

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.2
(ID # 19174)

MEETING DATE:
Tuesday, May 24, 2022

FROM : SUPERVISOR KEVIN JEFFRIES:

SUBJECT: SUPERVISOR KEVIN JEFFRIES: Revocation of Cannabis Licenses for Non-Performance

RECOMMENDED MOTION: That the Board of Supervisors Direct County Counsel and TLMA to Evaluate Revocation of Cannabis Licenses and Return to the Board of Supervisors with Recommendations.

ACTION:Policy

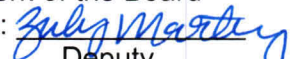

Supervisor Kevin Jeffries, Vice Chair 5/19/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 24, 2022
xc: BOS-Dist 1, CoCo, TLMA

Kecia R. Harper
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

BACKGROUND:

Riverside County issued its first cannabis license in December 2019. Since then, the County has approved over 20 cannabis licenses across all five Supervisorial Districts, but only two have actually opened (one of which was that first license granted in December 2019). While some of these licensees are moving actively towards opening their businesses, others have sat dormant, with little or no obvious efforts made towards opening their doors, creating issues within their communities.

While there are many land use applicants that have received entitlements and then never moved forward with them, Cannabis CUPs are unique in the attention they draw and the controversy they bring, and the higher standards we have imposed upon them to mitigate potential adverse impacts on neighbors. Many of these licensees made promises to the Board of Supervisors to fix existing negative conditions on site in exchange for their permits, and others are occupying valuable commercial space without producing value, while limiting the abilities of other potential applicants to come in and actually open their business (due to limited available legal zoning and mandated buffers between licensees).

One example is CUP 190013/DA 1900008 in Lakeland Village, "Empire Connect". The location was very controversial and had been the site of previous issues and illegal or disruptive uses. The neighbors largely opposed this license, and it was only the promises of the applicant/licensee to improve this property and reduce the problems on the site that led the 1st District Supervisor to move the application for approval at the hearing on January 12, 2021. Unfortunately, the site has continued to be a nuisance for graffiti and debris, and until recently was surrounded with unattractive mesh fencing, with no visible progress towards completion or opening and providing the promised improvements and community improvement funds that would come from their presence in the neighborhood.

Conversations with TLMA staff indicate that while a licensee who violates the laws or conditions of approval once they are open is subject to having their CUP revoked quickly, the path to revoking the licenses of cannabis licensees who have not yet opened their business or have abandoned their site entirely is less clear. This Board Item would ask that TLMA work with County Counsel to evaluate options for revocation of CUPs in such cases and to bring back options to the Board of Supervisors within 90 days.

IMPACT ON RESIDENTS AND BUSINESSES:

Abandoned commercial sites with approved cannabis Conditional Use Permits create negative impacts on their neighborhoods and prevent other potential businesses from opening, and do not provide promised benefits to the community.

11:13

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Christopher Henry *Applicant - Empire Connect*
(Owner of the property)

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Boydd, April

From: cob@rivco.org
Sent: Monday, May 23, 2022 7:59 PM
To: COB; judylippold@yahoo.com
Subject: Board comments web submission

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: judy
Last Name: Lippold
Address (Street, City and Zip): 33063 MACY STREET
Phone: +19099387445
Email: judylippold@yahoo.com

Agenda Date: 05/24/2022

Agenda Item # or Public Item: 3.2 # 19174

Comment:

State your position below: Support

Comments: I want to strongly encourage the Riverside County Board of Supervisors (and specifically our District 1 Supervisor Kevin Jeffries) to investigate any means necessary by which the Business License of Empire Connect (CUP # 190013/DA 1900008) could be revoked, as soon as possible.
The building owned by this enterprise has remained vacant at the corner of Macy Street and Grand Avenue in Lake Elsinore for greater than two years. Without any "obvious" completed improvements to either the facility or the property that surrounds it, it both a visual eyesore and a security risk to the surrounding neighborhood. Originally, more than 300 "Petitioning" Residents fought long and hard to bring forth many reasons for stating their Opposition to allowing Empire Connect to do business in its current location. Ultimately, going against a great deal of public sentiment, the County voted to allow the Cannabis Dispensary (with Conditions) to open for business in our residential community. Since the original County vote to give Empire Connect a "green light" to establish its Dispensary on this corner, the building has become a magnet for graffiti, trash and random loitering. There has been nearly NO presence of construction crew in MANY months and there is no effective lighting or camera equipment which might prevent the loitering and congregating of random persons who often gather near the building. It is more than apparent that Empire Connect has been inconsistent in its attempt to improve or renovate the vacant building that long ago was supposed to be OPEN for business. At this time, I as well as my residential community stands IN FAVOR of considering full revocation of the business license currently held by Empire Connect for the Cannabis Dispensary which has never materialized at the corner of Macy Street and Grand Avenue in Lake Elsinore, California.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use

Meeting ID # 864 4411 6015 . Password is 20220524 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, May 23, 2022 9:09 PM
To: COB; valerianroots2011@gmail.com
Subject: Board comments web submission

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Rick
Last Name: Hatlelid
Address (Street, City and Zip): 33128 Lime St. Lake Elsinore CA 92530
Phone: 785-479-0466
Email: valerianroots2011@gmail.com
Agenda Date: 05/24/2022
Agenda Item # or Public Comment: 3.2
State your position below: Support
Comments: We, along with all of our neighbors, are counting on our representatives to evaluate revocation licenses and return to the board of supervisor's recommendations.
We have daily noted litter, graffiti, as well as ugly and falling down fencing surround the property become a gathering place for rival gang member.
Nothing productive has been done as promised.
We thank Kevin Jeffries. He stated, when this passed almost 18 months ago, that he would hold them accountable for any and all infractions.

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Boydd, April

From: cob@rivco.org
Sent: Monday, May 23, 2022 9:10 PM
To: COB
Subject: Board comments web submission

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First Name: Keith
Last Name: Banks
Phone: 9518520046
Agenda Date: 05/24/2022
Agenda Item # or Public Comment: 3.2
State your position below: Support
Comments: We agree that the conditional use permit for the dispensary should be rescinded,

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220524 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.