP	LUP	LUP	-	-	-	-
<b>Mixed Light Cultivation</b>															
Specialty Cottage	1C	2,500	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Specialty	1B	2,501 to 5,000	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Small	2B	5,001 to 10,000	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Medium Tier	3A	10,000 tp 22,000	-	-	-	-	-	-	-	-	-	LUP	-	LUP	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	-	-	-	-	LUP	-	LUP	-

**RETAIL SALES**

Refers to a license to sell cannabis goods to customers as a retailer (dispensary), microbusiness (combination of permits) or nonprofit sales (medical). This represents the final product of the cannabis industry supply chain. The product that has been grown, harvested, tested, packed and labeled for sale. Retail cannabis sites are highly visible to the public. Retail sales locations should be permitted in areas that exhibit zoning compatibility, are able to achieve appropriate separations to sensitive uses and sites that can provide appropriate security, property setbacks and onsite parking, including but not limited to ADA required parking.

The categories of cannabis retail sales, that can be considered include:



- **Non-Storefront Retailer** – The retail sales of cannabis exclusively by delivery. The delivery must be performed by a delivery employee of a licensed retailer, must be made to a physical address, and must be made using an enclosed motor vehicle. In no case shall a non-storefront cannabis dispensary be open to the public for retail sales.
- **Retail sales/Delivery (Dispensary)** - The sale of cannabis to retail customers from a storefront. Deliveries of cannabis products may occur from a storefront location. Retail sales storefronts may be permitted for delivery also. Delivery must be performed by an employee of the licensed retailer.
- **Microbusiness** - A microbusiness license allows a licensee to conduct multiple commercial cannabis activities under one license. With a Type 12 State License an operator is allowed to cultivate 10,000 square feet or less of indoor cannabis, perform manufacturing activities with non-volatile solvents, and act as a licensed distributor and a retailer. Every microbusiness is required to perform, at minimum three of the four activities (cultivation manufacturing (non-volatile or no solvents), distribution, and retail sales) in order to be issued a Type 12 license. The microbusiness licensee has an option to welcome customers to consume onsite, with a permit from the local jurisdiction. The State's microbusiness license is a unique designation for a small vertically integrated business and is intended to relieve some of the permitting pressure and cost on those small businesses.

Each type of Distributor category is licensed by the California Bureau of Cannabis Control (“BCC”) as follows:

<b>Retail Sales</b>	
<b>Land Use Type</b>	<b>State License Type (BCC)</b>
Delivery - Non-Storefront	9
General - Storefront	10
<b>Microbusiness</b>	
<b>Land Use Type</b>	<b>State License Type (BCC)</b>
Microbusiness	12

**Potential Issues related to Retail Sales** – In the past few years the County has experienced a high concentration of illegal cannabis commercial retail sales establishments (dispensaries) in certain neighborhoods. If permitted, retail sites should be thoughtfully allowed within the proper zones, with appropriate buffers, minimum separation distance requirements to sensitive receptors and other cannabis uses. Consideration should also be given to limiting the number of permits of such a use. This may inherently happen given the allowable zones and separation requirements, but further consideration could be given to allowing for a maximum number of dispensaries and/or separation criteria between such uses in order to avoid an oversaturation in a single area. Areas of concern include inventory tracking, point of sale/inventory control, loitering, theft and volume of product on display at any given time.

**Regulatory Considerations:**

- Zoning incompatibility
- Number of potential permits, processing and enforcement
- Impacts of loitering
- On-site consumption
- Controlling volume of inventory on display at any given time
- Separation distances for sensitive uses
- Inventory tracking and control
- Crime/access to youth
- Appropriate locations for each use
- Security
- Delivery control

Although the State has implemented many regulations to protect the public as well and the cannabis retail sales business, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

**The following sample range of recommendations are related to cannabis retail sales:**

- To address concerns with potential impacts of commercial retail activities on sensitive receptors the State requires a 600-foot minimum radius separation of all cannabis activities to K-12 schools, day care centers, and youth centers. **Staff will be further analyzing if an increase in the separation radius and adding additional uses to the list of sensitive uses is warranted for retail activities.**
- For cannabis retail sales uses, further consideration could be given to a minimum distance requirement from a retail sales use to existing residences. Distances could vary depending on license type. **A minimum setback may be warranted for some or all retail uses and staff will be analyzing this further.**
- **On-site consumption of cannabis should be prohibited with any County land use permit for cannabis retail sales.** This prohibition could aid in common issues related to loitering, noise, odor and nefarious activity.
- **On-site live entertainment should be prohibited with any County land use permit for cannabis retail sales.** This prohibition would aid in common issues related to loitering, noise, odor and nefarious activity.

**Sample recommended development standards include:**

- All cannabis retail sales businesses shall be required to keep cannabis plants or product secured and out of the view from a public or private road, sidewalk, park or common public viewing area.

Securing cannabis product from public view will assist in deterring children and thieves from nefarious activities.

- The sale of non-cannabis goods on the premises of a cannabis retail business should be prohibited.
- Cannabis retail businesses shall be required to secure all product in a locked secured safe room at the end of every business day.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- No outdoor storage of cannabis or cannabis products is permitted at any time.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate cannabis retail sales but where it should be permitted, and at what scale and intensity. Given the potential for quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis retail sales Planning Staff first evaluated allowable uses in all Zoning Classifications, eliminating zones where retail sales is not an existing allowable use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a retail use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff's findings and recommendations for potential cannabis retail sales locations.

**Staff Recommendations Related to Location:**

- **Staff recommends that cannabis retail sales 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.**
- **Staff recommends that cannabis retail sales of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis retail sales of any type be prohibited in the Rural Commercial (C-R), Commercial Tourist (C-T), Commercial Office Zone (C-O), Wind Energy Zone (W-E), Watercourse / Watershed / Conservation Areas Zone (W-1), the Controlled Development Zone (W-2) and the Natural Assets Zone (N-A).**
- **Staff recommends that non-storefront cannabis retail sales be considered within the following zones subject to obtaining a discretionary land use permit:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)

- **Staff recommends that storefront cannabis retail sales be considered within the following zones subject to obtaining a discretionary land use permit:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)
  
- **Staff recommends that cannabis microbusinesses be considered within the following zones subject to obtaining a discretionary land use permit:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes recommended zones for considerations of cannabis retail sales permits.

		Zones										
		Commercial			Industrial	Manufacturing			Agricultural			
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Commercial Office	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy	Light Agriculture	Light Agriculture w/ Poultry	Heavy Agriculture	Agriculture - Dairy
		C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D
<b>Retail Sales</b>												
Non-storefront Retailer - Delivery	9	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-
General Retailer	10	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-
<b>Microbusiness</b>												
Microbusiness	12	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-

**DISTRIBUTION**

The Distribution model is a fundamental component of the cannabis supply chain. Under state law, cannabis distributors are the only licensed business type that can transport inventory between licensed cannabis businesses. In addition to transporting inventory between licenses, distribution companies are responsible to provide required quality assurance services and arrange for (but do not perform) lab testing and the collection of the State’s Excise Taxes, before releasing the product to a retailer. Cultivators, manufacturers, and retailers also have the opportunity hold a distribution licenses as well, provided the distributors licensed premises are “separate and distinct”. This is to ensure that the various administrative privileges and inventory tracking requirements are strictly adhered to. A Distributor may also provide ‘storage only’ services only to a licensed cultivator, manufacturer, microbusiness, nonprofit or another distributor. Licensed Distributors will be required to establish comprehensive security measures to ensure the inventory is secured during transit, and accounted for with manifest documentation. The retail sale of cannabis or cannabis products is not permitted from cannabis distribution facility.

The categories of cannabis distribution uses, that can be considered include:

- **Distributor (Type 11 License)** – A facility engaged in the storage of cannabis or cannabis products, for later distribution to permitted and licensed cannabis manufacturing facilities, cannabis testing facilities or dispensaries. A distributor is responsible for arranging for laboratory testing at a Type 8 licensed cannabis testing facility and for conducting quality assurance review of cannabis goods to ensure they comply with all packaging and labeling requirements. In no case shall a cannabis distribution facility be open to the public for retail sales.
- **Distributor Transport Only (Type 13 License)** - A facility engaged in the storage of cannabis or cannabis products, for later distribution to permitted and licensed cannabis manufacturing facilities and cannabis testing facilities. Cannabis distribution/transport only activities do not include transport of cannabis goods to retailers except for immature live plants and seeds being transported from a licensed nursery. A transport only distributor is not permitted to arrange for laboratory or for conducting quality assurance review of cannabis or for labeling requirements. In no case shall a cannabis distribution facility be open to the public for retail sales.

Each type of Distributor category is licensed by the California Bureau of Cannabis Control (BCC) as follows:

<b>Distribution</b>	
<b>Land Use Type</b>	<b>State License Type (BCC)</b>
Distributor	11
Distributor Transport Only	13

**Issues related to Distribution** – Because distributors are responsible for transporting and securing large quantities of inventory and collecting taxes prior to delivery to a licensed business, tracking and preventing theft of these large quantities of inventory and money are potential issues to review when considering regulations related to cannabis distribution. Banking availability and cash handling procedures should also be carefully reviewed. Regulations should include adequate security measures to control inventory while being stored and transported, as well as cash handling procedures and banking availability.

**Regulatory Considerations:**

- Delivery and transport management.
- Security, inventory tracking and control while being transported.
- Security, inventory tracking and control while being stored on-site.
- Cash handling procedures and availability to banking.
- Delivery of taxes, payments, and fees.

Although the State has implemented many regulations to protect the public as well and the distributor, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

**Sample recommended development standards include:**

- Cannabis distribution facilities should be designated as a limited access facility. This will prevent visitors from entering without an escort by a designated manager.
- Cannabis distribution sites shall be required to secure all product in a locked secured safe, vault or room and that that security method be approved and inspected prior to final occupant being release.
- Cannabis distribution transport vehicles are to be equipped with onboard GPS and a locked/secure place for inventory and money.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate cannabis distribution but where it should be permitted, and at what scale and intensity. Given the potential for quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis distribution facilities Planning Staff first evaluated allowable uses in all Zoning Classifications, eliminating zones where this type of operation is not an existing allowable use, or a similar in nature use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a distribution business use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff’s findings and recommendations for potential distribution locations.

**Staff Recommendations Related to Location:**

- **Staff recommends that cannabis distribution sites 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.**
- **Staff recommends that cannabis distribution sites of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis distribution sites be considered within the following zones, subject to obtaining a discretionary land use permit:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for consideration of cannabis distribution permits.

		Zone					
		Commercial		Industrial	Manufacturing		
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		C-1/C-P	C-P-S	I-P	M-SC	M-M	M-H
<b>Distribution</b>							
Distributor	11	LUP	LUP	LUP	LUP	LUP	LUP
Distributor Transport Only	13	LUP	LUP	LUP	LUP	LUP	LUP

**MANUFACTURING / PROCESSING FACILITIES**

Manufacturing facilities involve the processing, production, preparation, holding, storing, packaging, and labeling of cannabis or cannabis products (edibles/topicals) either directly or indirectly or by extraction and/or infusion methods, that packages or repackages cannabis or cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any holding, or storing of components and ingredients. For cannabis extraction State law requires that manufacturers use a professional engineer,

certified, closed-loop extraction system specifically designed to prevent any volatile solvents from being released into the atmosphere.

The categories of cannabis manufacturing that can be considered include:

- **Type 6 License** – Manufacturing that involves nonvolatile solvents or the utilization of any solvent used in the cannabis extraction process that is non-volatile, generally including water (dry ice), butter/oil, heat press, Carbon Dioxide (CO<sub>2</sub>) and ethanol.
- **Type 7 License** – Manufacturing that involves volatile solvents or the use of any solvent that gives off vapors or fumes at room temperature and is, or produces, a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. These volatile substances, related to cannabis manufacturing include, butane, hexane and propane.
- **Type N** – Manufacturing that involves the production of edible products or topical products using infusion methods but that do not conduct extractions.
- **Type P** – Manufacturers that only package or repackage cannabis products or label or relabel the cannabis product container.

Each type of manufacturing category is licensed by the California Department of Public Health (CDPH) as follows:

<b>Manufacturing</b>	
Land Use Type	State License Type (CDPH)
Level 1- Non-Volatile Solvents	6
Level 2 - Volatile solvents	7
Infusion Only	N
Packaging & Labeling Only	P

**Concerns related to the Manufacturing of Cannabis Products** – Infused products, concentrates and edibles are the fastest growing consumer desired product and account for almost 50% of cannabis sales in states that have legalized cannabis. It is expected that cannabis manufacturing will be a highly sought after use due to the growing popularity of infused products and edibles. Of greatest concern related to cannabis manufacturing is the risk of explosion and fire related to volatile extraction which requires that large quantities of volatile gases and industrial solvents be stored and handled onsite. Other concerns include, employee exposure to CO<sub>2</sub> and cannabis dust, harmful vapors, theft by employees, which can become a source of unpermitted sales or contaminated production of products that are harmful to consumers.



**Regulatory Considerations:**

- Safety during the extraction process
- Product contaminations
- Pest Control/fumigation
- Potential asphyxiation hazards
- Airspace contaminates

**The following sample range of recommendations are related to cannabis manufacturing:**

- State law requires that all extraction be performed with closed-loop extraction equipment certified by a licensed California Professional Engineer, which is intended to increase safety during the process. **Staff recommends that the required certification of the closed loop system be submitted to the Department of Environmental Health.**

**Sample recommended development standards include:**

- Prior to commencing operations, a cannabis manufacturing business shall be subject to a mandatory building inspection, and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), Fire Department approvals, Environmental Health Department review and inspections and other zoning and land use permit(s) and approvals, as deemed needed per the permit entitlement conditions.
- All employees of cannabis manufacturing facilities shall be required to certify in food handling
- All extraction technicians employed by a cannabis manufacturing facility shall be trained and certified.
- The installation of flammable gas detection devices and fire suppression systems shall be required on all cannabis manufacturing buildings.
- All cannabis manufacturing facilities that perform extraction processes should be required to perform those activities in a room dedicated to extraction activities.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

**Staff Recommendations Related to Location:**

- **Staff recommends that cannabis manufacturing facilities 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.**
- **Staff recommends that cannabis manufacturing facilities of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V and C-C/V.**

- **Staff recommends that cannabis manufacturing facilities be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for consideration of cannabis manufacturing permits.

		Zones			
		Industrial	Manufacturing		
Land Use Type	State License Type	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		I-P	M-SC	M-M	M-H
<b>Manufacturing</b>					
Level 1- Non-Volatile Solvents	6	LUP	LUP	LUP	LUP
Level 2 - Volatile solvents	7	LUP	LUP	LUP	LUP
Type N	N	LUP	LUP	LUP	LUP
Type P	P	LUP	LUP	LUP	LUP

**TESTING / LABORATORIES**

Cannabis testing facilities are a facilities where cannabis and cannabis products are tested for potency, quality, and health and safety requirements. These facilities are integral to the cannabis regulation network, as every cannabis-related product must be tested and certified before it can be ultimately sold to the end users. Most State commercial cannabis licensees must hold an A-license to engage in recreational commercial cannabis activity and an M-license to engage in medicinal commercial cannabis activity and in most cases an A-licensees may only do business with A-licensees, and M-licensees may only do business with M-licensees. The exception is testing laboratories, which may test cannabis goods for both types. A licensee holding a commercial cannabis testing license may not hold another State license. A testing laboratory must only intake a product from a person who is employed by a facility that possesses a distribution license.

The categories of cannabis testing facilities, that can be considered include:

- **Testing/laboratories (Type 8 License)** – Testing laboratories that test cannabis for THC, cannabinoids, contaminants, impurities and other compounds. Testing laboratories will be

an integral part of the cannabis regulation network, as every cannabis-related product and batch must be tested and certified before it can be transferred to distributors for ultimate sale to end users. To ensure independent, unbiased results, testing license (Type 8) holders may not hold any other license type.

Cannabis testing laboratories are licensed by the California Bureau of Cannabis Control (BCC) as follows:

<b>Testing</b>	
<b>Land Use Type</b>	<b>State License Type (BCC)</b>
Testing/laboratories	8

**Concerns related to the Testing of Cannabis Products:**

The BCC's has placed a strict oversight of Type 8, testing/laboratory licenses, along with the strict requirements that cannabis testing laboratories be independent. Beyond that, the activities performed at cannabis testing laboratories are similar in nature to other laboratories. Staff believes that there is a relatively low risk associated with such uses. Additionally, due to the supply chain structure established by the State, there is not likely to be a proliferation of cannabis testing laboratories, as they will typically be located in close proximity to other cannabis uses such as cultivation and manufacturing.

**Regulatory Considerations:**

- Safety during testing process
- Disposal of tested product
- Security and product transfer
- Product on-site security

**Sample recommended development standards include:**

Each application shall include an operations plan detailing how cannabis will be received, secured, tested, and destroyed upon completion.

- Requiring permitted facilities to be closed to the general public; prohibiting distributor deliveries and pick-ups between the hours of, for example, 7:00 p.m. and 8:00 a.m.
- Require that in no case shall cannabis plants or product be visible from a public or private road, sidewalk, park or and common public viewing area.
- Require applicants to submit a detailed security plan to include, background checks for all employees, lighting, security video cameras, alarm systems, and secure area for cannabis storage, surveillance video (that captures both inside and outside images).
- Require applicants requesting permits to provide an operation management plan(s) to include inventory control measures, tracking methods and a principal inventory tracking assignment.

- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- Cannabis testing laboratories shall obtain a Hazardous Waste Handler Permit from the Riverside County Department of Environmental Health.

**Staff Recommendations Related to Location:**

- **Staff recommends that cannabis testing facilities 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.**
- **Staff recommends that cannabis testing facilities of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis testing facilities be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
  - Commercial Zones (C-1/C-P and the C-P-S)
  - Industrial Park Zone (IP)
  - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for cannabis testing permits.

		Zone					
		Commercial		Industrial	Manufacturing		
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		C-1/C-P	C-P-S	I-P	M-SC	M-M	M-H
<b>Testing</b>							
Testing/Laboratories	8	LUP	LUP	LUP	LUP	LUP	LUP

## LAND USE PERMIT IMPLEMENTATION

Should the County move forward with implementing a regulatory approach to permit cannabis-related business, it is staff's recommendation that we do so in a measured way that provides for a "ramp-up" period, and an opportunity to re-evaluate the program on annual basis. We are recommending an approach that sets initial caps on certain types of cannabis-related businesses, which can then be reassessed and adjusted over time as the County gains practical experience in implementing a program.

From staff's perspective, cannabis cultivation and cannabis retail sales pose greater potential impacts to the communities where they would be located, and therefore, should garner some consideration of a cap on the number of permits. Other cannabis business uses such as manufacturing, distribution and testing are similar in intensity and use to other currently permitted land uses and it is not anticipated that, once development standards are applied, influences of these uses will be a negative impact to the community. Options for capping permits for cannabis cultivation and retail sales businesses could include a countywide cap (in the unincorporated area) or a per District cap.

### Considerations on potential caps for each of the use types are as follows:

**Retail Sales** - Given the potential a concentration of retail sales cannabis businesses in the unincorporated County area care should be taken in order to avoid land use incompatibility and conversion of much needed diverse retail services. Options for the Board's consideration related to a cap on the number of permits include:

- A. **No limit on cannabis retail sales permits.** This would allow an open door for any number of permit seekers.
- B. **A consistent maximum number of cannabis retail sales permits in each District.** – Placing a cap on cannabis retail sales permits, one set number in each District.
- C. **A maximum number of cannabis retail sales permits County wide.** – Placing a cap on the number of retail sales permits in the entire County unincorporated area. This cap would be for the initial phase-in and would be re-evaluated annually. This could be based on the population in the unincorporated county area in each District, or other considerations.
- D. **A maximum number of retail sales permits based on cannabis retail sales type (license).** – Permits could be capped based on the type of license. For example, a maximum number of Type 10 licenses (Storefront) could be allowed, while not placing a cap on the Type 9 (non-storefront, delivery only) retailer.

**Commercial Cultivation** - Given the potential for a vast amount potential cannabis cultivation permits being sought and due to the large amount of available acreage in the unincorporated County area, care should be taken in order to avoid land use conversion, negative community impacts and to allow for staff to ramp up efforts for permitting and enforcement. Options for the Board's consideration related to a cap on the number of cultivation permits include:

- E. **No limit on cannabis cultivation permits.** This would allow an open door for any number of permit seekers.
- F. **A consistent maximum number of cannabis cultivation permits in each District.** – Placing a cap on cannabis cultivation permits, a set number in each District. This cap would be for the initial phase-in and would be re-evaluated annually.
- G. **A maximum number of cannabis cultivation permits County wide.** – Placing a cap on the number of cultivation permits in the entire County unincorporated area. This cap would be for the initial phase-in and would be re-evaluated annually.
- H. **A maximum number of cannabis cultivation permits based on cultivation type (license).** – Permits could be capped based on the type of license. For example, a maximum number of Type 2 (Small) and Type 3 licenses (Medium), could be allowed, while not placing a cap on the Specialty and nursery licenses. This cap would be for the initial phase-in and would be re-evaluated annually.

**Manufacturing, Distribution & Testing** - Given that the County could have competitive advantages in the sectors of manufacturing, distribution and testing, and that community impacts may be well addressed with proper siting and development standards, staff suggests the Board consider no ultimate cap on these sectors.

**Analysis on Dispensaries** – Staff reviewed several options related to implementation of the new, highly sought after, commercial cannabis permits. The unknown number of applicants that will be seeking a permit, the potential for a large number applicants that may seek a permit shortly upon an ordinance adoption and the unknowns related to actual impacts of a regulated scheme were all considerations. Not capping the number of allowable permits could lead to a large influx of applications required to be processed at once. Also, issues related to concentration of use, staff’s ability to process an assumed large number of permits for this use, while continuing the completion of other land use cases were also considered.

Staff reviewed agencies that have already, or are, in the process of creating a regulatory scheme and compared allowable or proposed allowable dispensary permits per the applicable area population. The table below reflects much of that research:

**Dispensaries by Population**

City	Population	Maximum Permitted Dispensaries	Max. No. Dispensaries to Population
Berkeley, CA	121,230	4	1:30,310
Blythe	19,660	2	1:9,830
Coachella	45,550	4	1:11,388
Denver, CO	682,540	204	1:3,346

Kern County	311,010	32	1:9,719
Lake Elsinore	62,090	10	1:6,209
Los Angeles	1,053,030	100	1:10,530
Moreno Valley	206,750	10	1:20,675
Oakland, CA	426,070	8	1:53,259
Palm Desert	50,740	6	1:8,457
Sacramento, CA	493,020	30	1:16,434
San Francisco,	874,220	28	1:31,222
San Jose, CA	1,046,080	16	1:65,380
Seattle, WA	704,352	198	1:3,557
Sonoma County	151,370	9	1:16,819
Stanislaus County	114,890	7	1:16,413
		Mean Ave.+/-	1:19,600

This table reflects an average yield of about one dispensary per 19,600 persons. Riverside County’s unincorporated population is estimated at 379,000 for 2017. Applying the same average ratio to Riverside County yields about 19 dispensaries. Considering only the Riverside County agencies yields a ratio of about one dispensary per about 9,500 persons. Applying that ratio to the unincorporated population of the County yields about 38 dispensaries.

**Analysis on Cultivation** – As stated above, it is anticipated that there is great potential for a vast amount of cannabis cultivation permits being sought. Staff believes that due to the large amount of available acreage in the unincorporated County area, in order to avoid land use conversion, negative community impacts and to allow for staff to ramp up efforts for permitting and enforcement a cap on cannabis cultivation permits should be considered. HdL Companies, the County’s consultant has prepared potential permitting scenarios, a low number (22), a moderate number (44) and a high number (55) of cultivation permits. Additionally considered was the CFDA survey of potential permit seekers, by type of permit, in the State. That survey projected about 27 permits for the unincorporated County area. Because Riverside County has a potential for many areas where cultivation could be appropriate, it is recommended that the number of cultivation permits be capped at 50, County wide.

**Staff Recommendation on Dispensary & Cultivation Cap:**

**Staff recommends Option C - A maximum number of cannabis retail sales permits, based on population, of 19 and Option G, - A maximum number of cultivation permits County wide of 50. –** Staff reviewed several options related to capping permits and determined that these options would be the most reasonable. **Staff further recommends this as a “ramp-up” implementation.** It is recommended that this total cap be held for the first year of regulation. After the initial year Staff will have collected permit data and will be able to make further recommendations to the Board at that time.

**APPLICANT SELECTION PROCESS**

As described above, to ensure the establishment of safe and accessible commercial cannabis uses, all applications for commercial cannabis uses would be subject to the County’s land use permitting process and any other applicable regulations (e.g. Environmental Health permits and building permits). If the Board establishes ultimate or interim caps on the number of businesses to be permitted for any use, it is

anticipated that the County may need to establish a selection process to determine how available permits will be allocated. If a selection process is needed, below are samples of options for the Board's consideration:

- A. **Utilizing the RFP and scoring process.** Under this scenario, the County would solicit proposals for establishment of a commercial cannabis use. The proposals would be vetted for completeness and only accepted for qualifying properties located outside of any Board approved buffer areas. The proposals would then be scored utilizing a pre-defined and approved scoring system. The proposals with the highest scores would then be invited to submit a formal land use permit application, the application would be processed under the County land use permit process and would be subject to denial, or conditional approval, by the hearing body. If a permit was denied, the highest ranked proposal just below the initial cut-off could be invited to apply until the cap on permits is reached.

The screening process could be done in phases. For instance, the County could initially invite submission of concise and simple pre-proposals (less detailed and costly to complete than full proposals), review and rank the pre-proposals, then invite the proponents with the highest ranking pre-proposals to submit full proposals which would be screened again to determine who would be invited to submit a formal land use permit application

- B. **Utilizing a 'First-in' process.** Under this scenario applicants would submit entitlement applications and staff would process normally. If site locations conflict with separation development standards (if adopted by the Board) then the completed application package that came in first would be able to be considered for a permit, while the conflicting one would not be recommended for approval. That second applicant could, however, wait until the first application's permit is deemed approved or denied and if denied, then that second application could be considered.
- C. Some agencies have opted for using a **lottery system**. Under this scenario, the County would solicit proposals for establishment of a commercial cannabis use. The proposals would be vetted for completeness and only accepted for qualifying properties located outside of any Board approved buffer areas. Applications that are deemed complete would enter the lottery and selected within the cap imposed by the Board.

**Staff Recommendation:**

**Staff recommends option A** – This option allows for a fair and unbiased point system and allows the land use decisions to be thoughtfully considered.



# ATTACHMENT C

# Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
1	1	Riverside	Anonymous	Form completed. See form..	Oppose
3	1		Amie Kinne	Concerned: shut down illegal growing. Do not wait for several complaints, as people are scared to complain; clearly spell out requirements; enforce existing gun laws; maintain water quality; reservations about self-monitoring programs (provide backup for these programs).	Regulate
4	1	Woodcrest	Nathan Westphal	We need better distance requirements for commercial grows. In western Riverside County, more specifically Lake Mathews area is mostly zoned agriculture. Most of the homes are 2+ acre lots. This means that property lines are between 300-600 ft. So if zoning is consistent with what it currently is for schools etc. then there will be the ability to have commercial grows right next to homes. This is unacceptable. It needs to be 1 mile or more to safely be away from homes with kids that play through the neighborhoods.	Regulate
5	1	Lake Elsinore	Carissa Hainsworth	Please impose a tax on marijuana sales. Please use the tax money to make our county look beautiful and to continue to minimize the traffic problems.	Regulate
6	1	Meadowbrook	Andrew Madrid	Form completed. See form..	Regulate
7	1	Lake Elsinore	Ryan Morrell	Inquiry on County's permitting policy. "Will County be issuing temporary permits in January?"	Support
8	1	Elsinore	Chynna	With the progression of Prob 64 through-out the state and the popular vote of the people. I believe the county of Riverside should be on board with the cannabis movement. We should allow cannabis based businesses to run as long as they are regulated and comply with the ordinances their county makes; such as 1000ft away from schools, churches, child care, library's etc.. I believe most unincorporated riverside should allow cultivation, and manufacturing with compliance of zoning regulations. For example land zoned agricultural or commercial, should be allowed to cultivate or manufacture (non-combustible products such as edibles, & topicals) as long as they meet the regulations of the ordinance set in place.	Support
9	1		Coltin	You should allow medical and recreational marijuana and tax the shops that are in place now. VETERANS WHO APPLY SHOULD GET PRIORITY FOR THERE SERVES TO OUR COUNTRY AND COMMUNITY.	Support
10	1		Jon Lopez	The county really needs to allow these business in the unincorporated parts of riverside county. They should allow medical and recreational. They should give veterans who apply priority.	Support
11	1	Lake Elsinore	Rivers Morrell	Good evening, My name is Ryan Morrell and I live in an unincorporated area in Riverside County near Lake Elsinore. My family and i have never conducted business in the cannabis industry nor grown cannabis however we see this now as a business opportunity. My father is a successful attorney with over 30 years of litigation experience and I am an investment advisor who manages and oversees clients investments while also managing BlackPacific Capital investment funds. I have attended the Bureau of Cannabis Control seminar and have spoken to many individuals/companies about this upcoming opportunity. We have run	Support
12	1	Lake Elsinore	John Johnson	Form completed. See form..	Support
13	1	Lake Elsinore	Chynna	Form completed. See form..	Support
14	2	Corona	Laurie Gehley-Paiz	Take a look at the impact legalized marijuana is having in Colorado...increased homelessness, cannabis odor, increased drug related school violations, etc.	Oppose
15	2	Corona	Marivel Castaneda	I am totally against cannabis. I do not think it is a good idea to allow establishments to sell it within a 7 -10 mile radio to schools and housing communities. Hate, Crime and DUIs will increase.	Oppose
16					

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
17	2	Corona	Laurie Paiz	Develop and utilize methods for determining intoxication levels such as with alcohol so that being under the influence while driving is more closely monitored and taken seriously by law enforcement. Community members have expressed they don't feel law enforcement cares if people are using and driving. Much more community education of the laws is needed. Many community members still believe because recreational use is legal that it's also legal to use in public and while or before driving. Personally I want marijuana dispensaries in my neighborhood as much as I want bars, liquor stores and stripe clubs...I do not welcome associated criminal activity of those kinds of establishments. I'd also request expeditious follow up by code enforcement of reports of illegal dispensaries in our communities. Recently a dispensary popped up less than a quarter mile from two schools in Corona; a middle school and private elementary school.	Regulate
18	2	Corona	Christa Bergreen	Form completed. See form..	Regulate
19	2	Eastvale	Guisen Liu	I support cannabis business in unincorporated area of Riverside county, some many cannabis growers in that area making money while county getting nothing, we need more fund for our county to support education health care.	Support
20	3	Idyllwild	Catherine Dearing	Thanks County for obtaining compliance/closure of three (3) cannabis dispensaries in Idyllwild. Encouraged no dispensaries in Idyllwild due to the limited access law enforcement and high amount of defenseless population (elderly). Homeless encampments and home burglaries increasing already. Impaired drivers (under the influence) would worsen existing high hazard roads conditions. Do not allow repeal of prohibition regulation.	Oppose
21	3	Idyllwild	Camille Ewing	Do not allow cannabis businesses in Idyllwild. Example of issues in Trinity County. Cannabis theme businesses do nothing to enhance or add to the overall well-being of the community. Oppose cannabis businesses.	Oppose
22	3	Idyllwild	Dawn Miller	Opposed cannabis vendors selling cannabis in Idyllwild. Crime in area increase and seems to be related or revolves around drug issues. Cannabis business not consistent with community goal, and cannabis business will hurt existing visitor (tourist) business.	Oppose
23	3	Idyllwild	Vicki Jakubac	Disagrees with Prop. 64. Does not like neighbor growing cannabis. Worried about contact from neighbor spoking. Small children (Grandchildren) spelling spoke from cannabis use is concerning. Rights violated to allow cannabis. Idyllwild has a "pot hotel" in proximity to this commenter's home.	Oppose
24	3	Aguanga	Gail Hebets	Many unincorporated areas have little or no presence (up to 1 hour response time to 911 call) making it hard to allow cannabis. Illegal growers in 92536 - 92539.	Oppose
25	3	Anza	DS	Terrible Idea. Kids will have access to cannabis. Driving hazards (under the influence). Health implecations. Regulations are so lax.	Oppose

# Cannabis Comments

C		D	E	I		J
District	Area	Name	Comment Summary/Notes	Position		
1	3 Hemet	Karen Fracisco	We've lived next door to an illegal pot grow site for 3 years (over 100 plants outdoor and indoor) The County has been good about abatement when notified. We live in the beautiful hills above Hemet with larger lots. The residents have been under siege by these organized SE Asian farmers. The smell is overpowering for months during "harvest", we cannot keep windows open anymore at night. Barbed wire, lights at night, drilling and construction at night, tarps for fencing, lots of traffic. We fear fire out here because of overburdened residential electrical circuits at the site. The grow site is at 40901 Gibbel Road, Hemet. Please don't allow a license here!	Oppose		
26	3 Idyllwild	Annamarie Padula	Although I realize that Medical Marijuana has its benefits, I am against the sale of over the counter cannabis to every Tom, Dick & Harry for recreational use. Three shops have been closed down in Idyllwild and since then, misdemeanor crimes have also dropped. Is there a correlation, I think so.	Oppose		
27	3 Idyllwild	Nancy Borchers	I appreciate the laws that are in effect now. It would be difficult to regulate sales of cannabis in the unincorporated areas with the present level of law enforcement personnel. Idyllwild is host to the Idyllwild Arts Academy which draws high school students from all over the world. Their parents expect them to be safe here. With the accompanying traffic, noise, crime and danger Riverside County will not be able to keep these children safe if the laws were to allow sales here. The Hayseed Hotel advertises itself as a Bud and Breakfast wanting it to be a cannabis destination. The Sheriff's department has been called numerous times due to noise and violence. Please keep the laws that prevent sales of cannabis in unincorporated areas.	Oppose		
28	3 Idyllwild	James Mettler	I do NOT want cannabis businesses allowed to be in unincorporated Riverside County. Living in Idyllwild, it is bad enough to walk down the street and gag from the cannabis fumes emanating from some vehicles as they drive by (even though this is illegal, it is already common) or smell its use in public places. People who really want/need cannabis can go get it where it is approved. Idyllwild (and other unincorporated areas) do not need to encourage its use or increase fire dangers by approving sales locations outside of cities that do allow sales.	Oppose		
29	3 Aguanga	Gail Hebets	Never in the unincorporated areas.	Oppose		
30	3 Anza	Lynn	There should not be large scale growing in R/R. For the past four years large scale growing has been going on in this area and this has been reported many times. They are taking over this area. The County government has done nothing to take care or even control the problem . It is out of state growers. Why has this been going on for many years.	Oppose		
31						

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
32	3	Anza	Adrianna	I do not agree with the legalization of Marijuana. The huge plant fields make this whole valley stink, raises the amount of dogs on the loose, more work for animal control to deal with. They sap up the water resources. More theft of water and people's personal items. Not enough police officers available for the area to catch the thieves that come with the Marijuana fields. Seen more grow trailers catch on fire up here in the last than I have seen in my 25 years of life	Oppose
33	3	Anza	John Wilhelm	Please do not permit commercial cannabis grows in non incorporated Anza. We presently have very little law enforcement assistance in the area to deal with existing issues. Inviting strangers to our neighborhoods to rape the land & drain water resources does nothing to promote our community. We are thoroughly invested in our Anza Valley and propose to create and promote family environment & community - this would be difficult if not impossible with presence of transient commercial cannabis farmers coming in setting up harvesting then leaving with 100% of monies generated, and leaving us - the community - to remedy the trash & litter left, stray 'guard' dogs reproducing gone feral & destroying ranch pets & animals, etc. Our children have too little to do in this town - we are trying to raise families out here. WE ABSOLUTELY DO NOT NEED COMMERCIAL POT FARMERS LITERALLY IN OUR BACK YARD!!!	Oppose
34	3	Aguanga	Dawn Collins	...Please do not allow commercial marijuana farming in unincorporated areas of Riverside County for the following reasons: -do not have the water in our area to support marijuana farms; one farm left us with no water - hate to think of us being surrounded by farms -smell is awful, affecting local children and schools (when the cooling system gets turned off because it's too hot to sleep; we all went to work and school tired) -sounds prejudice, but didn't like the crowd that marijuana farms attract - they bring in scary dogs like pit bulls and don't always tie them up. Before they started to come in our areas our children could go hiking and not worry. -they are not invested in the community - they rape the land (clear the beautiful indigenous growth and use 55 gallon drums of chemicals on the plants which go into the soil) they don't live out here or raise children here.	Oppose
35	3	Anza	Valerie Stanol	Our little town is overwhelmed with a skunky stench four times a year when the cannabis product is cut. Some people are not affected by the cloud, but for those of us who run reputable businesses, not only is it embarrassing but it prevents people like me as well as my clients to comfortably walk outside. Young children often comment on how their throats and eyes hurt, and I am afraid for my growing livestock who don't have a choice but to inhale it. I also have to explain the greenhouse hovels left to the wind when the growers disappear for whatever reasons they seem fit. My water level has dropped from 18 GPM to 2 GPM, which the well companies say probably isn't due to the drought alone. This angers me that I will have to foot the \$20,000 bill to drill a deeper well because of their illegal activities. My property value in turn has dropped and I have no recourse. The sheriffs say they are already understaffed to monitor this pestilence now ingrained in our previously clean, respectful community. It makes me sick in every way.	Oppose

# Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
1	3	Anza	Thomas Firth	I have to wonder if our illustrious Supervisors had commercial grows throughout their lovely neighborhoods, and had to smell the skunk odor 7 days a week, 24 hours a day, would they be so accommodating? I also wonder if they are really naive enough to believe that the majority, (or any, for that matter) of these large grows are actually going to "comply"? I also wonder if they have ever considered the damage from chemicals the outdoor grows are causing when these chemicals run off after a rain into our drainages? All the Asian grows out near the Beauty Mountain Wilderness are a prime example. There's is an illegal, black market primarily out of state. You people are worthless. "Can't see it from my house" mentality.	Oppose
36	3	Anza	Rebecca Stewart	We do not want the marijuana grows here, it has brought a demographic of Mong/ Cambodia/ Mexican from out of our area. They leave the land behind them full of trash and dogs abandoned up here in Anza. Trashing our sacred land. This is not okay for our Anza Community.	Oppose
37	3	Anza	Lynn Smothers	I can't run a horse training business from home because I live in a R/R area. I see all this pot growing as a business and it is a commercial business.. Why is there a difference it is all commercial anyway you look at it. If they pay taxes to the County it is a business and that is not aloud in the R/R areas . Please help me understand why it is one sided.	Oppose
38					
39	3	Anza	Dona Phillips	...JUST SAY NO...	Oppose
40	3	Idyllwild	Emily Heebner	Form completed. See form..	Oppose

# Cannabis Comments

C		D	E	I		J
District	Area	Name	Comment Summary/Notes			Position
1	3 Anza	Crystal Jackson	<p>I would like to see more transparency as far as where investment Capitol is coming from and where any monies collected are planned to go. I would like to see revenues that may be generated from this going back into the community. I would like to see revenues going to law enforcement, programs to help combat the effects of the opioid crisis that is heavily affecting Anza and programs for our community to educate our kids. I think it's important to limit the number of grows to a realistic number that will not take more than their share of water. It needs to be regulated just like any agribusiness would. Finally, it is important to this community that the growers and their employees conduct themselves in a respectful manner towards their neighbors.</p>			Regulate
41						
	3 Aguanga	Laura Alexander	<ol style="list-style-type: none"> <li>1. All zoning laws should be adhered to.</li> <li>2. No commercial growing in Rural Residential of any type.</li> <li>3. All grows should be grown indoors or greenhouse. This would cut down on the smell.</li> <li>4. Illegal grows should be handled, find the money to hire the staff. Then, after so long you will get your money back in taxes and fees from the grows.</li> </ol>			Regulate
42						
	3 Aguanga	Audrey Turpin	<p>IT IS NOT FAIR TO EXPECT FAMILIES LIVING IN UNINCORPORATED AREAS OF THE COUNTY TO SHOULDER THE HARDSHIP OF COMMERCIAL CANNABIS GROWS. IT SHOULD BE REGULATED AND PERMITTED ONLY IN COMMERCIAL AREAS OF THE COMMUNITY. ENFORCEMENT IN RURAL AND UNINCORPORATED AREAS IS NEAR IMPOSSIBLE AS IT HAS BEEN FOR THE LAST 5 YEARS. COMMERCIAL GROWS BELONG IN THE COMMERCIAL ZONES NOT WHERE FAMILIES ARE! INCREASED TRASH,POLLUTION,TRAFFIC HAS DESTROYED OUR RURAL LIFESTYLE. NOT INCLUDING THE POISON AND FUMES THAT IS DESTROYING OUR WATER TABLE AND GROUND. COUNTY SUPERVISORS AND LAW ENFORCEMENT HAS FAILED US.</p>			Regulate
43						
44	3 Murrieta	Laura Turner	<p>Cannabis Waste and legislation compliance.</p>			Regulate
	3 Idyllwild	T	<p>I think two dispensaries/retail outlets and a grow farm in a community with barely 3500 full time residents (Idyllwild) is overkill beyond comprehension. We already have a drug problem, and crimes associated with that, as well as a burgeoning homeless population, legal or illegal there should be a limit on just how many outlets can be allowed</p>			Regulate
45						

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Anza	Tim Ivetun	<p>the address is a mailing address above, our physical address is 36821 la via de paz / 54430 bautista cyn rd., Anza Ca 92539. When we bought this property in 2011, it was a quiet street with minimal traffic being only that there were only 4 houses past our house on a dead end. 3 years ago a "artificial turf truck" started to put in a green house at the end of our street. and the 2 properties in front were starting an open marijuana grow. The generators, noises and smells coming from these properties. The last two years we have complained to sheriffs and code enforcement, regarding generators and radios being on 24 hour a day. Trucks, cars and quads/motorcycles coming up and down the street all hours of the day. UPS and FedEx trucks everyday as well. You would think this was an industrial park or shopping center. Our animals were affected by this as well. We have 8 laying chickens that produce approximately 8 to 10 eggs a day starting in April but by the middle of June, they completely stop laying eggs and many times do not start laying again until end of November. Our well water gets a strange smell and film on it during these months as well. I'm not sure what it is and have not had it tested. But in three years, we went from 3 marijuana grows with in a 1000 yards from my house to 12 Illegal grows 1000 yards from my house. I have 2 boys under the age of 13 years old. I am sure that lots of these properties that are growing are connected to each other for the vehicles go from property to property. I don't think the county would permit 12 liquor stores in a square mile but they will allow 12+ illegal marijuana grows in a rural residential neighborhood? If this was to be any other business they would need permits, pay fees and taxes. Why don't they? Our neighbors across the street moved in two years ago and finally was fed up with the harassment from the growers calling Animal Control on their dogs. I was surprised that they let their 3 girls walk home from the school bus stop. I have videos of the traffic and the quads fish tailing rocks onto the neighbors dogs and property. Them driving by and yelling at our dogs and obscenities to my wife and kids. We have videos of this as well. I was forced off the road one day because we called the sheriffs regarding a generator and radio playing 24 hrs for several days. As a tax paying citizen, what rights do we have? So if wanted to open any business or grow marijuana, I don't need to file permits to grade, drill wells, build buildings, grow and distribute products? Or pay local, state, income or sales taxes? Be untouchable by the police or local agencies?</p>	Regulate
46					
	3	Idyllwild	Marlene Pierce	<p>Please note that I am the current President of the Pine Cove Property Owners Assoc. Our 800 plus members and board have been extremely concerned about the marijuana issue in our unincorporated areas of Idyllwild and Pine Cove. We have spoken with code enforcement officers and thanked them for following up and closing the shops in Idyllwild. Marijuana is an on-going issue and we sincerely hope that Country Supervisors will support residents in unincorporated areas with appropriate legislation.</p>	Regulate
47					
	3	Anza	Ana Ku	<p>The Riverside County should allow all cannabis activities to include cultivation, dispensary, distribution, etc., in the unincorporated areas so long as the county controls it and regulate it, keeping the small and rural farmers in mind.</p>	Regulate
48					



# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
49	3	Rancho California (Temecula)	Anthony Migliore	Any marijuana groves should not be allowed in any area zoned as "residential." ie. RR, or any zone that has "residential." Heavy licensing and monitoring is indicated for any commercial growing and only in commercial zoned areas and inside of buildings or greenhouses. The county needs to support better enforcement of illegal groves in residential ptoperties to reduce crime and preserve property values. Place my name on the list for community support and leadership.	Regulate
50	3	Rancho California (Hemet)	Bill Donahue	All growing, except a small number of plants for personal use, should be limited to inside growing. No commercial growing in any residential areas including RR. Testing required of all commercial growers for pesticides and other ground-water contaminants. Violations should be treated the same way as other abated nuisance violations. The property owner is sent a notice to correct the violation within 30 days. Failure to make the correction in a timely manner will be followed up by the County using their labor forces to abate this violation. The property owner should be billed for ALL costs of abatement including all law enforcement hours. That bill for abatement should be attached to the property tax bill. Failure to pay the bill, just like failure to pay the taxes can lead to a tax-lien sale.	Regulate
51	3	Hemet-San Jacinto	Sylvia Gyimesi	Before a license is issued the neighbor should be notified and given the right to approve or disapprove to the plan to grow. Licenses should not be given to those with criminal / misdemeanor records, esp for drug related offenses, there should be large incorporated grows away from homes and people. no small home grown so to speak The license for the grow should be posted for all public to see that it is a legal grow. Grows without the proper licensing should be shut down immediately.	Regulate
52	3	Aguanga/Anza	Robert Scott	We live in Aguanga/Anza, a place popular with growers. If they are going to be operated like businesses, they need to be regulated like businesses. Where is their wastewater going? (Answer: Currently, into the water table) What is their fire safety plan? (Answer: Currently, none) Where is their trash going? (Answer: Currently, anywhere they can dump it) PLEASE VIGOROUSLY INSPECT THESE SO CALLED BUSINESSES AND SHUT THEM DOWN UNTIL THEY COMPLY WITH CODE! THEY ARE NOT WANTED HERE!	Regulate
53	3	Aguanga	Mark	I sell Real Estate here in Aguanga and also live here. Over the last 2 plus years there has been a huge influx of people coming here to grow MJ. They usually make no secret of their intentions and if they do, the truth of theirs reasons are soon revealed. The majority of MJ growers are not growing for medical reasons nor are they growing 6, 12 or 24 plants. They are for profit groups that most of the time have multiple properties. Growing on vacant land is rampant and the county officials need to prioritize eliminating this problem. They are easy to spot and neighbors of these parcels are the first to know and suffer. I could go on and on. Aggressively enforce building codes and listen to peoples complaints when they are called in I can see almost 12 grows from my home and most of these are on undeveloped parcels which I have called Code Enforcement about, but little has changed.	Regulate

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
54	3	Sage/Hemet	Steven Cardey	As a concerned home owner in Sage Ca I am very worried about large grow operations and where they will get there water. I don't think it's right for them to use from the same aquifer that I use for drinking water. Wells are drying up in the higher elevation areas and this will certainly speed that up. I say if you do allow large grow operations them make them bring water to it either by paying to bring city water or by trucking it in water trucks. That being said. I think it is a great opportunity for mom and pop operations who already own and live on properties and have a well system. Just limit the amount of plants to 100 or under. The problem is the permits are so expensive that only people with money will have a chance. And there is an example of making the rich richer. If you could make it reasonably affordable and regulate it you might take a lot of people off public assistance. You need to take a part of the fees and start a task force who can over see it. You need to make the grow operations post an official sign legible from the road so officials know it's a legal operation, then it will be easy to bust the illegal ones that can't get a sign without paying and being permitted. Maybe one with a simple scanner code on it so it can't be easily counterfeited. Just some ideas.	Regulate
55	3	Aguanga	Debbie Skinner	Limit to Indoor and Greenhouse only and 1 acre or less of grow space so there will be less impact on the environment (saves water, reduces odor) and let it remain a small cottage industry. This way, we keep the big commercial, mono-cropping corporations and illegal grows away from the cannabis industry, which was developed by small growers in the first place. Would make it quite easy to spot the giant grows and enforce laws if giant grows are all illegal.	Regulate
	3	Sage/Hemet	Sage Town Association	The Sage Town Hall Association has heard from over 1,000 of the residents in Sage and the overwhelming sentiment is against allowing commercial cannabis production in residential and rural residential areas. While legal, commercial cannabis growing in Riverside County can supply some much needed tax revenue, the illegal growing must be curtailed. Illegal growers often pick very rural areas in an effort to hide their activities. This has very negative consequences. Many people in these rural communities are finding their wells dried up because of the volume of water being pumped to support these illegal grows. Anza Electric Cooperative serves electricity to many of these rural homes and they have announced that the high electrical usage by some of these growers have stretched their ability to deliver these services to the breaking point. Their highest electric bill for a residential customer, growing cannabis is over \$5,000 per month. That is almost 200 times the average bill for a residential customer. For these reasons no commercial cannabis growing should be approved in areas without public water systems and electric infrastructure capable of meeting that demand. The solution to illegal growers may be to treat it like any other public nuisance. When Counties discover public nuisances on a property, a notice is sent to the property owner giving that owner 30-60 days to correct the nuisance. When that owner fails to correct the nuisance the County may employ people to make those corrections and bill the owner for the cost of this correction. Since the removal of illegal cannabis grows often involves numerous police and code enforcement personnel, these billings to property owners would provide a revenue stream for the County to offset the cost of enforcement and ensure that the commercial cannabis growing done within this County is well regulated and producing the tax revenues desired.	Regulate
56					
57	3	Idyllwild	Anonymous	Form completed. See form..	Regulate
58	3	Temecula	Joshua Clark	Form completed. See form..	Regulate
59	3	Temecula	Danny Martin	Form completed. See form.	Regulate

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
60	3	Anza	Zoe Poulin	Growing of cannabis for medicinal purposes should be allowed as permitted by law. Cannabis helps replace medicine after surgery and medicine for dog. Large (commercial) growers are a problem, but don't punish people with medicinal needs due to commercial cannabis.	Support
	3	East of WC	Judy	New permits should apply to any commercial entity that has had a collective before 2016. Permitting process should be inclusive and fair to all collectives that have been as legal as possible. "Green Zones" (other jurisdictions designation) become valuable and expensive for collective to afford. RC in unique position to allow collective that may provide taxes. Market and supply/demand will regulate the market eventually. RC should be the go to place for agriculture: overall land values will increase affecting taxes.	Support
61					
62	3	Idyllwild	Mim Andrews	Legalize marijuana. Limit on number of businesses for sale. Idyllwild has 3, which is too many.	Support
63	3	Idyllwild	Scott Fagergren	Support local commercial cannabis establishments, i.e. stores, related retail, and growing.	Support
	3	Idyllwild	Ryan Jackson	Advocate cultivation, distribution, and recreational retail sales of Cannabis in the unincorporated areas of the County; heavy taxes and regulations; tax allocation to awareness, drug-free activities, and education for youth.	Support
64					
	3	East of WC	Judy	We were a 'legal' collective formed in 2013. We did everything we could to be legal. We paid our taxes and now we are facing shutting down because we can't find an approved area less than 1/2 million dollars. We helped people with terminal cancer and didn't make money like that. Please approve unincorporated Riverside County for collectives that are on agricultural zoned land. We do a lot of free hospice work and now we are not able to help them. Please allow medical delivery services that were licensed in the unincorporated areas.	Support
65					

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Anza	Kendall Steinmetz	<p>In 2016 the voters of California passed Prop 64. Legislation by initiative is the purest form of democracy. It is truly the will of the people. It is now time for You to follow the law. Many nations are completely decriminalizing all drugs. While other countries and incorporated cities in California are complying with the will of the people fueling prosperity to small farmers Riverside County has kicked the can down the road for at least another year stymieing economic development here.</p> <p>Last year, I watched Code Enforcement take down my neighbors. Destroying property AND creating new code violations in the process. This must stop. To use the complaints of bigoted, hateful neighbors to raid citizens property for no other reason is fueling a Hatfield/McCoy reality in our community. This too must stop. To use ethnic or racial slurs against American entrepreneurial farmers IS unAmerican. This must stop also.</p> <p>As far as the water issue. By law, properties with permitted houses and/ or wells may pump all the water they want. That is what a permit permits. County initiated scientific studies have revealed that Anza valley's water table is relatively stable. That's a fact. In reality the potato fields here in Anza are irresponsible wasteful water users. Using old technology "Rainbird" type sprinklers that use as much as 16 GPM each. They use hundreds at a time for hours on end, watering walkways as well with copious amounts of runoff. If one wanted to make a case against potatoes and grape vineyards, which I do not. It could be rightfully stated that both can and are distilled into hard alcohol which can kill you DEAD if enough is consumed in a short amount of time. This cannot be stated about cannabis. Let alone the mounting scientific evidence of the real, true medical properties of cannabis. Such as the fact that the cannabinoid THC kills cancer cells by apoptosis. The groundbreaking studies and findings of the "Father of the EndoCannabinoid System", Dr. Raphael Mechoulam are known and awarded worldwide and are almost nonexistent here in our corporate run media in America. If one wants to poison oneself with chemotherapy, which was developed from the warfare poison Mustard gas or irradiate oneself with radiation, another cancer causer. That is your free choice. The cannabinoid THC ONLY kills the cancer cells while leaving surrounding healthy cells alone. The cannabinoid CBD helps in the healing of damaged cells. The fact that much if not most federal and state legislation is created by corporate lobby money is clearer than ever.</p> <p><b>BUT THE TRUTH SHALL PREVAIL!</b></p>	Support
66					
	3	Idyllwild	Linda Hartman	<p>I have visited both shops here in Idyllwild. Now closed Both were clean and friendly I do not smoke but use the CBD oils for my diabetes and chronic pain from a car accident in 2016 I am 59 yrs old. The benefit both of having a shop here in town and the ability to walk in to buy the oils is beneficial to my health I have my medical recommendation as well I feel safer having a location here in Idyllwild. The other shops I have visited have made me feel uneasy and not safe. The one shop here on 243 and Pine Crest is a good environment The owners are helpful and friendly I do understand that a lot of older women do not like or understand the business I feel 100% it is safer then most liquor stores or bars. We voted to have shops and to have Cannabis legal Make it easy for the medical needs of the elderly or cancer patients</p>	Support
67					

# Cannabis Comments

1	C District	D Area	E Name	I Comment Summary/Notes	J Position
	3	Idyllwild	Susan Weisbart	<p>I am and have been a medical marijuana user, living in Idyllwild, Ca. I did vote for the legalization of recreational marijuana. My overall opinion when it comes to recreational marijuana is that it should be no different than liquor. It could be sold in liquor stores with all the precautions that are in place for liquor, including taxes and enforcement efforts. And while I know that medical marijuana is no different than what will be offered as recreational, I also know that the taxing and regulations will prove to be different. I know that a number of counties and cities in California have opted for delivery only and have allowed no brick and mortar storefronts for medical marijuana only I am in favor of such a plan.</p> <p>Most importantly is the perception of the typical buyer. Why would there be a difference between a party getting drunk/high between liquor and marijuana?? There should not be. And those that abuse any drug of any kind....not the kind of people any town wants to attract. But it happens!</p> <p>On the other side of things - law enforcement - difficult at best with today's budget constraints...therefore I certainly hope that there are enough taxes collected on the recreational marijuana to cover the many kinds of enforcement that will be necessary to keep the peace, everywhere in the county - and most especially in the unincorporated county areas.</p> <p>And may I add that I believe a limit to the number of dispensaries in each town or area should the County decide to allow brick and mortar stores, by way of full screening and then lottery would be fair. But the problem would be different categories. For instance an inn up here wants their entire property to be cannabis friendly - meaning guests can smoke anywhere on the property, with a promise to operate their own dispensary on the grounds. How would this impact a proposed limit on the number of dispensaries/collectives in any specific area?? In addition to this, Idyllwild has one liquor store and two grocery stores, one who can sell all types of liquor and one that can sell only beer and wine. There is one pharmacy. So for our small population, how many cannabis stores is too many?? And should there be a designated area (obviously away from our one school)??</p> <p>One more question/concern: The building owners - can they be held responsible for renting to an illegal business, to a convicted felon, etc.??</p>	Support

## Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Idyllwild	David Ledbetter	<p>My wife has recently been diagnosed with Stage 4 Cervical cancer. She is undergoing treatment at this time, and the use of CBD oils and Cannabis products have helped ease her pain and nausea. It has allowed her to sleep easier and helped her appetite to where it is easier for her to eat , thus getting needed nutrients to help combat cancer and recover from Chemotherapy and radiation treatments.</p> <p>These products have also helped reduce her pain levels to where she very rarely uses Opioids to help her pain. This helps her to not form an Opioid addiction.</p> <p>By having a dispensary available, she can pick up products easily and in a safe controlled environment. Staff that work at these dispensaries are knowledgeable in what they sell, and can recommend product on what her needs are, much like a pharmacist. Staff treat their products as medical treatment, not as a way to "get high".</p> <p>Product is clean and safely produced and money is not going to "street gangs".</p> <p>Having a dispensary nearby makes it easy for her to get needed help in living with cancer. She has a doctors recommendation for cannabis. When she did try to obtain products before having her card, every dispensary she tried ,which were only three, refused her service until she received her card.</p> <p>Please consider allowing dispensaries in unincorporated areas of the country. They do good for people in certain medical situations.</p> <p>I just sent in comments on the benefits of CBD and cannabis for cancer and how it has helped my wife , who is dealing with Stage 4 Cervical cancer. Thought you might like to see this article also.</p> <p>CBD and cannabis products are helping her.</p> <p><a href="https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html">https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html</a></p>	Support
69					
	3	Idyllwild	John Squires	<p>I AM NOT SURE WHAT DIFFERENCE IT MAKE IF IT IS AN UNINCORPORATED AREA OR NOT, THERE IS A CVS ON EVERY CONNER. AS LONG AS THE DISPENSARY FOLLOWS THE STATE LAW IT SHOULD NOT MAKE ANY DIFFERENCE WHERE IN THE COUNTRY IT IS LOCATED.</p>	Support
70					
	3	Idyllwild	Woody Henderson	<p>Please protect medical marijuana. I understand the older people in our community are sending concerns about this topic they don't properly understand. I believe it is recreational they are opposed to. I personally have no use for marijuana but my wife is a medical user for her Sjogrens. It is the only thing that allows her to live a normal life. Please greenlight a medical marijuana dispensary in our town of Idyllwild.</p>	Support
71					

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
72	3	Idyllwild	Giovanni	<p>Objections to dispensaries for medical distribution for cannabis vs. a shop selling recreational cannabis are two different issues. You could allow one without the other depending on where your true objection lies. Many people use cannabis instead of chemically created pharmaceuticals and they are not "criminals" or even "criminally inclined". It is almost as if people who have no use for cannabis (for whatever reasons they are objecting) feel they need to exert their opinion about it as enforcement for others to live under, as they opine one should. Many people choose alternative sources of medication outside of big pharma and whether or not I agree with their choices, it is their life and not illegal. People who have chosen cannabis as a medication should not be painted as a criminal.</p> <p>I mean, I don't stand around outside the bars in town opining as people leave I think they have had too much to drink and drive, or too much to drink for any reason. I don't stand around outside of restaurants telling people not to have dessert because they are clearly already obese and either have or will have diabetes causing further issues with our insurance system.</p> <p>If you want to regulate something then regulate it; if you want to tax it then do so. However, don't lump all users of cannabis into one group, that you then demonize entirely. It is unfair and inaccurate.</p>	Support
73	3	Rancho California (Temecula)	Judy	<p>As a property owner and resident of Riverside Unincorporated area we wish you would utilize the Agricultural area of this area for cultivation of both hemp and cannabis. We think this would be a financial boom to areas in Riverside that are suffering from no opportunity.</p> <p>Anza would be a another perfect place for zoning cultivation. Cannabis is accepted there and the land values are low. If you would zone Anza and the surrounding areas for cultivation it would help land values and bring in new taxes to Riverside.</p> <p>We believe you should have be zoned Residential Rural, or Agricultural to cultivate. Keep it out of Riverside city and the highly populated areas. Keep it in the agricultural areas.</p>	Support
74	3		Steve Armond Wilkerson	<p>I have been living in the unincorporated area of Temecula/Hemet for 30 years now. I'm a family farm that was hoping to be able to get a state lic for commercial cannabis cultivation. They have put a hold on it because of the County's position on it. I'm a by the book person that follows the rules. So the current ban on commercial cultivations. Is really hurting me and my families ability to the participate in this thriving industry. We are 2 miles up a dirt road. The community pays to maintain our own roads. I understand you alls concerns, but don't hurt the regular person trying to run a legal business. I'm middle age with 6 children 5 in college 1 on the way soon. This opportunity could really make the difference. If the folks who want to follow the rules are not allowed. It will open up the illegal market for those who don't care about the rules. Please lift the ban it will be good for all parties and create the tax revenue needed.</p>	Support
76	3	Anza	Judy Bailey-Savage	<p>I own property in Anza and want to see revenue from the pot growers. Please pass any and all legislation in opening up Anza as a grow area. Our property values will go up.</p>	Support
77	3	Anza	Amy Ku	<p>Form completed. See form.</p>	Support

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
78	4	Palm Desert	Paul Robie	Hicksville Motel, 23481 Hwy 243/Banning Idyllwild Rd, Pine Cove. Code Enforcement case #1703408. My name is Paul Robie and I am the President of the Coulter Pines Mobile Home Park, which is 55 and older. Our park located next to the Hicksville Motel. Their Zoning is R-3A Village tourist/Residential. They are holding weddings/large groups of people that are making loud noise, music and loud talking and yelling with vile language. They get drunk and have parties until way past 1:00am. They use their parking lot to hold receptions for the weddings. Now they are advertising "Bud and breakfast" Idyllwild's Hicksville Pines resort is embracing cannabis tourism as 420-friendly place to stay. We have been putting up with the loud noise and vulgar language now we have to put up with the use of Cannabis. We have 46 units in our park which are owned by senior's and we bought because we enjoy the mountains and especially to be quite, and NOT have people smoking pot next door. PLEASE DO SOMETHING ABOUT THIS	Oppose
79	4	Sky Valley	Rick	Form completed. See form..	Oppose
80	4	Rancho Mirage	David Middleton	I am a property owner in Pine Cove. The Hicksville Motel, adjacent to our property, have announced plans to allow the use of cannabis on their grounds. We are already adversely affected by the loud noise coming from the business. I do not want to be adversely affected by the use of cannabis, such as second hand smoke. I want the cannabis regulations to prohibit the release of smoke from cannabis from a business, public place or private property, within 1000 feet of any residence or business that objects to it.	Regulate
81	4	Sky Valley	Neil Ludlan	I'm relaying some concerns expressed by some citizens of Sky Valley. <ul style="list-style-type: none"> <li>* First, we want to preserve our zonings, and prevent NEW possibilities for commercial operations in residential areas.</li> <li>* Next, where growing operations are permitted, we want to know that there will be enough police presence to monitor any problems that may affect the peace and safety of our valley.</li> <li>* Finally, we want legal operations to be set up in a way that displaces, rather than encourages, black- or gray-market operations.</li> </ul> commercial grows would spring up all over the valley. The crime element , the odors, the black market potential, the unregulated operations due to the lack of monitoring and police presence will destroy the peace and safety of our valley.	Regulate
82	4	Palm Springs	Jocelyn Kane	Although I do not live in an unincorporated area of the county, I am interested in seeing the whole county of riverside benefitting from this newly regulated industry. Especially from taxes collected. Therefore, I would strongly suggest that the county create a position that would work exclusively with the county agencies and the city municipal governments on cannabis policy, regulation and enforcement. A hub and spoke model works the best. The Cannabis industry, from seed to sale, is quite varied and requires some knowledge in many areas including cultivation, manufacturing, distribution and retail. Hope you consider this soon.	Regulate
83	4	Sky Valley	Neil Ludlan	Previously, I have asked you to ensure that no NEW parcels be zoned for commercial operations in Sky Valley. Now I realize that cultivation of agricultural crops is permitted in R1 and RA zones, so I wish to tighten that request. Please ensure that marijuana is not considered the same as other agricultural crops, and ensure that no plots close to existing homes be made eligible for its cultivation. And please ensure that those who have already started commercial marijuana grows in Sky Valley without permits (and there is at least one) be stopped and fined.	Regulate



# Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
84	4	Sky Valley	Noel Ragsdale	Form completed. See form..	Regulate
85	4	Blythe	Duc Tran	Please allow commercial cannabis cultivation in Riverside county.	Support
86	5	Moreno Valley	Will Rodgers	Cannabis cultivation and sales is against Federal Law. California does not have a waiver or any authority to ignore that.	Oppose
87	5	Cherry Valley	John Harrington	please do not place undue restrictions on individuals ability to grow for their own use either indoor or outdoor. reasonable limits under the new law should be supported	Oppose
88	5	Quail Valley/	Rosita Whittaker	In my opinion, the legalization of marijuana simply gives convicts an open door to grow and sell it illegally,	Oppose
89	5	Nuevo	Robert Howard	I realize that cannabis for recreational use is legal. I haven't read the prop. but, I, being conservative, am not looking forward to the problems that will arise. Some things that might help is to keep the dispensaries a good distance for the places the youth might gather. Maybe keep them away from the inner cities., out to the outer boundaries on heavily trafficed roads. Well California we did it again , no wonder people and businesses are leaving in droves. The overnment here is at least to say is a joke ! Time for Texas !!	Oppose
90	5	Nuevo	Christina Heldoom	I am absolutely OPPOSED to any and all dispensaries or anything associated with marijuana in my town of Nuevo. We have enough issues with lack of law enforcement out here without the county allowing these things in our town.	Oppose
91	5	Romoland	Susan Hamilton	Form completed. See form.	Oppose
92	5	Romoland	James Spiegel	For the last two years I have called the Sheriff Dept. on marijuana grows in our neighborhood. Nothing ever happens. The grows just get bigger and bigger. There is a new one underway right behind us. These aren't just a few dozen plants, they are in the hundreds on a single lot. In 2017 there four big grows within a quarter mile of our house. My big complaint with these grows is that they stink to high heaven. Also I sincerely believe there is a criminal element involved in the supply chain. If the people who want to grow kept it to a low number per lot it wouldn't be a problem. Where we live the lots are all one acre or more. An amount of twelve per lot would be o.k., but this two hundred per lot has got to stop. You cant even sit out in your backyard because it wreaks of skunkweed.	Regulate
93	5	Nuevo	Alma Villalobos	We should regulate it as we need the money for our County.	Regulate
94	5	Romoland	James Spiegel	Form completed. See form..	Regulate
95	5	Cabazon	Robert Mayo	11.14.17 - Cannabis Business software and app by Trellis: www.trellisgrows.com. 11.8.17 - Growing outdoors organically with no energy demands. Specific questions for property in Cabazon. 11.7.17 - Leasing of acreage in the unincorporated areas of RC. Specific questions on subject: lease land legally to cannabis growers; form legal cannabis Grow-Co-Op with several individuals who grow cannabis on same land? Wants Riverside to prosper with tax money from cannabis. 11.6.17 - Allow everyone to participate and don't exclude anybody. Do not exclude anyone like Desert Hot Spring's industrial area cultivation zone does. Excluding helps the "Black Market for cannabis." Everyone must be able to sign up, pay taxes, and help the County set up cannabis system.	Support

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
96	5	Cabazon	Robert Mayo	<p>I just want to point out that the longer the County delays making any decisions regarding cannabis and the unincorporated areas, more people will be putting cannabis seeds in the ground very soon. This is the planting season and start season for all the cannabis growers.</p> <p>They will pay your taxes or ignore you..</p> <p>Its your choice, if you want to delay the year for an expensive fall cannabis vote, then expect many thousands of people to start planting their crops without your blessings.</p> <p>I just want to point out the obvious, the longer the county delays, the more money you lose and the expenses of sheriffs and District attorneys continue to go up. Not to mention the incarceration aspects and costs involved.</p> <p>Lets get smart and have the supervisors approve cannabis business's in the unincorporated areas of Riverside County.</p>	Support
97	5	Cabazon	Robert Mayo	<p>11.3.17 - Here are my concerns on planning for cannabis in the unincorporated areas.</p> <p>I own 15 acres zoned w-2-15 in Cabazon.</p> <p>1- Everyone who wants a permit to work with cannabis should be allowed to work if they are law abiding citizens. No one should be turned down because of a lack of permits. Denying permits will only create a black market in cannabis.</p> <p>2- Farm by phone .... I would like to see Riverside County develop an app for cell phones so all cannabis farmers can farm by phone. This means all business data will go through a phone. We will also need a phone number for a local agricultural representative that we can talk to with a simple phone call. Usually the phone will handle all needs, but when we need a person we will contact our local Representative. The app will be changed as needed and things evolve and change.</p> <p>3- Cannabis taxes can be used for local schools and students. These taxes can be used to train students for lifelong careers.</p> <p>4- Prop 64 legalized marijuana. There should be no restrictions on home owners grown 24 plants or less. No prohibitions if outdoor pot is in a backyard , behind a fence no matter how close to a school or park.</p> <p>5- Cannabis businesses will employ many people creating jobs and work employing thousands of people in Riverside County, There should be no restrictions on employment. Riverside County should set a cannabis job center. Farmers who need help will ask for help and job seekers can seek referral to cannabis jobs that need to be filled.</p> <p>6-This is opportunity for Riverside County to help employ citizens and for farmers to help create a tax base to help grow Riverside County.</p>	Support
98	5	Cabazon	Robert Mayo	<p>11.3.17 (2) - About cannabis in the unincorporated parts of Riverside County,</p> <p>Set backs on property for growing cannabis,</p> <p>currently rescue vehicles need a 20 foot road required by law.</p> <p>Set backs from property lines should be no more than 20 feet from the property lines to allow emergency vehicles and to grow cannabis.</p> <p>To make the setbacks larger than 20 feet from the street are an undue hard ship on property owners that want to grow cannabis. To ask for a larger set back is a punishment meant to restrict cannabis growers. Prop. 64 has made marijuana legal. We do not need to add restrictions just to punish people that want pay taxes and keep cannabis out of the black market. Please do NOT make property line set backs larger than 20 for property owners that want to grow cannabis legally.</p>	Support

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	5	Cabazon	Robert Mayo	<p>11.3.17 (3) - Cannabis farmers and manufacturers want to pay tax and stay away from the black market. Riverside County has the responsibility to make this new cannabis business field as painless as possible.</p> <p>1- We business people are going to need a phone application run by Riverside County. Farm from phone, if you want.</p> <p>2- We are going to need a bank. Hopefully we the farmers will bank with Riverside County.</p> <p>3- Sales and Distribution. Farmers are going to need to sell their products.</p> <p>Hopefully Riverside County Agricultural resources will be there to help sell our products and transfer said sales , banking included.</p> <p>4- Hopefully Riverside County will step up to the plate and take charge.</p> <p>The farmers are going to need guidance and a helping hand to make this work.The farmers will need a lot of</p> <p>re: cannabis</p> <p>re re: Estate Grown</p> <p>I think an individual grower of cannabis should have the opportunity to grow, harvest, dry , manufacture and sell retail a product if they so desire.</p> <p>This is called " branding ". The purpose of branding is to show case a superior product. In the field of Wine, this is called " Estate Bottling."</p> <p>This is a product that shows a real love and concern about all organic cannabis grown locally from one farm.</p> <p>We might call this "Estate Grown."</p> <p>Branding is a very important part of the world nowadays.</p> <p>The Riverside County planning dept needs to help these farmers and businesses out , so they can succeed.</p> <p>The best way to carry this out is with a phone application.</p> <p>Farming by phone, will contain all the vertical state and local compliance's, business and tax applications of branding to make this possible. It should be simple for Riverside County and simple for the farmers.</p> <p>A farmer simply chooses how much they will participate in the Vertical business column, from grower to manufacturing to retail.</p> <p>If the farmer decides to grow and retail, it should be an easy process for the farmer to join.</p> <p>Riverside County should provide an easy farm by phone application to accomplish this task.</p>	Support
99	5	Cabazon	Robert Mayo		support
100					

# Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	5	Nuevo	Alfredo Lopez	Yes please! It is time for small communities like ours your in Nuevo to both join in the economic benefits of full legalization when it comes to the Cannabis industry, in both its cultivation and sales. Unlike our city counterparts we here Nuevo and Lakeview have much more land at our disposal. The fact is cannabis is a plant which gives us consumers a plethora of products. Products which are both safer because they are natural and non-toxic which we here in our small community can take advantage of to build a thriving and healthy local economy. It is not fair that both the government and big corporations should have a say or Monopoly in the benefits of both the economy and culture that cannabis can create. This plant I believe should profit the individual and his or her local economy, which would help build a strong community. The key is to keep it local and because Nuevo and Lakeview both have big properties some 5 to 10 or even 15 Acres, that can be used to both cultivate the plant and house product Manufacturing. By both cultivating and keeping the manufacturing local for all products that can be created by this plant, our communities would see a whole new industry or Industries flourish. That means new jobs, new opportunities, new growth! And the fact is cities like Perris Moreno Valley and even Riverside could not compete with rural areas like Nuevo and Lakeview when it comes to both cultivation and Manufacturing. It's long overdue for this plant to be legalized, cultivated, and converted into every possible product it can produce.	Support
101					
102	5	Cabazon	Robert Mayo	Form completed. See form.. Land owner in Dist. 5.	Support
103	5	Beaumont	Reuben E. Dominguez	Form completed. See form..	Support
104	N/A	N/A	No Information	Form completed. See form..	Oppose
105	N/A	N/A	Maximus Ortiz	What is the process to being able to speak at the upcoming public March 20th update meeting for the Board of Supervisors on federally illegal recreational marijuana businesses's?	Oppose
106	N/A	N/A	Blair Mitchell	No driving within an hour of smoking cannabis.	Regulate
	N/A	N/A	Ben Clymer Jr.	A workable solution for the County on cannabis implementation: A Countywide tax similar in effect to taxation on alcohol. Individual cities could set their own policies subject to County tax. Designated "zones" for agricultural production of cannabis. Local cities could set individual retail policy. Designated percentage of revenue to go to law enforcement for said areas (local buy in).	Regulate
107					
108	N/A	N/A	Richard Martin	There should be no commercial activity of Cannabis in a residential area .	Regulate
	N/A	N/A	Dr. Panagiotis Theodoropoulos	Form completed. See form..	Regulate
109	N/A	N/A	Andrew Ruiz	Form completed. See form..	Regulate
110					
111	N/A	N/A	No Information	Form completed. See form..	Regulate
112	N/A	N/A	Nicholas Stannard	Permitting dispensaries would generate significant tax revenue.	Support
	N/A	N/A	Rivers Judson Morrell	I think the County needs to adopt the necessary ordinances/regulations promptly in order to comply with the votes of the people of not only the State, but the County as well. The law has been in effect for more than a year, yet the County has done basically nothing. Many other Counties, and cities throughout the State have been able to "get their act together", and get this done. What does this say about Riverside County, if after a year, they have nothing.	Support
113					

# Cannabis Comments

	C		D	E		I	J
	District	Area		Name		Comment Summary/Notes	Position
1	N/A	N/A	N/A	N/A		I strongly feel AUMA Regulations should be put into place within city limits as well as unincorporated Riverside. This is not fair to the voters of Riverside who voted to have access to Cannabis in our city.	Support
114	N/A	N/A		Richard W. Moxley		The people have spoken at the polls. Let the legalized use of, and sale of, cannabis proceed. Too many medical benefits to list here, but the only way to see the development of the medicinal strains is to legalize it.	Support
115							
116	N/A	N/A	N/A	Duc Tran		Please allow the commercial cannabis cultivation in unincorporated area of riverside county.	Support
117	N/A	N/A	N/A	Josh		I support Proposition 64 with state regulations	Support
	N/A	N/A		Richard Ku		I believe we should move forward in allowing for the selling, distribution, manufacturing, transferring and testing of cannabis in the county of riverside, including the un-incorporate areas of the county. In many of the un-incorporate areas, there are real need for providing better education, healthcare and social programs to help out these un-develop areas and by allowing cannabis business to coming to the county, it will bring new jobs, business and big tax revenue for the county. If we don't do it, we will miss out all the tax revenue to other county like Los Angeles as many of these cannabis biz will move to Los Angeles county if we don't.	Support
118							
119	N/A	N/A	N/A	Douglas Palmer		I am writing to encourage the County of Riverside to allow commercial cannabis businesses, especially small-	Support
121	N/A	N/A	N/A	No Information		Form completed. See form..	Support

**Flores, Robert**

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**From:** nathan@raglm.org  
**Sent:** Saturday, October 14, 2017 5:36 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Nathan Westphal  
**Address** 23435 Rolling Meadows Drive  
**Email** nathan@raglm.org  
**Phone** 951-286-4572  
**Comment** We need better distance requirements for commercial grows. In western Riverside County, more specifically Lake Mathews area is mostly zoned agriculture. Most of the homes are 2+ acre lots. This means that property lines are between 300-600 ft. So if zoning is consistent with what it currently is for schools etc. then there will be the ability to have commercial grows right next to homes. This is unacceptable. It needs to be 1 mile or more to safely be away from homes with kids that play through the neighborhoods.

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## Flores, Robert

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**From:** upacreek ranch1@gmail.com  
**Sent:** Sunday, October 15, 2017 8:01 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** AUDREY TURPIN  
**Address** 43820 SCRUB OAK AGUANGA CA  
**Email** upacreek ranch1@gmail.com  
**Phone** 951-852-1708  
**Comment** IT IS NOT FAIR TO EXPECT FAMLIES LIVING IN UNINCORPRATED AREAS OF THE COUNTY TO SHOULDER THE HARDSHIP OF COMMERCIAL CANNABIS GROWS. IT SHOULD BE REGULATED AND PERMITTED ONLY IN COMMERCIAL AREAS OF THE COMMUNITY. ENFORCEMENT IN RURAL AND UNINCORPRATED AREAS IS NEAR IMPOSSIBLE AS IT HAS BEEN FOR THE LAST 5 YEARS. COMMERCIAL GROWS BELONG IN THE COMMERCIAL ZONES NOT WHERE FAMLIES ARE! INCREASED TRASH,POLLUTION,TRAFFIC HAS DESTROYED OUR RURAL LIFESTYLE. NOT INCLUDING THE POISON AND FUMES THAT IS DESTROYING OUR WATER TABLE AND GROUND. COUNTY SUPERVISORS AND LAW ENFORCMENT HAS FAILED US.

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## Flores, Robert

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**From:** tekhunter@hotmail.com  
**Sent:** Monday, October 16, 2017 12:46 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Will Rodgers
<b>Address</b>	Moreno Valley
<b>Email</b>	tekhunter@hotmail.com
<b>Phone</b>	7143151507
<b>Comment</b>	Cannabis cultivation and sales is against Federal Law. California does not have a waiver or any authority to ignore that.

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**Flores, Robert**

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**From:** johnjayharrington@gmail.com  
**Sent:** Monday, October 16, 2017 12:58 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** john harrington  
**Address** 40470 pippin way cherry valley ca 92223  
**Email** johnjayharrington@gmail.com  
**Phone** 9517960119  
**Comment** please do not place undue restrictions on individuals ability to grow for their own use either indoor or outdoor. reasonable limits under the new law should be supported

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## Flores, Robert

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**From:** blairsmark8@gmail.com  
**Sent:** Tuesday, October 17, 2017 9:43 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** blair mitchell  
**Address** 40050 calle yorba vista  
**Email** blairsmark8@gmail.com  
**Phone** 951-445-3399  
**Comment** Good day All.  
67yo NamVet started smoking Mexican dirt weed back in '65 when it was cool....and the pot was weak....we didn't know it back then compared what's on the market today....let me tell you! I see young men pull on a THC vape pen on their way to work and I am amazed....I have a medical marijuana card for my new knee's, hips, back and both shoulders! So, yes - I've sat down and lit the pipe at 9:am....once! I got nothing done or even got off the couch for a good hour +.....even in the evening, if I light up, I don't drive for a the first hour....So, I'm hoping your signage in the stores will show at least this safeguard! I know that's not what your looking for....but that's it for today.....

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## Flores, Robert

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**From:** Lgehley@gmail.com  
**Sent:** Tuesday, October 17, 2017 2:25 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Laurie Paiz

**Address** Corona 92881

**Email** Lgehley@gmail.com

**Phone** 8583546509

**Comment** Develop and utilize methods for determining intoxication levels such as with alcohol so that being under the influence while driving is more closely monitored and taken seriously by law enforcement. Community members have expressed they don't feel law enforcement cares if people are using and driving. Much more community education of the laws is needed. Many community members still believe because recreational use is legal that it's also legal to use in public and while or before driving.

Personally I want marijuana dispensaries in my neighborhood as much as I want bars, liquor stores and stripe clubs...I do not welcome associated criminal activity of those kinds of establishments.

I'd also request expeditious follow up by code enforcement of reports of illegal dispensaries in our communities. Recently a dispensary popped up less than a quarter mile from two schools in Corona; a middle school and private elementary school.

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## Flores, Robert

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**From:** benjr@benclymers.com  
**Sent:** Wednesday, October 18, 2017 8:31 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Ben Clymer Jr
<b>Address</b>	104 Mission Grove Parkway
<b>Email</b>	benjr@benclymers.com
<b>Phone</b>	951.315.8962
<b>Comment</b>	A workable solution for the County on cannabis implementation: A Countywide tax similar in effect to taxation on alcohol. Individual cities could set their own policies subject to County tax. Designated "zones" for agricultural production of cannabis. Local cities could set individual retail policy. Designated percentage of revenue to go to law enforcement for said areas (local buy in).

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## Flores, Robert

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**From:** lturner@cannabiswasterecycling.com  
**Sent:** Wednesday, October 18, 2017 12:48 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Laura Turner
<b>Address</b>	39819 Falcon Way
<b>Email</b>	lturner@cannabiswasterecycling.com
<b>Phone</b>	951.834.2276
<b>Comment</b>	<p>I have created CWR SoCal, a waste management company with a mission to maintain California food and green waste diversion compliance within the cannabis industry. In all the discussions about the regulations going on, no one is talking about waste. CWR SoCal, along with others in the cannabis waste repurposing field, provides the necessary solutions for compliance, through cannabis waste management plans, products, and services.</p> <p>CalRecycle established legislation for commercial businesses disposing of 4 cubic yards of waste weekly, requiring mandatory organics recycling. This means that even if their waste has been blended in the 50/50 cannabis/organic matter ratio, it is mandatory it be recycled through an organics program and not dumped in a landfill. Many businesses are not aware of this legislation. We would like to do our part to make sure that Riverside County businesses are not only informed, but compliant.</p> <p>Our solution will not only create jobs within Riverside communities, but kill pathogens, including salmonella and e-coli, create useable compost in less than 30 days, release no greenhouse gases, act as an organic pest repellent, eliminate worry over insects, rodents, or noxious odors. If we can be of any assistance with regards to helping the cannabis industry in Riverside county in keeping its environmental compliance in check, please, consider contacting us.</p>

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## Flores, Robert

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**From:** Coltinbarody@gmail.com  
**Sent:** Thursday, October 19, 2017 11:27 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Colti n
<b>Address</b>	17212 grand ave
<b>Email</b>	Coltinbarody@gmail.com
<b>Phone</b>	9517640690
<b>Comment</b>	You should allow medical and recreational marijuana and tax the shops that are in place now. VETERANS WHO APPLY SHOULD GET PRIORITY FOR THERE SERVES TO OUR COUNTRY AND COMMUNITY.

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## Flores, Robert

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**From:** jonlopez037@gmail.com  
**Sent:** Friday, October 20, 2017 2:50 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	jon lopez
<b>Address</b>	17090 grand
<b>Email</b>	jonlopez037@gmail.com
<b>Phone</b>	9517678878
<b>Comment</b>	The county really needs to allow these business in the unincorporated parts of riverside county. They should allow medical and recreational. They should give veterans who apply priority.

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**Flores, Robert**

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**From:** tlmawebmaster@rctlma.org  
**Sent:** Monday, October 23, 2017 3:46 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name**

**Address**

**Email**

**Phone**

**Comment** I strongly feel AUMA Regulations should be put into place within city limits as well as unincorporated Riverside. This is not fair to the voters of Riverside who voted to have access to Cannabis in our city.

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**Flores, Robert**

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**From:** dfmiddletonphd@gmail.com  
**Sent:** Monday, October 23, 2017 6:49 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** David Middleton  
**Address** POB 612 Rancho Mirage CA 92270  
**Email** dfmiddletonphd@gmail.com  
**Phone** 760 399 6855  
**Comment** I am a property owner in Pine Cove. The Hlcksville Motel, adjacent to our property, have announced plans to allow the use of cannabis on their grounds. We are already adversely affected by the loud noise coming from the business. I do not want to be adversely affected by the use of cannabis, such as second hand smoke. I want the cannabis regulations to prohibit the release of smoke from cannabis from a business, public place or private property, within 1000 feet of any residence or business that objects to it.

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## Flores, Robert

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**From:** looneylindalee58@yahoo.com  
**Sent:** Wednesday, October 25, 2017 1:32 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Linda Hartman

**Address** PO Box 646

**Email** looneylindalee58@yahoo.com

**Phone** 951 659-3879

**Comment** I have visited both shops here in Idyllwild. Now closed Both were clean and friendly I do not smoke but use the CBD oils for my diabetes and chronic pain from a car accident in 2016 I am 59 yrs old. The benefit both of having a shop here in town and the ability to walk in to buy the oils is beneficial to my health I have my medical recommendation as well I feel safer having a location here in Idyllwild. The other shops I have visited have made me feel uneasy and not safe. The one shop here on 243 and Pine Crest is a good enviroment The owners are helpful and friendly I do understand that a lot of older women do not like or understand the business I feel 100% it is safer then most liquor stores or bars. We voted to have shops and to have Cannabis legal Make it easy for the medical needs of the elderly or cancer patients

Thank you for your time

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## Flores, Robert

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**From:** sweisbart@yahoo.com  
**Sent:** Wednesday, October 25, 2017 3:06 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Susan Weisbart  
**Address** PO Box 278  
**Email** sweisbart@yahoo.com  
**Phone** 7605783593

**Comment** I am and have been a medical marijuana user, living in Idyllwild, Ca. I did vote for the legalization of recreational marijuana. My overall opinion when it comes to recreational marijuana is that it should be no different than liquor. It could be sold in liquor stores with all the precautions that are in place for liquor, including taxes and enforcement efforts. And while I know that medical marijuana is no different than what will be offered as recreational, I also know that the taxing and regulations will prove to be different. I know that a number of counties and cities in California have opted for delivery only and have allowed no brick and mortar storefronts for medical marijuana only I am in favor of such a plan.

Most importantly is the perception of the typical buyer. Why would there be a difference between a party getting drunk/high between liquor and marijuana??? There should not be. And those that abuse any drug of any kind....not the kind of people any town wants to attract. But it happens!

On the other side of things - law enforcement - difficult at best with today's budget constraints...therefore I certainly hope that there are enough taxes collected on the recreational marijuana to cover the many kinds of enforcement that will be necessary to keep the peace, everywhere in the county - and most especially in the unincorporated county areas.

And may I add that I believe a limit to the number of dispensaries in each town or area should the County decide to allow brick and mortar stores, by way of full screening and then lottery would be fair. But the problem would be different categories. For instance an inn up here wants their entire property to be cannabis friendly - meaning guests can smoke anywhere on the property, with a promise to operate their own dispensary on the grounds. How would this impact a proposed limit on the number of dispensaries/collectives in any specific area??? In addition to this, Idyllwild has one liquor store and two grocery stores, one who can sell all types of liquor and one that can sell only beer and wine. There is one pharmacy. So for our small population, how many cannabis stores is too many??? And should there be a designated area (obviously away from our one school)???

One more question/concern: The building owners - can they be held responsible for renting to an illegal business, to a convicted felon, etc.??

Thank you for your careful consideration to this matter, I know it is a difficult one.

## Flores, Robert

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**From:** tlmawebmaster@rctlma.org  
**Sent:** Wednesday, October 25, 2017 3:45 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Richard W. Moxley  
**Address** po box 3130  
**Email**  
**Phone** 8186918109  
**Comment** The people have spoken at the polls. Let the legalized use of, and sale of, cannabis proceed. Too many medical benefits to list here, but the only way to see the development of the medicinal strains is to legalize it.

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**Flores, Robert**

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**From:** S\_ssage@yahoo.com  
**Sent:** Wednesday, October 25, 2017 6:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** T  
**Address** Buchanan  
**Email** S\_ssage@yahoo.com  
**Phone**  
**Comment** I think two dispensaries/retail outlets and a grow farm in a community with barely 3500 full time residents (Idyllwild) is overkill beyond comprehension. We already have a drug problem, and crimes associated with that, as well as a burgeoning homeless population, legal or illegal there should be a limit on just how many outlets can be allowed

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**From:** ddledbetter5@gmail.com  
**Sent:** Thursday, October 26, 2017 7:37 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** David Ledbetter  
**Address** P.O. Box 174 Idyllwild Ca 92549  
**Email** ddledbetter5@gmail.com  
**Phone** 951-719-7254  
**Comment** My wife has recently been diagnosed with Stage 4 Cervical cancer. She is undergoing treatment at this time, and the use of CBD oils and Cannabis products have helped ease her pain and nausea. It has allowed her to sleep easier and helped her appetite to where it is easier for her to eat , thus getting needed nutrients to help combat cancer and recover from Chemotherapy and radiation treatments. These products have also helped reduce her pain levels to where she very rarely uses Opioids to help her pain. This helps her to not form an Opioid addiction.  
By having a dispensary available, she can pick up products easily and in a safe controlled environment. Staff that work at these dispensaries are knowledgeable in what they sell, and can recommend product on what her needs are, much like a pharmacist. Staff treat their products as medical treatment, not as a way to "get high".  
Product is clean and safely produced and money is not going to "street gangs".  
Having a dispensary nearby makes it easy for her to get needed help in living with cancer. She has a doctors recommendation for cannabis. When she did try to obtain products before having her card, every dispensary she tried ,which were only three, refused her service until she received her card.  
Please consider allowing dispensaries in unincorporated areas of the country. They do good for people in certain medical situations.

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## Flores, Robert

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**From:** ddledbetter5@gmail.com  
**Sent:** Thursday, October 26, 2017 7:51 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	David Ledbetter
<b>Address</b>	P. O. Box 174 Idyllwild CA 92549
<b>Email</b>	ddledbetter5@gmail.com
<b>Phone</b>	951-719-7254
<b>Comment</b>	I just sent in comments on the benefits of CBD and cannabis for cancer and how it has helped my wife , who is dealing with Stage 4 Cervical cancer. Thought you might like to see this article also. CBD and cannabis products are helping her. <a href="https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html">https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html</a>

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## Flores, Robert

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**From:** ryan@ancientalchemy.net  
**Sent:** Thursday, October 26, 2017 11:33 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Ryan Jackson  
**Address** 53456 Four Chimneys Road  
**Email** ryan@ancientalchemy.net  
**Phone** 7607772418  
**Comment** I advocate the cultivation, distribution, and the recreational retail sales of Cannabis in Riverside Counties Unincorporated areas. I think it needs to be heavily taxed and regulated. With portions of that tax proceeds being allocated to "youth awareness" Providing "drug-free" activities and education for youth in the counties they are profiting from the sales. Thanks for your consideration in this matter.

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## Flores, Robert

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**From:** scott@fogerloger.com  
**Sent:** Friday, October 27, 2017 12:46 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Scott Fagergren
<b>Address</b>	52680 Chickadee Ln
<b>Email</b>	scott@fogerloger.com
<b>Phone</b>	7602140993
<b>Comment</b>	As residents of Idyllwild, we support the local establishment of cannabis stores, related retail establishments and the right for individuals to grow their own plants.

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## Flores, Robert

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**From:** pndspr.u@gmail.com  
**Sent:** Friday, October 27, 2017 7:36 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	DS
<b>Address</b>	35073 Pipe Creek Rd
<b>Email</b>	pndspr.u@gmail.com
<b>Phone</b>	9516595586
<b>Comment</b>	<p>This is a terrible idea. We want to dumb down our society by legitimizing recreational pot.</p> <ol style="list-style-type: none"><li>1. I fear for our kids that WILL have access to it and 'what can go wrong' with that?</li><li>2. Slower reaction time behind the wheel or any situation, is that what we want on our roads? Especially the freeways.</li><li>3. Tiredness and always hungry, do we really need to be anymore tired than we are and snack anymore? Our country is overweight and lazy already.</li><li>4. Memory loss and more confused; why add this to our already aging population that deals with that now?</li><li>5. Cancer increases from smoking it.</li></ol> <p>I can keep going. Why would anyone even suggest this stupid idea with just the 5 reasons I listed? These 5 should be good enough reasons to reject a MJ society. The regulations are so lax it's almost funny.</p>

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**Flores, Robert**

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**From:** mimandrews@aol.com  
**Sent:** Saturday, October 28, 2017 12:17 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Mim Andrews
<b>Address</b>	PO Box 193, Idyllwild, CA
<b>Email</b>	mimandrews@aol.com
<b>Phone</b>	951-663-0463
<b>Comment</b>	I totally agree with legalized marijuana, but think there should be some limit on the number of businesses able to sell it. Idyllwild currently has 3, and I think that is too many.

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**Flores, Robert**

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**From:** greenoaksranch@gmail.com  
**Sent:** Monday, October 30, 2017 1:33 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** judy  
**Address** 39100 air park drive  
**Email** greenoaksranch@gmail.com  
**Phone** 951-216-8862

**Comment** I believe the new permits should apply to any commercial entity that has had a collective before 2016. This permitting process should be inclusive and fair to all the collectives that have already been as legal as possible. I see many areas where they designate a 'green zone' and many times those zones become so valuable that the real medical collectives can't afford to operate.

Riverside County is in a unique position to allow the Collectives to continue to serve patients and provide taxes to the county. The market and supply and demand will regulate the market eventually. As a taxpayer in Riverside County I hope you open up all of Riverside County to cultivation. Lets be the go to place for agriculture. Overall land values will increase and more taxes will be paid.

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## Flores, Robert

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**From:** zobiep@yahoo.com  
**Sent:** Monday, October 30, 2017 5:34 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Zoe Poulin  
**Address** Po Box 390686 Anza, Ca  
**Email** zobiep@yahoo.com  
**Phone** 7602773015  
**Comment** I would just like to say that Medical people who have their reps. should be allowed to grow their legal limit of 12 per card, 24 per parcel, if both have cards.  
After trying edibles, I was able to come off Percocet for a back surgery. It works so well I don't have to eat nearly as much, as I had to take of the painkillers. I give my blind dog a little everyday to relieve her eye pressure, something the medicines couldn't do.  
I know there are a large amount of grows way over the limits. They don't even live here! The large grows are the problem. I understand there isn't enough money to take them all down, but please don't punish us Legal Medical people.  
Sincerely,  
Zoe

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## Flores, Robert

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**From:** g.hebets@gmail.com  
**Sent:** Monday, October 30, 2017 7:07 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Gail Hebets

**Address** 49525 Cherokee Court aguanga ca 92536

**Email** g.hebets@gmail.com

**Phone**

**Comment** Just what we need in unincorporated areas. NOT!! WE HAVE NO POLICE HERE. IT TAKE UP TO AN HOUR FOR SOME OF OUR 911 CALLS. I ABJECT TO THIS IN unincorporated AREAS! We have so many illegal growers now in our area! 92536 - 92539. But NO one cares!

Gail Hebets

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**From:** vjakubac@mail.com  
**Sent:** Tuesday, October 31, 2017 8:11 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Vicki Jakubac

**Address** 25110 Marion Ridge Dr.

**Email** vjakubac@mail.com

**Phone** 951-659-0160

**Comment** I was horrified by the passage of Proposition 64. The fact that it passed shows what a sorry state, we as a civilization, are in. I think it is a blight on our society and communities. When did it become OK and acceptable to do drugs and now to openly grow and sell them? Why are so many people dependent on drugs and alcohol these days anyway?

None of this is not OK with me. I am a law biding citizen, but the state of California does not reward those of us who function within the law. Time and time again laws are passed that hurt, rather than help, those of us who lead decent and respectable lives. Prop 64 should have never even been on the ballot in the first place. This is just another case where my rights are constantly trampled by those who wish to live lives that are seedy and disrespectful.

My neighbor grows this disgusting plant in his back yard and now I cannot enjoy my yard as I am forced to smell his plants any time I step outside. My husband job depends on him having clean drug tests and now he must worry about spending time outside working in our yard for fear this stuff will get into his system. From what he as ready online, it is a possibility. I can no longer hang my clothes out to dry in the beautiful fresh air and sunshine because the smell of his plants permeates my clothes. Once again, the rights of the law abiding citizens are trampled in favor of those who want to lead less than exemplary lives. What about when my grandchildren come to visit me? A small child should not have to breath air that is permeated with the smell of someone's marijuana plants. Then there is the smoke. Those who grow it smoke it and for years now we have smelled it as several of our neighbors smoke it. Where are my rights? I choose to live a drug free life, but that doesn't seem to matter to my neighbors or my government.

I am tired of dealing with drunks and druggies. If their lives are so bad that they must resort to drinking and doing drugs to get through life, then we need to take a long hard look at our society and where we are going wrong. You shouldn't have to be high or drunk to have fun or to get through life. These people are selfish and do not care about anyone else's rights or wants or needs. Only their own. Idyllwild was a lovely little mountain hamlet when we moved up here in 1995. Now, it is full of bikers, brew pubs, wineries, tattoo parlors, pot shops and now a pot hotel which is located just a few doors down from my home. Why wasn't I asked about this? No one took into consideration the fact that maybe we don't want a pot hotel in our neighborhood, but once again, the rights of those who do, prevail. I find this to be an appalling and sorry state of affairs that our county, state and country are now in. I worry for my grandchildren as I wonder what kind of a world they will have to live in. We sure are going down hill fast and I pray that someone in the government will come to their senses soon!

**From:** notarydawnmiller@gmail.com  
**Sent:** Thursday, November 02, 2017 4:48 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Dawn Miller

**Address** 52390 Laurel Trl Idyllwild CA 92549

**Email** notarydawnmiller@gmail.com

**Phone** 951 659-0444

**Comment** I am against vendors selling cannabis in our Idyllwild unincorporated area. We have had a rash of crimes involving robberies and car thefts. It always seems to revolve around drug issues. Also, Idyllwild is a small town that visitors enjoy for its down-home feel. A cannabis shop on every other corner does not support the goal of our tiny community. This hurts our businesses, which depend on visitors to survive.

Selling cannabis appears to be a big money business. We had 3 cannabis facilities open up illegally after the law to legalize it came into effect. If the county decides to make it possible to open up this type of business in our area, I cannot imagine the number that would open up here if it was actually legal to do so.

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## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Friday, November 03, 2017 7:32 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo

**Address** 1200 Punta Gorda St. # 39, Santa Barbara , Ca. 93103

**Email** rmayoca@gmail.com

**Phone** 805-680-8724

**Comment** Dear Riverside County Planning, ( 11/3/2017)  
The pdf form you offer on cannabis planning is not working. The red submit buttons are not working. ( for apple and pc computers.)  
Here are my concerns on planning for cannabis in the unincorporated areas.  
I own 15 acres zoned w-2-15 in Cabazon.

1- Everyone who wants a permit to work with cannabis should be allowed to work if they are law abiding citizens. No one should be turned down because of a lack of permits. Denying permits will only create a black market in cannabis.

2- Farm by phone..... I would like to see Riverside County develop an app for cell phones so all cannabis farmers can farm by phone. This means all business data will go through a phone. We will also need a phone number for a local agricultural representative that we can talk to with a simple phone call. Usually the phone will handle all needs, but when we need a person we will contact our local Representative. The app will be changed as needed and things evolve and change.

3- Cannabis taxes can be used for local schools and students. These taxes can be used to train students for lifelong careers.

4- Prop 64 legalized marijuana. There should be no restrictions on home owners grown 24 plants or less. No prohibitions if outdoor pot is in a backyard , behind a fence no matter how close to a school or park.

5- Cannabis businesses will employ many people creating jobs and work employing thousands of people in Riverside County, There should be no restrictions on employment. Riverside County should set a cannabis job center. Farmers who need help will ask for help and job seekers can seek referral to cannabis jobs that need to be filled.

6-This is opportunity for Riverside County to help employ citizens and for farmers to help create a tax base to help grow Riverside County.

Thank you for this opportunity to help input the cannabis system.  
Also please fix your other cannabis questionnaire that is NOT working .

Robert Mayo  
11-3-2017  
Friday,

## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Friday, November 03, 2017 9:32 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo

**Address** 1200 Punta Gorda St. # 39

**Email** rmayoca@gmail.com

**Phone** 805-680-8724

**Comment** Dear Riverside County Planning Dept,

About cannabis in the unincorporated parts of Riverside County,

Set backs on property for growing cannabis,

currently rescue vehicles need a 20 foot road required by law.

Set backs from property lines should be no more than 20 feet from the property lines to allow emergency vehicles and to grow cannabis.

To make the setbacks larger than 20 feet from the street are an undue hard ship on property owners that want to grow cannabis. To ask for a larger set back is a punishment meant to restrict cannabis growers. Prop. 64 has made marijuana legal. We do not need to add restrictions just to punish people that want pay taxes and keep cannabis out of the black market. Please do NOT make property line set backs larger than 20 for property owners that want to grow cannabis legally.

Thank you,  
Robert Mayo  
11/3/2017  
Friday

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## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Friday, November 03, 2017 11:44 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo

**Address** 1200 Punta Gorda St. # 39

**Email** rmayoca@gmail.com

**Phone** 805-680-8724

**Comment** Cannabis farmers and manufacturers want to pay tax and stay away from the black market. Riverside County has the responsibility to make this new cannabis business field as painless as possible.

1- We business people are going to need a phone application run by Riverside County. Farm from phone, if you want.

2- We are going to need a bank. Hopefully we the farmers will bank with Riverside County.

3- Sales and Distribution. Farmers are going to need to sell their products. Hopefully Riverside County Agricultural resources will be there to help sell our products and transfer said sales , banking included.

4- Hopefully Riverside County will step up to the plate and take charge. The farmers are going to need guidance and a helping hand to make this work. The farmers will need a lot of help. Lets all help each other out and make a success of this cannabis venture.

Thank you ,  
Robert Mayo  
Owner of 15 acres in Cabazon, Ca.  
November 3, 2017, Friday

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## Flcres, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Saturday, November 04, 2017 9:49 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo  
**Address** 1200 Punta Gorda St. # 39  
**Email** rmayoca@gmail.com  
**Phone** 805-680-8724  
**Comment** 11-4-2017

Dear Planning Dept.  
re: cannabis  
re re: Estate Grown

I think an individual grower of cannabis should have the opportunity to grow, harvest, dry, manufacture and sell retail a product if they so desire. This is called "branding". The purpose of branding is to show case a superior product. In the field of Wine, this is called "Estate Bottling."  
This is a product that shows a real love and concern about all organic cannabis grown locally from one farm. We might call this "Estate Grown."

Branding is a very important part of the world nowadays.  
The Riverside County planning dept needs to help these farmers and businesses out, so they can succeed.  
The best way to carry this out is with a phone application.  
Farming by phone, will contain all the vertical state and local compliance's, business and tax applications of branding to make this possible. It should be simple for Riverside County and simple for the farmers.  
A farmer simply chooses how much they will participate in the Vertical business column, from grower to manufacturing to retail.  
If the farmer decides to grow and retail, it should be an easy process for the farmer to join.  
Riverside County should provide an easy farm by phone application to accomplish this task.

Thank you,  
Best regards,  
Robert Mayo  
Cabazon, Ca.

## Flores, Robert

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**From:** ooberga@yahoo.com  
**Sent:** Saturday, November 04, 2017 2:17 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Nicholas Stannard
<b>Address</b>	54345 south circle
<b>Email</b>	ooberga@yahoo.com
<b>Phone</b>	951 4747145
<b>Comment</b>	If dispensaries `were permitted in unincorporated areas it would generate significant tax revenue.

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## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Monday, November 06, 2017 9:20 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo

**Address** 1200 Punta Gorda St. # 39

**Email** rmayoca@gmail.com

**Phone** 805-680-8724

**Comment** 11-6-2017  
Monday,

Re: Cannabis  
re re: allow everyone to participate, don't exclude anybody

Dear Planning Dept.

Please do not exclude any law abiding citizen from participating in the Cannabis business in the Unincorporated areas of Riverside County.

Desert Hot Springs has an industrial area cultivation zone.  
This excludes all citizens who are outside of the cultivation zone.  
This is not fair to all involved, it rewards a few and excludes many.  
This will only help the " Black Market for cannabis."  
Everyone must be able to sign up and agree to pay taxes and help Riverside County set up a cannabis system.

Thank you,  
Robert Mayo  
Cabazon, ca.

.....

## Flores, Robert

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**From:** timawebmaster@rctlma.org  
**Sent:** Tuesday, November 07, 2017 9:24 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name**

**Address**

**Email**

**Phone**

**Comment** 11/7/2017--Tuesday

RE: Cannabis  
re re: leasing of acreage in the unincorporated areas of Riverside County

Dear Sirs,

I have several questions,

1--Will I be able to lease my land legally out to single cannabis grower?

2-- Will I be able to form a legal Cannabis GROW-Co-op , with many individuals who will grow cannabis on my land?

I want Riverside County to prosper with tax monies and keep Riverside County happy.

Thank you,  
Robert Mayo

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## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Wednesday, November 08, 2017 8:57 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo

**Address** 1200 Punta Gorda St. # 39

**Email** rmayoca@gmail.com

**Phone** 805-680-8724

**Comment** .....  
11/8/2017

re:cannabis  
re: growing outdoors organically with no energy demands.

Dear Riverside Planning Dept.

We have 15 acres in Cabazon, ca.

My question is ... Can we grow cannabis outdoors under the sun ,  
in the dirt, in a field? Organically?

With permits?

We do not want to grow indoors under lights. We do not believe in growing under artificial lights and environments.

Our goal is to grow an organic seasonal crop once a year outside.

We have no need for energy consuming greenhouses, lights, chemicals and other assorted expenses that damage our environment.

Thank you,  
Best regards,  
Robert Mayo

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## Flores, Robert

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**From:** ewing15@sbcglobal.net  
**Sent:** Wednesday, November 08, 2017 12:54 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Camille Ewing  
**Address** PO Box 241, Idyllwild, CA 92549  
**Email** ewing15@sbcglobal.net  
**Phone** 7602248824  
**Comment** Please DO NOT allow cannabis businesses in Idyllwild. Many years ago we bought property in Trinity County to retire to. In the last few years that county has been overrun with cannabis growers and related businesses and the county has suffered for it. It has divided the community with the crime rate going up. When reading the small town newspaper, Trinity Journal, almost every murder, stabbing, shooting has to deal with the marijuana trade. We decided not to retire there because of it, and decided to move and spend our retirement funds in Idyllwild. Cannabis themed businesses do nothing to enhance a community. We strongly oppose any businesses dealing with the dispensing of cannabis. They add nothing to the community and distract from the overall well being of the community.  
Bill & Camille Ewing

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## Flores, Robert

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**From:** Camiek@aol.com  
**Sent:** Thursday, November 09, 2017 1:17 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Amie Kinne

**Address** 11775 Dawson Canyon Road 92883

**Email** Camiek@aol.com

**Phone** 9515298559

**Comment** As a very rural resident, I'm concerned about several things:  
\* The illegal grows in areas like mine need to be sought out and shut down. Waiting for dozens of complaints from neighbors isn't fair. People are too scared to do that.  
\* Security do's and don't's need to be clearly spelled out. Existing gun laws need to be enforced.  
\* Water quality needs to be maintained. I have reservations about self monitoring programs, please provide a backup.

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## Flores, Robert

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**From:** grizabella11@yahoo.com  
**Sent:** Sunday, November 12, 2017 8:42 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Catherine

**Address** Dearing

**Email** grizabella11@yahoo.com

**Phone** 951-659-2824

**Comment**

Thank you for closing the three cannabis dispensaries in Idyllwild. Thank you for forcing their compliance after they repeatedly ignored your orders.

It is critical that the unincorporated village of Idyllwild remain free of dispensaries. We are already seeing an increase in homeless encampments and home break-in/burglaries. We have an extremely limited law enforcement presence and a substantial elder population less able to defend against criminals.

Our mountain roads are hazardous enough without an increase in impaired drivers.

Please do not allow the regulation against dispensaries in unincorporated areas to be repealed.

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## Flores, Robert

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**From:** Robert Mayo <rmayoca@gmail.com>  
**Sent:** Tuesday, November 14, 2017 4:39 PM  
**To:** Cann Planning  
**Subject:** Cannabis software for pc's and phone apps ..Farm by Phone

Dear Cannplann,

[www.trellisgrows.com](http://www.trellisgrows.com)

Trellis—

Makes software for the cannabis business.

I have been told that next year 2018- they will have a phone app for cannabis compliance in the state of California.

Farm by phone apps will help us growers keep track of compliance issues and make out jobs easier.

The more we can do on a phone will be a critical issue.

Thank you.

Best Regards,

Robert Mayo

11-14-2017

## Flores, Robert

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**From:** tivetun@gmail.com  
**Sent:** Thursday, November 16, 2017 3:56 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** tim ivetun

**Address** 27475 ynez rd #217

**Email** tivetun@gmail.com

**Phone** 9512967590

**Comment** the address is a mailing address above, our physical address is 36821 la via de paz / 54430 bautista cyn rd., Anza Ca 92539. When we bought this property in 2011, it was a quiet street with minimal traffic being only that there were only 4 houses past our house on a dead end. 3 years ago a "artificial turf truck" started to put in a green house at the end of our street. and the 2 properties in front were starting an open marijuana grow. The generators, noises and smells coming from these properties. The last two years we have complained to sheriffs and code enforcement, regarding generators and radios being on 24 hour a day. Trucks, cars and quads/motorcycles coming up and down the street all hours of the day. UPS and FedEx trucks everyday as well. You would think this was an industrial park or shopping center. Our animals were affected by this as well. We have 8 laying chickens that produce approximately 8 to 10 eggs a day starting in April but by the middle of June, they completely stop laying eggs and many times do not start laying again until end of November. Our well water gets a strange smell and film on it during these months as well. I'm not sure what it is and have not had it tested. But in three years, we went from 3 marijuana grows with in a 1000 yards from my house to 12 Illegal grows 1000 yards from my house. I have 2 boys under the age of 13 years old. I am sure that lots of these properties that are growing are connected to each other for the vehicles go from property to property. I don't think the county would permit 12 liquor stores in a square mile but they will allow 12+ illegal marijuana grows in a rural residential neighborhood? If this was to be any other business they would need permits, pay fees and taxes. Why don't they? Our neighbors across the street moved in two years ago and finally was fed up with the harassment from the growers calling Animal Control on their dogs. I was surprised that they let their 3 girls walk home from the school bus stop. I have videos of the traffic and the quads fish tailing rocks onto the neighbors dogs and property. Them driving by and yelling at our dogs and obscenities to my wife and kids. We have videos of this as well. I was forced off the road one day because we called the sheriffs regarding a generator and radio playing 24 hrs for several days. As a tax paying citizen, what rights do we have? So if wanted to open any business or grow marijuana, I don't need to file permits to grade, drill wells, build buildings, grow and distribute products? Or pay local, state, income or sales taxes? Be untouchable by the police or local agencies?

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## Flores, Robert

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**From:** jbars2136@gmail.com  
**Sent:** Thursday, November 16, 2017 8:58 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** James Spiegel

**Address** 23565 Pico Ave Romoland 92585

**Email** jbars2136@gmail.com

**Phone** 951 675 4243

**Comment** Sirs, My wife and I live in Romoland. Not much left of it, yet it is still part of unincorporated Riverside County.  
For the last two years I have called the Sheriff Dept. on marijuana grows in our neighborhood. Nothing ever happens. The grows just get bigger and bigger. There is a new one underway right behind us. These aren't just a few dozen plants, they are in the hundreds on a single lot. In 2017 there four big grows within a quarter mile of our house.  
My big complaint with these grows is that they stink to high heaven. Also I sincerely believe there is a criminal element involved in the supply chain.  
If the people who want to grow kept it to a low number per lot it wouldn't be a problem. Where we live the lots are all one acre or more. An amount of twelve per lot would be o.k., but this two hundred per lot has got to stop. You cant even sit out in your backyard because it wreaks of skunkweed.  
Thank You,  
James and Shannon Spiegel

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## Flores, Robert

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**From:** JSquiers@aol.com  
**Sent:** Friday, November 17, 2017 4:07 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	John Squiers
<b>Address</b>	25240 Gail Dr
<b>Email</b>	JSquiers@aol.com
<b>Phone</b>	9516590121
<b>Comment</b>	I AM NOT SURE WHAT DIFFERENCE IT MAKE IF IT IS AN UNINCORPORATED AREA OR NOT, THERE IS A CVS ON EVERY CONNER. AS LONG AS THE DISPENSARY FOLLOWS THE STATE LAW IT SHOULD NOT MAKE ANY DIFFERENCE WHERE IN THE COUNTRY IT IS LOCATED.

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## Flores, Robert

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**From:** quiltingdramma@verizon.net  
**Sent:** Sunday, November 19, 2017 6:39 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Annamarie Padula  
**Address** 53069 Rockmere Dr., Idyllwild, CA 92549  
**Email** quiltingdramma@verizon.net  
**Phone** 9516595128  
**Comment** Although I realize that Medical Marijuana has its benefits, I am against the sale of over the counter cannabis to every Tom, Dick & Harry for recreational use. Three shops have been closed down in Idyllwild and since then, misdemeanor crimes have also dropped. Is there a correlation, I think so.

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**Flores, Robert**

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**From:** pierce@earthlink.net  
**Sent:** Sunday, November 19, 2017 10:34 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Marlene Pierce  
**Address** 25642 Sunrise Dr, Idyllwild  
**Email** pierce@earthlink.net  
**Phone** 951-808-3632  
**Comment** Please note that I am the current President of the Pine Cove Property Owners Assoc. Our 800 plus members and board have been extremely concerned about the marijuana issue in our unincorporated areas of Idyllwild and Pine Cove. We have spoken with code enforcement officers and thanked them for following up and closing the shops in Idyllwild. Marijuana is an on-going issue and we sincerely hope that Country Supervisors will support residents in unincorporated areas with appropriate legislation.  
Thank you,

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## Flores, Robert

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**From:** nadabo@verizon.net  
**Sent:** Monday, November 20, 2017 7:15 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** nancy borchers  
**Address** 52320 Sylvan Way Idyllwild CA 92549  
**Email** nadabo@verizon.net  
**Phone** 951-659-5758  
**Comment** I appreciate the laws that are in effect now. It would be difficult to regulate sales of cannabis in the unincorporated areas with the present level of law enforcement personnel. Idyllwild is host to the Idyllwild Arts Academy which draws high school students from all over the world. Their parents expect them to be safe here. With the accompanying traffic, noise, crime and danger Riverside County will not be able to keep these children safe if the laws were to allow sales here. The Hayseed Hotel advertises itself as a Bud and Breakfast wanting it to be a cannabis destination. The Sheriff's department has been called numerous times due to noise and violence. Please keep the laws that prevent sales of cannabis in unincorporated areas. Thank you

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## Flores, Robert

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**From:** Neil@skyvalleyca.com  
**Sent:** Tuesday, November 21, 2017 11:45 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Neil Ludlam  
**Address** 22900 Larsen Lane  
**Email** Neil@skyvalleyca.com  
**Phone** 760-329-9999

**Comment** I'm relaying some concerns expressed by some citizens of Sky Valley.

\* First, we want to preserve our zonings, and prevent NEW possibilities for commercial operations in residential areas.

\* Next, where growing operations are permitted, we want to know that there will be enough police presence to monitor any problems that may affect the peace and safety of our valley.

\* Finally, we want legal operations to be set up in a way that displaces, rather than encourages, black-or gray-market operations.

Thank you for your attention!

commercial grows would spring up all over the valley. The crime element , the odors, the black market potential, the unregulated operations due to the lack of monitoring and police presence will destroy the peace and safety of our valley.

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## Flores, Robert

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**From:** giovannicosetti@gmail.com  
**Sent:** Tuesday, November 21, 2017 1:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Giovanni

**Address** PO BOX 869, idyllwild, ca 92549

**Email** giovannicosetti@gmail.com

**Phone** 4152309770

**Comment**

Objections to dispensaries for medical distribution for cannabis vs. a shop selling recreational cannabis are two different issues. You could allow one without the other depending on where your true objection lies. Many people use cannabis instead of chemically created pharmaceuticals and they are not "criminals" or even "criminally inclined". It is almost as if people who have no use for cannabis (for whatever reasons they are objecting) feel they need to exert their opinion about it as enforcement for others to live under, as they opine one should. Many people choose alternative sources of medication outside of big pharma and whether or not I agree with their choices, it is their life and not illegal. People who have chosen cannabis as a medication should not be painted as a criminal.

I mean, I don't stand around outside the bars in town opining as people leave I think they have had too much to drink and drive, or too much to drink for any reason. I don't stand around outside of restaurants telling people not to have dessert because they are clearly already obese and either have or will have diabetes causing further issues with our insurance system.

If you want to regulate something then regulate it; if you want to tax it then do so. However, don't lump all users of cannabis into one group, that you then demonize entirely. It is unfair and inaccurate.

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## Flores, Robert

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**From:** rickymartinrealtor@gmail.com  
**Sent:** Tuesday, November 21, 2017 6:12 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Richard Martin  
**Address** 1920 E. Rochelle Rd, 1920 E. Rochelle Rd  
**Email** rickymartinrealtor@gmail.com  
**Phone** 7604167777  
**Comment** There should be no commercial activity of Cannabis in a residential area .

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## Flores, Robert

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**From:** lgehley@gmail.com  
**Sent:** Monday, November 27, 2017 10:04 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Laurie Gehley-Paiz  
**Address** Corona 92881  
**Email** lgehley@gmail.com  
**Phone**  
**Comment** Take a look at the impact legalized marijuana is having in Colorado...increased homelessness, cannabis odor, increased drug related school violations, etc.

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## Flores, Robert

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**From:** tranduc@ca.rr.com  
**Sent:** Friday, December 01, 2017 11:59 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Duc tran  
**Address** 14925 stephenson blvd, blythe, Ca 92225  
**Email** tranduc@ca.rr.com  
**Phone** 714-376-0444  
**Comment** Please allow commercial cannabis cultivation in Riverside county.  
  
Many thanks  
Duc Tran

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## Flores, Robert

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**From:** paulfrobie@gmail.com  
**Sent:** Wednesday, December 06, 2017 6:36 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Paul Robie  
**Address** 72895 Somera Rd, Palm Desert, California 92260  
**Email** paulfrobie@gmail.com  
**Phone** 760-346-9133  
**Comment** Hicksville Motel, 23481 Hwy 243/Banning Idyllwild Rd, Pine Cove. Code Enforcement case #1703408. My name is Paul Robie and I am the President of the Coulter Pines Mobile Home Park, which is 55 and older. Our park located next to the Hicksville Motel. Their Zoning is R-3A Village tourist/Residential. They are holding weddings/large groups of people that are making loud noise, music and loud talking and yelling with vile language. They get drunk and have parties until way past 1:00am. They use their parking lot to hold receptions for the weddings. Now they are advertising "Bud and breakfast" Idyllwild's Hicksville Pines resort is embracing cannabis tourism as 420-friendly place to stay,. We have been putting up with the loud noise and vulgar language now we have to put up with the use of Cannabis. We have 46 units in our park which are owned by senior's and we bought because we enjoy the mountains and especially to be quite, and NOT have people smoking pot next door. PLEASE DO SOMETHING ABOUT THIS Sincerely,  
PAUL ROBIE, PRESIDENT COULTER PINES MOBILE HOME PARK

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## Flores, Robert

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**From:** ryan@blackpacific-capital.com  
**Sent:** Tuesday, December 12, 2017 9:44 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Rivers Morrell  
**Address** 32784 Ortega Hwy  
**Email** ryan@blackpacific-capital.com  
**Phone** 9493073559

**Comment** Good evening, My name is Ryan Morrell and I live in an unincorporated area in Riverside County near Lake Elsinore. My family and I have never conducted business in the cannabis industry nor grown cannabis however we see this now as a business opportunity. My father is a successful attorney with over 30 years of litigation experience and I am an Investment advisor who manages and oversees clients investments while also managing BlackPacific Capital investment funds. I have attended the Bureau of Cannabis Control seminar and have spoken to many individuals/companies about this upcoming opportunity. We have run successful business and have no criminal backgrounds whatsoever and believe this new law will be a great help to not only the cities and counties but ourselves.

We have no prior experience and will be hiring consultants, construction workers, HVAC, plumbers, electricians, growers and transportation/waste licensed and taxable companies to complete this process if allowed to cultivate cannabis. However none of this will happen because for it to happen we need a local jurisdiction to permit us before the state does. We ask that you follow the State and allow local residence in unincorporated areas to cultivate cannabis.

Please feel free to contact me at any time via phone or email and I would gladly meet or attend any meeting to further discuss the opportunity this presents to us and others.

Thank you  
Ryan Morrell  
Founder and Portfolio Manager of BlackPacific Capital

## Flores, Robert

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**From:** mikefarraj2013@gmail.com  
**Sent:** Thursday, December 21, 2017 1:46 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Michael Farraj  
**Address** 1218 Hidden Springs Lane - Glendora, CA  
**Email** mikefarraj2013@gmail.com  
**Phone** 951-751-4849  
**Comment** Hello,

To Whom it May Concern:

As part of our discovery for commercial cannabis cultivation, we did engage a very prominent well known businessman from Riverside and he has indicated a keen interest to engage with us on the plan. His willingness extend to the plant being constructed on his land and being an investor which can be confirmed upon request.

Our business plan is far cry from what people would deem conventional business strategy when it comes to cannabis grow, our system design renders the scope and plan 100% self sustaining and we aim to introduce state of the art design platform ranging from building constructs being LEED COMPLIANT and the actual footprint of the technology of the cultivation center being of highest spectrum in energy efficiency.

With California opening the doors on cannabis business re: Prop 64 we would like the opportunity to present the plans and potential have this plant design as the "pilot" against which the rest of systems in California are fashioned and built. We have a professional California Based project management firm that is assisting us in the design package and they stand ready to work all aspects of the business with us and hopefully with your office.

We welcome an opportunity to present you with a business plan and strategy if your office is so inclined for us to do so.

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## Flores, Robert

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**From:** greenoaksranch@gmail.com  
**Sent:** Sunday, December 24, 2017 5:46 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** judy  
**Address** 39100 air park drive  
**Email** greenoaksranch@gmail.com  
**Phone** 951-216-8862

**Comment** As a property owner and resident of Riverside Unincorporated area we wish you would utilize the Agricultural area of this area for cultivation of both hemp and cannabis. We think this would be a financial boom to areas in Riverside that are suffering from no opportunity.

Anza would be a another perfect place for zoning cultivation. Cannabis is accepted there and the land values are low. If you would zone Anza and the surrounding areas for cultivation it would help land values and bring in new taxes to Riverside.

We believe you should have be zoned Residential Rural, or Agricultural to cultivate. Keep it out of Riverside city and the highly populated areas. Keep it in the agricultural areas.

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**Flores, Robert**

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**From:** tranduc367@gmail.com  
**Sent:** Sunday, December 24, 2017 10:44 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Duc Tran  
**Address** 13081 Rosalind Dr  
**Email** tranduc367@gmail.com  
**Phone** 714-376-0444  
**Comment** Please allow the commercial cannabis cultivation in unincorporated area of riverside county.  
Many thanks  
duc tran

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## Flores, Robert

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**From:** Aku196883@yahoo.com  
**Sent:** Monday, December 25, 2017 12:32 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Ana Ku
<b>Address</b>	37284 polliwog Rd., anza, ca 92539
<b>Email</b>	Aku196883@yahoo.com
<b>Phone</b>	626-487-3198
<b>Comment</b>	The Riverside County should allow all cannibas activities to include cultivation, dispensary, distribution, etc., in the unincorporated areas so long as the county controls it and regulate it, keeping the small and rural farmers in mind.

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## Flores, Robert

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**From:** jocelynkane65@gmail.com  
**Sent:** Tuesday, December 26, 2017 11:24 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Jocelyn Kane  
**Address** Palm Springs  
**Email** jocelynkane65@gmail.com

**Phone**

**Comment** Although I do not live in an unincorporated area of the county, I am interested in seeing the whole county of riverside benefitting from this newly regulated industry. Especially from taxes collected. Therefore, I would strongly suggest that the county create a position that would work exclusively with the county agencies and the city municipal governments on cannabis policy, regulation and enforcement. A hub and spoke model works the best. The Cannabis industry, from seed to sale, is quite varied and requires some knowledge in many areas including cultivation, manufacturing, distribution and retail. Hope you consider this soon. thanks

Jocelyn Kane

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**Flores, Robert**

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**From:** uljoshi@hotmail.com  
**Sent:** Tuesday, December 26, 2017 2:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Josh  
**Address**  
**Email** uljoshi@hotmail.com  
**Phone**  
**Comment** I support Proposition 64 with state regulations

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## Flores, Robert

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**From:** merrafarms@gmail.com  
**Sent:** Wednesday, December 27, 2017 1:23 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Steve Armond Wilkerson

**Address** 40325 Denise Rd

**Email** merrafarms@gmail.com

**Phone** 951-526-4404

**Comment** Good Afternoon I have been living in the unincorporated area of Temecula/Hemet for 30 years now. I'm a family farm that was hoping to be able to get a state lic for commercial cannabis cultivation. They have put a hold on it because of the County's position on it. I'm a by the book person that follows the rules. So the current ban on commercial cultivations. Is really hurting me and my families ability to the participate in this thriving industry. We are 2 miles up a dirt road. The community pays to maintain our own roads. I understand you alls concerns, but don't hurt the regular person trying to run a legal business. I'm middle age with 6 children 5 in college 1 on the way soon. This opportunity could really make the difference. If the folks who want to follow the rules are not allowed. It will open up the illegal market for those who don't care about the rules. Please lift the ban it will be good for all parties and create the tax revenue needed. Thank you.  
Have a Safe and Happy New Year!



## Flores, Robert

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**From:** 888herbfarm@gmail.com  
**Sent:** Wednesday, December 27, 2017 6:19 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Richard Ku  
**Address** Polliwog road  
**Email** 888herbfarm@gmail.com  
**Phone** 6264873198  
**Comment** I believe we should move forward in allowing for the selling, distribution, manufacturing, transferring and testing of cannabis in the county of riverside, including the un-incorporate areas of the county. In many of the un-incorporate areas, there are real need for providing better education, healthcare and social programs to help out these un-develop areas and by allowing cannabis business to coming to the county, it will bring new jobs, business and big tax revenue for the county. If we don't do it, we will miss out all the tax revenue to other county like Los Angeles as many of these cannabis biz will move to Los Angeles county if we don't.

Thank you for listening. I am a tax payer in the Riverside County.

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## Flores, Robert

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**From:** Anthony.migliore@earthlink.net  
**Sent:** Saturday, December 30, 2017 8:27 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Anthony Migliore  
**Address** 38800 calle segovia  
**Email** Anthony.migliore@earthlink.net  
**Phone** 951 206-3362  
**Comment** Any marijuana groves should not be allowed in any area zoned as "residential." Ie. RR, or any zone that has "residential." Heavy licensing and monitoring is indicated for any commercial growing and only in commercial zoned areas and inside of buildings or greenhouses. The county needs to support better enforcement of illegal groves in residential ptoperties to reduce crime and preserve property values.  
Place my name on the list for community support and leadership.

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## Flores, Robert

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**From:** sonnyliu@hotmail.com  
**Sent:** Saturday, December 30, 2017 10:02 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Guisen Liu
<b>Address</b>	13291 DANCY STREET
<b>Email</b>	sonnyliu@hotmail.com
<b>Phone</b>	3106669135
<b>Comment</b>	I support cannabis business in unincorporated area of Riverside county, some many cannabis growers in that area making money while county getting nothing, we need more fund for our county to support education health care.

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## Flores, Robert

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**From:** Carissaann0117@yahoo.com  
**Sent:** Tuesday, January 02, 2018 9:04 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Carissa Hainsworth  
**Address** 15162 Grand Ave, Lake Elsinore  
**Email** Carissaann0117@yahoo.com  
**Phone** 7148241677  
**Comment** Please impose a tax on marijuana sales. Please use the tax money to make our county look beautiful and to continue to minimize the traffic problems.

---

## Flores, Robert

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**From:** Marivelcastaneda@yahoo.com  
**Sent:** Tuesday, January 02, 2018 10:19 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Marivel Castaneda  
**Address** 27060 Calendula Street, Corona CA 92883  
**Email** Marivelcastaneda@yahoo.com  
**Phone** 951-529-2026  
**Comment** I am totally against cannabis. I do not think it is a good idea to allow establishments to sell it within a 7 -10 mile radio to schools and housing communities. Hate, Crime and DUIs will increase.

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## Flores, Robert

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**From:** jimm391730@aol.com  
**Sent:** Wednesday, January 03, 2018 5:10 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** James Mettler  
**Address** 54715 Pine Crest Ave., PO Box 894, Idyllwild, CA 92549  
**Email** jimm391730@aol.com  
**Phone** 951-306-2119  
**Comment** I do NOT want cannabis businesses allowed to be in unincorporated Riverside County. Living in Idyllwild, it is bad enough to walk down the street and gag from the cannabis fumes emanating from some vehicles as they drive by (even though this is illegal, it is already common) or smell its use in public places. People who really want/need cannabis can go get it where it is approved. Idyllwild (and other unincorporated areas) do not need to encourage its use or increase fire dangers by approving sales locations outside of cities that do allow sales. Thank you.

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## Flores, Robert

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**From:** berean.training@gmail.com  
**Sent:** Wednesday, January 03, 2018 6:15 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Bill Donahue  
**Address** 39695 Fretag Rd.  
**Email** berean.training@gmail.com  
**Phone** 9512880903  
**Comment** All growing, except a small number of plants for personal use, should be limited to inside growing. No commercial growing in any residential areas including RR. Testing required of all commercial growers for pesticides and other ground-water contaminants. Violations should be treated the same way as other abated nuisance violations. The property owner is sent a notice to correct the violation within 30 days. Failure to make the correction in a timely manner will be followed up by the County using their labor forces to abate this violation. The property owner should be billed for ALL costs of abatement including all law enforcement hours. That bill for abatement should be attached to the property tax bill. Failure to pay the bill, just like failure to pay the taxes can lead to a tax-lien sale.

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## Flores, Robert

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**From:** sylviaagy@yahoo.com  
**Sent:** Wednesday, January 03, 2018 6:18 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Sylvia Gyimesi  
**Address** 42150 Varnum Rd  
**Email** sylviaagy@yahoo.com  
**Phone** 9517672519  
**Comment** Before a license is issued the neighbor should be notified and given the right to approve or disapprove to the plan to grow.  
Licenses should not be given to those with criminal / misdemeanor records, esp for drug related offenses,  
there should be large incorporated grows away from homes and people. no small home grown so to speak  
The license for the grow should be posted for all public to see that it is a legal grow.  
Grows without the proper licensing should be shut down immediately.

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## Flores, Robert

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**From:** neil@skyvalleyca.com  
**Sent:** Wednesday, January 03, 2018 6:26 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Neil Ludlam  
**Address** 22900 Larsen lane, Sky Valley  
**Email** neil@skyvalleyca.com  
**Phone** 760-329-9999  
**Comment** Previously, I have asked you to ensure that no NEW parcels be zoned for commercial operations in Sky Valley. Now I realize that cultivation of agricultural crops is permitted in R1 and RA zones, so I wish to tighten that request.  
Please ensure that marijuana is not considered the same as other agricultural crops, and ensure that no plots close to existing homes be made eligible for its cultivation.  
And please ensure that those who have already started commercial marijuana grows in Sky Valley without permits (and there is at least one) be stopped and fined.

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## Flores, Robert

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**From:** g.hebets@gmail.com  
**Sent:** Wednesday, January 03, 2018 6:36 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Gail Hebets  
**Address** 49525 Cherokee Court aguanga California 92536  
**Email** g.hebets@gmail.com  
**Phone** 9517632825  
**Comment** Never in the unincorporated areas.

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## Flores, Robert

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**From:** rosiewhitt2000@gmail.com  
**Sent:** Wednesday, January 03, 2018 6:53 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Rosita Whittaker  
**Address** 28004 Dakota Drive, Quail Valley, CA  
**Email** rosiewhitt2000@gmail.com  
**Phone** 951-378-8685  
**Comment** In my opinion, the legalization of marijuana simply gives convicts an open door to grow and sell it illegally, along with other drugs. Pot is Still a drug, and legalization will be a downfall of CA.....

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## Flores, Robert

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**From:** sparkman5153@yahoo.com  
**Sent:** Wednesday, January 03, 2018 6:56 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Lynn
<b>Address</b>	41625 Jay Dee Lane
<b>Email</b>	sparkman5153@yahoo.com
<b>Phone</b>	1-805 798-0132
<b>Comment</b>	There should not be large scale growing in R/R. For the past four years large scale growing has been going on in this area and this has been reported many times. They are taking over this area. The County government has done nothing to take care or even control the problem . It is out of state growers. Why has this been going on for many years

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## Flores, Robert

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**From:** nuviewac@juno.com  
**Sent:** Wednesday, January 03, 2018 7:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Robert Howard
<b>Address</b>	31206 Park Blvd.
<b>Email</b>	nuviewac@juno.com
<b>Phone</b>	951-928-0604
<b>Comment</b>	I realize that cannabis for recreational use is legal. I haven't read the prop. but, I, being conservative, am not looking forward to the problems that will arise. Some things that might help is to keep the dispensaries a good distance for the places the youth might gather. Maybe keep them away from the inner cities., out to the outer boundries on heavily trafficed roads. Well California we did it again , no wonder people and businesses are leaving in droves. The overnment here is at least to say is a joke ! Time for Texas !!

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## Flores, Robert

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**From:** almavillalobos951@yahoo.com  
**Sent:** Wednesday, January 03, 2018 9:40 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	alma villalobos
<b>Address</b>	30900 reservoir ave nuevo ca 92567
<b>Email</b>	almavillalobos951@yahoo.com
<b>Phone</b>	951 575 5334
<b>Comment</b>	We should regulate it as we need the money for our County.

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## Flores, Robert

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**From:** Gothling06@gmail.com  
**Sent:** Thursday, January 04, 2018 12:31 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Adrianna  
**Address** Po box 390529 Anza can 92539  
**Email** Gothling06@gmail.com  
**Phone**  
**Comment** I do not agree with the legalization of Marijuana. The huge plant fields make this whole valley stink, raises the amount of dogs on the loose, more work for animal control to deal with. They sap up the water resources. More theft of water and people's personal items. Not enough police officers available for the area to catch the thieves that come with the Marijuana fields. Seen more grow trailers catch on fire up here in the last than I have seen in my 25 years of life

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## Flores, Robert

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**From:** private@private.com  
**Sent:** Thursday, January 04, 2018 6:25 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Scott

**Address** 555 Private Lane

**Email** private@private.com

**Phone** 951-555-5555

**Comment** We live in Aguanga/Anza, a place popular with growers.

If they are going to be operated like businesses, they need to be regulated like businesses.

Where is their wastewater going? (Answer: Currently, into the water table)

What is their fire safety plan? (Answer: Currently, none)

Where is their trash going? (Answer: Currently, anywhere they can dump it)

PLEASE VIGOROUSLY INSPECT THESE SO CALLED BUSINESSES AND SHUT THEM  
DOWN UNTIL THEY COMPLY WITH CODE! THEY ARE NOT WANTED HERE!

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## Flores, Robert

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**From:** Johnkatwilhelm@aol.com  
**Sent:** Thursday, January 04, 2018 8:41 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** John wilhelm

**Address** 56850 Ramsey rd, 57140 Ramsey rd, 38800 Bahrman rd plus 3 more properties in Anza

**Email** Johnkatwilhelm@aol.com

**Phone** 951-763-4040

**Comment** Please do not permit commercial cannabis grows in non incorporated Anza. We presently have very little law enforcement assistance in the area to deal with existing issues. Inviting strangers to our neighborhoods to rape the land & drain water resources does nothing to promote our community. We are thoroughly invested in our Anza Valley and propose to create and promote family environment & community - this would be difficult if not impossible with presence of transient commercial cannabis farmers coming in setting up harvesting then leaving with 100% of monies generated, and leaving us - the community - to remedy the trash & litter left, stray 'guard' dogs reproducing gone feral & destroying ranch pets & animals, etc.  
Our children have too little to do in this town -  
we are trying to raise families out here.  
**WE ABSOLUTELY DO NOT NEED COMMERCIAL POT FARMERS LITERALLY IN OUR BACK YARD!!!**

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## Flores, Robert

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**From:** m\_oldar@hotmail.com  
**Sent:** Thursday, January 04, 2018 8:45 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Mark  
**Address** 39981 Reed Valley Rd. Aguanga  
**Email** m\_oldar@hotmail.com  
**Phone** 951 587 1930

**Comment** I sell Real Estate here in Aguanga and also live here. Over the last 2 plus years there has been a huge influx of people coming here to grow MJ. They usually make no secret of their intentions and if they do, the truth of theirs reasons are soon revealed.  
The majority of MJ growers are not growing for medical reasons nor are they growing 6, 12 or 24 plants. They are for profit groups that most of the time have multiple properties. Growing on vacant land is rampant and the county officials need to prioritize eliminating this problem. They are easy to spot and neighbors of these parcels are the first to know and suffer.  
I could go on and on.  
Aggressively enforce building codes and listen to peoples complaints when they are called in  
I can see almost 12 grows from my home and most of these are on undeveloped parcels which I have called Code Enforcement about, but little has changed.  
I welcome any feedback.

Mark Oldar

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## Flores, Robert

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**From:** collincastle@yahoo.com  
**Sent:** Thursday, January 04, 2018 8:54 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Dawn Collins  
**Address** 48430 Indian Trails Rd.  
**Email** collincastle@yahoo.com  
**Phone** 9517670591  
**Comment** As a 19 year resident of Aguanga, a former teacher at a public school located in Aguanga (Cottonwood School), a mother of teenagers who went to high school at Hamilton High in Anza, and a concerned citizen I would like to briefly share my experiences these last three years of living around illegal marijuana farming and based on these experiences submit my recommendation.

#### Water:

20 acre Property next to us was purchased 3 yrs ago for the sole purpose of growing marijuana. The growers did not live there, used the house for them and their workers to stay. Had as many as 12 different cars speeding in and out of there tearing up 2 miles of dirt private maintained road. (they did not help maintain) Had 800 to 1000 marijuana plants around property. Also, house and garage were full; couldn't count those plants. Left water running outside over night and ran our well dry. This is when we had 2 teenage boys going to high school - they couldn't take showers. We had no water. My husband went over to the property (no one was home) and found hose on and small pond. He turned off the water and by the next day we had water again. Later in the season they were using water at full force as plants matured. Our well ran out of water on a regular basis. We had to get water first thing in the morning because by later afternoon after they watered their plants all day we knew our well would be dry. We always had plenty of water before they started their illegal marijuana farm.

#### Smell:

As the plants matured they put out a terrible smell. We had to turn off our swamp cooler because our house reeked. This is during 100 degree temperatures. The smell permeated our clothing and my teenage sons went to school smelling like marijuana. As a kindergarten teacher, I too went to school smelling like marijuana. Sounds bad, but a lot of my students came to school reeking like marijuana because they too lived near illegal marijuana farms. The corner where we kept their backpacks reeked and one day a kindergarten student's backpack smelled so bad that I sent it to the office.

#### recommendation:

Please do not allow commercial marijuana farming in unincorporated areas of Riverside County for the following reasons:

- do not have the water in our area to support marijuana farms; one farm left us with no water - hate to think of us being surrounded by farms
- smell is awful, affecting local children and schools (when the cooling system gets turned off because it's too hot to sleep; we all went to work and school tired)
- sounds prejudice, but didn't like the crowd that marijuana farms attract - they bring in scary dogs like pit bulls and don't always tie them up. Before they started to come in our areas our children could go hiking and not worry.
- they are not invested in the community - they rape the land (clear the beautiful indigenous growth and use 55 gallon drums of chemicals on the plants which go into the soil) they don't live out here or raise children here.....

Thank you for reading this. Until we lived next to marijuana growers we didn't really have an opinion. Wow, all I can say is that it's awful in so many ways and negatively affects so many hard

working people and their families.

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**From:** stanolstable@msn.com  
**Sent:** Thursday, January 04, 2018 10:48 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Valerie Stanol
<b>Address</b>	44405 Broken Wheel Trail
<b>Email</b>	stanolstable@msn.com
<b>Phone</b>	9514922375
<b>Comment</b>	<p>Our little town is overwhelmed with a skunky stench four times a year when the cannabis product is cut. Some people are not affected by the cloud, but for those of us who run reputable businesses, not only is it embarrassing but it prevents people like me as well as my clients to comfortably walk outside. Young children often comment on how their throats and eyes hurt, and I am afraid for my growing livestock who don't have a choice but to inhale it. I also have to explain the greenhouse hovels left to the wind when the growers disappear for whatever reasons they seem fit. My water level has dropped from 18 GPM to 2 GPM, which the well companies say probably isn't due to the drought alone. This angers me that I will have to foot the \$20,000 bill to drill a deeper well because of their illegal activities. My property value in turn has dropped and I have no recourse. The sheriffs say they are already understaffed to monitor this pestilence now ingrained in our previously clean, respectful community. It makes me sick in every way.</p>

## Flores, Robert

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**From:** lecil\_hadley@hotmail.com  
**Sent:** Thursday, January 04, 2018 12:27 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** THOMAS FIRTH  
**Address** 58395 ramsey rd,  
**Email** lecil\_hadley@hotmail.com  
**Phone** 9517630405

**Comment** I have to wonder if our illustrious Supervisors had commercial grows throughout their lovely neighborhoods, and had to smell the skunk odor 7 days a week, 24 hours a day, would they be so accommodating? I also wonder if they are really naive enough to believe that the majority, (or any, for that matter) of these large grows are actually going to "comply"? I also wonder if they have ever considered the damage from chemicals the outdoor grows are causing when these chemicals run off after a rain into our drainages? All the Asian grows out near the Beauty Mountain Wilderness are a prime example. There's is an illegal, black market primarily out of state. You people are worthless. "Can't see it from my house" mentality.  
Thomas Firth, anza, CA.

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**From:** h2ocustomplumbing31@yahoo.com  
**Sent:** Thursday, January 04, 2018 7:09 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Steven Cardey  
**Address** 34700 Empty Saddle trl  
**Email** h2ocustomplumbing31@yahoo.com  
**Phone** 951 903 6717

**Comment** As a concerned home owner in Sage Ca I am very worried about large grow operations and where they will get there water. I don't think it's right for them to use from the same aquifer that I use for drinking water. Wells are drying up in the higher elevation areas and this will certainly speed that up. I say if you do allow large grow operations them make them bring water to it either by paying to bring city water or by trucking it in water trucks. That being said. I think it is a great opportunity for mom and pop operations who already own and live on properties and have a well system. Just limit the amount of plants to 100 or under. The problem is the permits are so expensive that only people with money will have a chance. And there is an example of making the rich richer. If you could make it reasonably affordable and regulate it you might take a lot of people off public assistance. You need to take a part of the fees and start a task force who can over see it. You need to make the grow operations post an official sign legible from the road so officials know it's a legal operation, then it will be easy to bust the illegal ones that can't get a sign without paying and being permitted. Maybe one with a simple scanner code on it so it can't be easily counterfeited. Just some ideas.

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## Flores, Robert

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**From:** debbie.skinner@pawsnclaws.us  
**Sent:** Friday, January 05, 2018 7:23 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Debbie Skinner  
**Address** 42480 Wilson Valley Road  
**Email** debbie.skinner@pawsnclaws.us  
**Phone** 9515513879  
**Comment** Limit to Indoor and Greenhouse only and 1 acre or less of grow space so there will be less impact on the environment (saves water, reduces odor) and let it remain a small cottage industry. This way, we keep the big commercial, mono-cropping corporations and illegal grows away from the cannabis industry, which was developed by small growers in the first place.  
  
Would make it quite easy to spot the giant grows and enforce laws if giant grows are all illegal.

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**From:** dpalmer@douglaspalmer.net  
**Sent:** Friday, January 05, 2018 3:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Douglas Palmer  
**Address** 307 6th Street  
**Email** dpalmer@douglaspalmer.net  
**Phone** 3104302851

**Comment** I am writing to encourage the County of Riverside to allow commercial cannabis businesses, especially small-scale cultivation & processing, to operate within the unincorporated areas of the County.

I am writing specifically to encourage the county to recognize the needs of smaller-scale potential growers, mom-and-pop processing operations & dispensaries, and small private growers to be allowed to benefit economically from the potential boom likely to be seen from legalized cultivation and processing operations within the county. This economic boom should not be limited to only those who already have big money - but also those willing to turn good, honest work into potential profits for the local economy while following the letter of the (proposed) law.

I am sure that you are hearing from the big money investors, grow operations, and corporate sponsors looking to get permits for big operations like the one being constructed in Desert Hot Springs. They have a lot of money and lobbyists, and will certainly be heard by the County during this consideration period. And they deserve to be.

But, I would encourage the County Supervisors to remember to consider the unrepresented "little guy" - especially within the current political climate and the socioeconomic backdrop of increasing wealth disparity and growing income inequality on the national stage.

The history of Riverside County - and its small-scale agricultural and ranching heritage - has always embodied the spirit of the private farmer and rancher. And, I truly believe, that to keep the County's rich cultural spirit and culture alive, that it should hold true as a new crop is introduced into the local economy.

Specifically, I suggest that county zonings such as R-A, R-D, and R-R must be considered as possible small-scale locations just as much as the larger A zones. Demographics show that these R-A, R-D, and R-R zones are traditionally owned and run as small-scale, independent agricultural operations that most benefit the local economy and local job prospects.

Personally, I am very interested in starting a small-scale cultivation operation in such a zone within Riverside County - and investing my time & hard-earned savings in property and in paying for local labor and contributing to local taxes. I've been visiting and viewing potential properties within the county, and have already secured bank financing for purchasing land in these zones, and for legal fees, and for hiring staff. I would absolutely love to support the local economy, and participate in Riverside County's leadership in the Southern California market for allowing small-scale cultivation and processing operations to flourish, right alongside the larger big-money-backed interests - all within its vision to preserve the private farming and ranching heritage so central to the history of many of the unincorporated areas.

I sincerely thank you for your time and consideration, and thank you in advance for looking out for the "little guy."

## Flores, Robert

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**From:** cmheld1911@gmail.com  
**Sent:** Sunday, January 07, 2018 1:09 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Christina Helldoorn
<b>Address</b>	29317 Harley Ct Nuevo CA 92567
<b>Email</b>	cmheld1911@gmail.com
<b>Phone</b>	951-928-9535
<b>Comment</b>	I am absolutely OPPOSED to any and all dispensaries or anything associated with marijuana in my town of Nuevo. We have enough issues with lack of law enforcement out here without the county allowing these things in our town.

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## Flores, Robert

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**From:** stewartanza@icloud.com  
**Sent:** Sunday, January 07, 2018 1:22 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Rebecca Stewart
<b>Address</b>	39595 Crams Corner Drive
<b>Email</b>	stewartanza@icloud.com
<b>Phone</b>	9518524073
<b>Comment</b>	We do not want the marijuana grows here, it has brought a demographic of Mong/ Cambodia/ Mexican from out of our area. They leave the land behind them full of trash and dogs abandoned up here in Anza. Trashing our sacred land. This is not okay for our Anza Community.

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## Flores, Robert

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**From:** Suntechres951@gmail.com  
**Sent:** Sunday, January 07, 2018 3:00 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Alfredo Lopez

**Address** 31357 Brown St.

**Email** Suntechres951@gmail.com

**Phone** 9514288117

**Comment** Yes please! It is time for small communities like ours your in Nuevo to both join in the economic benefits of full legalization when it comes to the Cannabis industry, in both its cultivation and sales. Unlike our city counterparts we here Nuevo and Lakeview have much more land at our disposal. The fact is cannabis is a plant which gives us consumers a plethora of products. Products which are both safer because they are natural and non-toxic which we here in our small community can take advantage of to build a thriving and healthy local economy. It is not fair that both the government and big corporations should have a say or Monopoly in the benefits of both the economy and culture that cannabis can create. This plant I believe should profit the individual and his or her local economy, which would help build a strong community. The key is to keep it local and because Nuevo and Lakeview both have big properties some 5 to 10 or even 15 Acres, that can be used to both cultivate the plant and house product Manufacturing. By both cultivating and keeping the manufacturing local for all products that can be created by this plant, our communities would see a whole new industry or Industries flourish. That means new jobs, new opportunities, new growth! And the fact is cities like Perris Moreno Valley and even Riverside could not compete with rural areas like Nuevo and Lakeview when it comes to both cultivation and Manufacturing. It's long overdue for this plant to be legalized, cultivated, and converted into every possible product it can produce. Please vote Yes! Thank you, and GODBLESS YOU ALL!

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**Flores, Robert**

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**From:** Blopez951@outlook.com  
**Sent:** Sunday, January 07, 2018 9:05 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

<b>Name</b>	Bethany Lopez
<b>Address</b>	31357 Brown st.
<b>Email</b>	Blopez951@outlook.com
<b>Phone</b>	9513805727
<b>Comment</b>	Cannabis would be legalized because it has many benefits including health and even textile uses. It is a plant not a drug.

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## Flores, Robert

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**From:** jrtshort@yahoo.com  
**Sent:** Wednesday, January 10, 2018 9:17 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Laura Alexander

**Address** 44531 Howard Rd

**Email** jrtshort@yahoo.com

**Phone** 9517631413

**Comment**

1. All zoning laws should be adhered to.
2. No commercial growing in Rural Residential of any type.
3. All grows should be grown indoors or greenhouse. This would cut down on the smell.
4. Illegal grows should be handled, find the money to hire the staff. Then, after so long you will get your money back in taxes and fees from the grows.

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## Flores, Robert

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**From:** Kenkc6cwe@gmail.com  
**Sent:** Wednesday, January 10, 2018 12:47 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Kendall Steinmetz  
**Address** P.O. Box 391873 Anza, Ca. 92539  
**Email** Kenkc6cwe@gmail.com  
**Phone** (760)500-2402

**Comment** Thank you for taking input. I intend to comment this evening at the Community Meeting in Anza, 2/10/18.

I am a 65 year old Anza property owner. I like many others in Anza and millions of others nationwide have been persecuted for over 50 years by your draconian drug war. I've been in your jails and prisons for this plant. In 2016 the voters of California passed Prop 64. Legislation by initiative is the purest form of democracy. It is truly the will of the people. It is now time for You to follow the law. Many nations are completely decriminalizing all drugs. While other counties and incorporated cities in California are complying with the will of the people fueling prosperity to small farmers Riverside County has kicked the can down the road for at least another year stymieing economic development here.

Last year, I watched Code Enforcement take down my neighbors. Destroying property AND creating new code violations in the process. This must stop. To use the complaints of bigoted, hateful neighbors to raid citizens property for no other reason is fueling a Hatfield/McCoy reality in our community. This too must stop. To use ethnic or racial slurs against American entrepreneurial farmers IS unAmerican. This must stop also.

As far as the water issue. By law, properties with permitted houses and/ or wells may pump all the water they want. That is what a permit permits. County initiated scientific studies have revealed that Anza valley's water table is relatively stable. That's a fact. In reality the potato fields here in Anza are irresponsible wasteful water users. Using old technology "Rainbird" type sprinklers that use as much as 16 GPM each. They use hundreds at a time for hours on end, watering walkways as well with copious amounts of runoff.

If one wanted to make a case against potatoes and grape vineyards, which I do not. It could be rightfully stated that both can and are distilled into hard alcohol which can kill you DEAD if enough is consumed in a short amount of time. This cannot be stated about cannabis. Let alone the mounting scientific evidence of the real, true medical properties of cannabis. Such as the fact that the cannabinoid THC kills cancer cells by apoptosis. The groundbreaking studies and findings of the "Father of the EndoCannabinoid System", Dr. Raphael Mechoulam are known and awarded worldwide and are almost nonexistent here in our corporate run media in America. If one wants to poison oneself with chemotherapy, which was developed from the warfare poison Mustard gas or irradiate oneself with radiation, another cancer causer. That is your free choice. The cannabinoid THC ONLY kills the cancer cells while leaving surrounding healthy cells alone. The cannabinoid CBD helps in the healing of damaged cells. The fact that much if not most federal and state legislation is created by corporate lobby money is clearer than ever.

**BUT THE TRUTH SHALL PREVAIL!**

I am encouraging Anza farmers and voters to unite! To form a local growers union, guild, or association to put an end to bigoted misinformation and propaganda.

Thank You.

## Flores, Robert

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**From:** greenoaksranch@gmail.com  
**Sent:** Thursday, January 11, 2018 4:47 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** judy  
**Address** 39100 air park drive  
**Email** greenoaksranch@gmail.com  
**Phone** 951-216-8862  
**Comment** We were a 'legal' collective formed in 2013. We did everything we could to be legal. We paid our taxes and now we are facing shutting down because we can't find an approved area less than 1/2 million dollars. We helped people with terminal cancer and didn't make money like that. Please approve unincorporated Riverside County for collectives that are on agricultural zoned land. We do a lot of free hospice work and now we are not able to help them. Please allow medical delivery services that were licensed in the unincorporated areas.  
  
Thanks

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## Flores, Robert

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**From:** RJM@RJMLawFirm.com  
**Sent:** Thursday, January 11, 2018 5:50 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Rivers Judson Morrell  
**Address** 27201 Puerta Real, Suite 470  
**Email** RJM@RJMLawFirm.com  
**Phone** 949-305-1400  
**Comment** I think the County needs to adopt the necessary ordinances/regulations promptly in order to comply with the votes of the people of not only the State, but the County as well. The law has been in effect for more than a year, yet the County has done basically nothing. Many other Counties, and cities throughout the State have been able to "get their act together", and get this done. What does this say about Riverside County, if after a year, they have nothing.

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**Flores, Robert**

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**From:** karenfracisco40997@yahoo.com  
**Sent:** Monday, January 22, 2018 9:37 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Karen Fracisco  
**Address** 40997 Gibbel Road  
**Email** karenfracisco40997@yahoo.com  
**Phone** 9512823336  
**Comment** We've lived next door to an illegal pot grow site for 3 years (over 100 plants outdoor and indoor) The County has been good about abatement when notified. We live in the beautiful hills above Hemet with larger lots. The residents have been under siege by these organized SE Asian farmers. The smell is overpowering for months during "harvest", we cannot keep windows open anymore at night. Barbed wire, lights at night, drilling and construction at night, tarps for fencing, lots of traffic. We fear fire out here because of overburdened residential electrical circuits at the site. The grow site is at 40901 Gibbel Road, Hemet. Please don't allow a license here!

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## Flores, Robert

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**From:** chynnaparks@yahoo.com  
**Sent:** Thursday, January 25, 2018 2:03 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Chynna  
**Address** Ortega Hwy, Lake elsinore  
**Email** chynnaparks@yahoo.com  
**Phone** 714-770-4938  
**Comment** Hello,

With the progression of Prob 64 through-out the state and the popular vote of the people. I believe the county of Riverside should be on board with the cannabis movement. We should allow cannabis based businesses to run as long as they are regulated and comply with the ordinances their county makes; such as 1000ft away from schools, churches, child care, library's etc.. I believe most unincorporated riverside should allow cultivation, and manufacturing with compliance of zoning regulations. For example land zoned agricultural or commercial, should be allowed to cultivate or manufacture (non-combustible products such as edibles, & topicals) as long as they meet the regulations of the ordinance set in place.

Is the meeting in March a public meeting? I now many individuals that would like to attend if it is.

Sincerely,  
Chynna

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## Flores, Robert

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**From:** Cjpat76@outlook.com  
**Sent:** Wednesday, February 14, 2018 9:12 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Crystal Jackson

**Address** 37860 Jack Lane Anza CA

**Email** Cjpat76@outlook.com

**Phone** 7607772098

**Comment** I would like to see more transparency as far as where investment Capitol is coming from and where any monies collected are planned to go. I would like to see revenues that may be generated from this going back into the community. I would like to see revenues going to law enforcement, programs to help combat the effects of the opioid crisis that is heavily affecting Anza and programs for our community to educate our kids. I think it's important to limit the number of grows to a realistic number that will not take more than their share of water. It needs to be regulated just like any agribusiness would. Finally, it is important to this community that the growers and their employees conduct themselves in a respectful manner towards their neighbors.

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## Flores, Robert

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**From:** rmayoca@gmail.com  
**Sent:** Wednesday, February 07, 2018 10:58 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Robert Mayo  
**Address** 1200 Punta Gorda St. # 39  
**Email** rmayoca@gmail.com  
**Phone** 8056808724

**Comment** .....  
February 7, 2018

Dear Riverside County Cannabis Planning Dept,

I just want to point out that the longer the County delays making any decisions regarding cannabis and the unincorporated areas, more people will be putting cannabis seeds in the ground very soon. This is the planting season and start season for all the cannabis growers.

They will pay your taxes or ignore you..

Its your choice, if you want to delay the year for an expensive fall cannabis vote, then expect many thousands of people to start planting their crops without your blessings.

I just want to point out the obvious, the longer the county delays, the more money you lose and the expenses of sheriffs and District attorneys continue to go up. Not to mention the incarceration aspects and costs involved.

Lets get smart and have the supervisors approve cannabis business's in the unincorporated areas of Riverside County.

Thank you,  
Best Regards,  
Robert Mayo

.....

## Flores, Robert

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**From:** Leach, Charissa  
**Sent:** Monday, March 12, 2018 3:59 PM  
**To:** Cann Planning  
**Subject:** FW: RE: Community Input Worksheet for Cannabis Program

**From:** Andrew Ruiz [mailto:[andrewdruez@yahoo.com](mailto:andrewdruez@yahoo.com)]  
**Sent:** Friday, December 15, 2017 7:20 AM  
**To:** Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>; Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)>  
**Subject:** RE: RE: Community Input Worksheet for Cannabis Program

Thank you, Charissa! I'll follow up with you in February.

[Sent from Yahoo Mail on Android](#)

On Thu, Dec 14, 2017 at 1:43 PM, Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)> wrote:

**From:** Andrew Ruiz [mailto:[andrewdruez@yahoo.com](mailto:andrewdruez@yahoo.com)]  
**Sent:** Thursday, December 14, 2017 12:49 PM  
**To:** Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)>; Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>  
**Subject:** Re: RE: Community Input Worksheet for Cannabis Program

Good Afternoon,

I am just following up on the email below.

Thank you

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 4, 2017 at 9:51 PM, Andrew Ruiz

<[andrewdruez@yahoo.com](mailto:andrewdruez@yahoo.com)> wrote:

Good Evening Charissa,

My apologies for the late reply, I thought I didn't get a reply, but I must have missed this e-mail! My answers are in green:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?

The hope is that staff will be able to present any proposed ordinance and/or ordinance changes to the Board of Supervisors next summer.

Thank you. It sounds like *maybe* full licensing could happen at the end of 2018? Will it need to go through the Planning Commission first? If so, when do you anticipate that to happen?

Yes – the proposed zoning ordinance amendments are required to go to PC. We anticipate a PC hearing in late spring/early summer and a board meeting late summer.

2. Is there and ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?

The ad hoc committee was established for the Board's initiation. There is no plan to create an ad hoc committee for the creation of any proposed regulations, as we will be including numerous county departments and the impacts to those departments in the creation of any proposed regulations. If you would like to provide input I would be more than happy to meet with you or you can provide your input in writing. Once we have drafted some draft regulations we will be gathering further input from the public.

Yes, I would be happy to meet and provide my input. I would suggest looking at Sonoma County's Cannabis website and review their ad hoc committee findings. In my opinion, there was benefit in having an ad hoc committee in that situation and some of their findings might be applicable to Riverside County.

3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Until the State provides their regulations, we have not determined what zones would be considered for what, if any licenses. You may send me any information or, set up a meeting with me and I would be happy to discuss your particular concerns.

The State has now released their emergency regulations. By chance have you determined the zones? Yes, let's schedule a meeting. Can you give me some times/dates that work for you?

We have not determined zones and will be ready to meet after we prepare a draft set of regulations. Most likely those draft regulations will be ready to vet with the public February/March.

Thank you,

Andrew

On Friday, November 3, 2017, 8:27:02 AM PDT, Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)> wrote:

Andrew – Thank-you for participating in our information gathering efforts. Regarding your questions:

**Charissa Leach, P.E.**

Assistant TLMA Director -

Community Development

**Riverside County**

Phone: (951) 955-6097

Fax: (951) 955-1811

email: [cleach@rivco.org](mailto:cleach@rivco.org)





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**From:** Andrew Ruiz [<mailto:andrewdrui@yahoo.com>]  
**Sent:** Thursday, November 02, 2017 9:45 PM  
**To:** Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)>  
**Subject:** Community Input Worksheet for Cannabis Program

Good Evening,

Attached is my completed worksheet. I also have the following questions:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?
2. Is there an ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?
3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Please let me know if you have any questions.

Thank you,

Andrew

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[County of Riverside California](#)

## Flores, Robert

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**From:** Leach, Charissa  
**Sent:** Monday, March 12, 2018 4:01 PM  
**To:** Cann Planning  
**Subject:** FW: Marijuana.

-----Original Message-----

From: Judy Bailey-Savage [mailto:greenoaksranch@gmail.com]  
Sent: Monday, September 25, 2017 8:04 PM  
To: Leach, Charissa <cleach@rivco.org>  
Subject: Marijuana.

I own property in Anza and want to see revenue from the pot growers. Please pass any and all legislation in opening up Anza as a grow area. Our property values will go up.

Judy bailey  
951-216-8862

Sent from my iPhone

## Flores, Robert

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**From:** Leach, Charissa  
**Sent:** Monday, March 12, 2018 4:01 PM  
**To:** Cann Planning  
**Subject:** FW: MARIJUANA

**From:** Dona Phillips [mailto:flygo51@gmail.com]  
**Sent:** Monday, September 25, 2017 12:22 PM  
**To:** Leach, Charissa <cleach@rivco.org>  
**Subject:** MARIJUANA

Hi Charissa,

I was at the MAC meeting in Anza last week. I know Jerry sees what is so special about our town, I could feel he has a heart connection with how amazing and special our area is. Certainly one of the last true wilderness areas in Southern California. I look forward to you getting to know the true value of our small town.

My family has had the honor to own/steward land here for over 40 yrs. We came here for the life style, to raise our family in a clean friendly environment. What we've worked for and toward all of our adult lives is now being threatened by a group of people, not from our country, who came here on the promise of unlimited free water and a low police presence to illegally farm pot for profit. They have no interest in us or our community, they're here to grow and transport pot.

Terwilliger Valley, on the south east end of Anza is a pristine wilderness area. We are bordered on the east by the Anza Borrego State Park, to the south is BLM, to the west, the Beauty Mtn Wilderness area...so as you might guess, pretty amazing spot.

On this land is where the Checkerspot Butterfly is attempting her comeback from the brink of extinction.

Currently listed on the endangered species list.

Our area is rich in history and certainly one of the last of her kind in all of Southern California. The Pacific Crest Trail goes right down my street. Currently the hikers have to pass through many dangerous large grows to get through. Having our land here is our American Dream". We've worked hard for over 40 yrs. to get to this point...only to be surrounded by Asian/Vietnamese pot growers that now the Supervisors say they can't get out...that they've "lost the war on drugs", that they're "throwing in the towel" Really!!

We voted to not have large grows here. At a time when we're trying to convince our young people the value of their voice, their vote...all has failed our voice back here.

In the past 3 yrs these growers have taken over my neighborhood. They grow all yr around, indoors in the winter...HUGE fire safety issue, in a known high risk fire area, and outdoors all summer, HUGE environmental issues concerning the over use of a limited water supply, the pollution of our water supply due to the use of banned pesticides and fertilizers that the sheriff said are commonly found on these grows.

Yes we report them, however if they only have a thousand plants that's no longer big enough to bust...

You try living with the odor. Its horrible! And this time of yr its 24/7. Consider this the next time you're relaxing on "your" patio.

It has been suggested that by allowing large commercial grows in, it will force these black market growers out. I was researching how that was working in Colorado and Oregon and as I hope your research has shown you, its not!

Cannabis has been overtaxed, some states won't allow it at all, PENALTIES are weak, and so the black market continues to flourish.


What allowing commercial grows means to me right now is MORE....more pot, now legal and illegal all around me. Law enforcement and legal monitoring overwhelmed and so still unable to protect us and our rights. It would be a victory for the black market.

In my opinion ordinance 925, if enforceable, is perfect for back here. Medical, even recreational needs can be met.

6/12/24 Keep it at that!!

Seriously, do we have to be cattle, doing what everyone else is doing? If you want to grow big you can now go to Cathedral City, Coachella, Desert Hot Springs, Palm Springs, Perris, San Diego, San Jacinto. Can Anza/Terwilliger NOT be like all the others. Our town can once again be known for growing strong healthy FAMILIES instead of pot!!

As has been suggested to us time after time, I now suggest to you who are making these life altering decisions; "JUST SAY NO"

You are in our prayers with every breath. Dona, Tom, Kevin, Sara, Dennis, Devon and Jeff. We are the "Moughans" from TERWILLIGER ☐ 

**From:** sagetownhall@gmail.com  
**Sent:** Tuesday, March 13, 2018 9:07 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Sage Town Hall Association  
**Address** 31805 Temecula Pkwy #218  
**Email** sagetownhall@gmail.com  
**Phone** 951-288-0903

**Comment** The Sage Town Hall Association has heard from over 1,000 of the residents in Sage and the overwhelming sentiment is against allowing commercial cannabis production in residential and rural residential areas. While legal, commercial cannabis growing in Riverside County can supply some much needed tax revenue, the illegal growing must be curtailed. Illegal growers often pick very rural areas in an effort to hide their activities. This has very negative consequences. Many people in these rural communities are finding their wells dried up because of the volume of water being pumped to support these illegal grows. Anza Electric Cooperative serves electricity to many of these rural homes and they have announced that the high electrical usage by some of these growers have stretched their ability to deliver these services to the breaking point. Their highest electric bill for a residential customer, growing cannabis is over \$5,000 per month. That is almost 200 times the average bill for a residential customer. For these reasons no commercial cannabis growing should be approved in areas without public water systems and electric infrastructure capable of meeting that demand. The solution to illegal growers may be to treat it like any other public nuisance. When Counties discover public nuisances on a property, a notice is sent to the property owner giving that owner 30-60 days to correct the nuisance. When that owner fails to correct the nuisance the County may employ people to make those corrections and bill the owner for the cost of this correction. Since the removal of illegal cannabis grows often involves numerous police and code enforcement personnel, these billings to property owners would provide a revenue stream for the County to offset the cost of enforcement and ensure that the commercial cannabis growing done within this County is well regulated and producing the tax revenues desired.

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**Flores, Robert**

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**From:** Sparkman5153@yahoo.com  
**Sent:** Tuesday, March 13, 2018 4:08 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Lynn SMOTHERS  
**Address** 41625 Jay Dee Lane , Anza  
**Email** Sparkman5153@yahoo.com  
**Phone** 805 7980132  
**Comment** I can't run a horse training business from home because I live in a R/R area. I see all this pot growing as a business and it is a commercial business.. Why is there a difference it is all commercial anyway you look at it. If they pay taxes to the County it is a business and that is not aloud in the R/R areas . Please help me understand why it is one sided.pAY3

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## Flores, Robert

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**From:** noelrags@gmail.com  
**Sent:** Monday, February 12, 2018 1:57 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

I would be perfectly happy if the County continues to ban commercial cannabis business in unincorporated areas. I think that the actions of many of the cities in the Coachella Valley to allow some commercial cultivation will create sufficient business opportunities in the County. If the County does contemplate allowing commercial cultivation in unincorporated areas, I think that you should be guided by the regulations adopted by Desert Hot Springs.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

The widespread and unregulated proliferation of commercial cultivation and dispensaries. This can be addressed by the County adopting very strict regulations limiting all commercial cultivation to areas zoned industrial and limiting any dispensaries to areas zoned commercial.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

Yes. The importance of adopted strict regulations limiting commercial cultivation to areas zoned for industrial use was underscored recently in the community in which I live (Sky Valley) when hundreds of illegal cannabis plants were set up under unpermitted open greenhouses on a 5-acre property. Given the need to increase yield, at night the greenhouses were brilliantly lit by grow bulbs (one for each plant). The light from the greenhouses carried at least a ¼ of a mile. All of this occurred in an area zoned as residential. The illegal activity was completely incompatible with, and totally disruptive of, our residential community. Residents reached out to Code Enforcement and the Sheriff's department and after some time the illegal growing facility was shut down. But this experience underscored how important it is that the County clearly limit any commercial cannabis growing to areas zoned for industrial or manufacturing use -- areas that are widely separated from residential communities. The commercial growing of cannabis is not agriculture, it is industry and should be treated as such in all ways and at all times.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

**If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

I strongly urge you to limit the areas in which cannabis may be commercially grown to those zoned for industrial or manufacturing use ONLY. I recently was able to tour a commercial cannabis facility in Desert Hot Springs and I was very impressed by the great care that this city has taken to ensure that commercial cannabis growing is conducted in a highly regulated and safe environment. Commercial cannabis growing is clearly an industrial enterprise and the degree to which the facility I toured controls all aspects of the growing and harvesting process was truly impressive. These internal controls include: the growing is done inside of a completely enclosed/roofed industrial building, the type of soil in which the plants are grown, the temperature/humidity/lighting in which the growing takes place, the separation of the crops into several rooms so that any contaminants or disease outbreaks can be contained, and a filtration system for the water used to ensure its purity before adding nutrients and fertilizers (especially important as some of the product is now ingested for medical purposes). And then there are the security requirements that the Desert Hot Springs

ordinance requires: massive gates and fencing, security cameras throughout the facility and the outside areas which are linked through the internet as a live feed to the DHS police department and two armed security guards on patrol of the premises 24 hours a day. A comprehensive security system is vital because of the high dollar value of the crop and the presence of large quantities of cash – both of which make these facilities target for criminal activity. I hope that the Board of Supervisors models any ordinance it proposes on this DHS model. All of its requirements are important so that the growing is conducted in a safe and responsible manner.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?**

I think that all commercial cannabis cultivation, manufacturing and laboratory testing should be conducted in areas zoned for industrial or manufacturing use ONLY for the reasons set forth in my comments above. I think that commercial cannabis retailing/dispensing should be limited to commercial areas ONLY.

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

Commercial cultivation, manufacturing and laboratory testing.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

I think the proceeds of any tax imposed on such businesses should be earmarked for education and health care.

**What programs or activities would you like to see funded by cannabis tax revenue?**

See above.

**Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?**

I think this would be very difficult to enforce and, thus, I suggest that taxation be uniform and not too high. I think the tax should not be so high -- combined with whatever taxes are imposed by municipal authorities (and the federal government when it finally recognizes that cannabis should not be Scheduled drug) -- that illegal cultivation and sale is not encouraged to continue.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

I think any restrictions should follow those developed for alcohol.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

I think all signage should conform to existing regulations on commercial advertising.



**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

I think the County should limit the number of plants that individuals may grow for personal use in their homes/yards to no more than 6 plants.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Yes -- I think such outdoor cultivation for personal use should be so limited.

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

Not now.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

I don't really understand this question. As I have noted elsewhere, I think there should be strict zoning limitations on the areas where cannabis businesses can operate and in those zoned areas, it would be good to have local communities have input on how to prevent negative impacts.

**What programs do you think the County should offer to advance economic development in communities where**

Not sure what this question means. If it means should the County offer economic incentives for the commercial cultivation and dispensation of cannabis products -- I do not think any such incentive should be provided. I think the economic incentives of the commercial cannabis industry itself are substantial and don't need to be augmented.

**cannabis businesses  
locate?**

**Is there anything else you  
would like to tell the  
County about equity and  
economic development as  
it relates to the cannabis  
industry?**

**Name \*** Noel Ragsdale  
**Email \*** noelrags@gmail.com  
**Street Mailing Address \*** 22475 Henry Road  
**City** Sky Valley (unincorporated area)  
**State** CA  
**Zip** 92241  
**District \*** District IV of Riverside County

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## Flores, Robert

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**From:** chynnaparks@yahoo.com  
**Sent:** Thursday, January 25, 2018 2:26 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Businesses should be allowed to run in unincorporated Riverside, as long as they meet the required ordinances. Land use as agriculture should be able to manufacture non-combustible products such as edibles and topicals and cultivate on their land.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

Allowing enough legal collectives and businesses to open that are regulated. So that the non regulated shops and manufacturers with have to close down. I am worried it will go back to the black market.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No. Only with the illegal shops trying to hide.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

Yes. I believe all businesses should be at least 600ft away from schools, child related facilities, libraries, etc.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

sure. Maybe the same distance as schools, 600ft ?

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

I think unincorporated Riverside should allow manufacturing and cultivation as long as they meet the requirements. I think land zoned agriculture use should be able to manufacture and cultivate as long as they are doing it legally and within the county ordinance.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

well since the state is already charging the Excise tax on all products, and this is a medical product and not all patients that need to use it as a medicine can afford it. We should keep the tax under 6%.

**What programs or activities would you like to see funded by cannabis tax revenue?**

**Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?**

Yes!

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

it should be treated like alcohols or cigarettes .....

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

No pot leaf in signage

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

keep it limited to personal use grower of six plants. If they have a cultivation license they should be able to grow for resale and as long as they are licensed and legal.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

yes

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

yes, possible clean up parties etc.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

offer job opportunities

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

**Name \***

Chynna

**Email \***

chynnaparks@yahoo.com

**Street Mailing Address \***

Ortega Hwy, Lake elsinore

<b>City</b>	Lake elsinore
<b>State</b>	CA
<b>Zip</b>	
<b>District *</b>	unincorporated district 1

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## Flores, Robert

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**From:** chynnaparks@yahoo.com  
**Sent:** Thursday, January 25, 2018 2:22 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

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**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

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**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

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**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?** keep it limited to personal use grower of six plants. If they have a cultivation license they should be able to grow for resale and as long as they are licensed and legal.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?** yes

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?** yes, possible clean up parties etc.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?** offer job opportunities

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

**Name \*** Chynna  
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**City** Lake elsinore  
**State** CA  
**Zip**  
**District \*** unincorporated district 1

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## Flores, Robert

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**From:** C\_bergreen@yahoo.com  
**Sent:** Wednesday, January 03, 2018 4:28 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Regulate and tax them.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

Not concerned! Finally- let tax it and make some \$\$\$\$

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

Common sense people- treat it like alcohol.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

Let's not turn them into Starbucks and have one in every corner- but a little competition never hurt anyone.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?** None

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?** Schools- infrastructure and county debt.

**What programs or activities would you like to see funded by cannabis tax revenue?**

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?** Yes- less tax for medical users. Higher tax for recreational use.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?** If required for entry to shops- current ID for purchases---- regulate like alcohol.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?** Limit number of plants a person can grow. Too many will stink up the neighborhood.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?** No

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?** Yes

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?** Wish i knew- set limit to # of dispensaries w/in a set area?

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?** Yes- security on site and outreach to community.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

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<b>District *</b>	5

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## Flores, Robert

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**From:** jbars2136@gmail.com  
**Sent:** Sunday, December 24, 2017 8:39 AM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Do not allow in any residential areas, rural or city. I am particularly talking about growing more than a few plants, say 20, because they stink to high heaven. I know because I have a large grow directly behind my house.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

My biggest concern is the work ethic of our county. I used to smoke it and I was a lazy s.o.b. The county cant do anything to change that part of the argument.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

They grow hundreds of plants right behind us, it stinks.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

Yes they should be prohibited. Treat it like alcohol.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

Its ok to be near one another. Just don't allow grows or retail sales in residential areas.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

Cultivators and manufacturers. So far all I have seen is gang involvement.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Any part of the business should not be near homes, schools, parks and churches. This includes rural areas.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

To increase County revenue.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Police and Code Enforcement.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

No

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

We must keep it away from the young. We need them contributing to society not sitting on their ass trippin.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

Same as alcohol.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

Low profile signs

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

Fine those retailers heavily, even more than alcohol.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**



**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

Too many plants stink. When that smell affects their neighbors it is wrong. No more than twelve plants per lot.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Yes I do agree about those locations. Any large outdoor grow should not be allowed near homes.

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

No I am not.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

Keep it small. Large grows should be in locations far away from other homes.

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

**Name \*** James Spiegel  
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## Flores, Robert

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**From:** jcog323@yahoo.com  
**Sent:** Wednesday, December 06, 2017 3:14 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?** The County needs to regulate this industry, and use revenue to combat the black market, and to improve our county.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?** Federal law, not really sure.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?** No

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?** no

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?** The state mandate minimum setback requirements are adequate.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis** Not really when it comes to manufacturing, or cultivation, but too many retail locations in any one area doesn't seem right.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

Cultivation, we have a large suburban population and outdoor and mixed-light grows will be soft-targets for crime.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Don't be too restrictive in your zoning, Please allow in the SP Zone

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

To fight the cannabis black market operators in RivCO and to Emergency Responders as well some drug diversion programs for the schools.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Cannabis Task Force-Eradication of the black market  
Drug Diversion Program-School Program against drug use.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

Yes,  
Do not tax people for their medicine on the retail level. Make up for it in the Recreational Sales Tax

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

The state is already taking 15% there isn't much more room.

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

I think the social impact is yet to be determined, but this does take away some of the taboo and mystique from cannabis which does make it less exciting and appealing to kids.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

The state guidelines are adequate. These will be businesses that do need to advertise.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

Retail should be able to advertise their location with signage. The other businesses types don't need physical signs.

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

Make violations costly to the owner/operators if found to be purposefully diverting cannabis to those under the age of 21

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

Doctors can prescribe children a pot card and I have seen this in Riverside County, I think this should be monitored and somehow reported to the county to help stop child abuse/endangerment if it is not due to a true debilitating sickness.

<b>What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?</b>	I think the limit should be 3. There will be crime and incidents if people are growing in their backyards, but they also should have the right.
<b>Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?</b>	What about the terminally ill or seriously sick that live near these locations and can't afford to purchase retail medicine year long?
<b>Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?</b>	Please look above.
<b>Is there anything else you would like to tell the County about personal cannabis cultivation?</b>	No
<b>How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?</b>	Require that all RivCo Retail Outlets have at least 75% of their inventory originating from RivCo Cannabis Companies. That way you can license more manufacturers and cultivators to feed our local shops, thereby giving more economic opportunities to the public in the cannabis industry, here in RivCO.
<b>Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?</b>	They should engage with Law Enforcement when loitering and crimes are being committed. In order to minimize this Best Practice Methods must be in place and adhered to.
<b>What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?</b>	I'm not sure.
<b>Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?</b>	no
<b>Name *</b>	joshua clark
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## Flores, Robert

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**From:** andymadrid@yahoo.com  
**Sent:** Wednesday, November 29, 2017 6:50 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Andrew Madrid  
**Address** 20300 Oak Street 92570  
**Email** andymadrid@yahoo.com  
**Phone** 9176640441

**Comment** Q: Should the County continue the ban cannabis businesses [sic]?

A: No.

Q: What is the biggest concern about the Legalization of Cannabis in California? What do you think the county could do to address that concern?

A: I want regulation of Cannabis Businesses. I want the impact in the communities in which they operate to be minimized. Licensing and Inspections and enforcement need to be mandatory. Communities where these businesses operate need to benefit directly from the taxes these businesses raise.

Q: Have you Experienced negative impacts from illegal cannabis operations near your residence or business?

A: YES! I've seen illegal grading. Illegal dumping. And Tax evasion!

Q: Please List Any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of Riverside County.

A: Unincorporated parts of Riverside County near LA and Orange County are positioned to benefit greatly from Legalization of Cannabis. These areas could be "cannabis centers" where business are clustered for easy monitoring. They could bring tourism to areas that aren't on the map. The large lots and favorable climate would serve such agro-businesses well. How can the county insure that communities where cannabis business are allowed aren't negatively impacted- and instead are improved?!

## Flores, Robert

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**From:** k12rick@aol.com  
**Sent:** Tuesday, November 21, 2017 10:26 AM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

We are residents of sky valley which is an unincorporated area of riverside county. We are of a firm belief that the CANNABIS BAN SHOULD STAY INTACT for the following reasons:

- 1) People that live here enjoy the peace and solitude of rural living. Land is currently zoned R-1, the zoning would have to be legally changed.
- 2) Cannabis grows have been proven to be dangerous. The unincorporated sky valley has no active police enforcement or presence. Many illegal growers already exist here in the valley and the growers feel confident that they can grow without any monitoring and they do.
- 3) Allowing commercial marijuana grows will only be a recipe for disaster. Unfortunately cannabis growers attract an unwanted criminal element. Much of the growing becomes "black Market" orientated because of the "free reign" mentality that unsupervised growing creates.
- 4) We believe that cannabis grows should be restricted to severe monitoring and regulations and limited to industrial/ business parks where they can be watched and embrace high security AND SECURITY would be IMPOSSIBLE IN UNINCORPORATED AREAS.
- 5) There is no doubt that the property values near potential commercial grow sites will plummet because no one wants to live by these operations, because of the odors, pesticides, chemicals, traffic noise, criminal elements, grow light annoyance, and theft potential.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

crime and drug trafficking, black market potential

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

YES, the people that run the illegal grows will be the first to apply for a permit. They must be stopped. They have already proven they are UNFIT to be honest

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

1) black market potential  
2) tax evasion , unmonitored production

**If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

yes, there must be strict rules.  
property values will drop, that is unfair,  
neighbors ought to be allowed to give approval for grows.



**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?**

we think cannabis grows should be restricted to business parks in open lands, NOT RURAL RESIDENTIAL AREAS.

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

The grow operations are the heart beat of illegal activity

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

please restrict the grows to business, commercial areas. Rural residential is only going to cause public outrage.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

Yes

**What programs or activities would you like to see funded by cannabis tax revenue?**

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

Yes, it should be heavily taxed as only a fraction of the true income is accounted for.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

usually marijuana use leads to alcohol, meth, and stronger drugs.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local**

**communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

growing marijuana on a small scale for personal use is o.k

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Yes!

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

regulations, licensing, background checks, monitoring, and restrict grows to business parks.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as**

it relates to the cannabis industry?

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**State** ca  
**Zip** 92241  
**District \*** 4

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## Flores, Robert

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**From:** jbe6@verizon.net  
**Sent:** Friday, November 17, 2017 11:34 AM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

The County would be foolish to ban the cannibals business and lose out on all the potential tax money. Create regulations to allow the sale of recreational and the continued sale of medical.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

I have no real concerns. People are going to continue to use whether it is legal or not. Look at prohibition and how well that didn't work.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No, I have not.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

Only that the voters of California voted to make it legal and the County is going against the voters wishes.

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

That is all addressed under Prop 64. Any county ordinance should be in line with the state law under Prop 64.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

Neutral position.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

As long as any of those types of business are legal and comply with state and county regulations, I have no problems with any of them.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Not at this time.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

It should benefit the community in whatever way is deemed best. Increased funding to law enforcement and animal control would be nice.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Again, some of this is addressed under Prop 64. Yes, I did actually read the whole text several times.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

Absolutely! There is a definite benefit of cannabis for certain medical issues. I would much rather use cannabis to treat my depression issues, sleep issues and chronic neck problems than prescription drugs that are waaaaay worse than cannabis. Granted, there are a lot of people with medical cards that are abusing the system... but there are also a lot that benefit from it.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

Using the revenue will likely continue to be a problem until cannabis is legalized at the federal level. I find it ironic that the District of Columbia- home to our government- allows medical and recreational yet still says it is illegal. Until this is done, I still see problems of collecting the revenue and being able to distribute it to programs allotted to it.

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

People of all ages will continue to use it no matter what the status of legalization is. The county may as well get on board and adopt an ordinance to legalize it, set regulations for sales, set age limits and collect the taxes. In my opinion, cannabis is much less dangerous than cigarettes and alcohol.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

Same as under Prop 64.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

Same as under Prop 64.

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

Same as for alcohol sales.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

It is out there and will continue to be out there and there will always be a black market for it. Youth that really want it will find a way to get it. Educational programs will only go so far.

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

No concerns.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Personal cultivation should be allowed as under Prop 64. Just because a person happens to live near a school, park, etc, they should not be prohibited to allow them to grow as allowed by Prop 64. Personal cultivation is limited to a certain number of plants. We are not talking commercial grow operations which falls under a complete different category.

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

I am concerned that not adopting a county ordinance to allow personal cultivation for medical purposes could make it more difficult.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

Not at this time.

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

Adopt an ordinance to allow the business but don't restrict it so much that it is impossible to comply with. Allow in specific non-residential zones, set specific hours of operation.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

Treat it the same way liquor stores are regulated. I have been to four different dispensaries in San Diego and in the local area though I only frequent one or two.now All of them have security guards on duty. That should be a requirement for all- whether medical or recreational.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

I have no idea.

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

Not at this time.

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John Johnson

**Email \***

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**Street Mailing Address \***

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<b>State</b>	CA
<b>Zip</b>	92530
<b>District *</b>	First District

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Flores, Robert

REQUESTED  
CONFIDENTIALITY

From: [REDACTED]@bcglobal.net  
Sent: Friday, November 17, 2017 9:01 AM  
To: Cann Planning  
Subject: General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Continue the ban. I live in Idyllwild where we have an ongoing problem with substance abuse and crime. I assert that most cannabis use is not for medical purposes - we know how easy it is to get a prescription - and the last thing we need in Idyllwild is more people driving stoned. Recreational use is already enormously widespread, and while I understand and actually agree with the idea of legalizing and regulating banned substances as a means of undermining organized crime, I do not want to see it made readily available to a population of people already afflicted with substance abuse problems. I don't want pot to be legally available in my rural, low income community.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

First, all my comments exclude those who have real medical needs for cannabis.

I support legalization to reduce the influence of organized crime. My biggest concern is the "lowest common denominator" individuals who see it as a carte-blanche approval to be stoned anywhere and everywhere. Of course there are laws against driving while impaired, but we can't stop the majority of drunk drivers, so how are we now going to stop the stoned drivers? Responsible adults who feel the need to get stoned and who don't cause injury to others can do as they wish from my perspective. But if they injure anyone else, or traumatize anyone else through their negligence (I'm thinking here of walking in front of a car, for example), then we have sacrificed the well-being of an innocent individual to the selfish hedonistic wants of someone else. With more freedom comes more responsibility, and many Americans are not very good overall at understanding that living in a society requires adherence to basic rules and regard for others. Individual freedoms in the extreme means chaos; how could we drive on the roads if everyone was entirely free to do what they wanted while driving? Freedom to legally acquire and smoke pot will be abused, and what we don't know is how much will it be abused. So let's watch other areas of the state and see what happens before making a decision. Give it 5 years and let's LOOK AT THE DATA of crime stats, emergency room admissions, DUI, etc. Then perhaps allow pot in communities with low crime rates and see what that does.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No. I don't live or work near any dispensaries.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

Please see my comments above.

**If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so,**

Dispensaries should be banned from low income and high crime areas. Proximity to schools is irrelevant - children can't buy pot, presumably. I don't understand the concern - is it pedophiles smoking pot in the doorway while kids go by? Children need to be taught about the world, not insulated from it. Many parents are not qualified, even remotely, to raise another human being, but that's a whole other discussion.

Anyone with a DUI on their record should be banned from buying or possessing pot, as they have



**what are your specific concerns about cannabis businesses locating near those places or land uses?**

demonstrated their inability to make good decisions regarding the priority of their selfish drives vs. the well-being of others.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?**

I am unsure of the implications. The only way to know the effects is to look at data for locations where dispensaries are clustered. That shouldn't be hard to find. Perhaps allow the concentration, and then concentrate DUI enforcement several miles out at random distances to enforce the concept that people can't smoke and drive. See my concern below about possible property value effect of clustered dispensaries. I'd not live near such a cluster.

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

None. If regulated properly, I see no significant problems, BUT I have not researched this.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Please see comments above. Keep dispensaries out of Idyllwild/Pine Cove/Mountain Center for the foreseeable future. I don't know if it's true, but I strongly suspect that the presence of pot dispensaries lowers property values. I would absolutely not move into a neighborhood with more than one subtle pot dispensary nearby.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

Pay for added enforcement.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Awareness messaging: "If you're stoned and you cause injury or trauma to someone, you're going to pay dearly. You're making a choice when you light up, and that choice can have consequences. Remember that". Please have the courage to say something that blunt and honest.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

Medical pot is largely a scam, and I suspect you know that. Legitimate medical use is a special case that while hard to truly discern, does deserve reduced taxation. That said, I don't believe the system has the finesse to deal with it, so I support heavy taxation on all pot sales, and for those who seek it for medical use, there are pills and other means of taking it that exclude the THC. People smoke pot to get stoned. The medicinal properties can be conveyed, I understand, without the mind-altering side-effects. Make medical use only valid for derivatives that exclude THC. Those who argue that they must smoke pot for their medical issue (anxiety, or whatever) - they must pay the taxes. The system isn't perfect, but in light of the abuse, that's the best. The one exception might be diagnosed cancer patients - that's more provable.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

No advertising allowed. Direct-to-consumer ads by the pharmaceutical industry have lead to a train-wreck of a medical cost crisis and contributed largely to an opioid epidemic in a population that wants a pill for every problem. NO advertising.

**What regulations or restrictions would you like to see regarding publicly**

Sign size limitation.

**visible signage at a cannabis business, if any?**

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Outdoor personal cultivation: yes - ban it. When I was a kid, I discovered the neighbor was growing big pot plants in his back yard. So of course we would sneak over there at night. That's what is going to happen. In my case it was rural, and at a different time in a different country. Today, kids are going to get hurt, by dogs, guns, etc. Do we really want to contribute to the litigation is likely to follow?

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

No. There are so few real medical need cases that it won't be an issue. Do they really need to smoke pot, or can they take the pills that have the THC removed? I consider the medical pot industry to be largely a complete sham, with limited true cases.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

**What programs do you think the County should**

**offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

I have provided you my earnest comments in confidence. I am a Riverside County taxpayer. I DO NOT authorize you to make my comments available to the public in any way that will link my comments to my name, my address, my property, or my email. If you cannot agree to these terms, then please entirely delete my comments. Thank you for respecting my privacy.

**Name \***

**Email \***

  
@sbcglobal.net

**Street Mailing Address \***

**City**

Idyllwild

**State**

**Zip**


**District \***

Your folks couldn't find me when I called in.

**From:** rmayoca@gmail.com  
**Sent:** Wednesday, November 15, 2017 10:08 AM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Riverside county should-- NOT-- continue the ban on cannabis.

Yes, Riverside county should create and regulate cannabis in the unincorporated parts of the county.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

I am concerned Riverside county will --OVER-- Regulate-- cannabis and force it back towards the BLACK MARKET.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

NO problems with cannabis.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

Cannabis should be modern such as ...Farm by phone...meaning it should be able to run a cannabis business by a phone.  
Meaning all aspects of the business such as compliance should be easy enough to run a phone app or website to solve all the problems that business encounters.

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

I am not worried about sensitive areas. I think it is old school thinking. Put a 6 foot fence and forget it.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

Everyone with a clean record that wants to get in to business should be allowed to enter the business. Do not discriminate and say you have to be in a certain location.  
That will create a black market.  
Do NOT clump all the business in one area. That is discriminatory against others not in the area.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

I do not worry about cannabis. Period.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Spread it out, don't clump it in one area. This is not fair to the citizens.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

To educate kids in schools.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Teach kids in high school a trade. Solar and wind technical programs will give the kids in high school jobs when they turn 18.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

no opinion on taxes.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

Keep all taxes low enough not to harm the industry. High taxes will drive it to the black market.

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

Kids are smarter than we give them credit for. I think kids will do just fine.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

no regulations, period.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

no regulations, to many rules just creates a black market.

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

same rules as alcohol will be enough.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

Don't be afraid, this will all be okay.

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

People should be able to grow 24 plants at home with NO restrictions.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

No, I disagree, let people grow at home behind a 6 foot fence in their privacy.

Don't make too many rules.....

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

I have no concerns about personal cultivation.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

Don't make this hard for all the people that want to get into the cannabis business.

If you do it will all go to the black market untaxed.

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

These are worries that will be answered with time, not over regulating before we even get started.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

I will contribute my efforts to teach kids about wind and solar futures. Teach kids how to be wind and solar tech so they have a job and career when the turn 18 and graduate.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

Wind and solar trade tech programs in high school.

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

Give the farmers and manufacturers plenty of phone apps and software to make our compliance issues easily manageable.

**Name \***

Robert Mayo

**Email \***

rmayoca@gmail.com

**Street Mailing Address \***

1200 Punta Gorda St. #39

**City** Santa Barbara  
**State** California  
**Zip** 93103  
**District \*** land owner cabazon, district 5, 15 acres

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## Flores, Robert

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**From:** Andrew Ruiz <andrewdruiz@yahoo.com>  
**Sent:** Thursday, November 02, 2017 9:45 PM  
**To:** Cann Planning  
**Subject:** Community Input Worksheet for Cannabis Program  
**Attachments:** Community input Worksheet Packet.pdf

Good Evening,

Attached is my completed worksheet. I also have the following questions:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?
2. Is there an ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?
3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Please let me know if you have any questions.

Thank you,

Andrew





## OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public's input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations will include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

**Attached are a series of questionnaires that we are asking stakeholders and constituents to complete and return, as instructed.**

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

### **I want to talk about something other than the topics picked by the County. Where can I do that?**

There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – *'General Concerns About Cannabis Regulation' section - below*

### **Why isn't this a "town hall" meeting where people can publicly address County officials?**

The County is attempting to solicit the maximum amount of public feedback on this important policy area so that the County team has as much input as possible for the development of cannabis regulations. The County has determined that the public is more open and willing to provide written input which is more conducive to obtaining this feedback than "town hall" style meetings which require people to speak in front of a crowd for only minutes.

### **How will my input be used?**

The County wants to ensure that its cannabis regulations are responsive to input from public stakeholders and constituents. This written input will be compiled into a report that will be made available to the public after all input sessions have concluded. The County will use the information from this report to help create its cannabis regulations.

### **Will what I say become public record?**

People's names will not be associated with any particular written comment. A person should not write down any personal or confidential information they do not wish to become public.



**What if I think of other comments or concerns after completing this packet?**

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis.aspx> .

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

**Where can I go for additional information about cannabis regulations for unincorporated Riverside County?**

For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx> .

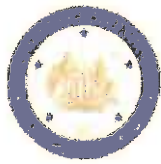
## **GENERAL CONCERNS ABOUT CANNABIS REGULATION**

**BACKGROUND:**

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
- The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.



**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

Cannabis is already grown and sold in unincorporated areas of Riverside County. This is an opportunity for the County to work to drive out the illegal operators and allow for legal operations to establish themselves and be taxed to generate revenue for the County.

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

California has a unique challenge compared to states like Colorado and Washington due to the gray area market that currently operates under SB 420/Prop 215. Southern California is home to the largest cannabis industry in the world (multi-billion dollar) and its businesses mostly operate in a gray area that needs to now transition to a completely legitimate business model. The County needs to closely monitor California's cannabis market and make change as necessary, as it will be constantly changing for many years to come.

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

Allowing for illegal or gray area operations to operate in the County impact me as a consumer of the product as illegal operations sell to gray area dispensaries that operate in the County. The current product being sold has no pesticide regulation, lab testing as required for the very first time under MAUCRSA. It's sanitarily equivalent to making alcohol in a bathtub, something done during the alcohol prohibition.

*Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?*

The California cannabis industry is about to experience a major change due to the introduction of MAUCRSA and the transition/elimination of the gray area market. The County needs to lay a foundation that will attract and retain cannabis business owners for years to come, as the cannabis industry will create competition between jurisdictions and counties. Riverside County has a clear demand for cannabis and they can choose to create the supply or allow for other counties to.



## WORKSHEET #1 – WHERE SHOULD CANNABIS BUSINESSES LOCATE?

### **BACKGROUND:**

**State law will provide licenses for the following types of cannabis businesses:**

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

### ***DRAFT State law rules about where cannabis businesses can locate:***

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

### ***Potential County rules for unincorporated areas:***

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



**QUESTIONS:**

*If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?*

"Cannabis businesses" is too broad and should be split up into dispensaries, cultivators and manufacturers/laboratories. I don't think manufacturers and cultivators should be near sensitive areas, but dispensaries should be located close to the consumers. I believe at some point in the near future, cannabis dispensaries should be allowed to operate anywhere a tobacco shop does.

*Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?*

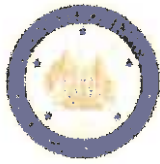
Speaking specifically about dispensaries, having too many of them within such a close proximity would create some sales cannibalization, but competition is a good thing. There should be a "sweet spot" where there are not too many businesses located to close to each other.

*Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?*

I have no concerns for any cannabis business.

*Is there anything else you would like to tell the County about the location of cannabis businesses?*

My family lives in Unincorporated Riverside County, the Eastern Coachella Valley, specifically Thermal. The lots in the area are all zoned for agriculture and are surrounded by other agricultural operations. I am unsure where to request this, but I am requesting that this area be considered for cultivation as I have intent to be a cultivator.



## WORKSHEET #2 – TAXATION & REVENUE

### **BACKGROUND:**

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

### ***Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:***

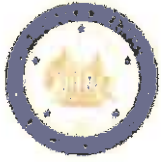
State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

### ***How the state will use cannabis tax revenue:***

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



**QUESTIONS:**

*If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?*

The County could allocate excess revenue to make up their budget deficit, build their reserves or could also allocate excess revenue to projects in the areas where cannabis businesses operate as a way of giving back to the community.

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*What programs or activities would you like to see funded by cannabis tax revenue?*

Perhaps if it gets to the point where cannabis is highly successful for the County, and if they are willing, some kind of a branding program for cannabis grown in Riverside County.

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*Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?*

Yes, recreational should be taxed at a higher rate.

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*Is there anything else you would like to tell the County about cannabis taxation and revenue?*

Cannabis taxation changed from MCRSA to Prop 64 and from Prop 64 to MAUCRSA. It will most likely change again at the state level. Under MAUCRSA, the actual market value of the product is being used as a tax basis, something the County should consider as well. The County should choose their rate based on what other jurisdictions are doing as well, as the cannabis industry will become competitive between jurisdictions. The County should also consider what it means to be a cannabis business owner in regards to taxation and making sure rates aren't set too high. Just because cannabis is sold at a high dollar amount on the retail end, legitimate cannabis businesses don't make as much as you might think due to federal taxation. IRS 280E does not allow for many normal business expenses to be deducted for cannabis businesses, which means a much higher effective tax rate than all other businesses.



## WORKSHEET #3 – YOUTH ACCESS & EXPOSURE WORKSHEET

### **BACKGROUND:**

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

### ***State law restrictions on cannabis advertising and marketing:***

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

### ***Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:***

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.





**QUESTIONS:**

*What most concerns you about cannabis legalization and the potential impact on young people, if anything?*

I have no specific concerns. People under 21 will be exposed to cannabis and it will eventually become accepted as something normal in their eyes, which could potentially lead to cannabis usage. Similar regulations had to happen with alcohol and tobacco and they are exposed to it to this day. Legalization will create stricter regulations to minimize them from being able to attain it.

*What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?*

Cannabis marketing should be restricted similarly to alcohol. The County should be aware the cannabis industry has a large underground culture. "Taco Sesh's" are happening around Southern California, where large numbers of cannabis enthusiasts gather and purchase cannabis, similar to a farmers market or a speakeasy from the prohibition.

*What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?*

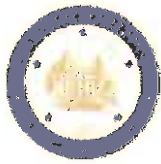
Nothing that can be interpreted as appealing to persons under 21.

*What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?*

People under 21 will find ways to access cannabis, just like they find ways to access tobacco and alcohol. The County can only do so much to prevent youth from getting their hands on cannabis or being exposed to it, but allowing for a legitimate industry will make it harder to attain. Cannabis is currently sold in Riverside and San Bernardino Counties to 18+ individuals without a medicinal cannabis prescription. Dispensaries say they are "Prop 64 compliant" and law enforcement does nothing. The first step is to get rid of the gray area businesses that exist today.

*Is there anything else you would like to tell the County about youth access and exposure to cannabis?*

The legitimization of the cannabis industry is what's going to prevent people under 21 from getting access to cannabis. Cannabis should be looked at similarly to alcohol its age restrictions. The alcohol industry also experienced a prohibition and had a gray area transition, but now we don't think about these types of issues. I feel after some time, cannabis will be seen the same way.



**WORKSHEET #4 –  
PERSONAL CULTIVATION WORKSHEET**

**BACKGROUND:**

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

***State law regarding the cultivation of cannabis for personal medical use:***

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

***The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:***

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



**QUESTIONS:**

*What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?*

Firstly to ensure nobody under the age of 21 has access to it, which might be very difficult for some. People will complain about the smell of cannabis when it is flowering.

Little to nothing can be done about it when grown outdoors, but if grown indoors, carbon filters and proper ventilation can minimize and effectively eliminate the smell.

When cannabis is grown indoors, it can be grown in a converted room, a grow tent, or even a modified trash can. Cannabis needs to have light upwards of 24 hours a day during its vegetative state,

several fans (inlet, outlet, circulation), watering systems, timers, etc. so ensuring the electrical system is properly wired and set up would also be a big concern.

*Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?*

As long as its not accessible by the youth, I have no issue with cannabis being grown next to those areas. Again, the smell will be a concern as cannabis does have a very strong smell during its flowering stage.

*Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?*

Yes, cannabis regulations need to be taken into account for medical patients and recreational users differently, as cannabis has been proven to benefit patients with major diseases, such as cancer.

*Is there anything else you would like to tell the County about personal cannabis cultivation?*

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## WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

### **BACKGROUND:**

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

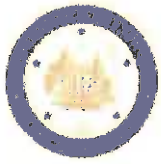
- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

### ***Concerns that cannabis legalization might impede equitable economic development:***

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



**QUESTIONS:**

*How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?*

Some negative impacts, such as inflation of real-estate prices could possibly be mitigated through not being too specific in allowing certain areas to be zoned for cannabis. In regards to market saturation, the County should consider allowing for only a limited number of licenses (by type) to be issued at time and closely monitoring neighboring jurisdictions and make moves accordingly.

*Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?*

Yes, cannabis businesses that are engaged in the community show a commitment that they are not only trying to make money, but to help the community.

*What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?*

Yes, this is a great idea, especially in the more undeveloped areas. The land I would like to cultivate in and where my family lives is in Thermal, CA, or the Eastern Coachella Valley. This area is severely undeveloped and if I were granted a license, I would like to see some of the tax revenue go towards helping develop the area.

*Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?*

Cannabis can create jobs, improve the County's brand, create tourism, and also create a wide variety of ancillary businesses that support the cannabis industry such as contracting/electrical jobs, construction of new buildings, etc. It all depends on how deep the rabbit hole the County wants to go...



COUNTY OF RIVERSIDE  
CALIFORNIA

**Contact Information:**

Name: Andrew Ruiz Email: andrewdruez@yahoo.com

Mailing Address: 25771 Lawton Avenue  
*Street*

Loma Linda, CA 92354  
*City State ZIP*

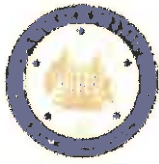
## Flores, Robert

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**From:** Martinez, Valerie  
**Sent:** Friday, October 13, 2017 1:42 PM  
**To:** Cann Planning  
**Subject:** Data from Community%20input%20Worksheet%20Packet  
**Attachments:** Community%20input%20Worksheet%20Packet.fdf

The attached file contains data that was entered into a form. It is not the form itself.

The recipient of this data file should save it locally with a unique name. Adobe Acrobat Professional 7 or later can process this data by importing it back into the blank form or creating a spreadsheet from several data files. See Help in Adobe Acrobat Professional 7 or later for more details.



## OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public's input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations will include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

**Attached are a series of questionnaires that we are asking stakeholders and constituents to complete and return, as instructed.**

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

### **I want to talk about something other than the topics picked by the County. Where can I do that?**

There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – *'General Concerns About Cannabis Regulation' section - below*

### **Why isn't this a "town hall" meeting where people can publicly address County officials?**

The County is attempting to solicit the maximum amount of public feedback on this important policy area so that the County team has as much input as possible for the development of cannabis regulations. The County has determined that the public is more open and willing to provide written input which is more conducive to obtaining this feedback than "town hall" style meetings which require people to speak in front of a crowd for only minutes.

### **How will my input be used?**

The County wants to ensure that its cannabis regulations are responsive to input from public stakeholders and constituents. This written input will be compiled into a report that will be made available to the public after all input sessions have concluded. The County will use the information from this report to help create its cannabis regulations.

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**What if I think of other comments or concerns after completing this packet?**

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

**Where can I go for additional information about cannabis regulations for unincorporated Riverside County?**

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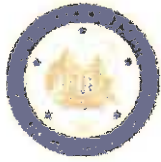
## **GENERAL CONCERNS ABOUT CANNABIS REGULATION**

**BACKGROUND:**

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
- The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.



**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

yes ban it, should not be Allowed especially here!!!!

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*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

its everywhere trash in our communities. its awful to be looking at these places!! people putting other people in Danger!

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*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

yes , people driving Hi.,,ITS NOT OK!!! To put other people in Danger.. i thought id Never see the day that this was legal REDICULOUS!!!

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*Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?*

I Just think that the County is smarter than this and keep it from being sold!!!!

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## WORKSHEET #1 –

### WHERE SHOULD CANNABIS BUSINESSES LOCATE?

#### **BACKGROUND:**

**State law will provide licenses for the following types of cannabis businesses:**

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

#### ***DRAFT State law rules about where cannabis businesses can locate:***

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

#### ***Potential County rules for unincorporated areas:***

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



**QUESTIONS:**

*If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?*

NO WHERE IT SHOULD NOT BE ALLOWED AT ALL IN THE COUNTY!!!!

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*Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?*

I DONT WANT THIS IN MY HOMETOWN. IT'S BAD ENOUGH PEOPLE GET HI AND DRUNK WE DONT NEED TO BE CONDONING THIS FOR ANY REASON!!!

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*Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?*

ALL

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*Is there anything else you would like to tell the County about the location of cannabis businesses?*

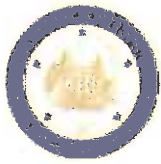
YES,,,DON TLEGALIZE IT HERE!!!! STRAIGHT OUT SIMPLE, IT'S ALL ABOUT MONEY NOT A SAFE PLACE TO LIVE IN. Although people still do drugs atleast they'll be Punished!! IT'S SAD. IF IT GETS LEGALIZED ITS SAD!!

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## WORKSHEET #2 – TAXATION & REVENUE

### **BACKGROUND:**

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

### ***Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:***

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

### ***How the state will use cannabis tax revenue:***

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



**QUESTIONS:**

*If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?*

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*What programs or activities would you like to see funded by cannabis tax revenue?*

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*Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?*

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*Is there anything else you would like to tell the County about cannabis taxation and revenue?*

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## WORKSHEET #3 –

### YOUTH ACCESS & EXPOSURE WORKSHEET

#### **BACKGROUND:**

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

#### ***State law restrictions on cannabis advertising and marketing:***

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

#### ***Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:***

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



**QUESTIONS:**

*What most concerns you about cannabis legalization and the potential impact on young people, if anything?*

ITS OK RIGHT FOR KIDS TO GET HIS AND THE COUNTY SAYS IT OK.. ITS HORRIBLE!!!

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*What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?*

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*What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?*

I DONT WANT TO SEE ANY OF THIS,MAKES ARE HOME LOOK LIKE TRASH!!!

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*What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?*

I SEE ADULTS SELL TO KIDS ALL THE TIME IN PARKINGLOTS AND IS THE COUNTY OK WITH THIS???

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*Is there anything else you would like to tell the County about youth access and exposure to cannabis?*

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**WORKSHEET #4 –  
PERSONAL CULTIVATION WORKSHEET**

**BACKGROUND:**

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

***State law regarding the cultivation of cannabis for personal medical use:***

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

***The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:***

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



**QUESTIONS:**

*What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?*

THEY SHOULDNT PLAIN AND SIMPLE

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*Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?*

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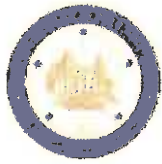
*Is there anything else you would like to tell the County about personal cannabis cultivation?*

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## WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

### **BACKGROUND:**

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

### ***Concerns that cannabis legalization might impede equitable economic development:***

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

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COUNTY OF RIVERSIDE  
CALIFORNIA

**Contact Information:**

Name: Anonymous Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

	<i>Street</i>	
<b>Riverside</b>	<b>CA</b>	<b>92507</b>
<i>City</i>	<i>State</i>	<i>ZIP</i>

**Flores, Robert**

---

**From:** rmayoca@gmail.com  
**Sent:** Friday, March 16, 2018 10:59 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

**Planning Department Cannabis Comments**

**Name** Robert Mayo  
**Address** 1200 Punta Gorda St. # 39  
**Email** rmayoca@gmail.com  
**Phone** 8056808724  
**Comment** .....  
Comment for March 20, 2018 Supervisors meeting....

Dear Supervisors,

Thank you for allowing us to comment on cannabis since we cannot make the meeting March 20th meeting.

The cannabis black market will always exist and win if we do nothing.

The way to fight the black market is to allow us in the unincorporated areas to be legal and pay taxes.  
Allow cannabis farmers to pay taxes.  
We want to pay taxes.  
We want to be legal.

Thank you,  
Robert Mayo  
unincorporated Riverside County  
March 16, 2018  
.....



**ATTENTION: ROBERT FLORES**

**COUNTY OF RIVERSIDE**

Submit

Print

## OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

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- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

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There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – *'General Concerns About Cannabis Regulation' section - below*

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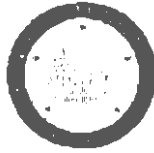
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## COUNTY OF RIVERSIDE

1847

### **What if I think of other comments or concerns after completing this packet?**

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## **GENERAL CONCERNS ABOUT CANNABIS REGULATION**

### **BACKGROUND:**

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
  - The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.





# COUNTY OF RIVERSIDE

18500 AVENUE 91  
RIVERSIDE, CA 92504  
(951) 952-3000

## QUESTIONS:

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

Create regulations to allow businesses to locate in the unincorporated areas of the County.

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

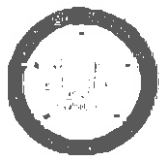
Use of cannabis products by young people. Limit sales to adults of age 21 and older.

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

No. Never had cannabis operations near my residence or business.

*Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?*

Cannabis legalization is a good thing overall because it will result in additional tax revenue for the County while it eliminates illegal trade in these substances and regulates their distribution. Cannabis cultivation should be seen as an agricultural operation that could also be combined with aquaponics to produce food as well.



## COUNTY OF RIVERSIDE CALIFORNIA

### WORKSHEET #1 –

### WHERE SHOULD CANNABIS BUSINESSES LOCATE?

#### **BACKGROUND:**

**State law will provide licenses for the following types of cannabis businesses:**

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

#### ***DRAFT State law rules about where cannabis businesses can locate:***

The draft State law provides that cannabis businesses must be at least 600 feet from the following "sensitive" land uses:

- Schools (K-12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

#### ***Potential County rules for unincorporated areas:***

The County staff will propose policies about where cannabis businesses can locate through the County's zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



COUNTY OF RIVERSIDE

**QUESTIONS:**

*If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?*

I do not believe that cannabis businesses should be located next to sensitive uses. This is why areas of unincorporated county areas that are zoned W-2 (Controlled Development Areas) that are of larger area than one acre are ideal for cannabis cultivation and other cannabis uses since they are mostly isolated and secure.

*Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?*

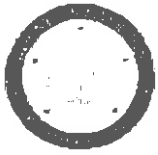
No particular concern regarding to one cannabis business located close to each other as long as they do not interfere with other legitimate land uses in the area and are sufficiently away from sensitive uses.

*Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?*

None. All of these uses are required for this new business model to work and they do not concern me as long as they do not interfere with sensitive uses or other legitimate land uses.

*Is there anything else you would like to tell the County about the location of cannabis businesses?*

I own a W-2 zoned property that is 10 acres in area and I believe that cannabis uses should be allowed in W-2 zoned areas because these areas offer a unique set of qualities for this type of use. I wish to discuss specifics with the County regarding the use of this property for this purpose because it is ideal for this use.



COUNTY OF SANTA BARBARA

## WORKSHEET #2 – TAXATION & REVENUE

### **BACKGROUND:**

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

### ***Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:***

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

### ***How the state will use cannabis tax revenue:***

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?*

Taxes collected from cannabis business should be spend on education, health care, drug dependency treatment, homeless assistance and the development / modernization of infrastructure if possible.

*What programs or activities would you like to see funded by cannabis tax revenue?*

Public Education regarding drugs and drug addictions, education related programs in general and even scholarships for young promising students that are in need of financial aid for their education.

*Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?*

No. I believe that there tax should be kept simple and the same across the board. After all, anyone can get one of these medical marijuana prescriptions. They are a dime a dozen. The tax rate should be the same therefore for both uses. This provides also an important element of simplicity in the regulation of the product.

*Is there anything else you would like to tell the County about cannabis taxation and revenue?*

Legalization is good because it creates taxation and revenue while at the same time it creates a regulation framework and eliminates illegal marijuana trade. Tax incentives should be given to cannabis businesses to use renewable energy resources since cultivation can be energy intensive.



**WORKSHEET #3 –  
YOUTH ACCESS & EXPOSURE WORKSHEET**

**BACKGROUND:**

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

***State law restrictions on cannabis advertising and marketing:***

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

***Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:***

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



COUNTY OF RIVERSIDE

**QUESTIONS:**

*What most concerns you about cannabis legalization and the potential impact on young people, if anything?*

Young people below the age of 21 should not be able to purchase these products.

Young people that want these products can probably get them right now anyways.

Young people should not be criminally prosecuted for use of marijuana.

*What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?*

Cannabis businesses should be fined and should even lose their license if they advertise, market or sell their products to minors. Clear rules should be established regarding permitted and non-permitted advertising and marketing.

*What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?*

Signs should be of reasonable size and should not stand-out in any way. Reason should be used to establish the rules regarding publicly visible signage.

*What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?*

Similar rules to the distribution of alcohol should apply. Cannabis businesses that are caught selling to people under 21 should be fined and repeat offenders should permanently lose their licenses.

*Is there anything else you would like to tell the County about youth access and exposure to cannabis?*

An effort should be made through education and through cooperation with cannabis businesses and the county to keep young people away from cannabis and away from drugs in general. This effort should be funded from cannabis taxes.



**WORKSHEET #4 –  
PERSONAL CULTIVATION WORKSHEET**

**BACKGROUND:**

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

***State law regarding the cultivation of cannabis for personal medical use:***

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

***The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:***

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.





# COUNTY OF RIVERSIDE

## QUESTIONS:

*What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?*

I do not think that people should be growing cannabis plants in their yards like tomatoes. These plants often have an odor to them and I certainly do not want to see all my neighbors in their back yards that are adjacent to mine grow this stuff and I have to smell it all day. No, thanks no.

*Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?*

Yes, personal cultivation definitely should be prohibited during sensitive uses. I believe that personal cultivation should be prohibited period, because once you allow personal cultivation, you are not going to be able to regulate the distribution of these products to people younger than 21.

*Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?*

A verified cancer patient in need for the medicinal properties of cannabis should be allowed to personally cultivate the plant for his / her own use.

*Is there anything else you would like to tell the County about personal cannabis cultivation?*

It should be allowed only in cases of patients with certain illnesses that are both serious and verified by a county doctor. For example, I should not be able to go to a doctor and claim a little back pain and be given the right to personally cultivate. It should be much more serious than that.



OFFICE OF THE CITY CLERK

## WORKSHEET #5 –

### EQUITY AND ECONOMIC DEVELOPMENT

#### **BACKGROUND:**

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

#### ***Concerns that cannabis legalization might impede equitable economic development:***

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



# COUNTY OF RIVERSIDE

## QUESTIONS:

*How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?*

Cannabis businesses should be allowed to short themselves out based on the rules of competition and private enterprise. An overconcentration of cannabis businesses will occur only if this is economically sustainable. Taxes collected should be used in part to hire additional police to negate any potential negative impacts.

*Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?*

Yes. There should be close cooperation between cannabis businesses and local communities in this area. Cannabis businesses should be secure and located in areas that are fenced, protected and monitored 24/7 to eliminate the possibility of criminal activity related to the presence of these cannabis businesses.

*What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?*

The county should support forward looking cannabis businesses that are responsible operators and invest in renewable energy and aquaponic food production. The county should also devote some of the tax revenue collected from cannabis towards economic assistance to new small businesses in the area.

*Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?*

Tax revenue collected from cannabis should be used in an equitable manner to benefit all county citizens, to promote economic growth in all sectors of the economy and to eliminate or minimize overall criminal activity.



# COUNTY OF LOS ANGELES

## Contact Information:

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Los Angeles

*Street*

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**QUESTIONS:**

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Please Ban cannabis businesses.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

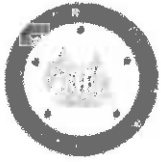
Health + Safety. MJ use is bad for youth -  
contributes to truancy, bad grades, low motivation,  
CAR ACCIDENTS. Also, early use may contribute to  
onset of schizophrenia. Bad for LUNGS. Tough on parents  
to regulate teen behavior

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Yes. Car accidents. Youth w/ low motivation.  
Adults w/ low motivation, also.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Lowers quality of life for most residents.  
Attracts people to town who are only here to  
"party" rather than engage in Arts, Nature, Hiking,  
etc.



## WORKSHEET #1 –

### WHERE SHOULD CANNABIS BUSINESSES LOCATE?

#### **BACKGROUND:**

**State law will provide licenses for the following types of cannabis businesses:**

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
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#### ***DRAFT State law rules about where cannabis businesses can locate:***

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
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- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

#### ***Potential County rules for unincorporated areas:***

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

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- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



**QUESTIONS:**

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Obviously they should Not be near schools - bad influence on youth. Not near Churches, main streets or Roads - has Negative impact on Adults who work or dislike the Stoner culture; especially distasteful to folks over 50.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

Idyllwild is tiny. Multiple marijuana shops are so horrible. Is already changing the arts/nature community to "Party town"

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

All.

Is there anything else you would like to tell the County about the location of cannabis businesses?

This town is too small. People can go to Hemet if they want to buy M.J.



## WORKSHEET #2 – TAXATION & REVENUE

### **BACKGROUND:**

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

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State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

### ***How the state will use cannabis tax revenue:***

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”





**QUESTIONS:**

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

Successful mental health + addiction programs +  
the HOMELESS.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

No, kids + adults scam "medical" mj cards, unfortunately so many people cheat, it hurts those w/ cancer, etc, who could truly benefit.

Is there anything else you would like to tell the County about cannabis taxation and revenue?



## WORKSHEET #3 – YOUTH ACCESS & EXPOSURE WORKSHEET

### **BACKGROUND:**

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

### ***State law restrictions on cannabis advertising and marketing:***

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
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- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

### ***Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:***

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



**QUESTIONS:**

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

Low motivation, early onset mental disorders, missed time playing sports, working, studying, doing wholesome/productive activities. Limits who their friends are. Makes it difficult for parents + teachers to help youth

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

No advertising allowed at all.

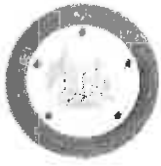
What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

No signage at all allowed please.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Good luck.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?



## WORKSHEET #4 – PERSONAL CULTIVATION WORKSHEET

### **BACKGROUND:**

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

***State law regarding the cultivation of cannabis for personal medical use:***

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

***The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:***

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



**QUESTIONS:**

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Bad for youth

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes, of course.

Not allowed in residential areas - neighbors like me don't want it in neighborhood.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

There should be better rules for people who are truly ill. Too many people cheat + claim to be ill, which ruins it for folks who are truly ill. Medical community too lax in overprescribing

Is there anything else you would like to tell the County about personal cannabis cultivation?

all drugs especially pain killers there are holistic ways to treat pain for many people



## WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

### **BACKGROUND:**

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

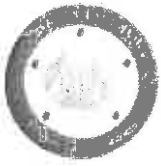
- Prior drug convictions. Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- Lack of access to startup capital. High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- Complicated regulations and licensing requirements. Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

### ***Concerns that cannabis legalization might impede equitable economic development:***

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



**QUESTIONS:**

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Can't. Not possible.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

How do Bars do it?... Sorry, that sounds sarcastic.

I do not approve of MJ shops in Idyllwild.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

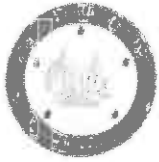
N/A

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Promoting a "cannabis industry" in Idyllwild is grotesque and will change the small town known for ARTS + Nature + Family time into a creepy party town.

We already have <sup>13</sup> too many road fatalities another one last week.

Idyllwild does not need a "cannabis industry" please



**Contact Information:**

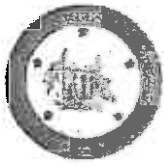
Name: Emily HEEBNER

Email: eheebneryoung@  
earthlink.net

Mailing Address: PO Box 4190

Idyllwild CA 92549  
City State ZIP





**OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY**

Riverside County (County) is seeking the public’s input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations could include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change.

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

**What if I think of other comments or concerns after submitting my responses below?**

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis/PublicInput.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

**Where can I go for additional information about cannabis regulations for unincorporated Riverside County?**

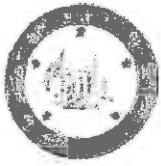
For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx>.

**See Questions on Back of Page**

**(If you are interested in filling out the long form of this worksheet, please visit the following webpage to obtain the alternative document to complete:**

**<http://planning.rctlma.org/Home/Cannabis/Publicinput.aspx>**

REUBEN E. DOMINGUEZ  
278 E. 13TH ST.  
BEAUMONT, CA  
951-322-3229



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County? \*

THE CANNABIS BUSINESSES SHOULD BE ALLOWED TO CULTIVATE IN THE UNINCORPORATED AREAS OF RIV. CO. TO KEEP THAT TYPE OF BUSINESS AWAY FROM RESIDENTIAL AREAS.  
"CREATE REGULATIONS"

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

THE SMALL BUSINESSES SHOULD BE PROTECTED FROM BIG CORPORATIONS BY KEEPING A CAP ON THE MATURE CANOPY TO 1 ACRE INSTEAD OF 4 ACRES OF CANOPY.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

"NO" NEGATIVE IMPACTS. ALL POSITIVE

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

KEEP THE CAP AT 1 ACRE OF MATURE CANOPY INSTEAD OF 4 ACRES.



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

Yes, New business = Jobs, Growth, Tax's

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

Getting Hit with to many fee's + Tax's

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

Yes, burglaries, and we can not contact Police, or Hire Security ~~Co~~ Monitoring Co to help Secure Facility

*Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:*

ASAP



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

Please keep existing regulations for medical Cannabis patients However Cannabis businesses should be allowed too!

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

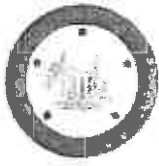
My biggest concern is pushing out medical cannabis patients ability to grow their own medicine.

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

No.

*Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:*

Allow Microbusinesses



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

Create regulations to allow businesses to locate.

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

Capitalism. The County should make it fair for all businesses to have equal opportunity to grow.

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

NO.

*Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:*



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

You can curtail a Black market that will fill the void of banning

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

County would have the system to enforce the Rules

Have you experienced negative impacts from illegal cannabis operations near your residence or business? *no*

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

*None*



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?*

County should allow businesses in unincorporated areas

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?*

Making sure illegal cannabis ops are stopped.

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?*

No I have not

*Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:*



COUNTY OF RIVERSIDE  
CALIFORNIA

**QUESTIONS:**

*The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?* YES

*What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?* DELIVERY

*Have you experienced negative impacts from illegal cannabis operations near your residence or business?* No

*Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:*



## Flores, Robert

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**From:** Djmainc@aol.com  
**Sent:** Friday, March 16, 2018 4:29 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or “sensitive” land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

I've read Staff's Report on the Cannabis issue. As President of the Temecula Valley Winegrowers Assoc. I'm happy that the recommendation is for no Cannabis industry to be permitted in the WC Community Plan Area. As a caveat, because the WC is essentially an “agricultural” zone, I'd recommend that the County allow small indoor growing. This would limit potential challenges under the existing zoning and Ordinances 590 and 625 that could potentially end up with outdoor fields and chain link fences. I'd rather see tax and permit fees coming in than illegal operations.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

**What programs or activities would you like to see funded by cannabis tax revenue?**

**Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?**

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

**Name \*** Danny Martin  
**Email \*** Djmainc@aol.com  
**Street Mailing Address \*** 36100 Pauba Road

<b>City</b>	Temecula
<b>State</b>	CA
<b>Zip</b>	92592
<b>District *</b>	3rd

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## Flores, Robert

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**From:** sueatrockytop@aol.com  
**Sent:** Saturday, March 17, 2018 5:57 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Please don't allow cannabis cultivation in our area. There are already numerous illegal cannabis farms in our areas and it is really reaking havoc on those of us living in these areas. The people who have these farms have very mean guard dogs and they have been getting loose and attacking both small animals and livestock. I have had a donkey and a small dog attacked by these dogs when they dug under their fence and attacked my animals on my own property. I have lived on Gunther Rd. in Romoland for approximately 32 years, and never had a problem until a cannabis grow was started in front of my property. If we continue to have these marijuana grows, decent people will no longer want to live here. I wish these illegal grows would be stopped, and that no more, legal or illegal were allowed to come in. It also devaluates our property, and makes it an undesirable place for a family to live and raise their children. The air in our area constantly stinks like a skunk. Many people around here are complaining of allergies

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

It increases crime in our area. There are people walking up and down the road and on my property all hours of the night. We had to install a gate to keep them out. The county should actively start busting the illegal marijuana grows in this area. Cultivation should be confined to specific areas and not allowed in residential areas where families live.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

Every day I experience the negative impacts of the illegal cannabis operations. One is bordering my property, and they have very mean guard dogs that have dug under the fence and attacked my animals. The most recent on March 1, 2018, resulting in a veterinarian bill costing more the \$2000.00, which the dog owners refuse to pay. On one occasion these dogs had me trapped on my back porch, and i had to run back in my house. The skunk like odor from these cannabis grows is horrible.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

Just keep these cannabis grows out of areas where people live.

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

Keep it away from areas where there are homes or schools. As I have already stated, they have very mean dogs, and the smell is horrible.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

It needs to be confined to specific areas, away from homes, schools, and residences, whether or not they are rural.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

Cultivator

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Please don't allow them near where I live!

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

.Probably to go after the illegal growers.

**What programs or activities would you like to see funded by cannabis tax revenue?**

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

I believe Cannabis is a gateway drug.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

I don't think it should be advertised.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

**Name \*** Susan Hamilton  
**Email \*** sueatrockytop@aol.com  
**Street Mailing Address \*** 23776 Gunther Rd.

<b>City</b>	Romoland
<b>State</b>	California
<b>Zip</b>	92585
<b>District *</b>	5

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## Flores, Robert

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**From:** Aku196883@yahoo.com  
**Sent:** Sunday, March 18, 2018 9:33 AM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

The County should allow cannabis businesses in the unincorporated areas of the County.

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

My biggest concern is that after Legalization, the County will only allow big businesses or people with means to get into this business because the entry barrier is so high with so many hurdles leaving the small farmers to dwindle and die.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

I'm passionate about the County allowing small cannabis growers to have a fighting chance and not just let the big corporate run everything which in terms will leave many people in desert and unincorporated areas with no means to provide for their families which in terms will lead to crime or altogether people deserting California because the cost of housing is too expensive to live for the average person and in consequence of this, these small rural cities will be abandoned and deserted. The County needs to address this and let the small farmers have a chance to grow and provide for their families in a state where it's too costly to afford anything especially a home.

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

I agree that businesses should be farther from schools but in rural or unincorporated cities the county should allow residents in rural areas to grow up to certain sizes so long as they pay taxes and fees.

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis**

I don't have any issues with cannabis business being near each other. I just think that small cannabis businesses or people should be allowed to do their businesses as long as they are away from schools and other public places that will affect children.

**businesses locating near each other?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

The businesses that most concerns me are the businesses that are too big and leaving nothing for the small individuals to have a fighting chance.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Just distance from schools and public places where there are children involved,

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

The purpose of the tax should be directed towards housing for homeless and programs for the underserved especially children.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Youth, and homeless and battered women.

**Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?**

Yes, but not crazy high.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

Taxation and revenues goes towards social programs for those that needed the most like homeless especially young homeless people or small children and battered women.

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

I think that cannabis had been around in California for a very long time and it hasn't affected young people that much and I think it will continue as such.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

Limited advertising and marketing.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

Just limit the number of signage at cannabis business.

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

ID's must be enforced at all times and those that are caught without proper ID's should be penalized like paying fees or community service and possibly jail time.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

No.

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

I think for people in rural cities the County should not limit as long as they follow rules and regulations and pay their fees and taxes.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

Yes.

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

No. The two have always been different. Medical patients should still be allowed to grow for themselves and keep it separate from recreational.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

As long as a person have a doctors recommendation and/or follow rules and laws they should be able to grow a limited number of cannabis plants for personal use. As long as they keep it out of sight and mind their own business I have no problem.

**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

Obviously limit the number of growers or businesses but at the same time let the small farmers and small business have a fighting chance too so that economic opportunities can be expanded in a state that is too costly to live.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

Yes. And by giving some taxes and revenues into these programs.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

Trainings and classes and loan programs to help those that are at a disadvantaged like businesses or people so that economic development can grow in communities where cannabis is allowed.

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

Please do not allow big conglomerate businesses to swallow the small growers and businesses. In order for equity and economic development to occur, disadvantaged people and struggling businesses

**Name \***

Amy ku

**Email \***

Aku196883@yahoo.com

**Street Mailing Address \***

32784 polliwog road

<b>City</b>	Anza
<b>State</b>	Ca
<b>Zip</b>	92539
<b>District *</b>	3

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## Flores, Robert

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**From:** Cann Planning  
**Sent:** Tuesday, March 20, 2018 7:41 AM  
**To:** 'Maximus Ortiz'  
**Subject:** RE: Question Regarding Possible Change to Riverside County Law || March 2018

Good morning Mr. Ortiz,

The members of the public may follow the normal procedure to speak at a Board of Supervisor's meeting. You must complete a speaker form and provide it to the Clerk of the Board.

If you have any other questions or concerns, please send them to [CannPlanning@rivco.org](mailto:CannPlanning@rivco.org).

Thank you,

Riverside County Planning Department | 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501  
Main (951) 955-3200 | Fax (951) 955-1811  
[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org) | [www.rctlma.org](http://www.rctlma.org) | <http://planning.rctlma.org/>



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**[How are we doing? \(Click the link and tell us\)](#)**

**From:** Maximus Ortiz [mailto:maximust.ortiz@gmail.com]  
**Sent:** Sunday, March 18, 2018 5:18 PM  
**To:** Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)>  
**Subject:** Question Regarding Possible Change to Riverside County Law || March 2018

What is the process to being able to speak at the upcoming public March 20th update meeting for the Board of Supervisors on federally illegal recreational marijuana businesses's?

## Flores, Robert

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**From:** dana@cannabiscorplaw.com  
**Sent:** Monday, March 19, 2018 6:01 PM  
**To:** Cann Planning  
**Subject:** General Concerns about Cannabis Regulation

### General Concerns about Cannabis Regulation

**The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

Absolutely not. It is fiscally and socially irresponsible to continue the ban on all cannabis activities, including commercial activities. If the Board is truly concerned, it should consider initially restricting the commercial cannabis activities to medicinal cannabis activities. Please note that the distinction between adult use and medicinal may terminate this summer.

One thing is for sure, the black market will continue to exist. How long that is, depends on how proactive the County can be in implementing its ordinance(s). We strongly recommend that the County enact immediate licensing opportunities for existing operators. First, the collective model will come to an end next January and waiting until after November does not make any sense. Second, because of the unpredictable pattern employed by the federal government in terms of enforcement, the County should be doing everything it can to protect existing operators. Third, the County runs the risk of losing operators who are just waiting for the County to get on board with commercial cannabis activities - they are likely to leave if the County delays too long.

Think of it this way: the County knows there are a significant number of cannabis farms in unincorporated Riverside. Offering to allow these existing operators to become legally compliant, even if only on a temporary basis, will result in immediate tax and licensing revenues for the County. Growers are also far more likely to cooperate and assist the County in developing reasonable and practical regulations if they are not concerned that they are exposing themselves to potential liability (civil, administrative and criminal).

**What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?**

The black market - it is potentially harmful to the environment and without regulations in place or the opportunity to participate in the legal market, testing is not implemented or enforced thus potentially harming consumers. If you want the black market to thrive, continue the ban on commercial activity. The Board should also act quickly to preserve existing businesses in the County.

**Have you experienced negative impacts from illegal cannabis operations near your residence or business?**

No.

**Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?**

Just that in banning commercial cannabis businesses, the County is assuring that illegal conduct in the black market will continue. Your operators want to be compliant, the County simply needs to let them. Most neighboring cities are allowing commercial cannabis activity. The County should seek to preserve the existing operators and encourage local, equitable and sustainable business opportunities for new participants.

Also, the County should be concerned with the business owners. The Cannabis Corporate Law Firm has heard concerns from stakeholders that Canadian corporation(s) are buying up large amounts of land that is in certain zones. Local growers should be protected and encouraged to participate in the legal commercial cannabis industry.

If zoning is an issue, then reasonable variances should be liberally granted.

Again, time is an issue.

**If the County regulates cannabis Businesses should the County prohibit cannabis businesses from**

Most local governments have deemed schools, day care centers, youth centers, rehab/treatment facilities and churches as sensitive use locations. On the manufacturing side, it is probably best to avoid residential zones as well. However, the County should be mindful that there are existing farmers who have developed cultivation sites on their properties

**locating near certain places or “sensitive” land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?**

**Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?**

No.

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

None are concerning as long as they are legal. Legalization actually makes the surrounding communities more safe and secure.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Zoning should be realistic. If the current properties are zoned residential, but encompass many acres, the County should be flexible to allow licensed activity within reason.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

To generate revenue for the county and to support local programs and so that the cannabis regulation division is self-sufficient in terms of funding.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Youth and local programs. The County could also be extremely proactive and assist in funding drug rehabilitation and mental health facilities.

**Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?**

Yes. Patient access is of primary concern. Los Angeles has a lesser tax on medicinal cannabis sales for example.

**Is there anything else you would like to tell the County about cannabis taxation and revenue?**

The Cannabis Corporate Law Firm has had the unique opportunity to examine and work with a number of cities and their planning, enforcement and legal teams. Even the city of Irvine is allowing testing labs to cash in on California's Green Rush. The cannabis activities are going to continue, it is simply a matter of whether the County wants to make money or not.

Some cities have implemented high tax rates, which we believe is a mistake and presents a barrier to entry by participants seeking to operate legally. We suggest that the County tie its taxes to actual revenues and gross receipts, and scale the rates to ensure that you are capturing all businesses who want to be compliant, not just the extremely well funded businesses. Some local governments impose tax on the consumer, while others impose the tax on the licensed entity (“business tax”), either way it is typically passed to the consumer. The County should be careful not to set the taxes too high, especially at the beginning of the process. The County should collect a reasonable application fee, and impose the same CUP and permitting fees as other businesses would experience.

Once businesses are operating legally, the County can always revisit the issue of taxation in the future.

**What most concerns you about cannabis legalization and the potential impact on young people, if anything?**

Nothing. Teenagers have been smoking cannabis for 10,000 years. There is no risk of overdose. Erratic behavior while under the influence of cannabis is atypical.

It is widely known that teenagers engage in underage drinking, but we do not see bans on bars, liquor stores, etc.

**What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?**

We recommend deferring to state laws on advertising and marketing.

We should be embracing this new market and encouraging all levels of participation. Our firm, for example, supports a local homeless outreach center. We want others in the industry to recognize what we are doing and encourage them to do the same.

For example, you should not exclude cannabis businesses from supporting or sponsoring law enforcement fund raisers that might involve children, or from making donations and contributions to youth centers. Given cannabis businesses the opportunity to make a responsible name for themselves. This is an industry with A LOT of money to spend. That money can support local communities, organizations and charitable causes. Many cities have community impact and involvement as part of their selection and licensing criteria. Others require development agreements and commitments to supporting local communities. The County should seek to include cannabis businesses in growing with and supporting the community. Surely you do not discourage winery owners and operators from participating in civic activities, just because consumers need to be 21 and over to drink. The same should hold true for cannabis. Please keep in mind that education, open discussion and acceptance breed responsible practices.

**What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?**

We recommend deferring to state laws on advertising and marketing.

**What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?**

The law already requires that adult-use cannabis is only sold to those 21 and older. This is no different than alcohol.

The County should be able to access the security tapes going back 90 days for retailers, so it can examine the practices onsite to ensure that IDs are being checked properly.

The state has already implemented regulations and penalties for violations that the County should mimic. Having conflicting regulations prevents operators from understanding what is and is not compliant.

**Is there anything else you would like to tell the County about youth access and exposure to cannabis?**

The County can implement a requirement that all retail employees must complete a training course. Tracking patients can lead to HIPPA and privacy violations.

**What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?**

None. The county should allow for indoor and outdoor personal cultivation for whatever reason. Defer to state regulations on visibility from public locations.

**Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?**

No, not if it is not visible from a public location - this is in line with the state regulation.

**Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?**

Yes.

**Is there anything else you would like to tell the County about personal cannabis cultivation?**

Since it is legal in California, the County should not ban personal cultivation on property owned or controlled by an individual who is growing for personal use.



**How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?**

Cannabis and alcohol are not the same, nor is the level of intoxication nor is the way that the user behaves. We are unaware of any data that suggests that crime increases when cannabis businesses are present.

As far as economic opportunities, we suggest deferring licensing fees until after the business is operational for a certain period of time (6 months should be sufficient) and tying the renewal fees to revenues would help scale investment costs. As far as providing opportunities for those impacted by the failed war on drugs, we have seen this be the source of delay and abuse in other cities. If the applications are merit-based, some of the criteria could address issues such as economic status, commitment to local hiring practices, commitment to mentor others in the business, etc.

We cannot comment on concentration until we understand where licensed businesses are allowed to operate. Blind concentration restrictions tend to encourage black market operations.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

Cannabis businesses already do and the more you open up licensing and legal activity the more invested they will be. Again, as in the comment above, the County could tie points or merit based criteria to partnering with the community.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

You will need industry veterans to assist you and probably lawyers on the compliance side. Perhaps the County could host workshops and investment events.

There are a lot of "consultants" in this space practicing law without a license. It is one thing to recommend a specific type of soil. It is another thing to allow non-attorneys to give compliance and legal advice.

The County could provide a list of preferred ancillary companies, such as law firms, operational consultants, etc. that have been vetted, have proper insurance in place and offer services to economically disadvantaged persons either at a reduced rate or on reasonable terms.

**Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?**

The truth is that many of those disproportionately impacted by the failed war on drugs, are not in the position to run multi-million dollar companies.

We strongly believe that mentoring and access to quality legal advice is key. The County could allow existing operators to sign up for a mentor program, committing to train equity applicants, providing incentives to those existing operators, such as additional merit points to secure a license and in turn, give points to successful equity applicants that complete certain training programs.

**Name \*** Dana Leigh Cisneros, Esq.  
**Email \*** dana@cannabiscorplaw.com  
**Street Mailing Address \*** 8175 E. Kaiser Blvd., Suite 209  
**City** Anaheim Hills  
**State** CA  
**Zip** 92808  
**District \*** all

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# ATTACHMENT D

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA) –** Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4862 is an amendment to Riverside County’s Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh “Eastvale Neighborhood Preservation Overlay Zone” with Article XIXh “Cannabis Activities.” This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational requirements for Cannabis activities.

The Riverside County Planning Department has determined that the above-described ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 20, 2018**  
HEARING BODY: RIVERSIDE COUNTY PLANNING COMMISSION  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact the Planning Department at (951) 955-3200 or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Information related to this project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon St. 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Cannabis Ordinance Amendment  
P.O. Box 1409, Riverside, CA 92502-1409



**PROOF OF PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RIVERSIDE CO. TRANS/LAND MGMT c/o Elizabeth Sarabia  
Po Box 1409, 1409 Lemon St., 12<sup>th</sup> Floor  
RIVERSIDE, CA 92501-1409

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/2/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly I the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2nd of June 2018 Palm Springs, California.

*Robert A. Wally*  
\_\_\_\_\_  
**DECLARANT**

**Public Notices** | **Public Notices** | **Public Notices**

**NOTICE OF PUBLIC HEARING**

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 RIVERSIDE COUNTY PLANNING DEPARTMENT  
 Attn: Cannabis Ordinance Amendment  
 P.O. Box 1409, Riverside, CA 92502-1409

# Advertising Order Confirmation

# The Press Enterprise

<u>Ad Order Number</u> 0011129181	<u>Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>Payor Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209647	<u>Payor Account</u> 5209647	<u>Ordered By</u> Elizabeth Sarabia
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Payor Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-5132	<u>Payor Phone</u> 951-955-5132	<u>Customer Email</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> Ord348,4862 (1/18th Page)		
<u>Tear Sheets</u> 0	<u>Blind Box</u>	<u>Promo Type</u>	<u>Special Pricing</u>
	<u>Affidavits</u> 0	<u>Materials</u>	

# Advertising Order Confirmation

# The Press Enterprise

Ad Number  
0011129181-01

Color  
5 X 7 1/4

Production Color

Ad Attributes

Production Method  
AdBooker

Production Notes

External Ad Number

Pick Up

Ad Type  
Legal Liner

Released for Publication

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6/2

<u>Product</u> PE Riverside:Full Run	<u>Requested Placement</u> Legals CLS	<u>Requested Position</u> County Legal - 1076~	<u>Run Dates</u> 06/02/18	<u># Inserts</u> 1
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## Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
461.50	0.00	461.50	0.00	\$461.50

## Advertising Order Confirmation

# The Press Enterprise

05/30/18 2:22:21PM  
Page 3

If this confirmation includes an advertising proof, please check your proof carefully for errors, spelling, and/or typos. Errors not marked on the returned proof are not subject to credit or refunds.

Please note: To meet our printer's deadline, we must have your proof returned by the published deadline, and as indicated by your sales rep.

Please note: If you pay by bank card, your card statement will show the merchant as "SoCal Newspaper Group".