

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



**ITEM: 3.36
(ID # 21461)**

MEETING DATE:

Tuesday, March 28, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Change of Zone No. 2100128 - ADOPTION OF ORDINANCE NO. 348.4997 (Land Use) - Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (Common Sense Exemption) - Applicant: County of Riverside - All Supervisorial Districts - Location: Countywide - REQUEST: Ordinance No. 348.4997 (Change of Zone No. 2100128) (Land Use) is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend the following: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone; and incorporating Board of Supervisors Policy F7 – Cannabis Retailers within a Commercial Retail Corridor within Ordinance No. 348. Amendments to Article XXI, Definitions, include additions and revisions to the Commercial Cannabis Activity definitions in accordance with state law and the above-described changes. All Districts. [\$12,000 Total Cost - NCC 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

ACTION:Policy


John Hildebrand, Planning Director 3/28/2023

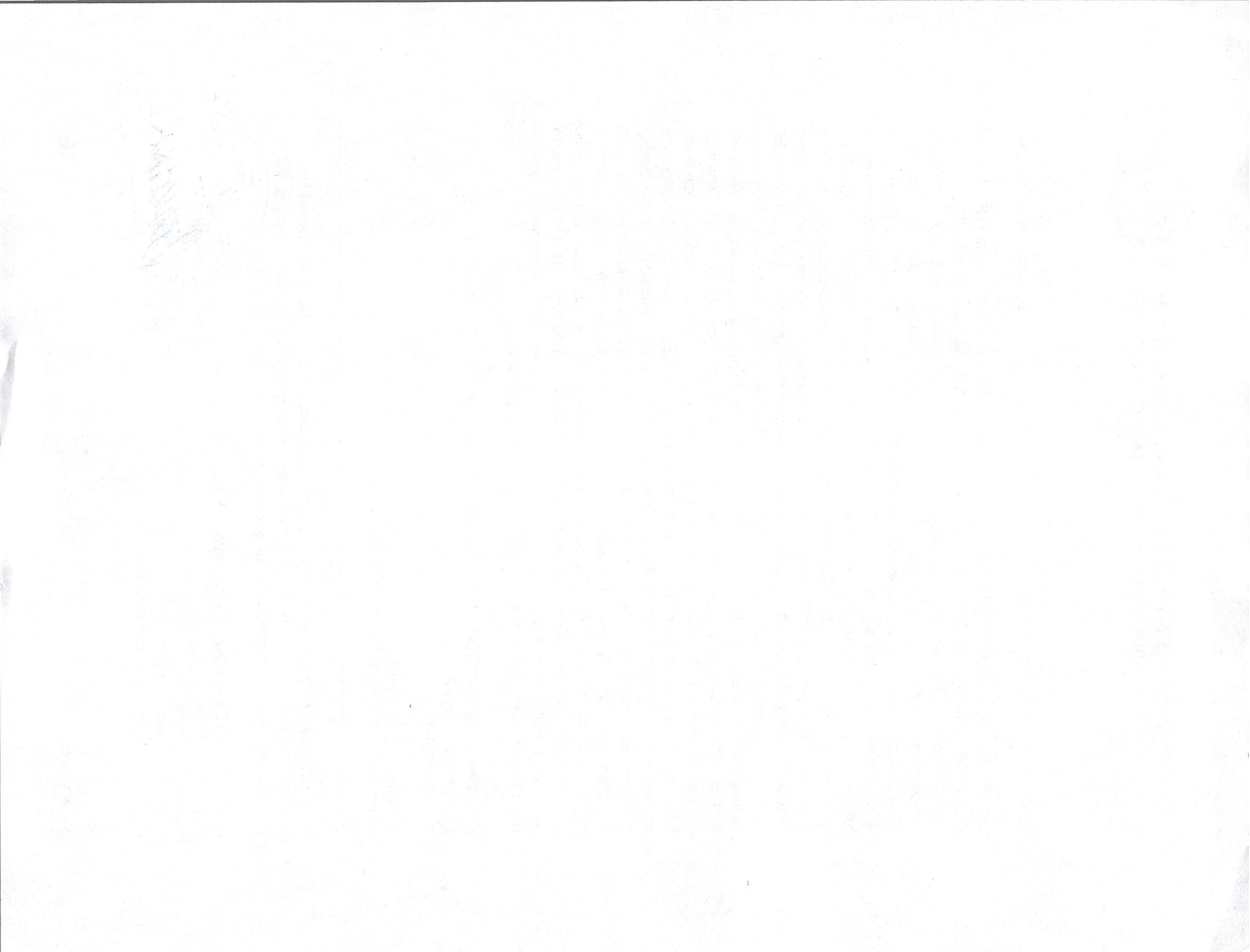
MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4997 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: March 28, 2023
xc: Planning, Recorder, COB_{AB}

Kimberly A. Rector
Clerk of the Board

By: 
Deputy



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RECOMMENDED MOTION: That the Board of Supervisors:

- 1) FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions in the staff report and attached Notice of Exemption;
- 2) ADOPT ORDINANCE NO. 348.4997, in conjunction with Change of Zone No. 2100128, an Ordinance of the County of Riverside amending Ordinance No. 348 (Land Use) to update Section 18.18, Detached Accessory Buildings and Structures, Section 18.12, Off-Street Vehicle Parking, Article XIXh, Commercial Cannabis Activities, and Article XXI, Definitions;
- 3) DIRECT the Clerk of the Board to file the related Notice of Exemption upon adoption of Ordinance No. 348.4997; and
- 4) DIRECT the Clerk of the Board to publish a summary of publication within 15 days after adoption of Ordinance No. 348.4997 in accordance with Government Code section 25124(b).

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$12,000	\$0	\$12,000	\$0
NET COUNTY COST	\$12,000	\$0	\$12,000	\$0
SOURCE OF FUNDS: County Initiated / NCC 100%			Budget Adjustment: No	
			For Fiscal Year: 2022/2023	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Ordinance No. 348.4997, in conjunction with Change of Zone No. 2100128, is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend the following: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions.

Since the adoption of Article XIXh, Commercial Cannabis Activities, within Ordinance No. 348 (Land Use), the County has undergone several amendments to this Article, as a result of gaining experience processing Cannabis applications and at the request of the development community.

This amendment includes multiple changes resulting from two separate Board of Supervisor initiations, as well as integration of best practices, and inclusion of cleanup provisions to align with State law. The following summarizes the major changes to Ordinance No. 348.

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Board of Supervisors Hearing:

At the March 14th, 2023 Board of Supervisors hearing, staff recommended one additional change to the State licensing requirement, under Section 19.505.B as follows:

The approved Commercial Cannabis Activity shall be required to demonstrate that the appropriate State license has been obtained, prior to a certificate of occupancy being issued. The State license shall be maintained throughout the operating life of the Commercial Cannabis Activity.

After Board discussion, it was concluded to require that the State license is applied for within 60-days of project approval. The provision is changed to the following and is approved as such:

“The applicant or owner of the approved Commercial Cannabis Activity shall file for the required State license within 60 days after obtaining final project approval by the County. Furthermore, the applicant or owner of the approved Commercial Cannabis Activity shall demonstrate that the required State license has been obtained, prior to the County issuing a certificate of occupancy. The State license shall be maintained throughout the operating life of the approved Commercial Cannabis Activity.”

In addition, the Section 19.525, Modification or Revocation of Permits for Commercial Cannabis Activities, now includes a provision related to revocation if “The required State license for the approved Commercial Cannabis Activity was not filed with the State within 60 days of final approval of the project by the County.”

Supervisor Karen Spiegel’s Initiation to amend Ordinance No. 348:

Supervisor Karen Spiegel requested a revision to the minimum parking standards for Cannabis Retailers. Through analysis of other jurisdiction’s Cannabis parking regulations and observations of operating Cannabis Retailers, there is a recognition that Cannabis Retail facilities should be providing a greater number of parking spaces, than a standard retail business. This is due to a higher turnover rate of vehicle traffic. As a result, amendments to the parking standards for Cannabis Retailers and Microbusinesses with a retail component are proposed as follows:

Parking Standards:

Proposed revision: Section 18.12: For Cannabis Retailers or Microbusinesses with a retail component, the parking standards are now to include a minimum of 15 parking spaces OR 1 parking space per 200 sq. ft. of building area, whichever is greater. With this new standard, it will require a minimum number of 15 parking spaces as the starting point for all retail Cannabis facilities and the spaces are required to be located onsite.

Supervisor Kevin Jeffries’ Initiation to amend Ordinance No. 348:

Supervisor Kevin Jeffries requested that staff further address an “in-operation” issue related to Cannabis facilities. As of the time this staff report was prepared, the County has approved 23

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separate Conditional Use Permits for Cannabis businesses, with a majority of them being retail. To date, there are 7 open Cannabis facilities, Countywide. Due to the existing separation requirement of 1,000 feet between Cannabis Retailers, when a facility does not open, it precludes another facility from locating nearby. The unopened business effectively shuts out another business's opportunity to operate and takes up valuable commercial space. As a result, it is proposed to require that an approved Cannabis facility be in-operation in accordance with the following:

In-Operation Timeframe:

Proposed revision: Section 19.525.A.6 (MODIFICATION OR REVOCATION OF PERMITS FOR COMMERCIAL CANNABIS ACTIVITIES): "The Board of Supervisors shall have the authority to modify or revoke a previously granted conditional use permit for Commercial Cannabis Activity upon finding that one or more of the following conditions exist:

1. The use is detrimental to the public health, safety or general welfare.
2. The use is a public nuisance.
3. The permit was obtained by fraud or perjured testimony.
4. The use is being conducted in violation of the conditions of approval or advisory notification document.
5. The use for which the permit was granted has ceased or has been suspended for one year or more.
6. *Certificate of Occupancy has not been obtained for the approved Commercial Cannabis Activity within two (2) years of obtaining an approved conditional use permit for the Commercial Cannabis Activity. The Planning Director has the discretion to allow up to three (3) extensions of one (1) year each based on a showing by the permittee of a good faith intent to commence the use. The Planning Director's extensions are not subject to a public hearing."*

This new provision gives the County the opportunity to revoke due to non-performance, but also maintains flexibility if the operator is making good faith efforts towards occupancy. Also, Section 19.525 was further revised to include additional language clarifying the process for revocation of a Cannabis Conditional Use Permit, including: the specific reasons / findings (including occupancy within 2 years), revocation authority, and the process for noticing and hearing.

Permit expiration:

Proposed revision: Section 19.507 (PERMIT EXPIRATION AND REQUEST FOR RENEWAL AFTER EXPIRATION): All conditional use permits granted for a Commercial Cannabis Activity shall expire and become null and void as provided in each permit's conditions of approval and development agreement.

This revised provision clarifies that the terms of the development agreement control the expiration of the conditional use permit for Commercial Cannabis Activities.

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Code Enforcement's Request to amend Ordinance No. 348:

The Code Enforcement Department requested the Cannabis section of Ordinance No. 348 be amended to include additional provisions and penalties that address unpermitted Cannabis operators. Should a property owner be cited for operating an unpermitted Cannabis business, the following would apply:

Eligibility Requirements / Verified Violations:

New provision: Section 19.505.H.1: "Permits for Commercial Cannabis Activity shall not be granted for a period of two (2) years for properties on which the County has verified a recent Cannabis related violation. The two (2) year period commences upon resolution of the recent Cannabis related violation."

New provision: Section 19.505.H.2: Cannabis related violations subject to this provision include one or more of the following periods of time:

"a. Within the twelve (12) months prior to submission of an application for a Commercial Cannabis Activity described by this Article; or

b Anytime after submission of an application for and up to approval of a Commercial Cannabis Activity described by this Article."

However, the new Section 19.505.H.3 also provides an opportunity for approval of certain conditional use permits upon Planning Director approval, subject to the following:

New provision: Section 19.505.H.3: "The Planning Director may waive this penalty for good cause as may be demonstrated by the property owner(s). A property owner's demonstration of good cause may include, but is not limited to, providing sufficient evidence to show the current property owner(s) did not own the property nor have any involvement with the verified Cannabis related violation on the property or other good faith effort to comply with the County's ordinance."

General Ordinance Changes:

The following set of additional changes are clean-up items that provide clarity to Article XIXh, Commercial Cannabis Activities of Ordinance No. 348, reinforce State laws, and implement best practices. They are discussed and summarized below:

- 1) Floor Plan: Current provisions requires a physical barrier / wall between the cannabis retail lobby area and the shopping area. This is being removed to allow more flexibility in how the internal space is designed. In all retail Cannabis facilities however, some sort of kiosk / check-in area is required.

- 2) Signage / Lighting: Current provisions do not allow for illuminated wall signs if you are a cannabis facility. No lighted signs are allowed. This restriction is being removed and now the business just follows the County's standard signage requirements for a commercial business, which includes lighted signs.

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- 3) Mixed Use Zones: Currently, retail cannabis facilities are not allowed in a Mixed Use Zone. This is being revised to allow retailers and microbusiness to locate in a Mixed Use Zone, subject to the same permitting process as every other zone.
- 4) Manufacturing in Commercial Zones: Under the State Department of Cannabis Control (DCC), there are multiple types of Cannabis Manufacturing licenses. Type N Manufacturing allows for infusion of certain oils and other product add-ons. Type P Manufacturing is related to packaging or repackaging of products. Both types of manufacturing have negligible impacts and are proposed to be allowed in commercial zones (C-1/C-P, C-P-S, and M-U), rather than ONLY industrial zones. You would typically find these activities coupled with a microbusiness. All other types of manufacturing, including the volatile extraction process, remain only allowed in an industrial zone.
- 5) BOS Policy F-7 – Cannabis Retailers within a Commercial Retail Corridor: A previous refinement of the Cannabis location requirements, was added through Board of Supervisors Policy F-7 rather than an amendment to the Ordinance. This policy overrides the 1,000 ft. separation requirement between Cannabis Retailers and allows for “clustering” of Cannabis Retailers within a half-mile of a freeway, subject to certain the concentration thresholds within the Census Tract. This policy is effective today and is being carried over to the Ordinance, rather than remaining as a policy. With this carry-over, we are requesting to rescind the Policy, as it will no longer be necessary.
- 6) Cultivation Energy Reduction (State Law Expansion): Section 19.511.G. states a requirement for a 20% reduction in energy demand for cannabis cultivation facilities located indoors. The 20% reduction language has been modified to simply reflect compliance with new State cannabis cultivation energy requirements and the County’s Climate Action Plan (CPA).
- 7) Distribution vs. Delivery vs. Transport License Types: These three separate activity types include updated definitions to more closely reflect State law and explicitly distinguish between each other.
 - a. Distribution is the procurement, sale, and transport of Cannabis and Cannabis Products between Commercial Cannabis Activity licenses. A Distribution license is also required for Cultivators in order to move their product from place of origin to a manufacturing facility.
 - b. Delivery is the commercial transfer of Cannabis or Cannabis Products from a Cannabis Retailer or Cannabis Microbusiness engaged as a Cannabis Retailer with an approved conditional use permit and Type 9 State License, up to an amount allowed by the State of California Department of Cannabis Control, to a

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primary caregiver, qualified patient, or customer at a physical address in California in compliance with all State laws and regulations.

- c. Transport is a more generic term related to just the physical movement of Cannabis or Cannabis Products. This term is being removed from the ordinance and is replace with either Distribution or Delivery, depending upon the activity.

Other revisions to Ordinance No. 348: In addition to the revisions proposed for Article XIXh, Commercial Cannabis Activities, this amendment to Ordinance No. 348 also includes amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures.

Environmental Determination

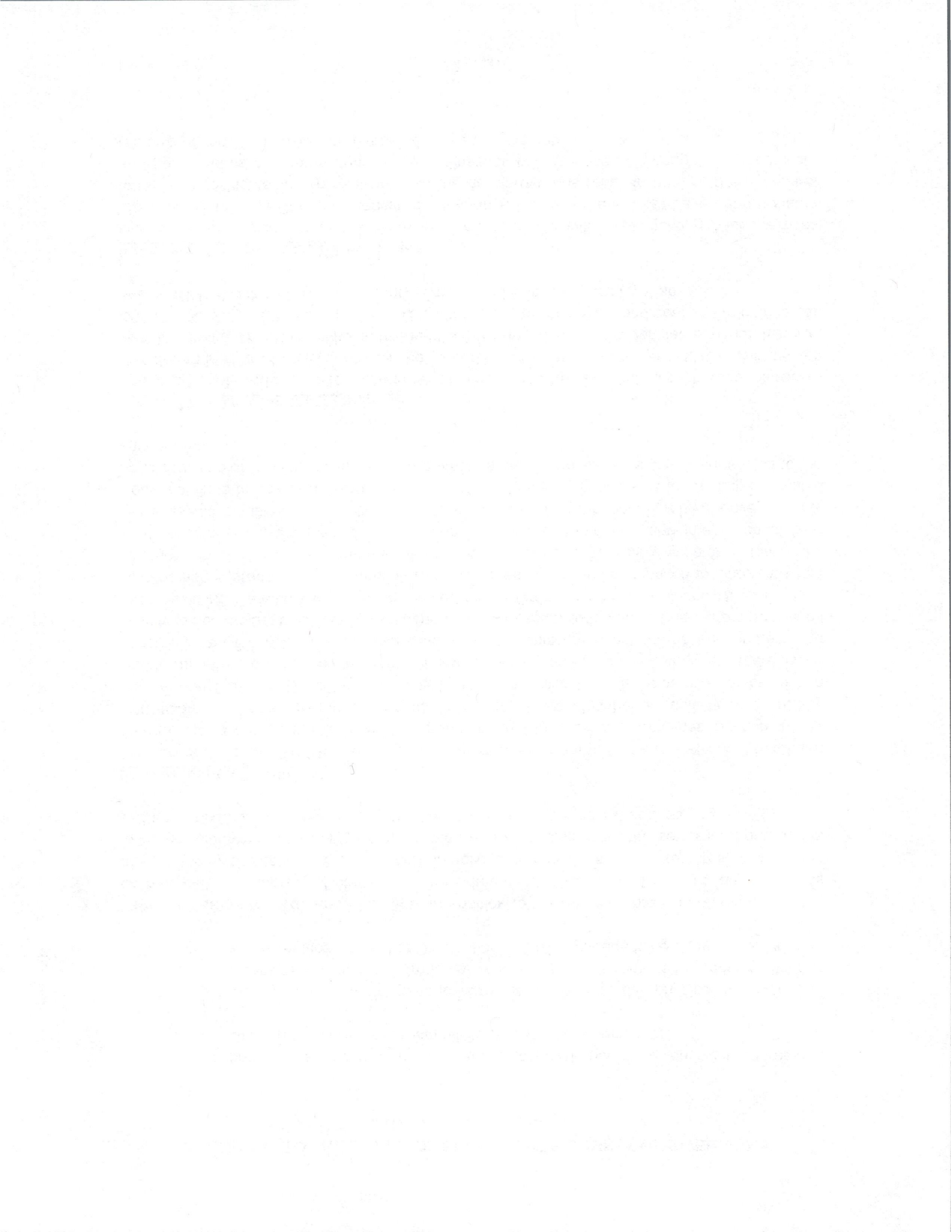
Change of Zone No. 2100128 and the associated amendment to Ordinance No. 348 has been determined to be exempt from CEQA, pursuant to State CEQA Guidelines Section 15061 (b)(3)(Common Sense Exemption). Section 15061 (b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project includes amending certain provisions to the existing Cannabis regulations, located within Ordinance No. 348 (Land Use). No new construction is proposed in conjunction with this amendment, and it is limited to Ordinance text changes only. The general nature of changes includes establishing greater enforcement provisions, new performance measures, consistency with State law, and integration of best practices with updates to regulations and operations. All future cannabis related developments would continue to be evaluated under CEQA. Project-specific analysis as to any impacts would be speculative at this time. This ordinance amendment will not cause a significant impact to the environment.

Airport Land Use Commission (ALUC):

This is a County-wide proposed amendment to Ordinance No. 348 and as such, requires review and determination of consistency by the Airport Land Use Commission (ALUC). This project was transmitted to ALUC who subsequently provided a determination letter under File No. ZAP1068RG23, dated January 19, 2023, finding the proposed amendment to Ordinance No. 348 consistent with all Riverside County Airport Land Use Compatibility Plans.

Impact on Residents and Businesses

Due to ongoing changes at the State level and coupled with implementing best practices, provisions within the Cannabis section of Ordinance No. 348 (Land Use) have been updated. Impacts to residents will be negligible, as the new provisions result in additional enforcement and performance standards. Impacts to businesses will be positive, through the update and removal of certain provisions that created barriers to market.



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Additional Fiscal Information

This project is an amendment to Ordinance No. 348 (Land Use) and was initiated by the Board of Supervisors. The project is paid for through the County's General Funds and is a one-time cost, during fiscal years 22/23.

EXHIBITS:

- 1) Ordinance No. 348.4997 – Article XIXh Commercial Cannabis Activities (Final)
- 2) Notice of Exemption – Ordinance No. 348.4997



Jason Farin, Principal Management Analyst 3/20/2023



Aaron Gettis, Deputy County Counsel 3/17/2023

1 or structures of a lot equal or exceed five thousand (5,000)
2 square feet. Said determination of potential environmental
3 concerns shall be made by the Planning Director and is within
4 his or her sole discretion.

- 5 b. If a plot plan is required for a detached accessory building or
6 structure, a public hearing shall be held in accordance with Section
7 18.30 of this ordinance and the plot plan shall only be approved if it
8 complies with the requirements of this Section and the requirements
9 of Section 18.30 of this ordinance.

10 3. DEVELOPMENT STANDARDS.

11 In addition to the development standards of the applicable zone, a detached
12 accessory building or structure shall comply with the following:

- 13 a. Where a rear yard is required by this ordinance, a detached accessory
14 building or structure shall not be less than the requirement of the
15 zone.
- 16 b. In areas of altitudes above four thousand (4,000) feet, a detached
17 accessory building or structure may be constructed in accordance with
18 the same building setback line as is required for a one family dwelling
19 on the same lot.
- 20 c. Detached accessory buildings or structures shall not be located closer
21 to the front lot line than the principal dwelling on the same lot, except
22 the Planning Director may, based on a determination that this
23 standard is infeasible for the lot, allow detached accessory buildings
24 or structures to be setback a minimum of 25 feet from the front lot
25 line
- 26 d. No detached accessory building shall be nearer to the one family
27 dwelling, or other building or structure than is permitted by
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1 Ordinance No. 457 and Ordinance No 787.

- 2 e. The building height of a detached accessory building or structure
3 shall not exceed two stories or forty feet, unless a greater height is
4 approved pursuant to Section 18.34. of this ordinance.
- 5 f. Bare metal buildings and structures without paint or exterior
6 architectural coatings or treatments shall not be located on a lot one
7 (1) acre or smaller.
- 8 g. No final inspection shall be performed for the detached accessory
9 building or structure until a final inspection has been performed for
10 the one family dwelling on the same lot.
- 11 h. No detached accessory building or structure shall be rented or leased,
12 or offered for rent or lease, unless the one family dwelling on the lot
13 is also being rented or leased, or offered for rent or lease, to the same
14 renter or lessee.
- 15 i. No detached accessory building or structure shall be used for
16 overnight accommodations.
- 17 j. No detached accessory building or structure shall contain a kitchen.
- 18 k. Any detached accessory building or structure must have the same lot
19 access as the one family dwelling on the lot. No additional curb cuts,
20 rear access or any other type of access is allowed to the detached
21 accessory building or structure except as may be authorized by the
22 Transportation Department through the issuance of an encroachment
23 permit.
- 24 l. A detached accessory building or structure shall be compatible with
25 the architecture of the one family dwelling and consistent with the
26 character of the surrounding neighborhood.
- 27 m. Notwithstanding the above, in areas of altitudes below four (4,000)
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thousand feet and where the slope of the front twenty (20) feet of the lot is greater than one (1) foot rise or fall in a seven (7) foot run from the established street elevation, or where the frontage of the lot is more than four (4) feet above or below such established street elevation, a private garage may be built to the front or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, in areas of altitudes above four thousand (4,000) feet and where the slope of the front twenty (20) feet of a lot is greater than one (1) foot rise or fall in a seven (7) foot run from the established street elevation, or where the frontage of the lot is more than four (4) feet above or below such established street elevation, a private garage or carport may be built to the front or side lot lines.”

Section 3. The “Commercial Cannabis Activities” table in Section 18.12.A.2.b. of Ordinance

No. 348 is amended to read as follows:

COMMERCIAL CANNABIS ACTIVITIES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE	OTHER CRITERIA	FOR VEHICLE STACKING
Indoor Cannabis Cultivation		2 spaces/ 3 employees		
Mixed Light Cannabis Cultivation		2 spaces/ 3 employees		
Cannabis Wholesale Nursery		1 space/ 2 employees		
Cannabis Distribution Facility		2 spaces/ 3 employees of largest shift		
Cannabis Manufacturing Facility		2 spaces/ 3 employees of largest shift		
Cannabis Testing Facility		2 spaces/ 3 employees of largest shift		

Cannabis Retailer	15 spaces or 1 space/200 sq. ft. of gross floor area, whichever is greater			
Cannabis Microbusiness Facility engaged as a Cannabis Retailer	15 spaces or 1 space/200 sq. ft. of gross floor area, whichever is greater			
Cannabis microbusiness Facility not engaged as a Cannabis Retailer		2 spaces/ 3 employees		

Section 4. Article XIXh of Ordinance No. 348 is amended in its entirety to read as follows:

“Article XIXh COMMERCIAL CANNABIS ACTIVITIES

SECTION 19.500. PURPOSE AND INTENT.

The purpose of this Article is to protect the public health, safety, and welfare, enact strong and effective regulatory and enforcement controls in compliance with State law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment in the unincorporated areas of Riverside County by establishing land use regulations for Commercial Cannabis Activities. Commercial Cannabis Activities includes Cannabis Cultivation, Cannabis Wholesale Nursery, Cannabis Manufacturing Facility, Cannabis Testing Facility, Cannabis Retailer, and Cannabis Distribution Facility, including Medicinal Cannabis and Adult-Use Cannabis. Commercial Cannabis Activities require land use regulations due to the unique State legal constraints on Cannabis activity, and the potential environmental and social impacts associated with Cannabis activity.

SECTION 19.501. PROHIBITED ACTIVITIES.

- A. 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 is prohibited in all zones and is hereby declared a public nuisance that may be abated by the County and is subject to all available legal remedies, including but not limited

1 to civil injunctions.

- 2 B. Mobile Cannabis Retailers are prohibited in all zones and may not operate in the
3 unincorporated area of Riverside County.
- 4 C. All Cannabis Cultivation shall be conducted in the interior of enclosed structures,
5 facilities or buildings, and all Cannabis Cultivation operations, including all Live
6 Cannabis Plants, at any stage of growth, shall not be visible from the exterior of any
7 structure, facility or building containing Cannabis Cultivation. Portable
8 greenhouses and non-permanent enclosures shall not be used for Cannabis
9 Cultivation unless all applicable permits and licenses have been obtained including,
10 but not limited to, land use permits, building permits and a California license has
11 been issued for a Mixed Light Cannabis Cultivation operation.
- 12 D. Outdoor cultivation of Cannabis is prohibited in the unincorporated area of
13 Riverside County.
- 14 E. All Commercial Cannabis Activities within any dwelling unit, accessory dwelling
15 unit, guest quarters, or any other residential accessory structure permitted for
16 residential occupancy is prohibited.
- 17 F. Unless a conditional use permit has been approved that includes the retail sales of
18 Cannabis or Cannabis Products no person shall conduct any retail sales of Cannabis
19 or Cannabis Products on or from a permitted Commercial Cannabis Activity.

20 SECTION 19.502. APPLICABILITY.

- 21 A. Except as provided in Section 19.503 of this Article, Commercial Cannabis
22 Activities shall not be allowed in the unincorporated areas of Riverside County
23 without first obtaining all required land use permits, licenses or other entitlements
24 required by local or State laws and regulations.
- 25 B. Cannabis is not an agricultural commodity with respect to Ordinance No. 625, the
26 Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those
27 terms are defined in the Riverside County General Plan or Ordinance No. 625.
28

1 C. For the purposes of this Article, Cannabis does not include Industrial Hemp as
2 defined in this ordinance.

3 SECTION 19.503. EXEMPTIONS.

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

7 A. Personal Cannabis Cultivation.

8 This Article shall not prohibit a person 21 years of age or older from engaging
9 in the Indoor Cannabis Cultivation of six or fewer Live Cannabis Plants within
10 a single private residence or inside a detached accessory structure located upon
11 the grounds of a private residence that is fully enclosed and secured, to the extent
12 the cultivation is authorized by Health and Safety Code sections 11362.1 and
13 11362.2. In no event shall more than six Live Cannabis Plants be allowed per
14 private residence. For purposes of this section, private residence means a one
15 family dwelling, an apartment unit, a mobile home or other similar dwelling.

16 B. Cannabis Cultivation by a Primary Caregiver.

17 This Article shall not prohibit the cultivation of Cannabis by a qualified patient
18 or primary caregiver in accordance with Section 12 of Riverside County
19 Ordinance No. 925.

20 SECTION 19.504. PROHIBITED LOCATIONS.

21 Commercial Cannabis Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-
22 A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C-T, C-R, C-O, R-VC, C/V, C-C/V,
23 WC-R, WC-W, WC-WE, WC-E, W-2, R-D, N-A, W-2-M, W-1, W-E, M-R, and M-R-A.

24 SECTION 19.505. PERMIT REQUIREMENTS FOR ALL COMMERCIAL CANNABIS
25 ACTIVITIES.

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

27 A. APPLICATION REQUIREMENTS.

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

4 B. STATE LICENSE REQUIRED.

5 The applicant or owner of the approved Commercial Cannabis Activity shall file for
6 the required State license within 60 days after obtaining final project approval by
7 the County. Furthermore, the applicant or owner of the approved Commercial
8 Cannabis Activity shall demonstrate that the required State license has been
9 obtained, prior to the County issuing a certificate of occupancy. The State license
10 shall be maintained throughout the operating life of the approved Commercial
11 Cannabis Activity.

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

13 Suspension of a license issued by the State of California, or by any State licensing
14 authority, shall immediately suspend the ability of a Commercial Cannabis Activity
15 to operate within the County until the State, or its respective State licensing
16 authority, reinstates or reissues the State license. Revocation or termination of a
17 license by the State of California, or by any State licensing authority, will also be
18 grounds to revoke or terminate any conditional use permit granted to a Commercial
19 Cannabis Activity pursuant to this Article. Any operator or applicant of a
20 Commercial Cannabis Activity shall provide written notice to the County of any
21 suspension, revocation, or termination of any State license for Commercial Cannabis
22 Activity within 48 hours of such suspension, revocation, or termination.

23 D. HEALTH AND SAFETY.

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

4 E. DEVELOPMENT AGREEMENT.

5 No approval required by this ordinance shall be given for any permit for a
6 Commercial Cannabis Activity unless the Board of Supervisors prior to or
7 concurrently with approves a development agreement, pursuant to Section 18.26b
8 of this ordinance, setting forth the terms and conditions under which the Commercial
9 Cannabis Activity will operate in addition to the requirements of this ordinance, all
10 other local ordinances and regulations, State law and such other terms and conditions
11 that will protect and promote the public health, safety and welfare. No use or
12 operation under any permit for a Commercial Cannabis Activity shall be allowed to
13 begin or continue unless the development agreement is effective and not terminated.

14 F. NUISANCE ODORS.

15 Cannabis odor is a public nuisance. All Commercial Cannabis Activities shall be
16 sited and operated in a manner that prevents Cannabis odors from being detected
17 offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing
18 ventilation and exhaust system so that odor generated inside the Commercial
19 Cannabis Activity that is distinctive to its operation is not detected outside of the
20 operation's facility, anywhere on adjacent lots or public rights-of-way, on or about
21 the exterior or interior common area walkways, hallways, breezeways, foyers, lobby
22 areas, or any other areas available for use by common tenants or the visiting public,
23 or within any other unit located inside the same building as the Commercial Cannabis
24 Activity. In order to control nuisances such as odors, humidity and mold,
25 Commercial Cannabis Activities shall install and maintain at the minimum, the
26 following equipment, or any other equipment that can be proven to be an equally or
27 more effective method or technology to control these nuisances:
28

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

G. COMMERCIAL CANNABIS ACTIVITY OPERATOR QUALIFICATIONS.

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. All operators of a Commercial Cannabis Activity shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants or operators providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

H. VERIFIED CANNABIS RELATED VIOLATIONS.

1. Permits for Commercial Cannabis Activity shall not be granted for a period of two (2) years for properties on which the County has verified a recent Cannabis related violation. The two (2) year period commences upon resolution of the recent Cannabis related violation.
2. For the purposes of this section, Cannabis related violations are defined as recent when the violation occurs within one or more of following periods of time:
 - a. Within the twelve (12) months prior to submission of an application

1 for a Commercial Cannabis Activity described by this Article; or

2 b. Anytime after submission of an application for and up to approval of
3 a Commercial Cannabis Activity described by this Article.

4 3. The Planning Director may waive this penalty for good cause as may be
5 demonstrated by the property owner(s). A property owner's demonstration
6 of good cause may include, but is not limited to, providing sufficient
7 evidence to show the current property owner(s) did not own the property nor
8 have any involvement with the verified Cannabis related violation on the
9 property or other good faith effort to comply with the County's ordinance.

10 I. RELOCATION OF A PERMITTED COMMERCIAL CANNABIS ACTIVITY.

11 In the event the permittee or successor in interest vacates and relocates the
12 Commercial Cannabis Activity to a new location, a new conditional use permit will
13 need to be granted by the County in accordance with this ordinance prior to
14 commencing operations at the new location.

15 J. HOURS OF OPERATION.

16 A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to
17 the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M.
18 All other Commercial Cannabis Activities may operate only during the hours
19 specified in the conditional use permit granted by the County.

20 K. INSPECTIONS.

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

25 L. MONITORING PROGRAM.

26 Permittees of a Commercial Cannabis Activity shall participate in the County's
27 monitoring program to verify permit requirements such as, but not limited to,
28

1 security measures, water use and State track-and-trace requirements.

2 M. RESTRICTION ON ALCOHOL AND TOBACCO SALES OR CONSUMPTION.

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

5 N. 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 to
10 deter and prevent the unauthorized entrance into areas containing Cannabis or
11 Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products
12 at the Commercial Cannabis Activity and to ensure emergency access in accordance
13 with applicable Fire Code standards. Guard dogs shall not be used at the
14 Commercial Cannabis Activity as a security measure. Security measures shall
15 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 employee
19 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 Cannabis Cultivation
22 facility and limited amounts of Cannabis for display purposes, all Cannabis
23 and Cannabis Products shall be stored in a secured and locked structure and
24 in a secured and locked safe room, safe, or vault, and in a manner as to
25 prevent diversion, theft, and loss.
- 26 5. 24 hour security surveillance cameras to monitor all entrances and exits to a
27 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 90 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.
- 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, upon
18 reasonable notice to the Commercial Cannabis Activity, allow the County to
19 inspect or audit the effectiveness of the security plan for the Commercial
20 Cannabis Activity.
- 21 12. The permittee for a Commercial Cannabis Activity shall notify the Riverside
22 County Sheriff's Department immediately after discovering any of the
23 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, independent contractor, or designee
7 other than those individuals authorized as a State Licensed Security
8 Personnel.

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

10 P. PERMIT AND LICENSE POSTING.

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

15 Q. SIGNAGE.

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

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

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

26 3. No Commercial Cannabis Activity shall publish or distribute advertising or
27 marketing that is attractive to children.
28

- 1 4. No Commercial Cannabis Activity shall advertise or market Cannabis or
2 Cannabis Products on motor vehicles.
- 3 5. No sign shall advertise or market Cannabis or Cannabis Products in a
4 manner intended to encourage persons under 21 years of age to consume
5 Cannabis or Cannabis Products
- 6 6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct
7 any entrance or exit to the building or any window.
- 8 7. Each entrance to a Commercial Cannabis Activity shall be visibly posted
9 with a clear and legible notice indicating that smoking, ingesting, or
10 otherwise consuming Cannabis on the lot of the Commercial Cannabis
11 Activity is prohibited.
- 12 8. No banners, flags, billboards, or other prohibited signs may be used at any
13 time.

14 R. RECORDS.

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

1 have the right to examine, monitor, and audit such records and
2 documentation, which shall be made available to the County upon request.

- 3 3. All Commercial Cannabis Activities shall maintain an inventory control and
4 reporting system that accurately documents the present location, amounts,
5 and descriptions of all Cannabis and Cannabis Products for all stages of the
6 growing and production or manufacturing, laboratory testing and distribution
7 processes until purchase by or distribution to a qualified patient, primary
8 caregiver for medical purposes or an adult 21 years of age or older who
9 qualifies to purchase Adult-Use Cannabis.

10 S. WATER.

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

19 T. WASTE WATER.

20 All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the
21 applicable sanitary sewer purveyor, indicating agreement to supply sewer for the
22 Commercial Cannabis Activity. The letter shall include the activity proposed and
23 any improvements required for service. For Commercial Cannabis Activities where
24 sewer service is not available, conditions from the Department of Environmental
25 Health will be required for the conditional use permit. Where sanitary sewer is not
26 available, the applicant shall obtain clearance from the appropriate regional water
27 quality control board.
28

1 U. PARKING.

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

3 V. VISIBILITY.

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

6 W. HAZARDOUS MATERIALS.

7 All Commercial Cannabis Activities that utilize hazardous materials shall comply
8 with applicable hazardous waste generator, Riverside County Ordinance No. 615,
9 and hazardous materials handling, Riverside County Ordinance No. 651,
10 requirements and maintain any applicable permits for these programs from the
11 Riverside County Fire Department, the Riverside County Department of
12 Environmental Health, the Riverside County Department of Waste Resources and
13 the Agricultural Commissioner.

14 X. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS.

15 1. All Commercial Cannabis Activities shall comply with all applicable local
16 and State laws, ordinances and regulations related to, but not limited to, the
17 following: the California Environmental Quality Act, California Building
18 Code, California Fire Code, Riverside County Ordinance No. 787, Riverside
19 County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside
20 County Ordinance No. 745, Airport Land Use Compatibility Plans, weights
21 and measures regulations, track and trace requirements, pesticide use, water
22 quality, storm water discharge and the grading of land.

23 2. All buildings and structures, including greenhouse, hoop structures, or other
24 similar structures shall comply with all applicable Building, Fire, and Safety
25 laws and regulations. All buildings and structures shall be reviewed by the
26 Riverside County Building and Safety Department in accordance with the
27 California Building Code and Riverside County Ordinance No. 457 and by
28

1 the Riverside County Fire Department in accordance with Riverside County
2 Ordinance No. 787 and the California Fire Code.

3 Y. MATERIAL ALTERATIONS TO PREMISES.

4 No physical change, alteration, or modification shall be made to a Premises without
5 first obtaining the appropriate approvals from the County, including but not limited
6 a substantial conformance or revised permit and all other necessary permits.
7 Alterations or modifications requiring approval include, without limitation: (i) the
8 removal, creation, or relocation of a common entryway, doorway, passage, or a
9 means of public entry or exit, when such common entryway, doorway, or passage
10 alters or changes limited-access areas within the Premises; (ii) the removal, creation,
11 addition, or relocation of a Cannabis Cultivation Area; (iii) or the addition or
12 alteration of a water supply. The requirement of this Section is in addition to
13 compliance with any other applicable State or local law or regulation pertaining to
14 approval of building modifications, zoning, and land use requirements. In the event
15 that the proposed modification requires a new or modified conditional use permit
16 such permit must be obtained prior to issuance of building permits.

17 Z. MULTIPLE COMMERCIAL CANNABIS ACTIVITIES.

18 Multiple Commercial Cannabis Activities may be allowed on the same lot provided
19 the proposed activities are allowed in the zone classification and meet all
20 requirements in this Article and State Law.

21 SECTION 19.506. PUBLIC HEARING AND REQUIREMENTS FOR APPROVAL.

22 A. A public hearing shall be held on the application for a conditional use permit in
23 accordance with the provisions of Section 18.26 of this ordinance and all of the
24 procedural requirements and rights of appeal set forth therein shall govern the public
25 hearing.

26 B. No conditional use permit for a Commercial Cannabis Activity shall be approved
27 unless the following findings are made:
28

1. The permit is consistent with the General Plan, any applicable specific plan, and the zoning classification.
2. The permit complies with the requirements of Sections 18.12, 18.28, 19.505, as applicable, of this ordinance.
3. The permit complies with all the requirements and findings of this Article for the applicable the Commercial Cannabis Activity(ies).
4. The permit complies with the development standards for the zoning classification in which the Commercial Cannabis Activity is located.
5. The permit will not be detrimental to the public health, safety or general welfare.

C. Conditional use permits shall be subject to all conditions necessary or convenient to assure that the Commercial Cannabis Activity will satisfy the requirements of this Article.

SECTION 19.507. PERMIT EXPIRATION AND REQUEST FOR RENEWAL AFTER EXPIRATION.

All conditional use permits granted for a Commercial Cannabis Activity shall expire and become null and void as provided in each permit's conditions of approval and development agreement.

SECTION 19.508. OUTDOOR CANNABIS CULTIVATION PROHIBITED.

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

SECTION 19.509. INDOOR (ARTIFICIAL LIGHT) CANNABIS CULTIVATION.

A. ZONING.

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

1. Specialty Cottage Indoor Cannabis Cultivation.

Specialty Cottage Indoor Cannabis Cultivation is allowed in the following zone classifications with an approved conditional use permit in accordance

1 with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-
2 H, A-1, A-P, A-2 and A-D.

3 2. Specialty Indoor Cannabis Cultivation.

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

8 3. Small Indoor Cannabis Cultivation.

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

13 4. Medium Indoor Cannabis Cultivation.

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

18 B. SIZE LIMITATIONS.

19 1. All Indoor Cannabis Cultivations shall not exceed the Canopy size threshold
20 established by State law.

21 2. The Canopy size does not include immature Live Cannabis Plants that are
22 not flowering. Pursuant to State law, should a Live Cannabis Plant outside
23 of the Canopy area(s) begin to flower, a plant tag shall be applied, the Live
24 Cannabis Plant shall be moved to a designated Canopy area, and reported in
25 the track and trace system without delay.

26 3. The Canopy size on a lot for a Specialty Cottage Indoor Cannabis Cultivation
27 shall not exceed 500 square feet.
28

1 A-1, A-P, A-2 and A-D.

2 2. Specialty Mixed Light Cannabis Cultivation.

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

7 3. Small Mixed Light Cannabis Cultivation.

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

12 4. Medium Mixed Light Cannabis Cultivation.

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

17 B. SIZE LIMITATIONS.

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

20 2. The Canopy size does not include immature Live Cannabis Plants that are
21 not flowering. Pursuant to State law, should a Live Cannabis Plant outside
22 of the Canopy area(s) begin to flower, a plant tag shall be applied, the Live
23 Cannabis Plant shall be moved to a designated Canopy area, and reported in
24 the track and trace system without delay.

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

27 4. The Canopy size on a single lot for a Specialty Mixed Light Cannabis
28

1 Cultivation shall not exceed 5,000 square feet.

2 5. The Canopy size on a single lot for a Small Mixed Light Cannabis Cultivation
3 shall not exceed 10,000 square feet.

4 6. The Canopy size on a single lot for a Medium Mixed Light Cannabis
5 Cultivation shall not exceed 22,000 square feet except as provided for in
6 19.510.B.7.

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

9 a. A conditional use permit has been granted for Mixed Light Cannabis
10 Cultivation and specifies the number and size of each proposed
11 licensed Premises.

12 b. The individual Canopy size for each Mixed Light Cannabis
13 Cultivation operation complies with State law and the cumulative
14 Canopy area for all the Mixed Light Cannabis Cultivation operations
15 does not exceed the total amount of 43,560 square feet.

16 8. For properties with an approved conditional use permit for Mixed Light
17 Cannabis Cultivation and Cannabis Wholesale Nursery, the calculated
18 Canopy size for Mixed Light Cannabis Cultivation does not include the area
19 of the property for the Cannabis Wholesale Nursery.

20 SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

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

25 A. LOCATION REQUIREMENTS.

26 1. Indoor and Mixed Light Cannabis Cultivation shall not be located within
27 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth
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Center. This distance shall be measured from the nearest points of the respective property lines using a direct straight-line measurement without regard to intervening structures, as specified in subdivision (b) of Section 26054 of the Business and Professions Code. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

2. Indoor Cannabis Cultivation and Mixed Light Cannabis Cultivation are not allowed in an established agricultural preserve or on a lot under a land conservation contract pursuant to the Williamson Act. Indoor Cannabis Cultivation and Mixed Light Cannabis Cultivation shall not be considered agriculture for the purposes of Ordinance No. 625 the County's Right-to-Farm Ordinance.
3. All Cannabis Cultivation is prohibited on natural slopes 25% or greater.

B. MINIMUM LOT SIZE.

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

Commercial Cannabis Activity	Minimum Lot Size (Square Feet)	Allowable Zone(s)
Specialty Cottage	Minimum lot size per Zone	C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Specialty	Minimum lot size per Zone	C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Small	Minimum lot size per Zone	C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Medium	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

- 1
- 2 **2. Minimum lot size for Mixed Light Cannabis Cultivation.** The minimum
- 3 lot size for Mixed Light Cannabis Cultivation is provided below:

4

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

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11 **C. MINIMUM LOT DIMENSIONS.**

12 The minimum average lot width for Mixed Light Cannabis Cultivation lots shall be

13 150 feet.

14 **D. SETBACKS.**

15 1. Indoor Cannabis Cultivation:

16 All Indoor Cannabis Cultivation shall comply with the setback standards for

17 the zone classification in which they are located.

18 2. Mixed Light Cannabis Cultivation:

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

20 Cultivation Area for Mixed Light Cannabis Cultivation shall be

21 setback a minimum of 50 feet from all lot lines and public right-of-

22 ways.

23 b. The Cannabis Cultivation Area for Medium Mixed Light Cannabis

24 Cultivation shall be setback a minimum of 100 feet from all lot lines

25 and public right-of-ways.

26 c. The Cannabis Cultivation Area for all Mixed Light Cannabis

27 Cultivation shall be located a minimum of 50 feet from the drip line

28

1 of any riparian vegetation of any watercourse.

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

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

8 3. Setbacks may be modified with an approved setback adjustment in
9 accordance with Section 18.33 of this ordinance. In no case shall a setback
10 be less than the setbacks required by the State of California Department of
11 Food and Agriculture or other applicable State law.

12 E. SCREENING AND FENCING.

13 All Mixed Light Cannabis Cultivation shall occur within a secure fence at least 6
14 feet in height that fully encloses the Cannabis Cultivation Premises or Cannabis
15 Cultivation Area and prevents easy access to the Cannabis Cultivation Area. The
16 fence must be solid, durable and include a lockable gate(s) that is locked at all times,
17 except for during times of active ingress and egress. Fences shall be separated by a
18 minimum of six feet from all cultivation structures, providing a clear six foot path.
19 The fence shall comply with all other applicable County ordinances, policies, and
20 design standards related to height, location, materials, or other fencing restrictions.
21 Cannabis Cultivation Areas shall not be secured by fences with barbed wire or
22 screened with plastic sheeting on chain link. Chain link with slats is allowed.

23 F. ENCLOSURES.

24 1. Cannabis Cultivation operations shall occur within a fully enclosed
25 permitted building, greenhouse, hoop structure, or other similar structure.
26 Mixed light supplemental lighting shall not exceed 25 watts per square foot
27 to be used up to one hour before sunrise or after sunset, unless the building
28

1 or structure is equipped with light-blocking measures to ensure that no light
2 escapes.

- 3 2. All greenhouses, hoop structures, or other similar structures shall comply
4 with Section 19.505.X. of this article

5 G. ENERGY CONSERVATION MEASURES.

6 All Cannabis Cultivation operations shall include adequate measures to address the
7 projected energy demand for Cannabis Cultivation at the lot. On-site renewable
8 energy generation shall be required for all Indoor Cannabis Cultivation operations.
9 Renewable energy systems shall be designed to comply with the County's Climate
10 Action Plan and all state laws, mandates, and regulations regarding electrical power
11 and solar, including the requirements of the California Energy Code. If there is a
12 difference between the requirements of the County's Climate Action Plan and any
13 state law, mandate, or regulation, the Cannabis Cultivation operation shall comply
14 with whichever requirement is greater.

15 H. WATER CONSERVATION MEASURES.

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

20 I. OPERATIONS.

- 21 1. Indoor Cannabis Cultivation shall be within a fully enclosed building or
22 buildings.
- 23 2. All Cannabis Cultivation lighting shall be fully shielded, downward casting
24 and not spill over onto structures, other properties or the night sky. All
25 Indoor Cannabis Cultivation and Mixed Light Cannabis Cultivation
26 operations shall be fully contained so that little to no light escapes. Light
27 shall not escape at a level that is visible from neighboring properties between
28

1 sunset and sunrise.

2 3. All Cannabis Cultivation operations shall accumulate or store garbage and
3 refuse in a nonabsorbent, water-tight, vector resistant, durable, easily
4 cleanable, galvanized metal or heavy plastic containers with tight fitting lids.
5 No refuse container shall be filled beyond the capacity to completely close
6 the lid. All garbage and refuse on the site shall not be accumulated or stored
7 for more than seven calendar days, and shall be properly disposed of before
8 the end of the seventh day. All waste, including but not limited to refuse,
9 garbage, green waste and recyclables, must be disposed of in accordance
10 with County and State laws and regulations. All waste generated from
11 Cannabis Cultivation operations must be properly stored and secured to
12 prevent access from the public.

13 4. Onsite generators are prohibited, except as a source of energy in an
14 emergencies. Onsite generators for emergency use shall be included in the
15 conditional use permit.

16 5. Cannabis Cultivation within the A-1, A-P, A-2, and A-D Zones shall not
17 include the retail sales of Cannabis or Cannabis Products.

18 J. TRANSPORT-ONLY DISTRIBUTION.

19 Cannabis Cultivation operations with an approved conditional use permit may
20 transport the Cannabis the licensee has cultivated to another Commercial
21 Cannabis Activity licensee, only if the Cannabis Cultivation operator also has
22 an approved transport-only distribution license in accordance with California
23 Code of Regulations section 15315 and all other applicable State law. This type
24 of transport-only distribution is not considered Cannabis Distribution for the
25 purposes of this Article.

26 K. FINDINGS.

27 In addition to the requirements for approval in Section 19.506 of this ordinance, no
28

1 conditional use permit shall be approved or conditionally approved unless the
2 following findings are made:

- 3 1. The Indoor Cannabis Cultivation or Mixed Light Cannabis Cultivation
4 complies with all the requirements of the State and County for Cannabis
5 Cultivation.
- 6 2. The Indoor Cannabis Cultivation or Mixed Light Cannabis Cultivation is
7 not located within 1,000 feet from any Child Day Care Center, K-12
8 school, public park, or Youth Center or a variance in accordance with
9 Section 18.27 of this ordinance has been approved allowing a shorter
10 distance, but not less than allowed by State law. The distance is measured
11 in accordance with Section 19.511.A.1.
- 12 3. The Indoor Cannabis Cultivation or Mixed Light Cannabis Cultivation
13 includes adequate measures that minimize use of water for cultivation on
14 the lot.
- 15 4. The Indoor Cannabis Cultivation or Mixed Light Cannabis Cultivation
16 includes adequate quality control measures to ensure cultivation on the
17 lot meets State and County regulatory standards.
- 18 5. The Indoor Cannabis Cultivation or Mixed Light Cannabis Cultivation
19 includes adequate measures that address enforcement priorities for
20 cultivation including restricting access to minors, and ensuring that
21 Cannabis is not supplied to unlicensed or unpermitted persons.
- 22 6. The Indoor Cannabis Cultivation or Mixed Cannabis Cultivation will
23 operate in a manner that prevents Cannabis odors from being detected
24 offsite.

25 SECTION 19.512. CANNABIS WHOLESALE NURSERIES.

26 A. APPLICABILITY.

27 Notwithstanding any other provision of this ordinance, Cannabis Wholesale
28

1 Nurseries are allowed as follows:

2 1. Outdoor Cannabis Wholesale Nurseries.

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

7 2. Indoor Cannabis Wholesale Nurseries.

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

11 3. Mixed Light Cannabis Wholesale Nurseries.

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

16 SECTION 19.513. CANNABIS WHOLESALE NURSERIES STANDARDS.

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

21 A. GENERAL LOCATION.

22 Cannabis Wholesale Nurseries shall not be located within 600 feet from any Child
23 Day Care Center, K-12 school, public park, or Youth Center. This distance shall be
24 measured from the nearest points of the respective property lines using a direct
25 straight-line measurement without regard to intervening structures, as specified in
26 subdivision (b) of Section 26054 of the Business and Professions Code. A new
27 adjacent use will not affect the continuation of an existing use that has been
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1 established under this Article and continuously operating in compliance with the
2 conditional use permit, and local and State laws and regulations. This location
3 meets the minimum requirements of State law and may not be modified with
4 approval of a variance.

5 **B. MINIMUM LOT SIZE.**

- 6 1. **Minimum lot size for Outdoor Cannabis Wholesale Nurseries.** The
7 minimum lot size for Outdoor Cannabis Wholesale Nurseries is listed below:

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

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

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

- 20 3. **Minimum lot size for Mixed Light Cannabis Wholesale Nurseries.** The
21 minimum lot size for Mixed Light Cannabis Wholesale Nurseries is listed
22 below:

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

28 **C. MINIMUM LOT DIMENSIONS.**

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

2 D. SETBACKS.

- 3 1. The Premises for all Cannabis Wholesale Nurseries shall be setback a
4 minimum of 50 feet from the lot lines and public right-of ways.
- 5 2. The Premises for all Outdoor and Mixed Light Cannabis Wholesale
6 Nurseries shall be setback a minimum of 50 feet from the drip line of any
7 riparian vegetation of any watercourse.
- 8 3. Setbacks may be modified with the approval of a setback adjustment in
9 accordance with Section 18.33 of this ordinance. In no case shall a setback
10 be less than setbacks required by the State of California Department of Food
11 and Agriculture or other applicable State law.

12 E. SCREENING AND FENCING.

13 Live Cannabis Plants shall not be visible from outside of the lot for a Cannabis
14 Wholesale Nursery. All Cannabis Wholesale Nursery activities shall occur within a
15 secure fence at least six feet in height that fully encloses the Premises of the Cannabis
16 Wholesale Nursery and prevents easy access to the Premises. The fence must be
17 solid, durable and include a lockable gate(s) that is locked at all times, except for
18 during times of active ingress and egress. Fences shall be separated by a minimum
19 of six feet from all Cannabis Wholesale Nursery structures, providing a clear six foot
20 path. The fence shall comply with all other applicable County ordinances, policies,
21 and design standards related to height, location, materials, or other fencing
22 restrictions. Cannabis Wholesale Nursery Premises shall not be secured by fences
23 with barbed wire or screened with plastic sheeting on chain link. Chain link with slats
24 is allowed.

25 F. MATURE CANNABIS PLANTS.

- 26 1. Mature Cannabis Plants as defined by the California Department of Food and
27 Agriculture are not allowed to be grown, kept, stored or sold in the Cannabis
28

1 Wholesale Nursery area of the property.

- 2 2. For properties with an approved conditional use permit for Cannabis
3 Wholesale Nursery and Indoor Cannabis Cultivation and/or Mixed Light
4 Cannabis Cultivation, Mature Cannabis Plants shall not be grown, kept,
5 stored or sold in the Cannabis Wholesale Nursey area of the property.
- 6 3. Exception: Mature Cannabis Plants may be kept at the Cannabis Wholesale
7 Nursery for seed production and/or research and development, as allowed by
8 State law.

9 G. ENCLOSURES.

- 10 1. Except for outdoor Cannabis Wholesale Nurseries, operations shall occur
11 within a fully enclosed permitted building, greenhouse, hoop structure, or
12 other similar structure. Mixed light supplemental lighting shall not exceed
13 25 watts per square foot to be used up to one hour before sunrise or after
14 sunset, unless the building or structure is equipped with light-blocking
15 measures to ensure that no light escapes.
- 16 2. All greenhouses, hoop structures, or other similar structures shall comply
17 with Section 19.505.X. of the Article.

18 H. ENERGY CONSERVATION MEASURES.

19 Cannabis Wholesale Nurseries shall include adequate measures to address the
20 projected energy demand for Cannabis Cultivation on the lot. On-site renewable
21 energy generation shall be required for all Indoor Cannabis Wholesale Nursery
22 operations. Renewable energy systems shall be designed to comply with the
23 County's Climate Action Plan and all state laws, mandates, and regulations regarding
24 electrical power and solar, including the requirements of the California Energy Code.
25 If there is a difference between the requirements of the County's Climate Action Plan
26 and any state law, mandate, or regulation, the Cannabis Cultivation operation shall
27 comply with whichever requirement is greater.

1 I. WATER CONSERVATION MEASURES.

2 Cannabis Wholesale Nursery operations shall include adequate measures that
3 minimize use of water for Cannabis Cultivation at the site. Water conservation
4 measures, water capture systems, or grey water systems shall be incorporated into
5 Cannabis Cultivation in order to minimize use of water where feasible.

6 J. TRANSPORT-ONLY DISTRIBUTION.

7 Cannabis Wholesale Nursery operations with an approved conditional use
8 permit may transport the Cannabis the licensee has cultivated to another
9 Commercial Cannabis Activity licensee, only if the operator also has an
10 approved transport-only distribution license in accordance with California Code
11 of Regulations section 15315 and all other applicable State law. This type of
12 transport-only distribution is not considered Cannabis Distribution for the
13 purposes of this Article.

14 K. FINDINGS.

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

- 18 1. The Cannabis Wholesale Nursery complies with all the requirements of
19 the State and County for the cultivation of Cannabis and Cannabis
20 Wholesale Nurseries.
- 21 2. The Cannabis Wholesale Nursery is not located within 600 feet from any
22 Child Day Care Center, K-12 school, public park, or Youth Center. The
23 distance is measured in accordance with Section 19.513.A. This location
24 meets the minimum requirements of State law and may not be modified with
25 approval of a variance.
- 26 3. The Cannabis Wholesale Nursery includes adequate measures that
27 minimize use of water for activities at the site.

- 1 4. The Cannabis Wholesale Nursery includes adequate quality control
2 measures to ensure Cannabis kept on the lot meets State regulatory
3 standards.
- 4 5. The Cannabis Wholesale Nursery includes adequate measures that
5 address enforcement priorities for Cannabis activities including
6 restricting access to minors, and ensuring that Cannabis and Cannabis
7 Products are not supplied to unlicensed or unpermitted persons within the
8 State and not distributed out of State.
- 9 6. The Cannabis Wholesale Nursery will operate in a manner that prevents
10 Cannabis odors from being detected offsite.

11 SECTION 19.514. CANNABIS MANUFACTURING FACILITIES.

12 A. APPLICABILITY.

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

- 15 1. Non-Volatile Cannabis Manufacturing Facility.
16 Non-volatile Cannabis Manufacturing Facilities for extractions using
17 mechanical methods or using non-volatile solvents, requiring a Type 6 State
18 license, are allowed in the following zones with an approved conditional use
19 permit in accordance with Section 18.28 of this ordinance: I-P, M-SC, M-M
20 and M-H. These facilities may also conduct infusion operations and
21 packaging and labeling of Cannabis Products.
- 22 2. Type N Cannabis Manufacturing Facilities.
23 Cannabis Manufacturing Facilities that produce Edible Cannabis Products or
24 topical Cannabis products using infusion processes, or other types of
25 Cannabis Products other than extracts or concentrates, requiring a Type N
26 State license, are allowed in the following zones with an approved
27 conditional use permit in accordance with Section 18.28 of this ordinance:
28

1 C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, and M-U. These facilities may also
2 package and label Cannabis Products.

3 3. Type P Cannabis Manufacturing Facilities.

4 Cannabis Manufacturing Facilities that only package or repackage Cannabis
5 Products or label or relabel the Cannabis Product container or wrapper,
6 requiring a Type P State license, are allowed in the following zones with an
7 approved conditional use permit in accordance with Section 18.28 of this
8 ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M M-H, and M-U.

9 4. Volatile Cannabis Manufacturing Facility.

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

17 5. Shared-Use Cannabis Manufacturing Facility.

18 A Shared-Use Cannabis Manufacturing Facility is allowed in the following
19 zones with an approved conditional use permit in accordance with Section
20 18.28 of this ordinance: I-P, M-SC, M-M and M-H. A Shared-Use Cannabis
21 Manufacturing Facility may include the following facilities: a non-volatile
22 Cannabis Manufacturing Facility, an infusion only Cannabis Manufacturing
23 Facility or a volatile Cannabis Manufacturing Facility. The conditional use
24 permit for a Shared-Use Cannabis Manufacturing Facility shall identify the
25 types of facilities operating at the Shared-Use Cannabis Manufacturing
26 Facility.

27 SECTION 19.515. CANNABIS MANUFACTURING FACILITIES STANDARDS.

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

5 A. GENERAL LOCATION.

6 Cannabis Manufacturing Facilities shall not be located within 600 feet from any
7 Child Day Care Center, K-12 school, public park, or Youth Center. This distance
8 shall be measured from the nearest points of the respective property lines using a
9 direct straight-line measurement without regard to intervening structures, as
10 specified in subdivision (b) of Section 26054 of the Business and Professions Code.
11 A new adjacent use will not affect the continuation of an existing legal use that has
12 been established under this Article and continuously operating in compliance with
13 the conditional use permit, and local and State laws and regulations. This location
14 meets the minimum requirements of State law and may not be modified with
15 approval of a variance.

16 B. MINIMUM LOT SIZE.

17 The minimum lot size for a Cannabis Manufacturing Facility shall be 10,000 square
18 feet.

19 C. SETBACKS.

- 20 1. Cannabis Manufacturing Facilities shall comply with the setback standards
21 for the zone classification in which they are located, except Volatile and
22 Shared-Use Cannabis Manufacturing Facilities shall also be setback from a
23 residential zone a minimum of 40 feet, which may include landscaping as
24 required.
- 25 2. Setbacks may be modified with an approved setback adjustment in
26 accordance with Section 18.33 of this ordinance. In no case shall a setback
27 be less than setbacks required by the State of California Department of
28

1 Cannabis Control, the California Building Code, Ordinance No. 457, or other
2 applicable State law.

3 D. LIMITATION ON THE MANUFACTURING OF EDIBLE CANNABIS
4 PRODUCTS.

5 Cannabis Manufacturing Facilities shall not manufacture Edible Cannabis
6 Products in the shape of animals, people, insects, or fruit.

7 E. OPERATIONS.

8 1. Any compressed gases used in the manufacturing process shall not be
9 stored on any lot in containers that exceeds the amount which is approved
10 by the Riverside County Fire Department and authorized by the
11 conditional use permit.

12 2. Closed loop systems for compressed gas extraction systems must be
13 commercially manufactured, bear a permanently affixed and visible
14 serial number and certified by an engineer licensed by the State of
15 California that the system was commercially manufactured, is safe for its
16 intended use, and was built to codes of recognized and generally accepted
17 good engineering practices.

18 3. Cannabis Manufacturing Facilities shall have a training program for
19 persons using solvents or gases in a closed looped system to create
20 Cannabis extracts on how to use the system, to access applicable material
21 safety data sheets and to handle and store the solvents and gases safely.

22 F. TRANSPORT-ONLY DISTRIBUTION.

23 Cannabis Manufacturing Facilities with an approved conditional use permit may
24 transport Cannabis Products the licensee has manufactured to another
25 Commercial Cannabis Activity licensee, only if the Cannabis Manufacturing
26 Facility operator also has an approved transport-only distribution license in
27 accordance with California Code of Regulations section 15315 and all other
28

1 applicable State law. This type of transport-only distribution is not considered
2 Cannabis Distribution for the purposes of this Article.

3 G. FINDINGS.

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

- 7 1. The Cannabis Manufacturing Facility complies with all the requirements of
8 the State and County for the manufacturing of Cannabis.
- 9 2. The Cannabis Manufacturing Facility does not pose a significant threat to the
10 public or to neighboring uses from explosion or from release of harmful
11 gases, liquids, or substances.
- 12 3. The Cannabis Manufacturing Facility includes adequate quality control
13 measures to ensure Cannabis manufactured at the facility meets industry
14 standards and includes a documented employee safety training program, a
15 Materials Data Safety Sheet, and meets all requirements in Health and Safety
16 Code section 11362.775, as it may be amended from time to time.
- 17 4. The Cannabis Manufacturing Facility includes adequate measures that
18 address enforcement priorities for Cannabis activities including restricting
19 access to minors, and ensuring that Cannabis and Cannabis Products are
20 obtained from and supplied only to other permitted licensed sources within
21 the State and not distributed out of State.
- 22 5. The Cannabis Manufacturing Facility is not located within 600 feet from any
23 Child Day Care Center, K-12 school, public park, or Youth Center. The
24 distance is measured in accordance with Section 19.515.A. This location
25 meets the minimum requirements of State law and may not be modified with
26 approval of a variance.

27 SECTION 19.516. CANNABIS TESTING FACILITIES.

1 A. APPLICABILITY.

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

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 Testing Facility.

9 SECTION 19.517. CANNABIS TESTING FACILITIES STANDARDS.

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

14 A. GENERAL LOCATION.

15 Cannabis Testing Facilities shall not be located within 600 feet from any Child Day
16 Care Center, K-12 school, public park, or Youth Center. This distance shall be
17 measured from the nearest points of the respective property lines using a direct
18 straight-line measurement without regard to intervening structures, as specified in
19 subdivision (b) of Section 26054 of the Business and Professions Code. A new
20 adjacent use will not affect the continuation of an existing legal use that has been
21 established under this Article and continuously operating in compliance with the
22 conditional use permit, and local and State laws and regulations. This location meets
23 the minimum requirements of State law and may not be modified with approval of
24 a variance.

25 B. SETBACKS.

- 26 1. Cannabis Testing Facilities shall comply with the setback standards for the
27 zone classification in which they are located.

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

6 C. OPERATIONS.

- 7 1. Cannabis Testing Facilities shall be required to conduct all testing in a
8 manner pursuant to Business and Professions Code section 26100 and shall
9 be subject to State and local law and regulations.
10 2. Cannabis Testing Facilities shall not be open to the public.

11 D. FINDINGS.

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

- 15 1. The Cannabis Testing Facility complies with all the applicable
16 requirements of the State and County for the testing of Cannabis.
17 2. The owners, permittees, operators, and employees of the Cannabis
18 Testing Facility are not associated with any other Commercial Cannabis
19 Activity.
20 3. The Cannabis Testing Facility is accredited by an appropriate
21 accrediting agency as approved by the State and in compliance with the
22 California Code of Regulations.
23 4. The Cannabis Testing Facility's operating plan demonstrates proper
24 protocols and procedures for statistically valid sampling methods and
25 accurate certification of Cannabis and Cannabis Products for potency,
26 purity, pesticide residual levels, mold, and other contaminants according
27 to adopted industry standards.
28

1 5. The Cannabis Testing Facility includes adequate measures that address
2 enforcement priorities for Cannabis activities including restricting
3 access to minors, and ensuring that Cannabis and Cannabis Products are
4 obtained from and supplied only to other permitted licensed sources
5 within the State and not distributed out of State.

6 6. The Cannabis Testing Facility is not located within 600 feet from any
7 Child Day Care Center, K-12 school, public park, or Youth Center. The
8 distance is measured in accordance with Section 19.517.A. This location
9 meets the minimum requirements of State law and may not be modified
10 with approval of a variance.

11 SECTION 19.518. CANNABIS RETAILER.

12 A. APPLICABILITY.

13 Notwithstanding any other provision of this ordinance, Cannabis Retailers are
14 allowed as follows:

15 1. Cannabis Retailer – Non-Storefront

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

20 2. Cannabis Retailer – Storefront

21 Storefront Cannabis Retailers within a permanent structure are allowed in the
22 following zones with an approved conditional use permit in accordance with
23 Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, and
24 M-U.

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

26 SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

27 In addition to the approval requirements in Section 19.506 of this ordinance and development
28

1 standards for the applicable zoning classification, Cannabis Retailers shall comply with the
2 standards provided below. If there is an inconsistency between the development standards of the
3 zone classification and these standards, the more restrictive standard applies.

4 A. GENERAL LOCATION.

- 5 1. Cannabis Retailers shall not be located within 1,000 feet from any Child Day
6 Care Center, K-12 school, public park, or Youth Center. This distance shall
7 be measured from the nearest points of the respective property lines using a
8 direct straight-line measurement without regard to intervening structures, as
9 specified in subdivision (b) of Section 26054 of the Business and Professions
10 Code. A new adjacent use will not affect the continuation of an existing legal
11 use that has been established under this Article and continuously operating
12 in compliance with the conditional use permit, and local and State laws and
13 regulations. This location requirement may be modified with the approval
14 of a variance pursuant to Section 18.27 of this ordinance. In no case shall
15 the distance be less than allowed by State law.
- 16 2. Cannabis Retailers shall not be located within 1,000 feet of any other
17 Cannabis Retailer.
- 18 3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or
19 similar facility.
- 20 4. Cannabis Retailers shall not be located on a lot containing a residential
21 dwelling unit.

22 B. SETBACKS.

- 23 1. Cannabis Retailers shall comply with the setback standards for the zone
24 classification in which they are located.
- 25 2. Setbacks may be modified with an approved setback adjustment in
26 accordance with Section 18.33 of this ordinance. In no case shall a setback
27 be less than setbacks required by the State of California Department of
28

Cannabis Control, California Building Code, Ordinance No. 457, or other applicable State law.

C. CONCENTRATION LIMITS.

1. Limits.

- a. The number of Cannabis Retailers located within a Commercial Retail Corridor is limited to one (1) for each 2,000 inhabitants of the census tract in which the Cannabis Retailers are located.
- b. The number of Cannabis Retailers located within a Commercial Retail Corridor may be increased to one (1) for each 1,000 inhabitants of the census tract in which the Cannabis Retailer is located with a finding of public convenience or necessity as provided in this Article.
- c. The United States Census Bureau shall be the source of authority for determining the number of inhabitants (population) per census tract.

2. Public Convenience or Necessity Finding.

Applicants seeking a conditional use permit for a Cannabis Retailer within a Commercial Retail Corridor that is determined to be an Unduly Concentrated Corridor may request the Board of Supervisors find that the proposed Cannabis Retailer would serve as a public convenience or necessity.

a. In order for a public convenience or necessity determination to be presented to the Board of Supervisors, applicants shall demonstrate both of the following:

- 1) The addition of the proposed Cannabis Retailer will not result in a Commercial Retail Corridor having a number of Cannabis Retailers greater than one for each 1,000 inhabitants of the census tract in which the Cannabis Retailer is located; and,
- 2) The addition of the proposed Cannabis Retailer will not cause

1 more than 10% or more of the commercially zoned properties,
2 in gross acres, within the Commercial Retail Corridor to be
3 utilized for Cannabis Retailers.

4 b. In order for a public convenience or necessity determination to be
5 made by the Board of Supervisors, applicants shall demonstrate all
6 of the following:

7 1) The proposed Cannabis Retailer will not be detrimental to the
8 character of development in the immediate neighborhood and
9 will be in harmony with the overall objectives of the
10 Riverside County General Plan.

11 2) The addition of the proposed Cannabis Retailer will not
12 increase the severity of existing law enforcement or public
13 nuisance problems in the surrounding area with increased
14 calls for service due to Cannabis related complaints or
15 criminal activity associated with Cannabis.

16 3) The community benefits of permitting an additional Cannabis
17 Retailer outweigh any negative impacts to the community as
18 a whole.

19 4) Reasonable efforts were made to seek community input
20 regarding the addition of the proposed Cannabis Retailer to
21 the Commercial Retail Corridor.

22 c. In addition to the above requirements, applicants shall demonstrate
23 at least one of the following:

24 1) The proposed Cannabis Retailer serves an area of increased
25 density or consumer traffic; including but not limited to
26 adjacency to high population census tracts and/or distance
27 away from sensitive uses or other special circumstances
28

1 within the corridor, such that the proposed location would
2 serve the public convenience or necessity by satisfying a
3 higher demand for Cannabis Retail locations; or

- 4 2) The proposed Cannabis Retailer is located in an area with a
5 history of a high number of unpermitted Cannabis Retailers
6 such that an additional permitted location would serve a
7 public convenience or necessity by satisfying a higher
8 demand for permitted Cannabis Retail locations and reduce
9 patronage of unlicensed facilities.

10 D. OPERATIONS.

- 11 1. All Cannabis Retailers must conduct their operations within a permanent
12 structure.
- 13 2. Non-storefront Cannabis Retailers are authorized to conduct Cannabis
14 Deliveries only and shall be closed to the public.
- 15 3. Cannabis Retailers may include the sale of Medicinal Cannabis, requiring an
16 M-License from the State. Cannabis Retailers selling only Medicinal
17 Cannabis shall verify consumers who enter the Premises are at least 18 years
18 of age and that they hold a valid Physician's Recommendation.
- 19 4. Cannabis Retailers may include the sale of Adult-Use Cannabis, requiring an
20 A-license from the State. Cannabis Retailers selling only Adult-Use
21 Cannabis shall verify that consumers who enter the Premises are at least 21
22 years of age.
- 23 5. A Cannabis Retailers may include the sale of both Medicinal Cannabis and
24 Adult-Use Cannabis requiring both an A-License and an M-License from the
25 State. All Cannabis Retailers selling both Medicinal Cannabis and Adult-Use
26 Cannabis shall verify that consumers who enter the premises are at least 18
27 years of age and that they hold a valid Physician's Recommendation or are
28

1 at least 21 years of age.

- 2 6. Display areas shall include the smallest amount of Cannabis and Cannabis
3 Products reasonably anticipated to meet sales during operating hours.
- 4 7. Cannabis and Cannabis Products not in the display area shall be maintained
5 in a locked secure area.
- 6 8. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of
7 50 square feet, shall be used for the sale of incidental goods such as, but not
8 limited to, clothing, posters, or non-Cannabis goods.
- 9 9. Restroom facilities shall be locked and under the control of the Cannabis
10 Retailer.
- 11 10. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held
12 for sale by the Cannabis Retailer are cultivated, manufactured, transported,
13 distributed, and tested by California licensed and permitted facilities that are
14 in full conformance with State and local laws and regulations.
- 15 11. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product
16 unless such products are labeled and in a tamper-evident package in
17 compliance with the California Business and Professions Code and any
18 additional rules promulgated by a licensing authority.
- 19 12. Cannabis Retailers shall not provide free samples of any type, including
20 Cannabis Products, to any person and shall not allow any person to provide
21 free samples on the Cannabis Retailer's lot.
- 22 13. Deliveries of Cannabis and Cannabis Products shall be to a customer at a
23 physical address and conducted in accordance with California Business and
24 Professions Code section 26090 or as may be amended and all State laws and
25 regulations pertaining to delivery of Cannabis and Cannabis Products.
- 26 14. Cannabis or Cannabis Products shall not be sold or delivered by any means
27 or method to any person within a motor vehicle.
- 28

1 15. Cannabis Retailers shall not include a drive-in, drive-through or walk up
2 window where retail sales of Cannabis or Cannabis Products are sold to
3 persons or persons within or about a motor vehicle.

4 E. DELIVERIES.

5 Cannabis Retailers with an approved conditional use permit may provide
6 Cannabis Deliveries consistent with State law. Cannabis Delivery is not a separate
7 Commercial Cannabis Activity for the purposes of this Article.

8 F. FINDINGS.

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

- 12 1. The Cannabis Retailer complies with all the requirements of the State and
13 County for the selling of Cannabis.
- 14 2. The non-storefront Cannabis Retailer is not open to the public.
- 15 3. The Cannabis Retailer is not located within 1,000 feet from any Child Day
16 Care Center, K-12 school, public park, or Youth Center or a variance in
17 accordance with Section 18.27 of this ordinance has been approved allowing
18 a shorter distance, but not less than allowed by State law. The distance is
19 measured in accordance with Section 19.519.A.1.
- 20 4. The Cannabis Retailer includes adequate measures that address enforcement
21 priorities for Commercial Cannabis Activities including restricting access to
22 minors, and ensuring that Cannabis and Cannabis Products are obtained from
23 and supplied only to other permitted licensed sources within the State and
24 not distributed out of State.

25 SECTION 19.520. CANNABIS DISTRIBUTION FACILITIES.

26 A. APPLICABILITY.

27 Notwithstanding any other provision of this ordinance, Cannabis Distribution
28

1 Facilities are allowed in the following zone classifications with an approved
2 conditional use permit in accordance with Section 18.28 of this ordinance: C-1/C-P,
3 C-P-S, I-P, M-SC, M-M and M-H.

4 SECTION 19.521. CANNABIS DISTRIBUTION FACILITIES STANDARDS.

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

9 A. GENERAL LOCATION.

10 Cannabis Distribution Facilities shall not be located within 600 feet from any Child
11 Day Care Center, K-12 school, public park, or Youth Center. This distance shall be
12 measured from the nearest points of the respective property lines using a direct
13 straight-line measurement without regard to intervening structures, as specified in
14 subdivision (b) of Section 26054 of the Business and Professions Code. A new
15 adjacent use will not affect the continuation of an existing legal use that has been
16 established under this Article and continuously operating in compliance with the
17 conditional use permit, and local and State laws and regulations. This location meets
18 the minimum requirements of State law and may not be modified with approval of
19 a variance.

20 B. SETBACKS.

- 21 1. Cannabis Distributions Facilities shall comply with the setback standards for
22 the zone classification in which they are located.
- 23 2. Setbacks may be modified with an approved setback adjustment in accordance
24 with Section 18.33 of this ordinance. In no case shall a setback be less than
25 setbacks required by the State of California Department of Cannabis Control,
26 the California Building Code, Ordinance No. 457, or other applicable State
27 law.
- 28

1 C. OPERATIONS.

- 2 1. Cannabis and Cannabis Products shall only be transported between permitted
3 and licensed Commercial Cannabis Activities.
- 4 2. In addition to the requirements of Section 19.505.R., the following record
5 keeping measures are required to be implemented for all Cannabis
6 Distribution Facilities:
- 7 a. Prior to transporting Cannabis or Cannabis Products, a shipping
8 manifest shall be completed as required by State law and regulations.
- 9 b. A copy of the shipping manifest shall be maintained during
10 transportation and shall be made available upon request to law
11 enforcement, or any agents of the State or County charged with
12 enforcement.
- 13 c. Cannabis Distribution Facilities shall maintain appropriate records of
14 transactions and shipping manifests that demonstrate an organized
15 method of storing and transporting Cannabis and Cannabis Products
16 to maintain a clear chain of custody.
- 17 3. Cannabis Distribution Facilities shall ensure that appropriate samples of
18 Cannabis or Cannabis Products are tested by a permitted and licensed testing
19 facility prior to distribution and shall maintain a copy of the test results in its
20 files.
- 21 4. Cannabis Distribution Facilities shall not be open to the public.
- 22 5. Cannabis Distribution Facilities shall not transport or store non-Cannabis
23 goods.

24 D. FINDINGS.

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

1 of the zone classification and these standards, the more restrictive standard applies.

2 A. GENERAL LOCATION.

- 3 1. Cannabis Microbusiness Facilities that are not engaged as a Cannabis
4 Retailer shall not be located within 600 feet from any Child Day Care Center,
5 K-12 school, public park, or Youth Center. This location meets the minimum
6 requirements of State law and may not be modified with approval of a
7 variance.
- 8 2. Cannabis Microbusiness Facilities that are engaged as a Cannabis Retailer
9 with an approved conditional use permit shall not be located within 1,000
10 feet from any Child Day Care Center, K-12 school, public park, or Youth
11 Center. This location requirement may be modified with the approval of a
12 variance pursuant to Section 18.27 of this ordinance. In no case shall the
13 distance be less than allowed by State law.
- 14 3. The distance shall be measured from the nearest points of the respective
15 property lines using a direct straight-line measurement without regard to
16 intervening structures, as specified in subdivision (b) of Section 26054 of the
17 Business and Professions Code.
- 18 4. A new adjacent use will not affect the continuation of an existing legal use
19 that has been established under this Article and continuously operating in
20 compliance with the conditional use permit, and local and State laws and
21 regulations.

22 B. SETBACKS.

- 23 1. Unless otherwise specified by this Article, Cannabis Microbusiness Facilities
24 shall comply with the setback standards for the zone classification in which
25 they are located.
- 26 2. Setbacks may be modified with an approved setback adjustment in
27 accordance with Section 18.33 of this ordinance. In no case shall a setback
28

1 be less than setbacks required by the State of California Department of
2 Cannabis Control, the California Building Code, Ordinance No. 457, or other
3 applicable State law.

4 C. ACTIVITIES.

- 5 1. Cannabis Microbusiness Facilities shall not transport or store non-Cannabis
6 goods.
- 7 2. Cannabis Microbusiness Facilities may cultivate indoors, distribute,
8 manufacture (with non-volatile compounds) and offer for retail Cannabis
9 under a single Cannabis Microbusiness Facilities license issued by the State.
- 10 3. Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an area
11 less than 10,000 square feet.
- 12 4. Cannabis Microbusiness Facilities shall include at least three of the
13 following Commercial Cannabis Activities, which shall be set forth in the
14 conditional use permit:
- 15 a. Indoor Cannabis Cultivation less than 10,000 square feet
 - 16 b. Cannabis Manufacturing Facility (with non-volatile compounds)
 - 17 c. Cannabis Distribution Facility
 - 18 d. Cannabis Retailer

19 D. DELIVERIES.

20 Cannabis Microbusiness Facilities that are engaged as a Cannabis Retailer with an
21 approved conditional use permit may provide Cannabis Deliveries consistent with
22 State law. Cannabis Delivery is not a separate Commercial Cannabis Activity for
23 the purposes of this Article.

24 E. OPERATIONS.

25 Cannabis Microbusiness Facilities shall comply with the operational requirements
26 set forth in this Article that apply to the specified uses authorized by the approved
27 conditional use permits. For Cannabis Microbusiness Facilities that are engaged in
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1 Indoor Cannabis Cultivation, the Cannabis Microbusiness Facility shall comply with
2 the water and energy conservation standards required of Cannabis Cultivation by
3 this Article.

4 F. TRANSPORT-ONLY DISTRIBUTION.

5 Cannabis Microbusiness Facilities with an approved conditional use permit may
6 transport the Cannabis or Cannabis Product the licensee has cultivated or
7 manufactured to another Commercial Cannabis Activity licensee, only if the
8 Cannabis Microbusiness Facility operator also has an approved transport-only
9 distribution license in accordance with California Code of Regulations section
10 15315 and all other applicable State law. This type of transport-only distribution
11 is not considered Cannabis Distribution for the purposes of this Article.

12 G. FINDINGS.

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

- 16 1. The Cannabis Microbusiness Facility complies with all the requirements of
17 the State and local laws and regulations.
- 18 2. The Cannabis Microbusiness Facility's operating plan demonstrates proper
19 protocols and procedures that address enforcement priorities for Cannabis
20 activities including restricting access to minors, and ensuring that Cannabis
21 and Cannabis Products are obtained from and supplied only to other
22 permitted and licensed sources within the State and not distributed out of
23 State.
- 24 3. The Cannabis Microbusiness Facility that is engaged as a Cannabis Retailer
25 with an approved conditional use permit is not located within 1,000 feet from
26 any Child Day Care Center, K-12 school, public park, or Youth Center or a
27 variance in accordance with Section 18.27 of this ordinance has been
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1 approved allowing a shorter distance, but not less than recommended by State
2 law. The distance is measured in accordance with Section 19.523.A.3.

- 3 4. The Cannabis Microbusiness Facility that is not engaged as a Cannabis
4 Retailer with an approved conditional use permit is not located within 600
5 feet from any Child Day Care Center, K-12 school, public park, or Youth
6 Center. The distance is measured in accordance with Section 19.523.A.3.
7 This location meets the minimum requirements of State law and may not be
8 modified with approval of a variance.

9 SECTION 19.524. TEMPORARY CANNABIS EVENT.

10 A. REQUIREMENTS FOR APPROVAL.

11 The Planning Director shall approve an application for a temporary Cannabis event
12 permit if all of the following are met:

- 13 1. The temporary Cannabis event will take place on County Fair property or
14 District Agricultural Association property.
- 15 2. The temporary Cannabis event is not located within 1,000 feet from any Child
16 Day Care Center, K-12 school, public park, or Youth Center. This distance
17 shall be measured from the nearest point of the respective lot lines using a
18 direct straight-line measurement without regard to intervening structures, as
19 specified in subdivision (b) of Section 26054 of the Business and Professions
20 Code. This location requirement may be modified with the approval of a
21 variance pursuant to Section 18.27 of this ordinance. In no case shall the
22 distance be less than allowed by State law.
- 23 3. The temporary Cannabis event will not occur during the hours of 12:00 a.m.
24 to 6:00 a.m.
- 25 4. The temporary Cannabis event is setback a minimum of 100 feet from lot
26 lines.
- 27 5. Any participant selling Cannabis or Cannabis Products shall possess a valid
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1 State Cannabis Retailer license or a valid State Cannabis Microbusiness
2 license, which shall be included in the permit application. Participants
3 licensed as a Cannabis Retailer or Cannabis Microbusiness Facility engaged
4 as a Cannabis Retailer must comply with all rules for on-site sales and
5 consumption, including, but not limited to: displays of Cannabis and
6 Cannabis Products, packaging of Cannabis and Cannabis Products, age
7 restrictions on sales, daily sales limits, no free samples, and track and trace
8 requirements. Each participant licensed as a Cannabis Retailer or Cannabis
9 Microbusiness Facility engaged as a Cannabis Retailer may only sell
10 Cannabis or Cannabis Products in a retail area designated in the diagram of
11 the physical layout of the temporary Cannabis event. Each participant
12 licensed as a Cannabis Retailer or Cannabis Microbusiness Facility engaged
13 as a Cannabis Retailer shall not sell Cannabis or Cannabis Products from
14 mobile wagons, carts, or other similar means.

15 6. A condition of approval shall be applied to all temporary Cannabis event
16 permits requiring the event organizer to obtain a valid State Cannabis event
17 organizer license and a valid State temporary Cannabis event license, at least
18 10 calendar days before the first day of the event. If this condition of
19 approval is not met, the temporary Cannabis event permit becomes null and
20 void.

21 7. The sale or consumption of alcohol or tobacco is not allowed at the location
22 of the temporary Cannabis event.

23 8. Access to the area(s) where sale or consumption of Cannabis occurs is
24 restricted to persons 21 years of age or older.

25 9. Cannabis consumption is not visible from any public place or non-age-
26 restricted area.

27 10. Security shall be present at the temporary Cannabis event.
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1 B. APPLICATION.

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

8 C. REVOCATION.

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

11 SECTION 19.525. MODIFICATION OR REVOCATION OF PERMITS FOR
12 COMMERCIAL CANNABIS ACTIVITIES.

13 A. AUTHORITY FOR MODIFICATION OR REVOCATION.

14 The Board of Supervisors shall have the authority to modify or revoke a
15 previously granted conditional use permit for Commercial Cannabis Activity
16 upon finding that one or more of the following conditions exist:

- 17 1. The use is detrimental to the public health, safety or general welfare.
- 18 2. The use is a public nuisance.
- 19 3. The permit was obtained by fraud or perjured testimony.
- 20 4. The use is being conducted in violation of the conditions of approval or
21 advisory notification document.
- 22 5. The use for which the permit was granted has ceased or has been
23 suspended for one year or more.
- 24 6. The required State license for the approved Commercial Cannabis
25 Activity was not filed with the State within 60 days of final approval of
26 the project by the County.
- 27 7. A Certificate of Occupancy has not been obtained for the approved
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1 Commercial Cannabis Activity within two (2) years of obtaining an
2 approved conditional use permit for the Commercial Cannabis Activity.
3 The Planning Director has the discretion to allow up to three (3)
4 extensions of one (1) year each based on a showing by the permittee of a
5 good faith intent to commence the use. The Planning Director's
6 extensions are not subject to a public hearing.

7 B. INITIATION OF MODIFICATION OR REVOCATION.

8 A public hearing shall be set before the Board of Supervisors upon a
9 determination by the Planning Director that grounds for modification or
10 revocation exist.

11 C. NOTICE OF PUBLIC HEARING.

12 Notice of the time, date and place of the public hearing shall be given as provided
13 in Section 18.26.C. of this ordinance.

14 D. PUBLIC HEARING.

15 In conducting the public hearing, the Board of Supervisors shall:

- 16 1. Set the hearing procedures;
- 17 2. Hear relevant testimony from interested persons and the Chairperson of
18 the Board of Supervisors may require that witnesses be sworn;
- 19 3. Make its decision within a reasonable time after the close of the public
20 hearing; and
- 21 4. Have the discretion to continue the hearing from time to time.

22 E. NOTICE OF DECISION.

- 23 1. Notice of the Board of Supervisor's decision and a report of the
24 proceedings shall be filed with the Clerk of the Board of Supervisors not
25 later than 45 days following the date the decision is adopted.
- 26 2. A copy of the notice of decision and the report of the proceedings shall
27 also be mailed to the applicant at the address on file with the Planning
28

1 Department within that period of time.

2 F. FINAL ACTION.

3 The decision of the Board of Supervisors to modify or revoke a previously
4 granted conditional use permit for Commercial Cannabis Activity is final.”

5 Section 5. Section 21.19d. of Ordinance No. 348 is amended to read as follows:

6 “SECTION 21.19d. CANNABIS, ADULT-USE.

7 Cannabis and any Cannabis Product intended to be sold for use by adults 21 years or older
8 pursuant to State law.”

9 Section 6. Section 21.19e. of Ordinance No. 348 is amended to read as follows:

10 “SECTION 21.19e. CANNABIS, MEDICINAL.

11 Cannabis or Cannabis Product intended to be sold or donated for use pursuant to the
12 Compassionate Use Act of 1996 (Proposition 215), found in Section 11362.5 of the Health
13 and Safety Code, by a patient in California who possesses a physician's recommendation
14 for Cannabis for medical purposes, or in compliance with any compassionate use, equity,
15 or other similar program administered by a local jurisdiction.”

16 Section 7. Section 21.19f. of Ordinance No. 348 is amended to read as follows:

17 “SECTION 21.19f. CANNABIS CULTIVATION.

18 Any activity involving the planting, growing, harvesting, drying, curing, grading, or
19 trimming of Cannabis.”

20 Section 8. Section 21.19g. of Ordinance No. 348 is amended to read as follows:

21 “SECTION 21.19g. CANNABIS CULTIVATION AREA.

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

24 Section 9. Section 21.19h. of Ordinance No. 348 is amended to read as follows:

25 “SECTION 21.19h. CANNABIS DELIVERY.

26 The commercial transfer of Cannabis or Cannabis Products from a Cannabis Retailer
27 or Cannabis Microbusiness engaged as a Cannabis Retailer with an approved conditional
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1 use permit and Type 9 State license, up to an amount allowed by the State of California
2 Department of Cannabis Control, to a primary caregiver, qualified patient, or customer
3 at a physical address in California in compliance with all State laws and regulations.”

4 Section 10. Section 21.19i. of Ordinance No. 348 is amended to read as follows:

5 “SECTION 21.19i. CANNABIS DISTRIBUTION.

6 The procurement, sale, and transport of Cannabis and Cannabis Products between
7 Commercial Cannabis Activity licensees.”

8 Section 11. Section 21.19j. of Ordinance No. 348 is amended to read as follows:

9 “SECTION 21.19j. CANNABIS DISTRIBUTION FACILITIES.

10 A facility engaged in the storage of Cannabis or Cannabis Products, for later distribution to
11 permitted and licensed Cannabis Manufacturing Facilities, Cannabis Testing Facilities, or
12 Cannabis Retailers.”

13 Section 12. Section 21.19k. of Ordinance No. 348 is amended to read as follows:

14 “SECTION 21.19k. CANNABIS MANUFACTURING.

15 The compounding, blending, extracting, infusing, or otherwise making or preparing a
16 Cannabis Product and includes any processing, preparing, holding, or storing of
17 components and ingredients.”

18 Section 13. Section 21.19l of Ordinance No. 348 is amended to read as follows:

19 “SECTION 21.19l. CANNABIS MANUFACTURING FACILITY.

20 A facility requiring a State manufacturing license, that processes, produces, prepares,
21 propagates, holds, stores, packages, labels or compounds cannabis or cannabis products
22 either directly or indirectly or by extraction and/or infusion methods, or independently
23 by means of chemical synthesis or by a combination of extraction and/or infusion and
24 chemical synthesis, using non-volatile or volatile organic compounds, as applicable to
25 the State license, at a fixed location, that packages or repackages cannabis or cannabis
26 products, or labels or relabels its containers.”

27 Section 14. Section 21.19m of Ordinance No. 348 is amended to read as follows:
28

1 “SECTION 21.19m. CANNABIS MICROBUSINESS FACILITY.

2 A facility that is engaged in at least three of the following Commercial Cannabis Activities:
3 Indoor Cannabis Cultivation less than 10,000 square feet, Cannabis Manufacturing (with
4 non-volatile compounds), Cannabis Distribution, or Cannabis Retailer.”

5 Section 15. Section 21.19n of Ordinance No. 348 is amended to read as follows:

6 “SECTION 21.19n. CANNABIS OWNER.

7 A Cannabis Owner is any of the following:

- 8 1. A person with an aggregate ownership interest of 20 percent or more in the
9 Commercial Cannabis Activity for which a license or permit is being sought,
10 unless the interest is solely a security, lien, or encumbrance.
11 2. The chief executive officer of a nonprofit or other entity.
12 3. A member of the board of directors of a nonprofit.
13 4. An individual who will be participating in the direction, control, or management
14 of the person applying for Commercial Cannabis Activity permit or license.”

15 Section 16. Section 21.19o of Ordinance No. 348 is amended to read as follows:

16 “SECTION 21.19o. CANNABIS PACKAGE.

17 Any container or receptacle used for holding Cannabis or Cannabis Products.”

18 Section 17. Section 21.19p of Ordinance No. 348 is amended to read as follows:

19 “SECTION 21.19p. CANNABIS PLANT, MATURE.

20 A Cannabis plant that is flowering, as defined by State law.”

21 Section 18. Section 21.19q of Ordinance No. 348 is amended to read as follows:

22 “SECTION 21.19q. CANNABIS PRODUCT, EDIBLE.

23 Manufactured Cannabis Product that is intended to be used, in whole or in part, for
24 human consumption, including, but not limited to, chewing gum, but excluding
25 products set forth in Division 15 (commencing with Section 32501) of the Food and
26 Agricultural Code. An edible cannabis product is not considered food, as defined by
27 Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925
28

1 of the Health and Safety Code.”

2 Section 19. Section 21.19r of Ordinance No. 348 is amended to read as follows:

3 “SECTION 21.19r. CANNABIS PRODUCTS.

4 Cannabis that has undergone a process whereby the plant material has been transformed
5 into a concentrate, including, but not limited to, concentrated Cannabis, or an edible or
6 topical product containing Cannabis or concentrated Cannabis and other ingredients.”

7 Section 20. Section 21.19s. of Ordinance No. 348 is amended to read as follows:

8 “SECTION 21.19s. CANNABIS RETAILER.

9 A facility where Cannabis, Cannabis Products, or devices specifically for the use of
10 Cannabis or Cannabis Products are offered, either individually or in any combination, for
11 retail sale and/or Cannabis Delivery.”

12 Section 21. Section 21.19t. of Ordinance No. 348 is amended to read as follows:

13 “SECTION 21.19t. CANNABIS TESTING FACILITY.

14 A laboratory, facility, or entity that offers or performs tests of Cannabis or Cannabis
15 Products.”

16 Section 22. A new Section 21.19u. is added to Ordinance No. 348 to read as follows:

17 “SECTION 21.19u. CANNABIS WHOLESALE NURSERY.

18 A site that produces only clones, immature plants, seeds, or other agricultural products used
19 specifically for the planting, propagation, and cultivation of Cannabis. Cultivation as a
20 Cannabis Wholesale Nursery may be considered outdoor, indoor or mixed-light
21 cultivation.”

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

23 “SECTION 21.19v. CANOPY.

24 For purposes of Article XIXh only, the designated area or areas at a licensed Premises that
25 will contain Mature Cannabis Plants at any point in time. Canopy shall be calculated in
26 square feet and measured using clearly identifiable boundaries of all areas that will contain
27 Mature Cannabis Plants at any point in time, including all of the spaces within the
28

1 boundaries.”

2 Section 24. A new Section 21.19w. is added to Ordinance No. 348 to read as follows:

3 “SECTION 21.19w. COMMERCIAL CANNABIS ACTIVITY.

4 The cultivation, possession, manufacture, distribution, processing, storing, laboratory
5 testing, packaging, labeling, transportation, delivery or sale of Cannabis and Cannabis
6 Products as provided for in this division.”

7 Section 25. A new Section 21.19x. is added to Ordinance No. 348 to read as follows:

8 “SECTION 21.19x. COMMERCIAL RETAIL CORRIDOR.

9 Those corridor areas in the unincorporated area of Riverside County located within one-half
10 mile from a designated freeway, including Interstate 10, Interstate 15, Interstate 215, State
11 Route 91, and State Route 60.”

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

13 “SECTION 21.19y. UNDULY CONCENTRATED CORRIDOR.

14 A Commercial Retail Corridor where the number of approved conditional use permits for
15 cannabis retailers within that Commercial Retail Corridor has reached a limit of one for each
16 2,000 inhabitants of the census tract in which the cannabis retailers are located.”

17 Section 27. Section 21.31b of Ordinance No. 348 is deleted.

18 Section 28. Section 21.51j. of Ordinance No. 348 is amended to read as follows:

19 “SECTION 21.51j. MIXED LIGHT CANNABIS CULTIVATION.

20 The cultivation of Mature Cannabis Plants in a greenhouse, hoop structure, glasshouse,
21 conservatory, hothouse, or other similar structure using light deprivation or one of the
22 artificial lighting models described below:

- 23
- 24 1. Mixed-light Tier 1 – the use of artificial light at a rate of six (6) watts per square foot
25 or less.
 - 26 2. Mixed-light Tier 2 – the use of artificial light at a rate above six (6) and below or
27 equal to twenty-five (25) watts per square foot.”
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

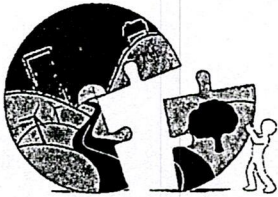
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 28 , 2023, the foregoing ordinance consisting of 32 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: March 28 , 2023

KIMBERLY A. RECTOR
Clerk of the Board
BY: *Bluna Smith*
Deputy

SEAL



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 2100128 (Ordinance No. 348)

Project Location: County-wide (Text Amendment to Ord No. 348 Land Use - Article XIXh Commercial Cannabis Activities)

Project Description: ORDINANCE NO. 348.4997, in conjunction with CHANGE OF ZONE NO. 2100128, an amendment to Ordinance No. 348 (Land Use), which is an update to Section 18.18, Detached Accessory Buildings and Structures, Section 18.12, Off-Street Vehicle Parking, Article XIXh, Commercial Cannabis Activities, and Article XXI, Definitions. This is a text amendment only. No construction is associated with this update.

Name of Public Agency Approving Project: County of Riverside – Board of Supervisors

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3))
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: Change of Zone No. 2100128 and the associated amendment to Ordinance No. 348 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project includes amending certain provisions to the existing Cannabis regulations, located within Ordinance No. 348 (Land Use). No new construction is proposed in conjunction with this amendment, and it is limited to Ordinance text changes only. The general nature of changes include establishing greater enforcement provisions, new performance measures, consistency with State law, and integration of best practices with updates to regulations and operations. Each request to establish a new Cannabis facility still requires obtaining Conditional Use Permit and Development Agreement entitlement approval. The existing permitting process is not changing. As a result, this ordinance amendment will not cause a significant impact to the environment.

John Hildebrand County Contact Person (951) 955-1888 Phone Number

Signature

Planning Director

Title

3/14/2023

Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300667
06/22/2023 01:36 PM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy



WA 8 2023 3,36



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-44838

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	3
	Document #	E-202300192
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-44838
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 02/17/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300192	

PROJECT TITLE
CZ2100128, ORD. 348.4997

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST., 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
--	---



Lead Agency: Clerk of the Board
ATTN: Zuly Martinez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300192
02/17/2023 03:06 PM Fee: \$ 0.00
Page 1 of 3

Removed: By: Deputy


Project Title

Notice of Public Hearing Ordinance No. 348.4997 in conjunction with Change of Zone No. 2100128.

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE IN CONJUNCTION WITH A CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 14, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **introduce Ordinance No. 348.4997 in conjunction with Change of Zone No. 2100128.**

SUMMARY OF ORDINANCE NO. 348.4997
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348
RELATED TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4997 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

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The Riverside County Planning Department recommends that the Board of Supervisors **Find that the project is EXEMPT from the California Environmental Quality Act (CEQA), Introduce Ordinance No. 348.4997, and Rescind Board of Supervisor's Policy F-7.**

On February 1, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 17, 2023

Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011587460
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	02/22/2023
<i>Total Amount:</i>	\$672.05
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$672.05
<i>Notice ID:</i>	GBUdPMdjVmlDCbwsuMnj
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE IN CONJUNCTION WITH A CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 14, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Ordinance No. 348.4997 in conjunction with Change of Zone No. 2100128. SUMMARY OF ORDINANCE NO. 348.4997 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4997 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, Ordinance No. 348.4997 amends the following sections in Ordinance No. 348: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for</p>

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011587460

FILE NO. 0011587460

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/22/2023

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: February 22, 2023.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE IN CONJUNCTION WITH A CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS

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SUMMARY OF ORDINANCE NO.

348.4997

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

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Dated: February 17, 2023
Kimberly Rector,
Clerk of the Board
By: Zuly Martinez,
Board Assistant
The Press-Enterprise
Published: 2/22/23

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PO Box 23430
Green Bay, WI 54305-3430
Tel: 760-778-4578 / Fax 760-778-4731
Email: legals@thedesertsun.com

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

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 paniel) in each and entire issue of said newspaper and not in any supplement thereof of the following issue dates, to wit:

02/22/2023

I acknowledge that I am a principal clerk of the printer of The Desert Sun, published weekly in 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 certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 22nd of February 2023 in Green Bay, WI, County of Brown.

DECLARANT

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE IN CONJUNCTION WITH A CHANGE OF ZONE, ALL SUPERVISORIAL DISTRICTS

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING**

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The Riverside County Planning Department recommends that the Board of Supervisors find that the project is EXEMPT from the California Environmental Quality Act (CEQA), ADOPT Ordinance No. 348.4997, and Rescind Board of Supervisor's Policy F-7.

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Dated: February 17, 2023
Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant
Published: 2/22/2023

Ad#:0005602233
P O :
This is not an invoice
of Affidavits 1

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THE BOARD OF SUPERVISORS OF
RIVERSIDE COUNTY ON AN
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A CHANGE OF ZONE, ALL
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Dated: February 17, 2023
Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant
Published: 2/22/2023

2023 MAR -6 AM 11:25



PART OF THE USA TODAY NETWORK

PO Box 23430
Green Bay, WI 54305-3430
Tel: 760-778-4578 / Fax 760-778-4731
Email: legals@thedesertsun.com

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

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DECLARANT

Ad#:0005602233

P O :

This is not an invoice

of Affidavits 1

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 17, 2023
Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant
Published: 2/22/2023

**NOTICE OF PUBLIC HEARING BEFORE
THE BOARD OF SUPERVISORS OF
RIVERSIDE COUNTY ON AN
ORDINANCE IN CONJUNCTION WITH
A CHANGE OF ZONE, ALL
SUPERVISORIAL DISTRICTS**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 14, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Ordinance No. 348.4997 in conjunction with Change of Zone No. 2100128.

**SUMMARY OF ORDINANCE NO.
348.4997
AN ORDINANCE OF THE COUNTY OF
RIVERSIDE AMENDING ORDINANCE
NO. 348 RELATED TO ZONING**

This summary is presented pursuant to California Government Code Section 25124(b); a certified copy of the full text of Ordinance No. 348.4997 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 348.4997 amends the following sections in Ordinance No. 348: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone, clarifying transport-only distribution with an appropriate license is permitted for Cannabis Cultivation, Cannabis Wholesale Nursery, Cannabis Manufacturing Facilities, and Cannabis Microbusiness Facility; clarifying the energy requirements of a Cannabis facility must meet the requirements of the County's Climate Action Plan and state law; and incorporating Board of Supervisors Policy F7 - Cannabis Retailers within a Commercial Retail Corridor within Ordinance No. 348. Amendments to Article XXI, Definitions, include additions and revisions the Commercial Cannabis Act Ordinance No. 348.4997 would take effect 30 days after its adoption.

The Riverside County Planning Department recommends that the Board of Supervisors Find that the project is EXEMPT from the California Environmental Quality Act (CEQA). ADOPT Ordinance No. 348.4997, and Rescind Board of Supervisor's Policy F-7.

On February 1, 2023, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PLANNING DIRECTOR, AT (951) 955-1888 OR EMAIL JHILDEBR@RVCO.ORG.

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Dated: February 17, 2023
Kimberly Rector, Clerk of the Board
By: Zuly Martinez, Board Assistant
Published: 2/22/2023



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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number:
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 04/01/2023
Total Amount: \$448.09
Payment Amount: \$0.00
Amount Due: \$448.09
Notice ID: YMialiqakSnBpUM3yFgl
Invoice Text: SUMMARY OF ORDINANCE NO. 348.4997 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.4997 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary, Ordinance No. 348.4997 amends the following sections in Ordinance No. 348: (1) Section 18.18, Detached Accessory Buildings and Structures, (2) Section 18.12, Off-Street Vehicle Parking, (3) Article XIXh, Commercial Cannabis Activities, and (4) Article XXI, Definitions. Amendments to Section 18.18, Detached Accessory Buildings and Structures, include the following: clarifying applicability of the section and amending rear yard setbacks, front lot line setbacks, and building height of detached accessory buildings and structures. Amendments to Section 18.12, Off-Street Vehicle Parking, increases the parking requirements for Cannabis Retailers or Cannabis Microbusiness Facilities engaged as a Cannabis Retailer to a 15 space minimum. Amendments to Article XIXh, Commercial Cannabis Activities, include the following: clarifying and streamlining certain provisions for internal consistency and compliance with state law; amending and clarifying certain permit requirements, setbacks, location/zoning requirements, development standards, operating requirements, enforcement, permit expiration, and permit revocation; allowing Cannabis Retailers in the Mixed Use Zone; clarifying transport-only distribution with an appropriate license is permitted for Cannabis Cultivation, Cannabis Wholesale Nursery, Cannabis

3-30/23
3/28/23

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PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc:

FILE NO.

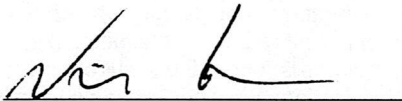
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/01/2023

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: April 1, 2023.
At: Riverside, California



Signature

SUMMARY OF ORDINANCE NO. 348.4997
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE
NO. 348 RELATED TO ZONING

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K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 28, 2023**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 4/1/23



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

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 of the following issue dates, to wit:

03/31/2023

I acknowledge that I am a principal clerk of the printer of The Desert Sun, published weekly in 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 certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 31st of March 2023 in Green Bay, WI, County of Brown.

[Handwritten signature]

DECLARANT

Ad#:0005650307
P O : ORDINANCE NO. 348.4997

This is not an invoice

of Affidavits: 1

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SUMMARY OF ORDINANCE NO. 348.4997
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

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NAYS: None
ABSENT: None

Kimberly Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Published: 3/31/23

2023 APR 10 PM
RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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By: Cindy Fernandez, Clerk of the Board Assistant
Published: 3/31/23

3-31-23
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