

# CORCORAN PLANNING COMMISSION SPECIAL MEETING AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Monday, November 6, 2017  
5:30 P.M.

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**Public Inspection:** A detailed Planning Commission packet is available for review at Corcoran City Hall, located at 832 Whitley Avenue

**Notice of ADA Compliance:** In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 235.

**Public Comment:** Members of the audience may address the Planning Commission on non-agenda items; however, in accordance with Government Code Section 54954.2, the Planning Commission may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is just the time for members of the public to comment on any matter within the jurisdiction of the Corcoran Planning Commission. Planning Commission will ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speaker will walk to the podium and state name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

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## ROLL CALL

<b>Chairman:</b>	<b>David Bega</b>
<b>Vice-Chairman:</b>	<b>Troy Van Velson</b>
<b>Commissioner:</b>	<b>Shea DeVaney</b>
<b>Commissioner:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>Ron Subia</b>
<b>Commissioner:</b>	<b>Dennis Tristao</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>
<b>Alternate Commissioner:</b>	<b>Karl Kassner</b>

## FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF MINUTES
  - 2.1 Approval of minutes of the Planning Commission meeting on October 16, 2017
3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4-1. To consider zoning regulations on and/or banning of commercial, non-commercial, medicinal and/or non-medicinal cannabis within the City of Corcoran.  
(Tromborg) (VV)

- A. Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Commission discussion
- G. By motion, approve/approve with changes/deny recommendation.

5. **STAFF REPORTS - None**

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Items
- 6.2. Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3. Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on November 2, 2017.



**Kevin J. Tromborg**  
Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, OCTOBER 16, 2017**

The regular session of the Corcoran Planning Commission was called to order by Chairperson David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:29 P.M.

**ROLL CALL**

Commissioners present: Bega, DeVaney, Jarvis, Subia and Watkins  
Alternate present: Kassner  
Commissioners absent: Tristao and Van Velson  
Staff present: Kevin Tromborg and Ma. Josephine Lindsey  
Also present: Moses Diaz, City Attorney and Rick Joyner, City Engineer

**FLAG SALUTE**

The flag salute was led by Bega.

A quorum was declared in the presence of five (5) Commissioners and 1 (one) alternate Commissioner.

Chairman Bega, requested the commission to put forward agenda item 6.1 regarding special meeting of the Planning Commission after the approval of the minutes. This request was subsequently approved by the commission.

1. **PUBLIC DISCUSSION** - None
2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Jarvis and seconded by DeVaney to approve the minutes of regular meeting on August 21, 2017. Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Tristao and Van Velson

At this point, Tromborg informed the commission of the special meeting of the Planning Commission scheduled on November 6, 2017. The special meeting was called to discuss three draft ordinances to consider zoning regulations on and/or banning of commercial, non-commercial, medicinal and/or non-medicinal use of cannabis. Tromborg emphasized the importance of the meeting and the recommendations that the Planning Commission will make to

the City Council. Tromborg also mentioned that a Community Workshop on Cannabis will be held on October 25, 2017 at 6:00 PM, Technology Learning Center, Corcoran CA.

**3. RE-ORGANIZATION – None**

**4. PUBLIC HEARING – None**

**4.1** Public Hearing to discuss Tentative Subdivision Map 17-01: Sierra estates Unit (APN #: 034-016-023) submitted by Jose Santoyo was declared open at 5:47p.m. Tromborg presented the staff report. An oral testimony was received from Mr. Jose Santoyo of Central Valley Engineering. He informed the commission that the construction will commence early next year 2018. Having no written testimony received, the public hearing was closed at 6:25 p.m.

Following Commission discussion, a **motion** was made by Jarvis and seconded by Subia to approve the Resolution 17-05, Tentative Subdivision Map 17-01: Sierra estates Unit 2 (APN #: 034-016-023). Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Tristao and Van Velson

**4.2** Public Hearing to discuss Lot Line Adjustment 17-01: 2741 and 2731 Orange Avenue (APN #: 034-112-022 and 034-112-021 respectively) for Clara Holquin was declared open at 6:31 p.m. Tromborg presented the staff report. Having no oral and written testimony, the public hearing was closed at 6:42 p.m.

Following Commission discussion, a **motion** was made by Kassner and seconded by Subia to approve Resolution 17-05, Lot Line Adjustment 17-01: 2741 and 2731 Orange Avenue (APN #: 034-112-022 and 034-112-021) for Clara Holquin Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Tristao and Van Velson

**4.3** Public Hearing to discuss Conditional Use Permit 17-03: 924 Whitley Avenue (APN #: 030-205-011) to sell alcoholic beverages/liquor was declared open at 6:43 p.m. Tromborg presented the staff report. Having no oral and written testimony, the public hearing was closed at 6:51 p.m.

Following Commission discussion, a **motion** was made by DeVaney and seconded by Jarvis to approve Resolution 17-06, Conditional Use Permit 17-03: 924 Whitley Avenue (APN #: 030-205-011) to sell alcoholic beverages/liquor. Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Subia and Watkins

**NOES:** Kassner

**ABSTAIN:** None

**ABSENT:** Tristao and Van Velson

## **5. STAFF REPORTS**

**5.1** Following Commission discussion, a **motion** was made by Watkins and seconded by Kassner to approve of Resolution No. 17-07, to add the name of former Commissioner Albert Kessler to the new street name list. Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Tristao and Van Velson

**5.2** Following Commission discussion, a **motion** was made by Subia and seconded by DeVaney to approve the guidelines with changes to wit: Propose name/organization to be added to the new Street Name List (SNL) will be heard and approved by the Planning Commission. Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Tristao and Van Velson

**5.3** Tromborg presented the staff report requesting to assign representatives from the commission to the site plan review. The commission was made aware to avoid four members of the commission present in one meeting, which constitute a quorum for a regular meeting.

Following Commission discussion, a **motion** was made by Jarvis and seconded by Watkins to approve two representatives of the Planning Commission to attend the Site Plan Review (SPR). Further, the commission directed the staff to send an email to all members of the commission and the first two members to respond will attend the SPR. Motion carried by the following vote:

- AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins
- NOES:** None
- ABSTAIN:** None
- ABSENT:** Tristao and Van Velson

**5.4** Following Commission discussion, a **motion** was made by DeVaney and seconded by Watkins to approve Resolution No. 17-09 to recommend to the City Council to adopt an ordinance regarding a time limit for sub-standard and boarded up properties. The resolution is to be implemented retroactively. Motion carried by the following vote:

- AYES:** Bega, DeVaney, Jarvis, Kassner, Subia and Watkins
- NOES:** None
- ABSTAIN:** None
- ABSENT:** Tristao and Van Velson

**5.5** Tromborg presented the Transit Annual Report FY 2016-2017 for information of the commission.

**6. MATTERS FOR COMMISSION**

**6.1. Information Items**

- Special Planning Commission meeting on November 6, 2017.
- The commission received the Community Development report for the first quarter of FY 2017-2018.

**6.2** Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*

**6.3** Committee Reports - None

Watkins mentioned her concern about the shopping carts all over the city that considered as blight and public nuisance. This will be included in the next agenda of the regular Planning Commission meeting.

**7. ADJOURNMENT**

At 7:51 P.M., the meeting was adjourned to the next special meeting on Monday, November 6, 2017 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
**David Bega**  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
**Kevin J. Tromborg**  
Community Development Director

**PUBLIC HEARING  
ITEM # 4.1**

**MEMORANDUM**

**TO:** Corcoran Planning Commission

**FROM:** Kevin J. Tromborg: Community Development Director  
Planner, Building Official, Transit Director

**SUBJECT:** Public Hearing to discuss and review draft regulations regarding commercial Cannabis and personal use cannabis.

**DATE:** October 27, 2017

**MEETING DATE:** November 6, 2017

**RECOMMENDATION** Approve resolution 17-10 regulating personal cannabis use and cultivation. Approve resolution 17-11 or resolution 17-12 to either prohibit commercial cannabis activities or to allow and regulate commercial cannabis activities as a formal recommendation to the City Council on pending commercial cannabis policy.

**DISCUSSION** November 9, 2016 the people of California approved Proposition 64, the Adult Use of Marijuana Act by a margin of 55% to 44%. This allows anyone 21 years or older to possess, transport, obtain or give away up to one ounce, or 8 grams of cannabis. It also allows for up to six (6) plants to be cultivated per parcel for personal use. The law allows for Cities to enact reasonable regulations to monitor and control the personal use and the cultivation of the permitted 6 plants of cannabis. Additionally, proposition 64 allows for the commercial business of cannabis. Under the law, cities may regulate or completely prohibit State-licensed marijuana business, (recreational or medical). Attached are three (3) draft ordinances.

1. An Ordinance enacting regulation of personal cultivation and use of recreational and medical use of cannabis
2. An Ordinance prohibiting commercial medical and non-medical cannabis.
3. An ordinance allowing commercial medical and non-medical cannabis and the regulations regarding the cultivation, business, transactions and land use

**BUDGET IMPACT** Unknown at this time



AN ORDINANCE OF THE CITY OF CORCORAN ENACTING REGULATIONS FOR NON-COMMERCIAL MEDICINAL AND NON-MEDICINAL CANNABIS USE, CULTIVATION, AND LAND USES; AND ENACTING ENFORCEMENT PROVISIONS FOR CANNABIS RELATED ORDINANCE VIOLATIONS.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS FOLLOWS:

**Section 1. PURPOSE.** There are adverse secondary impacts of marijuana cultivation, processing, manufacturing, distribution, sales and use which include, without limitation, criminal activity, pungent odors, excess water consumption, toxic mold, excess energy consumption and indoor electrical fire hazards. The provisions of this ordinance are intended in order to promote the public safety, health, comfort and general welfare, in order to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the Corcoran Zoning Ordinance.

**Section 2. FINDINGS AND PURPOSE.** The City Council of the City of Corcoran hereby finds and declares the following:

(a) California Constitution Article 11, Section 7 authorizes the City of Corcoran (“City”) to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws;

(b) California Government Code § 37100 authorizes the legislative body of a local government to enact local ordinances which are not in conflict with the Constitution and laws of the State of California or the United States;

(c) The federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies cannabis/marijuana as a Schedule I drug, which is defined as a drug or other substance which has a high potential for abuse, no currently accepted medical use in treatment in the United States, and has not been accepted as safe for use under medical supervision. The federal Controlled Substances Act declares it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, cannabis. The federal Controlled Substances Act contains no exemption for cultivation, manufacture,

distribution, dispensation or possession of cannabis for medical or non-medical purposes;

(d) On June 28, 2016, the Secretary of State of the State of California certified Proposition 64, the Control, Regulate and Tax Adult Use of Cannabis Act (“AUMA” or “**Proposition 64**”), for the November 8, 2016 statewide presidential general election ballot;

(e) The AUMA became law when a majority of the electorate voted “yes” on Proposition 64. The AUMA, to a certain degree, decriminalized under State law the possession, consumption, cultivation, processing, manufacture, distribution, testing and sale of non-medicinal cannabis/marijuana and derivative products, including edibles, for adults twenty-one (21) years of age and older. The AUMA also included provisions for licensing commercial cannabis and preserved the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries.

(f) On June 27, 2017, Senate Bill 94 (“**SB-94**”), which was a state budget trailer bill, was signed into law by the Governor of the State of California. This legislation clarified and/or revised certain portions of the AUMA and also certain state statutes pertaining to medicinal cannabis/marijuana, including the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries;

(g) The AUMA now regulates, among other matters, the use of cannabis/marijuana for non-medicinal personal and commercial purposes, including the recreational use of cannabis by adults over twenty-one (21) years of age;

(h) To regulate personal use of cannabis, the AUMA added Health and Safety Code § 11362.1 which, among other things and with certain exceptions, made it “...lawful under state and local law...” for persons 21 years of age or older to “...possess, process, transport, purchase, obtain or give away to persons 21 years of age or older without any compensation whatsoever...” up to 28.5 grams of non-medical cannabis in the form of concentrated cannabis or not more than eight grams in the form of concentrated cannabis contained in cannabis products;

(i) The AUMA also removed certain state criminal law prohibitions for adult individuals who “...possess, plant, cultivate, harvest, dry or process not more than six living cannabis plants and possess the cannabis produced by the plants...”;

(j) The AUMA also clarified that State law does not prohibit specified adult individuals from smoking or ingesting cannabis or cannabis products;

(k) To regulate commercial use of non-medical cannabis, the AUMA added Division 10 (Cannabis) to the Business & Professions Code, which vested certain state agencies with “...the sole authority to create, issue, deny, renew, discipline, suspend, or revoke

licenses...” for certain non-medicinal commercial cannabis business activity including microbusinesses, transportation, storage (unrelated to manufacturing activities), distribution, testing, and sale of cannabis and cannabis products within the state;

(l) The AUMA provides that specified state agencies shall promulgate rules and regulations and shall begin issuing state business licenses under Division 10 of the Business & Professions Code by January 1, 2018;

(m) The AUMA specifies that a local jurisdiction shall not prevent transportation of non-medicinal cannabis or derivative products on public roads by a licensee transporting cannabis or derivative products in compliance with Division 10;

(n) The AUMA authorized cities to “...reasonably regulate...” without completely prohibiting cultivation of cannabis inside a private residence or inside an “...accessory structure to a private residence located upon the grounds of a private residence which is fully enclosed and secure...”;

(o) The AUMA authorized cities to completely prohibit outdoor cultivation on the grounds of a private residence until a “...determination by the California Attorney General that nonmedical use of cannabis is lawful in the State of California under federal law...”;

(p) The AUMA authorized cities to completely prohibit the establishment or operation of any non-medicinal cannabis business licensed under Division 10 within its jurisdiction, including cannabis dispensaries, cannabis retailers and cannabis delivery services;

(q) Absent appropriate local regulation, which is authorized by the AUMA, only state regulations will be controlling within a given local jurisdiction;

(r) Until the AUMA was enacted, state statutes prohibited cultivation, possession and sales of non-medicinal cannabis and therefore overlapping local regulations would have been preempted by state statute;

(s) The City has permissive zoning standards which prohibit all land uses not expressly allowed and has applied the same, without exception, to all instances of medicinal cannabis, including, but not limited to, cultivation, distribution, dispensing, transportation, sales and gifting;

(t) The existence of cannabis cultivation operations carries the potential to increase secondary impacts such as: (1) robberies, break-ins and other thefts due to the high monetary value of cannabis plants; (2) dangerous alterations to the electrical wiring of buildings; (3) toxic amounts of mold spores present in buildings intended for human occupation; (4) the potential for exposure to or increased usage by school aged children; (5) the spread of strong, pungent and/or noxious odors from cannabis plants;

(u) The City has legitimate and compelling interests in protecting the public health, welfare and safety of its residents, as well as preserving the peace and quiet of the neighborhoods within the City;

(v) The City has determined that a regulatory ordinance is necessary to protect the public health, welfare and safety of residents of the City to the maximum extent allowable under California law to address the adverse secondary impacts resulting from changes to California law through the AUMA and Senate Bill 94 (2017);

(w) The cultivation of substantial amounts of cannabis/marijuana in any location or parcel of real property within the City poses serious threats to the health, safety, and well-being of the City and its residents, including the following:

(1) By concentrating substantial amounts of cannabis in one place, such locations and parcels are frequently associated with, and create a significant risk of, burglary, robbery, armed robbery, and larceny and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

(2) Such locations and parcels are frequently associated with other criminal activities, including unlawful sales of cannabis to individuals, including minors who are not qualified medical patients, trafficking of cannabis outside the City by unlawful enterprises, and possession and discharge of unlawful firearms.

(3) The creation of persistent malodorous smells reaching into populated areas far beyond cannabis grow sites. Cannabis plants, as they begin to flower and for a period of two (2) months or more during the growing season (August - October for outdoor grows), produce an extremely strong odor, offensive to many people, and detectable far beyond property boundaries. This malodorous smell is often described as "skunky," as it resembles the odor of a skunk.

(4) The distinctive smell of flowering cannabis also creates an attractive nuisance, alerting persons to the location of the valuable cannabis plants, and creating a risk of theft, burglary, robbery and armed robbery and associated violent confrontations.

(5) Cultivation of large amounts of cannabis also frequently requires excessive use of water resources, which exacerbates drought conditions.

(6) Extensive indoor cultivation of large amounts of cannabis also frequently requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation.

(x) Cultivation and sales of any amount of cannabis and/or derivative products at locations or parcels within one thousand (1,000) feet of schools, school bus stops, school evacuation sites, churches, parks, child care centers, or youth-oriented facilities creates unique risks that the cannabis plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation and sales of any amount of cannabis or derivative products within such locations or parcels is especially hazardous to public safety and welfare, and to the protection of children.

(y) As recognized by the California Attorney General's August 2008 GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF CANNABIS GROWN FOR MEDICAL USE, the cultivation or other concentration of cannabis in any location or parcels without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. There is no known reason why this same principle would not apply to non-medicinal cannabis.

(z) It is the purpose and intent of this Ordinance to implement State law by providing a means for regulating non-medicinal and medicinal cannabis in a manner which is consistent with applicable State laws and which promotes the health, safety, security and welfare of local residents within the City. This Chapter is intended to be consistent with Proposition 64 and Senate Bill 94, and to that end, is not intended to prohibit any person from exercising any right otherwise granted by State law. Rather, the intent and purpose of this Chapter is to establish reasonable regulations upon the manner in which cannabis and cannabis products must or must not be cultivated, manufactured, processed, stored and sold or gifted, in order to protect the public health, safety, security and welfare of all of the residents of the City.

(aa) The limited right of individuals under State law to cultivate cannabis plants for non-medicinal purposes and/or to carry on a cannabis business without violating state criminal laws does not confer the right to create or maintain a public nuisance. By adopting the regulations contained in this Chapter, the City will achieve a significant reduction in the aforementioned harms caused or threatened.

(bb) Nothing in this ordinance shall be construed to allow or legalize cannabis for any purposes, or allow or legalize any activity relating to the cultivation, distribution or consumption of cannabis which is otherwise illegal under state or federal law. No provision of this Chapter shall be deemed a defense or immunity to any action brought against any person by the County District Attorney or the Attorney General of State of California.

**Section 3. CODE REPEAL.** Except to the extent expressly indicated otherwise

herein, the specific provisions of each and all existing ordinances which are in actual conflict with any provision of this ordinance shall be repealed.

**Section 4. CODE REPEAL.** The following definitions within section 11-31-2 of the Corcoran Municipal Code are hereby repealed:

- Medical Marijuana;
- Medical Marijuana Cultivation;
- Medical Marijuana Dispensary;
- Medical Marijuana Facility; and
- Mobile Marijuana Dispensary.

**Section 5. CODE AMENDMENT.** The following definitions are added, in alphabetical order, to the existing definitions within section 11-31-2 of Chapter 11-31 of Title 11 of the Corcoran Municipal Code:

Cannabis. Shall be defined as provided within California Health and Safety Code section 11018, or successor statute. The terms “cannabis” and “marijuana” shall have the same meaning within the Corcoran Municipal Code. Furthermore, except where otherwise distinguished, the term “cannabis” shall include and refer to both medicinal cannabis and non-medicinal cannabis.

Cannabis business. Shall refer to commercial cannabis activity, as defined within this section.

Commercial cannabis activity. Shall be defined as provided within California Business and Professions Code § 26001(k), or successor statute, but shall not include any business whose only relationship to cannabis is the production or sale of accessories for individual consumption and/or use of cannabis or cannabis products.

Commercial cannabis delivery. Shall be defined as provided within California Business and Professions Code section 26001(p).

Cannabis products. Shall have the meaning as provided within California Health and Safety Code section 11018.1.

Medical Marijuana. Shall have the same meaning as “medicinal cannabis” as defined within California Business and Professions Code § 26001(ai), or successor statute.

Medical Marijuana Cultivation. Shall have the same meaning as “cultivation” as defined within California Business and Professions Code § 26001(l), or successor statute.

Medical Marijuana Dispensary. Shall have the same meaning as “cannabis retailer” as defined within California Revenue and Taxation Code § 34010(j), or successor statute.

**Section 6. CODE ADOPTION.** Chapter 11-33 of Title 11 is hereby added to the Corcoran Municipal Code and reads as follows:

**CHAPTER 11-33 ADULT-USE CANNABIS REGULATIONS**

**11-33-010 Authority and Title.**

**11-33-020 Definitions.**

**11-33-030 Nuisance Declared.**

**11-33-040 Registration of Parcels Prior to Non-Commercial Cultivation.**

**11-33-050 Registration Application and Certificate; Identification Cards.**

**11-33-060 Regulatory Inspections of Registered Parcels and Records.**

**11-33-070 Denial of Registration.**

**11-33-080 Responsibilities of Registrants.**

**11-33-090 Violations.**

**11-33-010 Authority and Title.**

Pursuant to the authority granted by Article XI, section 7 of the California Constitution, Health and Safety Code § 11362.2(b)(1), and Government Code § 38773.5, the City Council does enact this Chapter, which shall be known and may be cited as the “Adult-Use Cannabis Ordinance.”

**11-33-020 Definitions.**

(a) All definitions set forth within California Health and Safety Code § 11362.7, California Business and Professions Code § 26001 and California Revenue and Taxation Code § 34010, as amended from time to time, and as interpreted by judicial opinions from time to time, shall apply under this Chapter in addition to the definitions set forth within subsection (b) below. In the event of an actual conflict between the definitions within the aforementioned statutes and those contained within subsection (b) below, the definition within subsection (b) shall prevail.

(b) Except where the context otherwise requires, the following definitions shall govern the construction of this Chapter:

- (1) "City" refers to the City of Corcoran.
- (2) "Enforcing officer" means the Chief of Police or the Code Enforcement Officer, or the authorized deputies or designees of either, each of whom is independently authorized to enforce this Chapter.
- (3) "Legal parcel" and "parcel" mean any parcel of real property which may be separately sold in compliance with the Subdivision Map Act [Division 2 (commencing with section 66410) of Title 7 of the Government Code].
- (4) The terms "cannabis" and "marijuana" shall have the same meaning within this ordinance. Furthermore, except where otherwise distinguished, the term "cannabis" shall include and refer to both medicinal cannabis and non-medicinal cannabis.
- (5) "Mature cannabis plant" and "immature cannabis plant" shall have the same meaning as those terms are used in California Health and Safety Code § 11362.77.
- (6) "Medical cannabis" shall have the same meaning as medicinal cannabis in California Business and Professions Code § 26001.
- (7) "Municipal Code" refers to the Corcoran Municipal Code.
- (8) The term "State" refers to the State of California.

(c) Effect of Headings/Titles Within this Chapter: Section and subsection headings and title are provided for organizational purposes only and must not be read to in any manner affect the scope, meaning or intent of the provisions associated with them.

**11-33-030 Nuisance Declared.**

(a) Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each and all of the following activities are hereby declared to be a public nuisance and unlawful when the same occur in violation of any of the provisions of this Chapter or any State law, and any such public nuisance may be abated by the City in any manner allowed by any State law or local ordinance:



- (1) The operation of any indoor and/or outdoor cannabis cultivation site upon any parcel of real property within the City which does not have an active registration with the City; and
- (2) The operation of any cannabis business upon any parcel of real property within the City which does not have an active registration with the City.

(b) Prohibited Non-Commercial Cannabis Activities: Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each of the following shall be prohibited everywhere within the City and shall constitute a public nuisance:

- (1) Outdoor Cultivation: All outdoor possession, planting, cultivation, harvesting, drying or processing of cannabis and industrial hemp, including any such activities with non-commercial cannabis upon any private residence under California Health and Safety Code § 11362.1;
- (2) Non-Commercial Cultivation: The operation of any indoor and outdoor cannabis cultivation site upon any parcel of real property within the City without a valid State license therefor issued under Division 10 of the California Business and Professions Code, excluding non-commercial cannabis cultivation under Health and Safety Code § 11362.1 occurring while in full compliance with all applicable provisions of this Chapter, the Municipal Code and State law;
- (3) Use In Certain Areas: The inhalation, ingestion, use and/or other consumption, by any natural person, of any cannabis and/or any cannabis product(s):
  - a. In any place where any form of tobacco use is prohibited under California Labor Code § 6404.5 (or successor statute);
  - b. Within any building and/or other facility owned, leased, operated or controlled by City;
  - c. Upon any public road, street, right-of-way, easement, sidewalk, park or recreation site; and
  - d. Upon any privately owned parcel, when such inhalation,

ingestion, use and/or other consumption is to any degree detectable to the unaided senses of any reasonable observer who is not located upon the same parcel; and

(4) Child-Resistant Containers: Failure to at all times maintain cannabis products and harvested cannabis within secured child-resistant containers, except during active use or consumption in accordance with State law.

(c) Cannabis Use Prohibited During Public Business Hours: Notwithstanding any other ordinance of the City to the contrary, and to any extent not already prohibited by State law, federal law or subsection (b), inhalation, ingestion, use and/or other consumption of any cannabis and/or any cannabis product(s) by any natural person is prohibited upon each parcel of real property within the City during such times when any commercial business conducted thereon is open to the public.

**11-33-040 Registration of Parcels Prior to Non-Commercial Cannabis Cultivation.**

(a) Registration Required: This section applies to non-commercial cannabis cultivation under Health and Safety Code § 11362.1. Each parcel of real property within the City must be registered under this section with the City Manager or designee prior to the non-commercial cultivation thereon of any quantity of cannabis whatsoever. Violation of this requirement is hereby declared to be unlawful and a public nuisance which may be abated by the City in any manner allowed by State law or local ordinance. Registration of a parcel does not create any vested right or any land-use entitlement.

(b) Conditions of Active Registration: Registration of any parcel of real property under this section shall be invalid, void and inactive except during such times when all of the following conditions are all simultaneously satisfied:

(1) Registration Application Requirements: Any person owning, leasing, occupying and/or having charge or possession of the parcel has, within the twelve (12) months preceding each date when cultivation will occur, submitted an accurate and signed application for registration, which was ultimately approved for registration by the City, containing all of the following information and documentation:

(A) The name of each person, owning, leasing, occupying

and having possession of the parcel;

(B) The maximum number of plants which will be cultivated on the parcel;

(C) Written consent to allow a City inspection of the cultivation site, during normal business hours and on a mutually suitable date, in order to complete the registration process; and

(D) Such other information and/or documentation as the City Manager reasonably determines is necessary to ensure compliance with State law and this Chapter including, without limitation, information reasonably necessary to establish compliance with subsection (b)(2) of this section.

The application information and documentation shall be received in confidence, and shall be used or disclosed only for purposes of administration or enforcement of this Chapter and/or State law, or as otherwise required by law or legal process.

The City Council may, by adoption of a resolution, establish a fee for such annual registration, which may include a fee for issuance of a registration certificate in accordance with all applicable legal requirements. Such fee must be paid in full for a registration to be valid and effective. All registrations, whether initial or renewal, of all parcels of real property shall expire at the end of the day on January 31st of the calendar year following the calendar year in which the parcel was registered.

(2) Zoning Compliance: This subsection shall apply notwithstanding any other provision within the Municipal Code. For cannabis cultivations within the scope of Health and Safety Code § 11362.1, the parcel to be registered must be located within any zone where a residential land use is permitted, as established by Title 9 of the Municipal Code.

(3) Owner's Consent: When a person cultivating cannabis on any parcel is not the legal owner(s) of the parcel, such person(s) must obtain the notarized written consent to such cultivation from the legal owner(s) of the parcel prior to commencing cultivation of cannabis on such parcel, and must provide the original of said consent to the City Manager at the time of application for registration of the parcel. Any withdrawal or revocation of the

owner's consent must be notarized and shall, without any notice from the City, terminate any existing annual registration at the end of the thirtieth (30th) day after personal service of the notice, which must be dated, upon the tenant(s)/occupant(s), provided that a copy is contemporaneously served upon or mailed to the City. Any such notice which is mailed to a tenant(s)/occupant(s) must be postmarked and shall require an additional five (5) days to become effective.

(4) Indoor Cultivation Requirements: Subject to the other requirements within this Chapter, the total area used for cannabis cultivation must not exceed one hundred (100) square feet. When it is unattended by the registrant, such cultivation area must be locked and completely inaccessible to anyone without a unique physical and/or alphanumeric key. The cannabis plants within the cultivation area must not be detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level. Each door providing access into any cultivation area must be locked at all times when not within the view of the cultivator. After a citation issued for excessive odor becomes final and non-appealable, and after written notice of at least fifteen (15) business days, the City may require, as a condition for maintaining registration of a parcel, the installation of a City-approved ventilation system which includes one or more charcoal filters sufficient to eliminate further violations pertaining to cannabis odor. Each building must also comply with any existing, adopted or revised ordinances and all applicable State and local standards pertaining to ventilation rates, exhaust termination, ventilation inlets and humidity levels.

(5) Cultivation Building Requirements: All cannabis cultivations must occur within a properly constructed and permitted real property improvement which is the private residence of the cultivator or is upon the parcel containing such private residence. Such private residence or accessory structure thereto which contains a cultivation area must be fully enclosed and comply with applicable State laws, building standards and all of the following shall apply:

(A) Portables Prohibited: Cultivation within any trailer, camper and any other form of portable enclosure which is not a "private residence" under Health and Safety Code section 11362.2(b)(5) is prohibited.

(B) Windows: The exterior windows to all buildings or structures where cannabis is cultivated, must eliminate visibility

of all cannabis plants from all ground level exterior vantage points and must be equipped with security bars. Security bars must be installed on the inside of detached garages and other auxiliary buildings which are not certified or permitted as human living spaces and such buildings must have fire rated drywall properly installed. Windows must not be broken.

(C) Doors: All frames for doors which allow entry into the building from the outside must be made of metal or solid wood reinforced with metal at the point where locks latch to them. All non-metal doors must be solid-core and equipped with either a deadbolt lock, or a properly functioning industrial grade padlock and locking mechanism, which can only be unlocked with a unique key.

(D) Electrical: The lighting and electrical system for the cultivation area must comport with applicable building standards, including those pertaining to cultivation areas, and not exceed consumption of 1,200 watts at any time. In order to determine whether an electrical panel requires upgrading, a licensed electrician must perform a full electrical load calculation of the lighting and electrical system for the cultivation area and submit it to the City's building official prior to initial registration, renewal of registration and any time the lighting and electrical system is modified to any degree other than the routine replacement of bulbs and fuses. The use of an extension cord of any kind is prohibited for all aspects of cannabis cultivation.

(E) Flooring: The flooring beneath each cannabis plant must not consist of carpet or other non-water proof material which can be penetrated by water or other liquids.

(F) Irrigation Equipment: Use of all garden hoses, drip irrigation lines, irrigation timers and other irrigation components designed for outdoor use is prohibited for all indoor cannabis cultivation. All water fixtures and modifications thereto must be inspected and approved by the City. A reduced pressure backflow prevention device must be properly installed, functioning and inspected for each water fixture used primarily for cannabis cultivation. The presence of any toxic mold in any quantity which exceeds the naturally occurring level is prohibited.

(G) Effluents: Discharge into the City's sanitary sewer system of any effluent containing any cannabis cultivation waste product, chemical, fertilizer or pesticide is prohibited, including discharges into household drains, commercial drains, storm drains and other private and public drainage systems within the City. Furthermore, such discharges are also prohibited into any community water system, municipal water system and all other public or private water systems.

(H) Chemical: All pesticides, fertilizers and other treatments or chemicals used for cannabis cultivation must not be stored within any area of a private residence which does not comply with all requirements of this Chapter for a cannabis cultivation area. All such items must not be visible or otherwise detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level.

(6) Plant Size: At all times during indoor cannabis cultivation under Health and Safety Code § 11362.1 within a parcel containing a private residence, each cannabis plant must not exceed a height which is the lesser of eight (8) feet or one (1) foot from the ceiling above the plant, and the width must not exceed three (3) feet, provided that in no event should the size of cannabis plants which are grown together increase to a degree that any of them to any degree obstruct ingress and egress between each doorway and window within the room wherein they are located. Notwithstanding the foregoing, cannabis plants must not be cultivated in such a manner that the cannabis plant makes contact with any wall, door, window or ceiling at any time and there must at all times exist at least a one (1) foot space between each plant and the walls, doors, windows and the ceiling.

(7) Safety Requirements: At all times during indoor cannabis cultivation under Health and Safety Code § 11362.1 within a parcel containing a private residence, whenever any person under the age of twenty-one (21) years resides, regularly visits or is actually present upon such parcel, the cultivated cannabis plants must not be located within any common area of such private residence which is accessible by such minor including, without limitation, any hallway, living room, den, family room, kitchen, bathroom, garage or sunroom. Minors under the age of twenty-one (21) years also must not be allowed access into any indoor cultivation area during cultivation, harvesting, drying or processing of cannabis. Except when being actively consumed or handled in accordance with

applicable State and local laws, all harvested cannabis and all cannabis products which are located on the parcel must be secured in a safe or room which is locked and inaccessible by persons under the age of twenty-one (21) years of age.

(8) Records: At all times during cannabis cultivation under Health and Safety Code § 11362.1 which occurs within the City, at least one legible and up-to-date hardcopy journal must be maintained on the parcel, containing all of the following information:

- (A) Each cannabis plant's date of acquisition;
- (B) The source of such acquisition;
- (C) Height and width in inches during each calendar month;
- (D) Each cannabis plant's corresponding owner; and
- (E) The date of each journal entry next to the printed and signed name of the person making the entry into the journal.

Said journal must be retained for a period of not less than five (5) years after each date listed within the journal. As a pre-condition of registration or registration renewal, the City may require individual tags, bar codes or other physical labels or markers to be affixed onto each cannabis plant exceeding one inch in vertical height.

(9) Metered Water: Water service to the parcel must be metered with a device which is both capable of wireless transmission of metering data and approved by the City.

(10) Building Standards: All waterlines, electrical wiring and structures used for cultivation of cannabis must comply with all applicable building codes, laws and ordinances.

(11) Compliance with State Cannabis Laws: Each registrant must at all times remain in full compliance with all State statutes which are applicable to cannabis including, without limitation, those pertaining to personal cultivation, sales, gifting, use and possession.

(12) Overdue City Balance: Each owner of the parcel to be registered must not have any amount which is overdue, thirty (30) or more days, to the City in unpaid fines, penalties, fees, charges, taxes, assessments and/or other payments, including contracted payments.

(d) Registration Voided Upon Violation: Any registration which becomes void for lack of compliance with any requirement of this Chapter

shall remain void and ineffective from the initial moment of noncompliance and cannot be reinstated without a renewal application.

(e) Responsibility for Cultivation Violations: No person owning, leasing, occupying or having charge or possession of any parcel within the City shall cause, allow, suffer, or permit such parcel to be used for cultivation of cannabis in violation of any provision in this Chapter. Violation of this provision by any person owning, leasing, occupying or having charge or possession of any registered parcel shall be grounds for revocation of registration in addition to abatement under this Chapter.

(f) The City Manager or designee shall have authority to, in writing, waive any registration fee and/or requirements otherwise needed for registration, and thereafter issue a registration when, after reasonable consultation with the Office of the City Attorney, it is reasonably believed that State or federal law might so require.

**11-33-050 Registration Application and Certificate.**

(a) Applications: Each applicant seeking to register a parcel for a cannabis cultivation must be the owner or authorized tenant of the parcel and submit a written application on a form approved by the City. Within twenty (20) business days after receipt of registration application, the City Manager or designee shall either:

- (1) Act upon the registration application;
- (2) Provide a written notice of extension, not to exceed twenty (20) business days; or
- (3) Return the registration application with written notification as to why the application is incomplete.

(b) Registration Certificate: Upon approval of a registration application, the City shall issue a registration certificate which must be displayed in any public area within the registered parcel or, if there is no area for the public, within an area common to all employees. Duplicate registration certificates will require payment of fee which shall be set by resolution of the City Council.

**11-33-060 Regulatory Inspections of Registered Parcels and Records.**

(a) Annual Inspections: Each parcel upon which cultivation of cannabis occurs must be inspected by the City a minimum of one (1) time each calendar year.



(b) Regulatory Parcel Inspections: Each parcel upon which cultivation of cannabis occurs shall be subject to inspection by the City during the ordinary business hours. If the owner or other person in charge of or in possession of the parcel fails to consent to the regulatory inspection, the registrant shall be deemed to have requested that the City obtain and execute a regulatory inspection warrant and a fee shall be assessed against the registrant. Said fee shall be set in accordance with a fee resolution approved by the City Council. The inspection required by this section shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

(c) Regulatory Records Inspections: The records required to be maintained under this Chapter shall be subject to inspection by the City during the ordinary business hours. Said inspection shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

**11-33-070 Denial of Registration.**

(a) Identification: Each applicant must verify their identity by presenting an unexpired identification card or driver's license issued by any U.S. state or the federal government.

(b) Grounds for Denial/Revocation/Suspension: The City Manager, or her/his designee, may deny, refuse to renew, suspend or revoke any registration obtained or sought to be obtained under this Chapter where the applicant or registrant satisfies any one or any combination of the following:

- (1) Failed to provide a fully completed application for registration;
- (2) Provided inaccurate information on an application for registration;
- (3) Failed to pay to the City the required registration fee and inspection costs;
- (4) Repeatedly violated this Chapter within the preceding twenty-four (24) months;
- (5) Refused to allow the City to conduct a regulatory inspection of the parcel registered or inspection of records required, as required by this Chapter; or
- (6) Failed to pay to the City any amount which is overdue, thirty (30) or

more days, to the City in unpaid fines, penalties, fees, charges, taxes, assessments and/or other payments, including contracted payments.

(c) Appeal: Any person aggrieved by a denial of their application for registration may appeal the decision in the same manner as a notice to abate under Section 11-33-130. Upon receipt of a request for appeal, the City Manager or designee may elect to have the appeal proceed under Section 11-33-130 or another process within the Municipal Code, by providing a copy of such process.

**11-33-080 Responsibilities of Registrants.**

(a) For the purpose of enforcing the requirements of this Chapter, the registrant of each parcel within the City shall be fully responsible for all conduct occurring on the parcel which may violate the terms of this Chapter, including the conduct of each of the registrant's invitees, guests, employees, agents and independent contractors working on the parcel, if applicable.

(b) If any violation of the requirements of this Chapter occurs on a registered parcel, notice of suspension, revocation or restriction may be issued by providing written notice thereof within or in addition to a notice of violation and/or a notice to abate, which identifies the violation(s) supporting the decision to suspend, revoke or restrict the registration. The suspension, revocation or restriction shall become final when finding regarding the related violation(s) becomes final, unless an immediate suspension, revocation or restriction is reasonably necessary to protect against a substantial risk of significant bodily harm, death or significant property damage.

(c) In addition, the City may report all violations committed by State licensees to the State.

**11-33-090 Violations.**

(a) Any violation of the provisions of this Chapter by any member of the public is hereby declared to be a public nuisance and may be abated by any or all remedies available under local, State and federal laws.

(b) The City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.

(c) Each cannabis plant cultivated in violation of the applicable provisions of this Chapter shall constitute a separate and distinct violation.

(d) Each and every day that a violation exists as to any violation within this Chapter shall constitute a separate and distinct violation.

(e) Each violation of this Chapter may be enforced by any and all lawful remedies available under the Municipal Code and applicable state statute(s), including but not limited to civil fines and penalties, infraction citation, public nuisance abatement and civil injunction, and all available remedies shall be cumulative and not preclude other available remedies.

**Section 7. CODE ADOPTION.** Chapter 11-32 of Title 11 is hereby added to the Corcoran Municipal Code and reads as follows:

**CHAPTER 11-32 CANNABIS ABATEMENTS**

- 11-32-010 Notice to Abate Cannabis Violation.**
- 11-32-020 Contents of Notice.**
- 11-32-030 Service of Notice.**
- 11-32-040 Administrative Review.**
- 11-32-050 Liability for Costs and Expenses.**
- 11-32-060 Abatement by Owner or Occupant.**
- 11-32-070 Enforcement.**
- 11-32-080 Accounting.**
- 11-32-090 Notice of Hearing on Accounting; Waiver by Payment.**
- 11-32-100 Hearing on Accounting.**
- 11-32-110 Modifications.**
- 11-32-120 Special Assessment and Lien.**
- 11-32-130 Enforcement by Civil Action.**
- 11-32-140 Summary Abatement.**
- 11-32-150 No Duty to Enforce.**

**11-32-010 Notice to Abate Cannabis Violation.**

Whenever the enforcing officer determines that a public nuisance as described in Chapter exists on any parcel within the City, he or she is authorized to notify the record owner(s) and/or occupant(s) of the parcel, through issuance of a written Notice to Abate Cannabis Violation (“*notice to abate*”).

**11-32-020 Contents of Notice.**

The written notice required under section 11-32-010 must be in writing and must:

- (a) Identify the owner(s) of the parcel upon which the nuisance exists, as named in the records of the county assessor, and identify the occupant(s), if other than the owner(s), and if known or reasonably identifiable.
- (b) Describe the location of such parcel by its commonly used street address, giving the name or number of the street, road or highway and the number, if any, of the parcel.
- (c) Identify such property by reference to the assessor's parcel number.
- (d) Contain a statement that cannabis violation exists on the parcel and that it has been determined by the enforcing officer to be a public nuisance as described in this Chapter.
- (e) Describe the cannabis violation that exists and the actions required to abate it.
- (h) Contain a statement that the owner or occupant is required to abate the cannabis violation within fourteen (14) calendar days after the date of service of the required *notice to abate*.
- (i) Contain a statement that the owner or occupant may, within ten (10) calendar days after the date that said notice was served, make a request in writing to the City Clerk for a hearing with the City Manager or the City Manager's designee to appeal the determination of the enforcing officer that the conditions existing constitute a public nuisance, or to show other cause why those conditions should not be abated in accordance with the provisions of this Chapter.
- (j) Contain a statement that, unless the owner or occupant abates the cannabis violation, or requests a hearing before the City Manager or designee, within the time prescribed in the written notice, the enforcing officer will abate the nuisance. It shall also state that the abatement costs, including administrative costs, shall be made a special assessment added to the real property tax assessment roll and become a lien on the parcel, or be placed on the unsecured tax roll.
- (k) Indicate that the parcel may be sold by the tax collector after three (3) years of unpaid delinquent assessments.

**11-32-030 Service of Notice.**

- (a) The *notice to abate* shall be served by delivering it personally to any adult occupant of the parcel and, pursuant to Government Code § 38773.5(c),

shall also be served by certified United States mail address to each owner of the parcel, together with a Certificate of Mailing, to the address of each owner of the parcel as shown on the last equalized assessment roll, except that:

(1) If the records of the county assessor show that the ownership has changed since the last equalized assessment roll was completed, the written notice shall also be mailed to each new owner at his or her address as it appears in said records; or

(2) In the event that, after reasonable effort, the enforcing officer is unable to serve the written notice as required by this section, service shall be accomplished by posting a copy of the written notice on the parcel upon which the nuisance exists as follows:

(A) Copies of the written notice shall be posted along the frontage of the subject property and at each entryway or such other locations on the property reasonably likely to provide notice to the owner and occupant.

(B) In no event shall fewer than two (2) copies of the written notice be posted on a property pursuant to this section.

(b) The service of the written notice is deemed complete as of the date of deposit in the U.S. mail, personal delivery, or posting, as applicable.

(c) Upon completion of service of the *notice to abate*, said notice may be recorded in the Office of the County Recorder pursuant to Government Code § 38773.5(e).

**11-32-040 Administrative Review.**

(a) Any person upon whom a *notice to abate* has been served may appeal the determination of the enforcing officer, that the conditions set forth in such notice constitute a violation and/or public nuisance, to the City Manager or designee, or may show cause before the City Manager or designee why those conditions should not be abated in accordance with the provisions of this Chapter.

(b) An administrative review must be commenced by filing a written request for a hearing with the City Clerk within ten (10) calendar days after the date when the relevant notice was served upon them. The written request shall include a statement of all facts supporting the appeal. The time requirement for filing the written request for administrative review shall be deemed jurisdictional and may not be waived. In the absence of a timely

filed written request which complies fully with the requirements of this section, the findings of the enforcing officer contained in the relevant notice shall become final and conclusive on the eleventh (11th) day following service of the relevant notice.

(c) Upon timely receipt of a written request for hearing which complies with the requirements of this section, the City Clerk shall set a hearing date not less than seven (7) days nor more than thirty (30) days from the date the request was filed, unless the City and the person requesting the hearing agree otherwise in writing. The City Clerk shall send written notice of the hearing date to the requesting party, to any other parties upon whom the City served, and to the enforcing officer. Pursuant to Government Code § 38773.5(c), said notice of the hearing date shall be sent by certified mail to the record owners of the parcel.

(d) Any hearing conducted pursuant to this Chapter need not be conducted according to technical rules relating to evidence, witnesses and hearsay. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely upon in the conduct of serious affairs regardless of the existence of any common law or statutory rule which might make improper the admission of the evidence over objection in civil actions. The City Manager or designee has discretion to exclude evidence if its probative value is substantially outweighed by the probability that its admission will necessitate undue consumption of time.

(e) The City Manager or designee may continue the administrative hearing from time to time.

(f) The City Manager or designee shall consider the matter de novo, and may affirm, reverse, or modify the determinations contained in the notice identifying the disputed violations. The City Manager or designee shall issue a written decision in the form of a resolution, which shall include findings relating to the existence or nonexistence of the alleged cannabis violation, as well as findings concerning the propriety and means of abatement of the conditions set forth in the *notice to abate*. Such decision shall be mailed to, or personally served upon, the party requesting the hearing, any other parties upon whom the *notice to abate* was served, and the enforcing officer except that pursuant to Government Code § 38773.5(c), said notice shall be sent by certified mail to the record owners of the parcel.

(g) The decision of the City Manager or designee shall be final and conclusive.

(h) After issuance of the decision of the City Manager or designee, if a *notice to abate* was recorded against any property that, under the decision of the City Manager or designee, shall not secure any special assessment under this Chapter, the City Clerk shall cause a *Notice of Withdrawal* to be recorded in the Office of the County Recorder pursuant to Government Code § 38773.5(e). Said *Notice of Withdrawal* need not be acknowledged but must have attached a certified copy of the City Manager or designee resolution authorizing the recordation of the *Notice of Withdrawal*, and shall specifically reference the official recorded document number listed on the *notice to abate* to be withdrawn.

**11-32-050 Liability for Costs and Expenses.**

(a) In any enforcement action brought pursuant to this Chapter, whether by administrative proceedings, judicial proceedings, or summary abatement, each person who causes or permits to exist, or who maintains any cannabis violation shall be liable for all costs incurred by the City, including, but not limited to, administrative costs, and any and all costs incurred to undertake, or to cause or compel any responsible party to undertake, any abatement action in compliance with the requirements of this Chapter, whether those costs are incurred prior to, during, or following enactment of this Chapter.

(b) In any action by the enforcing officer to abate cannabis violation under this Chapter, whether by administrative proceedings, judicial proceedings, or summary abatement, the prevailing party shall be entitled to a recovery of the reasonable attorneys' fees incurred. In no action, administrative proceeding or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees actually incurred by the City in such action or proceeding. Pursuant to Government Code § 38773.5(b), recovery of attorneys' fees under this subsection shall be limited to those actions or proceedings in which the City elects, in the *notice to abate*, to seek recovery of its own attorneys' fees.

**11-32-060 Abatement by Owner or Occupant.**

Any owner or occupant may abate an cannabis violation on parcel of real property owned, occupied or controlled by them or cause such cannabis violation to be abated at any time prior to commencement of abatement by, or at the direction of, the enforcing officer.

**11-32-070 Enforcement.**

(a) Whenever the enforcing officer becomes aware that an owner or occupant has failed to abate any cannabis violation within fourteen (14) days of the date of service of the *notice to abate*, or if an such notice was

appealed, as of the date set by the City Manager or designee requiring such abatement, if any, the enforcing officer may take one or more of the following actions:

(1) Enter upon the parcel and abate the nuisance with City personnel, or by private contractor under the direction of the enforcing officer. The enforcing officer may apply to a court of competent jurisdiction for an abatement warrant authorizing entry upon the property for the purpose of undertaking the abatement work. If any part of the work is to be accomplished by a private contractor(s), a written estimate of the work shall be provided to the owners and occupants of the parcel. Nothing herein shall be construed to require that any contract be awarded under this Chapter through competitive bidding procedures whenever such procedures are not required by the general laws of the State of California or this Code; or

(2) Request that the City Attorney commence a civil action to redress, enjoin and/or abate the public nuisance.

**11-32-080 Accounting.**

The enforcing officer shall keep a written accounting of the cost of every abatement carried out and shall render a report in writing, itemized by parcel, to the City Manager or designee showing the cost of abatement and the administrative costs for each parcel.

**11-32-090 Notice of Hearing on Accounting; Waiver by Payment.**

Upon receipt of the accounting report of the enforcing officer, the City Clerk shall send a copy of each report by certified mail addressed to each corresponding property owner and include therewith a notice informing each owner that at the date and time specified, which shall not be less than five (5) business days after the date of mailing of the notice, the City Manager or designee will meet to review the accounting report and that each owner may appear at said time and be heard. The owner may waive the hearing on the accounting by paying the cost of abatement and the cost of administration to the City Clerk prior to the time set for the hearing by the City Manager or designee. Unless otherwise expressly stated by the owner, payment of any costs of abatement and any costs of administration prior to said hearing shall be deemed a full waiver of the right to said hearing and a conclusive admission that said accounting is accurate and reasonable.

**11-32-100 Hearing on Accounting.**

(a) At the time fixed, the City Manager or designee shall meet to review



the report of the enforcing officer. An owner may appear at said time and be heard on the question of whether the accounting, so far as it pertains to the cost of abating a nuisance upon the land of the owner, is accurate and the amounts reported are reasonable. The cost of administration shall also be reviewed.

(b) The report of the enforcing officer shall be admitted into evidence. The owner(s) shall bear the burden of proving by clear and convincing evidence that the accounting is not accurate and reasonable.

**11-32-110 Modifications.**

The City Manager or designee shall make such modifications in the accounting as it deems necessary and thereafter shall confirm the report by resolution.

**11-32-120 Special Assessment and Lien.**

After the hearing on the accounting under section 11-32-100, the City Manager or designee may order that the cost of abatement of any nuisance pursuant to this Chapter and the administrative costs as confirmed by the City Manager or designee be recorded as a special assessment against the respective parcels of land and placed upon the secured County tax roll, or placed on the unsecured roll, pursuant to section 38773.5 of the Government Code. However, the cost of abatement and the cost of administration as finally determined by the City Manager or designee shall not be placed on any tax roll if paid in full prior to entry of said costs on the tax roll. The City Manager or designee may also authorize or require that a *Notice of Abatement Lien* be recorded against the respective parcels of real property pursuant to section 38773.5(e) of the Government Code.

**11-32-130 Enforcement by Civil Action.**

As an alternative to the procedures set forth in sections 11-32-010 through 11-32-040, the City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.

**11-32-140 Summary Abatement.**

Notwithstanding any other provision of this Chapter, when any cannabis violation constitutes an immediate threat to public health, security or safety, and when the procedures set forth in sections 11-32-010 through 11-32-040 would not result in abatement of that nuisance within a short enough time period to avoid that threat, the enforcing officer may direct any officer or employee of the City to summarily abate the nuisance. The enforcing

officer shall make reasonable efforts to notify the persons identified in section 11-32-030, but the formal notice and hearing procedures set forth in this Chapter shall not apply. Pursuant to Government Code § 38773, the City may nevertheless recover its costs for abating that nuisance in the manner set forth in sections 11-32-080 through 11-32-120.

**11-32-150 No Duty to Enforce.**

Nothing in this Chapter shall be construed as imposing on the enforcing officer or the City any duty to issue a *notice to abate*, nor to abate any cannabis violation, nor to take any other action with regard to any cannabis violation, and neither the enforcing officer nor the City shall be held liable for failure to issue an order to abate any cannabis violation, nor for failure to abate any cannabis violation, nor for failure to take any other action with regard to any cannabis violation.

**Section 8. CODE ADOPTION.** Subsection V. of section 4-1-1 of the Corcoran Municipal Code is hereby amended to read in its entirety as follows:

It is hereby declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises or an alleyway or other public right of way fronting said premises in such manner that any of the following conditions are found to exist thereon:

...  
V. Cannabis: A violation, by any member of the public, of any cannabis regulation within the Corcoran Municipal Code.

**Section 9. CEQA REVIEW.** The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment] and 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemptions, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

**Section 10. NO LIABILITY.** The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Corcoran, or any official, employee or agent thereof.

**Section 11. PENDING ACTIONS.** Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 12. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 13. CONSTRUCTION.** The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable State and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

**Section 14. EFFECTIVE DATE.** The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the

office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the \_\_\_\_\_, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on \_\_\_\_\_, 2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**DRAFT**

RAYMOND LERMA, Mayor

**DRAFT**

ATTEST:

MARLENE LOPEZ, City Clerk

**RESOLUTION NO. 17-10  
CORCORAN CITY PLANNING COMMISSION  
PERTAINING TO REVIEW OF PROPOSED ORDINANCE REGULATING OR  
RESTRICTING CERTAIN NON-COMMERCIAL CANNABIS ACTIVITY INCLUDING  
USE, CULTIVATION, LAND USES AND RELATED BUILDINGS.**

At a special meeting of the Planning Commission of the City of Corcoran duly called and held on November 6, 2017, the Commission approved the following:

**WHEREAS**, this Planning Commission considered a proposed ordinance regulating or restricting certain non-commercial cannabis activity including use, cultivation, land uses and related buildings;

**WHEREAS**, this Planning Commission held a public hearing to review the proposed ordinance and consider: whether it would be consistent with the City's General Plan; and

**WHEREAS**, pursuant to Government Code sections 65854, 65090 and 65091, notice was given of the public hearing held on November 6, 2017, at 5:30 P.M. before this Planning Commission regarding the proposed ordinance and at said public hearing, evidence was received by this Planning Commission from all persons in attendance who offered to give testimony and persons submitted written evidence, if any

**IT IS THEREFORE RESOLVED** that Resolution No. 17-10 was passed, approved and adopted by the Planning Commission at an official meeting held November 6, 2017 by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 6<sup>th</sup> day of November 2017.

---

**David Bega**  
Planning Commission Chairman

---

**Kevin J. Tromborg**  
Community Development Director

**NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION:**

1. Found that the proposed ordinance is consistent with the City's General Plan;
2. Pursuant to Government Code section 65855, this Commission recommends as follows in regard to the proposed ordinance:
3. The adoption of the proposed ordinance prohibiting and banning all commercial cannabis activity within the City of Corcoran, including cultivation, businesses, transactions and land uses.

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California    }

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 17-10 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 6<sup>th</sup> day of November, 2017, by the vote as set forth therein.

DATED: November 6, 2017

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

ATTEST:

\_\_\_\_\_  
Marlene Lopez, City Clerk

AN ORDINANCE OF THE CITY OF CORCORAN  
BANNING NON-MEDICINAL AND MEDICINAL  
COMMERCIAL CANNABIS CULTIVATION,  
BUSINESSES, TRANSACTIONS AND LAND USES.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS  
FOLLOWS:

**Section 1. PURPOSE.** There are adverse secondary impacts of cannabis/marijuana cultivation, processing, manufacturing, distribution, sales and use which include, without limitation, criminal activity, pungent odors, excess water consumption, toxic mold, excessive energy consumption and indoor electrical fire hazards, loitering at dispensaries and robbery of cannabis businesses which transact business primarily in cash. The provisions of this ordinance are intended to promote the public safety, health, comfort and general welfare, in order to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the Corcoran Zoning Ordinance.

**Section 2. FINDINGS AND PURPOSE.** The City Council of the City of Corcoran hereby finds and declares the following:

- (a) California Constitution Article 11, Section 7 authorizes the City of Corcoran (“City”) to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws;
- (b) California Government Code § 37100 authorizes the legislative body of a local government to enact local ordinances which are not in conflict with the Constitution and laws of the State of California or the United States;
- (c) The federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies cannabis/marijuana as a Schedule I drug, which is defined as a drug or other substance which has a high potential for abuse, no currently accepted medical use in treatment in the United States, and has not been accepted as safe for use under medical supervision. The federal Controlled Substances Act declares it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, cannabis. The federal Controlled Substances Act contains no exemption for cultivation, manufacture, distribution, dispensation or possession of cannabis for medical or non-medical purposes;

(d) On June 28, 2016, the Secretary of State of the State of California certified Proposition 64, the Control, Regulate and Tax Adult Use of Cannabis Act (“AUMA” or “**Proposition 64**”), for the November 8, 2016 statewide presidential general election ballot;

(e) The AUMA became law when a majority of the electorate voted “yes” on Proposition 64. The AUMA, to a certain degree, decriminalized under state law the possession, consumption, cultivation, processing, manufacture, distribution, testing and sale of non-medicinal cannabis/marijuana and derivative products, including edibles, for adults twenty-one (21) years of age and older. The AUMA also included provisions for licensing commercial cannabis and preserved the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries.

(f) On June 27, 2017, Senate Bill 94 (“**SB-94**”), which was a state budget trailer bill, was signed into law by the Governor of the State of California. This legislation clarified and/or revised certain portions of the AUMA and also certain state statutes pertaining to medicinal cannabis/marijuana, including the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries;

(g) The AUMA now regulates, among other matters, the use of cannabis/marijuana for non-medicinal personal and commercial purposes, including the recreational use of cannabis by adults over twenty-one (21) years of age;

(h) To regulate personal use of cannabis, the AUMA added Health and Safety Code § 11362.1 which, among other things and with certain exceptions, made it “...lawful under state and local law...” for persons 21 years of age or older to “...possess, process, transport, purchase, obtain or give away to persons 21 years of age or older without any compensation whatsoever...” up to 28.5 grams of non-medical cannabis in the form of concentrated cannabis or not more than eight grams in the form of concentrated cannabis contained in cannabis products;

(i) The AUMA also removed certain state criminal law prohibitions for adult individuals who “...possess, plant, cultivate, harvest, dry or process not more than six living cannabis plants and possess the cannabis produced by the plants...”;

(j) The AUMA also clarified that state law does not prohibit specified adult individuals from smoking or ingesting cannabis or cannabis products;

(k) To regulate commercial use of non-medical cannabis, the AUMA added Division 10 (Cannabis) to the Business & Professions Code, which vested certain state agencies with “...the sole authority to create, issue, deny, renew, discipline, suspend, or revoke licenses...” for certain non-medicinal commercial cannabis business activity including



microbusinesses, transportation, storage (unrelated to manufacturing activities), distribution, testing, and sale of cannabis and cannabis products within the state;

(l) The AUMA provides that specified state agencies shall promulgate rules and regulations and shall begin issuing state business licenses under Division 10 of the Business & Professions Code by January 1, 2018;

(m) The AUMA specifies that a local jurisdiction shall not prevent transportation of non-medicinal cannabis or derivative products on public roads by a licensee transporting cannabis or derivative products in compliance with Division 10;

(n) The AUMA authorized cities to "...reasonably regulate..." without completely prohibiting cultivation of cannabis inside a private residence or inside an "...accessory structure to a private residence located upon the grounds of a private residence which is fully enclosed and secure...";

(o) The AUMA authorized cities to completely prohibit outdoor cultivation on the grounds of a private residence until a "...determination by the California Attorney General that nonmedical use of cannabis is lawful in the State of California under federal law...";

(p) The AUMA authorized cities to completely prohibit the establishment or operation of any non-medical cannabis business licensed under Division 10 within its jurisdiction, including cannabis dispensaries, cannabis retailers and cannabis delivery services;

(q) Absent appropriate local regulation, which is authorized by the AUMA, only state regulations will be controlling within a given local jurisdiction;

(r) Until the AUMA was enacted, state statutes prohibited cultivation, possession and sales of non-medicinal cannabis and therefore overlapping local regulations would have been preempted by state statute;

(s) The City has permissive zoning standards which prohibit all land uses not expressly allowed and has applied the same, without exception, to all instances of medicinal cannabis, including, but not limited to, cultivation, distribution, dispensing, transportation, sales and gifting;

(t) The existence of cannabis cultivation operations carries the potential to increase secondary impacts such as: (1) robberies, break-ins and other thefts due to the high monetary value of cannabis plants; (2) dangerous alterations to the electrical wiring of buildings; (3) toxic amounts of mold spores present in buildings intended for human occupation; (4) the potential for exposure to or increased usage by school aged children; (5) the spread of strong, pungent and/or noxious odors from cannabis plants;

(u) The City has legitimate and compelling interests in protecting the public health, welfare and safety of its residents, as well as preserving the peace and quiet of the neighborhoods within the City;

(v) The City has determined that a regulatory ordinance is necessary to protect the public health, welfare and safety of residents of the City to the maximum extent allowable under California law to address the adverse secondary impacts resulting from changes to California law through the AUMA and Senate Bill 94 (2017);

(w) The cultivation of substantial amounts of cannabis/marijuana in any location or parcel of real property within the City poses serious threats to the health, safety, and well-being of the City and its residents, including the following:

(1) By concentrating substantial amounts of cannabis in one place, such locations and parcels are frequently associated with, and create a significant risk of, burglary, robbery, armed robbery, and larceny and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

(2) Such locations and parcels are frequently associated with other criminal activities, including unlawful sales of cannabis to individuals, including minors who are not qualified medical patients, trafficking of cannabis outside the City by unlawful enterprises, and possession and discharge of unlawful firearms.

(3) The creation of persistent malodorous smells reaching into populated areas far beyond cannabis grow sites. Cannabis plants, as they begin to flower and for a period of two (2) months or more during the growing season (August - October for outdoor grows), produce an extremely strong odor, offensive to many people, and detectable far beyond property boundaries. This malodorous smell is often described as "skunky," as it resembles the odor of a skunk.

(4) The distinctive smell of flowering cannabis also creates an attractive nuisance, alerting persons to the location of the valuable cannabis plants, and creating a risk of theft, burglary, robbery and armed robbery and associated violent confrontations.

(5) Cultivation of large amounts of cannabis also frequently requires excessive use of water resources, which exacerbates drought conditions.

(6) Extensive indoor cultivation of large amounts of cannabis also frequently requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation.

(x) Cultivation and sales of any amount of cannabis and/or derivative products at

locations or parcels within six hundred (600) feet of schools, school bus stops, school evacuation sites, churches, parks, child care centers, or youth-oriented facilities creates unique risks that the cannabis plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation and sales of any amount of cannabis or derivative products within such locations or parcels is especially hazardous to public safety and welfare, and to the protection of children.

(y) As recognized by the California Attorney General's August 2008 GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF CANNABIS GROWN FOR MEDICAL USE, the cultivation or other concentration of cannabis in any location or parcels without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. There is no known reason why this same principle would not apply to non-medicinal cannabis.

(z) It is the purpose and intent of this ordinance to implement State law by providing a means for regulating non-medicinal and medicinal cannabis in a manner which is consistent with applicable state laws and which promotes the health, safety, security and welfare of local residents within the City. This Chapter is intended to be consistent with Proposition 64 and Senate Bill 94, and to that end, is not intended to prohibit any person from exercising any right otherwise granted by state law. Rather, the intent and purpose of this Chapter is to establish reasonable regulations upon the manner in which cannabis and cannabis products must be cultivated, manufactured, processed, stored and sold or gifted, in order to protect the public health, safety, security and welfare of all of the residents of the City.

(aa) The limited right of individuals under state law to cultivate cannabis plants for non-medicinal purposes and/or to carry on a cannabis business without violating state criminal laws does not confer the right to create or maintain a public nuisance. By adopting the regulations contained in this Chapter, the City will achieve a significant reduction in the aforementioned harms caused or threatened by the cultivation of non-medicinal cannabis and/or carrying on of any cannabis business within the City.

(bb) Nothing in this ordinance shall be construed to allow or legalize cannabis for any purposes, or allow or legalize any activity relating to the cultivation, distribution or consumption of cannabis which is otherwise illegal under state or federal law. No provision of this Chapter shall be deemed a defense or immunity to any action brought against any person by the County District Attorney or the Attorney General of State of California.

**Section 3. CODE ADOPTION.** Chapter 11-34 of Title 11 is hereby added to

the Corcoran Municipal Code and reads as follows:

**CHAPTER 11-34 COMMERCIAL CANNABIS**

- 11-34-010 Authority and Title.**
- 11-34-020 Definitions.**
- 11-34-030 Nuisance Declared.**
- 11-34-040 Responsibilities of Landowners.**
- 11-34-050 Violations.**

**11-34-010 Authority and Title.**

Pursuant to the authority granted by Article XI, section 7 of the California Constitution, Health and Safety Code § 11362.2(b)(1), and Government Code § 38773.5, the City Council does enact this Chapter, which shall be known and may be cited as the “Commercial Cannabis Ordinance.”

**11-34-020 Definitions.**

(a) All definitions set forth within California Health and Safety Code § 11362.7, California Business and Professions Code § 26001 and California Revenue and Taxation Code § 34010, as amended from time to time, and as interpreted by judicial opinions from time to time, shall apply under this Chapter in addition to the definitions set forth within subsection (b) below. In the event of an actual conflict between the definitions within the aforementioned statutes and those contained within subsection (b) below, the definition within subsection (b) shall prevail.

(b) Except where the context otherwise requires, the following definitions shall govern the construction of this Chapter of the Municipal Code:

- (1) “City” refers to the City of Corcoran.
- (2) “Enforcing officer” means the Chief of Police, Community Development Director or other the Code Enforcement Officer, or the authorized deputies or designees of the same, each of whom is independently authorized to enforce this Chapter.
- (3) “Legal parcel” and “parcel” means any parcel of real property which may be separately sold in compliance with the Subdivision Map Act [Division 2 (commencing with section 66410) of Title 7 of the Government Code].

(4) The terms “cannabis” and “marijuana” shall have the same meaning within this ordinance. Furthermore, except where otherwise distinguished, the term “cannabis” shall include and refer to both medicinal cannabis and non-medicinal cannabis.

(5) “Medical cannabis” shall have the same meaning as medicinal cannabis in California Business and Professions Code § 26001.

(6) “Municipal Code” refers to the Corcoran Municipal Code.

(7) “Cannabis business” shall mean any “cannabis business activity” as defined California Business and Professions Code § 26001(k), or successor statute, but shall not include any business whose only relationship to cannabis is the production or sale of accessories for individual consumption and/or use of cannabis or cannabis products.

(8) The term “State” refers to the State of California.

(c) Effect of Headings/Titles Within this Chapter: Section and subsection headings and title are provided for organizational purposes only and must not be read to in any manner affect the scope, meaning or intent of the provisions associated with them.

**11-34-030 Nuisance Declared.**

(a) Prohibited Cannabis Activities: Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each of the following shall be prohibited everywhere within the City and shall constitute a public nuisance:

(1) Cannabis Retail Sales: Each retail sale of cannabis, cannabis products and industrial hemp;

(2) Commercial Cannabis Business: The operation of any business of the type which requires or could obtain licensure under Division 10 of the California Business and Professions Code (presently consisting of sections 26000-26211) within any portion of the City of Corcoran, including all lands therein and each and all zoning districts established by Title 9 of the Corcoran Municipal Code;

- (3) Retail Deliveries Within the City: The delivery, as defined by Businesses and Professions Code § 26001(p) or any successor statute, of cannabis and/or cannabis product(s) to any parcel of real property within the City in connection with a retail sale thereof; and
- (4) Microbusinesses: The operation of any cannabis microbusiness within any land-use zone within the City.

**11-34-040 Responsibilities of Landowners for Violations.**

- (a) No person owning, leasing, occupying or having charge or possession of any parcel within the City shall cause, allow, suffer or permit such parcel to be used for a cannabis business in violation of any provision in this Chapter. For the purpose of enforcing the requirements of this Chapter, the record owner of each parcel within the City shall be fully responsible for all conduct occurring on the parcel which may violate the terms of this Chapter, including the conduct of each of the occupants, invitees, guests, employees, agents and independent contractors on the parcel, if applicable.
- (b) The City may report all violations of this Chapter committed by State licensees to the State.

**11-34-050 Violations.**

- (a) Any violation of the provisions of this Chapter by any member of the public is hereby declared to be a public nuisance and may be abated by any or all remedies available.
- (b) The City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.
- (c) Each cannabis plant cultivated in violation of the applicable provisions of this Chapter shall constitute a separate and distinct violation.
- (d) Each and every day that a violation exists as to any violation within this Chapter shall constitute a separate and distinct violation.
- (e) Each violation of this Chapter may be enforced by any and all lawful

remedies available under the Municipal Code and applicable state statute(s), including but not limited to civil fines and penalties, infraction citation, criminal prosecution, public nuisance abatement and civil injunction, as appropriate, and all available remedies shall be cumulative and not preclude other available remedies.

**Section 4. CEQA REVIEW.** The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment] and 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemptions, the City Council further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

**Section 5. NO LIABILITY.** The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Corcoran, or any official, employee or agent thereof.

**Section 6. PENDING ACTIONS.** Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 7. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of

Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 8. CONSTRUCTION.** The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

**Section 9. EFFECTIVE DATE.** The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code § 36933(c)(1) and a summary shall be published once in the \_\_\_\_\_, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on \_\_\_\_\_, 2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

RAYMOND LERMA, Mayor

ATTEST: \_\_\_\_\_



Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 8. CONSTRUCTION.** The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

**Section 9. EFFECTIVE DATE.** The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code § 36933(c)(1) and a summary shall be published once in the \_\_\_\_\_, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on \_\_\_\_\_, 2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**DRAFT**

RAYMOND LERMA, Mayor

ATTEST: \_\_\_\_\_

**DRAFT**

---

MARLENE LOPEZ, City Clerk

MD/10182016 - Corcoran - Cannabis Ordinance (Comm Regs)-v1.rtf

**RESOLUTION NO. 17-12**  
**CORCORAN CITY PLANNING COMMISSION**  
**PERTAINING TO REVIEW OF PROPOSED ORDINANCE BANNING COMMERCIAL**  
**CANNABIS ACTIVITY INCLUDING CULTIVATION, BUSINESSES, TRANSACTIONS**  
**AND LAND USES.**

At a special meeting of the Planning Commission of the City of Corcoran duly called and held on November 6, 2017, the Commission approved the following:

**WHEREAS**, this Planning Commission considered a proposed ordinance prohibiting and banning all commercial cannabis activity within the City of Corcoran, including cultivation, businesses, transactions and land uses;

**WHEREAS**, this Planning Commission held a public hearing to review the proposed ordinance and consider whether it would be consistent with the City's General Plan; and

**WHEREAS**, pursuant to Government Code sections 65854, 65090 and 65091, notice was given of the public hearing held on November 6, 2017, at 5:30 P.M. before this Planning Commission regarding the proposed ordinance and at said public hearing, evidence was received by this Planning Commission from all persons in attendance who offered to give testimony and persons submitted written evidence, if any.

**IT IS THEREFORE RESOLVED** that Resolution No. 17-12 was passed, approved and adopted by the Planning Commission at an official meeting held November 6, 2017 by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 6<sup>th</sup> day of November 2017.

---

**David Bega**  
Planning Commission Chairman

---

**Kevin J. Tromborg**  
Community Development Director

**NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION:**

1. Found that the proposed ordinance is consistent with the City's General Plan;
2. Pursuant to Government Code section 65855, this Commission recommends as follows in regard to the proposed ordinance:
3. The adoption of the proposed ordinance prohibiting and banning all commercial cannabis activity within the City of Corcoran, including cultivation, businesses, transactions and land uses.

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California     }

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 17-12 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 6<sup>th</sup> day of November, 2017, by the vote as set forth therein.

DATED: November 6, 2017

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

ATTEST:

\_\_\_\_\_  
Marlene Lopez, City Clerk

AN ORDINANCE OF THE CITY OF CORCORAN  
ENACTING REGULATIONS FOR NON-MEDICINAL  
AND MEDICINAL COMMERCIAL CANNABIS  
CULTIVATION, BUSINESSES, TRANSACTIONS  
AND LAND USES.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS  
FOLLOWS:

**Section 1. PURPOSE.** There are adverse secondary impacts of cannabis/marijuana cultivation, processing, manufacturing, distribution, sales and use which include, without limitation, criminal activity, pungent odors, excess water consumption, toxic mold, excessive energy consumption and indoor electrical fire hazards, loitering at dispensaries and robbery of cannabis businesses which transact business primarily in cash. The provisions of this ordinance are intended to promote the public safety, health, comfort and general welfare, in order to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the Corcoran Zoning Ordinance.

**Section 2. FINDINGS AND PURPOSE.** The City Council of the City of Corcoran hereby finds and declares the following:

- (a) California Constitution Article 11, Section 7 authorizes the City of Corcoran (“City”) to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws;
- (b) California Government Code § 37100 authorizes the legislative body of a local government to enact local ordinances which are not in conflict with the Constitution and laws of the State of California or the United States;
- (c) The federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies cannabis/marijuana as a Schedule I drug, which is defined as a drug or other substance which has a high potential for abuse, no currently accepted medical use in treatment in the United States, and has not been accepted as safe for use under medical supervision. The federal Controlled Substances Act declares it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, cannabis. The federal Controlled Substances Act contains no exemption for cultivation, manufacture,

distribution, dispensation or possession of cannabis for medical or non-medical purposes;

(d) On June 28, 2016, the Secretary of State of the State of California certified Proposition 64, the Control, Regulate and Tax Adult Use of Cannabis Act (“AUMA” or “**Proposition 64**”), for the November 8, 2016 statewide presidential general election ballot;

(e) The AUMA became law when a majority of the electorate voted “yes” on Proposition 64. The AUMA, to a certain degree, decriminalized under state law the possession, consumption, cultivation, processing, manufacture, distribution, testing and sale of non-medicinal cannabis/marijuana and derivative products, including edibles, for adults twenty-one (21) years of age and older. The AUMA also included provisions for licensing commercial cannabis and preserved the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries.

(f) On June 27, 2017, Senate Bill 94 (“**SB-94**”), which was a state budget trailer bill, was signed into law by the Governor of the State of California. This legislation clarified and/or revised certain portions of the AUMA and also certain state statutes pertaining to medicinal cannabis/marijuana, including the authority of local governments to regulate, and in some cases ban, certain cannabis activities within their boundaries;

(g) The AUMA now regulates, among other matters, the use of cannabis/marijuana for non-medicinal personal and commercial purposes, including the recreational use of cannabis by adults over twenty-one (21) years of age;

(h) To regulate personal use of cannabis, the AUMA added Health and Safety Code § 11362.1 which, among other things and with certain exceptions, made it “...lawful under state and local law...” for persons 21 years of age or older to “...possess, process, transport, purchase, obtain or give away to persons 21 years of age or older without any compensation whatsoever...” up to 28.5 grams of non-medical cannabis in the form of concentrated cannabis or not more than eight grams in the form of concentrated cannabis contained in cannabis products;

(i) The AUMA also removed certain state criminal law prohibitions for adult individuals who “...possess, plant, cultivate, harvest, dry or process not more than six living cannabis plants and possess the cannabis produced by the plants...”;

(j) The AUMA also clarified that state law does not prohibit specified adult individuals from smoking or ingesting cannabis or cannabis products;

(k) To regulate commercial use of non-medical cannabis, the AUMA added Division 10 (Cannabis) to the Business & Professions Code, which vested certain state agencies with “...the sole authority to create, issue, deny, renew, discipline, suspend, or revoke

licenses...” for certain non-medicinal commercial cannabis business activity including microbusinesses, transportation, storage (unrelated to manufacturing activities), distribution, testing, and sale of cannabis and cannabis products within the state;

(l) The AUMA provides that specified state agencies shall promulgate rules and regulations and shall begin issuing state business licenses under Division 10 of the Business & Professions Code by January 1, 2018;

(m) The AUMA specifies that a local jurisdiction shall not prevent transportation of non-medicinal cannabis or derivative products on public roads by a licensee transporting cannabis or derivative products in compliance with Division 10;

(n) The AUMA authorized cities to “...reasonably regulate...” without completely prohibiting cultivation of cannabis inside a private residence or inside an “...accessory structure to a private residence located upon the grounds of a private residence which is fully enclosed and secure...”;

(o) The AUMA authorized cities to completely prohibit outdoor cultivation on the grounds of a private residence until a “...determination by the California Attorney General that nonmedical use of cannabis is lawful in the State of California under federal law...”;

(p) The AUMA authorized cities to completely prohibit the establishment or operation of any non-medical cannabis business licensed under Division 10 within its jurisdiction, including cannabis dispensaries, cannabis retailers and cannabis delivery services;

(q) Absent appropriate local regulation, which is authorized by the AUMA, only state regulations will be controlling within a given local jurisdiction;

(r) Until the AUMA was enacted, state statutes prohibited cultivation, possession and sales of non-medicinal cannabis and therefore overlapping local regulations would have been preempted by state statute;

(s) The City has permissive zoning standards which prohibit all land uses not expressly allowed and has applied the same, without exception, to all instances of medicinal cannabis, including, but not limited to, cultivation, distribution, dispensing, transportation, sales and gifting;

(t) The existence of cannabis cultivation operations carries the potential to increase secondary impacts such as: (1) robberies, break-ins and other thefts due to the high monetary value of cannabis plants; (2) dangerous alterations to the electrical wiring of buildings; (3) toxic amounts of mold spores present in buildings intended for human occupation; (4) the potential for exposure to or increased usage by school aged children; (5) the spread of strong, pungent and/or noxious odors from cannabis plants;

(u) The City has legitimate and compelling interests in protecting the public health, welfare and safety of its residents, as well as preserving the peace and quiet of the neighborhoods within the City;

(v) The City has determined that a regulatory ordinance is necessary to protect the public health, welfare and safety of residents of the City to the maximum extent allowable under California law to address the adverse secondary impacts resulting from changes to California law through the AUMA and Senate Bill 94 (2017);

(w) The cultivation of substantial amounts of cannabis/marijuana in any location or parcel of real property within the City poses serious threats to the health, safety, and well-being of the City and its residents, including the following:

(1) By concentrating substantial amounts of cannabis in one place, such locations and parcels are frequently associated with, and create a significant risk of, burglary, robbery, armed robbery, and larceny and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

(2) Such locations and parcels are frequently associated with other criminal activities, including unlawful sales of cannabis to individuals, including minors who are not qualified medical patients, trafficking of cannabis outside the City by unlawful enterprises, and possession and discharge of unlawful firearms.

(3) The creation of persistent malodorous smells reaching into populated areas far beyond cannabis grow sites. Cannabis plants, as they begin to flower and for a period of two (2) months or more during the growing season (August - October for outdoor grows), produce an extremely strong odor, offensive to many people, and detectable far beyond property boundaries. This malodorous smell is often described as "skunky," as it resembles the odor of a skunk.

(4) The distinctive smell of flowering cannabis also creates an attractive nuisance, alerting persons to the location of the valuable cannabis plants, and creating a risk of theft, burglary, robbery and armed robbery and associated violent confrontations.

(5) Cultivation of large amounts of cannabis also frequently requires excessive use of water resources, which exacerbates drought conditions.

(6) Extensive indoor cultivation of large amounts of cannabis also frequently requires excessive use of electricity, which often creates an unreasonable risk of fire from the electrical grow lighting systems used in indoor cultivation.



(x) Cultivation and sales of any amount of cannabis and/or derivative products at locations or parcels within one thousand (1,000) feet of schools, school bus stops, school evacuation sites, churches, parks, child care centers, or youth-oriented facilities creates unique risks that the cannabis plants may be observed by juveniles, and therefore be especially vulnerable to theft or recreational consumption by juveniles. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that juveniles will be involved or endangered. Therefore, cultivation and sales of any amount of cannabis or derivative products within such locations or parcels is especially hazardous to public safety and welfare, and to the protection of children.

(y) As recognized by the California Attorney General's August 2008 GUIDELINES FOR THE SECURITY AND NON-DIVERSION OF CANNABIS GROWN FOR MEDICAL USE, the cultivation or other concentration of cannabis in any location or parcels without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime. There is no known reason why this same principle would not apply to non-medicinal cannabis.

(z) It is the purpose and intent of this ordinance to implement State law by providing a means for regulating non-medicinal and medicinal cannabis in a manner which is consistent with applicable state laws and which promotes the health, safety, security and welfare of local residents within the City. This Chapter is intended to be consistent with Proposition 64 and Senate Bill 94, and to that end, is not intended to prohibit any person from exercising any right otherwise granted by state law. Rather, the intent and purpose of this Chapter is to establish reasonable regulations upon the manner in which cannabis and cannabis products must be cultivated, manufactured, processed, stored and sold or gifted, in order to protect the public health, safety, security and welfare of all of the residents of the City.

(aa) The limited right of individuals under state law to cultivate cannabis plants for non-medicinal purposes and/or to carry on a cannabis business without violating state criminal laws does not confer the right to create or maintain a public nuisance. By adopting the regulations contained in this Chapter, the City will achieve a significant reduction in the aforementioned harms caused or threatened by the cultivation of non-medicinal cannabis and/or carrying on of any cannabis business within the City.

(bb) Nothing in this ordinance shall be construed to allow or legalize cannabis for any purposes, or allow or legalize any activity relating to the cultivation, distribution or consumption of cannabis which is otherwise illegal under state or federal law. No provision of this Chapter shall be deemed a defense or immunity to any action brought against any person by the County District Attorney or the Attorney General of State of California.

**Section 3. CODE REPEAL.** Section 11-15-4 of Chapter 11-15 of Title 9 of the Corcoran Municipal Code, pertaining to medical marijuana cultivation and dispensaries, is hereby repealed.

**Section 4. CODE AMENDMENT.** Zoning Table 11-7-1 within Part 2 of Title 11 of the Corcoran Municipal Code is hereby amended to read in its entirety as **attached** hereto.

**Section 5. CODE ADOPTION.** Chapter 11-34 of Title 11 is hereby added to the Corcoran Municipal Code and reads as follows:

**CHAPTER 11-34 COMMERCIAL CANNABIS REGULATIONS**

- 11-34-010 Authority and Title.**
- 11-34-020 Definitions.**
- 11-34-030 Nuisance Declared.**
- 11-34-040 Conditional Use Permit.**
- 11-34-050 Annual Registration of Parcels Prior to Use for Cannabis Business.**
- 11-34-060 Registration of Parcels Prior to Commercial Cultivation.**
- 11-34-070 Registration Application and Certificate; Identification Cards.**
- 11-34-080 Regulatory Inspections of Registered Parcels and Records.**
- 11-34-090 Denial of Registration.**
- 11-34-100 Responsibilities of Registrants.**
- 11-34-110 Violations.**

**11-34-010 Authority and Title.**

Pursuant to the authority granted by Article XI, section 7 of the California Constitution, Health and Safety Code § 11362.2(b)(1), and Government Code § 38773.5, the City Council does enact this Chapter, which shall be known and may be cited as the “**Commercial Cannabis Ordinance.**”

**11-34-020 Definitions.**

(a) All definitions set forth within California Health and Safety Code § 11362.7, California Business and Professions Code § 26001 and California Revenue and Taxation Code § 34010, as amended from time to time, and as interpreted by judicial opinions from time to time, shall apply under this Chapter in addition to the definitions set forth within subsection (b) below.

In the event of an actual conflict between the definitions within the aforementioned statutes and those contained within subsection (b) below, the definition within subsection (b) shall prevail.

(b) Except where the context otherwise requires, the following definitions shall govern the construction of this Chapter of the Municipal Code:

- (1) “City” refers to the City of Corcoran.
- (2) “Enforcing officer” means the Chief of Police or the Code Enforcement Officer, or the authorized deputies or designees of either, each of whom is independently authorized to enforce this Chapter.
- (3) “Legal parcel” and “parcel” means any parcel of real property which may be separately sold in compliance with the Subdivision Map Act [Division 2 (commencing with section 66410) of Title 7 of the Government Code].
- (4) The terms “cannabis” and “marijuana” shall have the same meaning within this ordinance. Furthermore, except where otherwise distinguished, the term “cannabis” shall include and refer to both medicinal cannabis and non-medicinal cannabis.
- (5) “Medical cannabis” shall have the same meaning as medicinal cannabis in California Business and Professions Code § 26001.
- (6) “Municipal Code” refers to the Corcoran Municipal Code.
- (7) “Cannabis business” shall mean any “cannabis business activity” as defined California Business and Professions Code § 26001(k), or successor statute, but shall not include any business whose only relationship to cannabis is the production or sale of accessories for individual consumption and/or use of cannabis or cannabis products.
- (8) The term “State” refers to the State of California.

(c) Effect of Headings/Titles Within this Chapter: Section and subsection headings and title are provided for organizational purposes only and must not be read to in any manner affect the scope, meaning or intent of the provisions associated with them.

**11-34-030 Nuisance Declared.**

(a) Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each and all of the following activities are hereby declared to be a public nuisance and unlawful when the same occur in violation of any of the provisions of this Chapter or any State law, and any such public nuisance may be abated by the City in any manner allowed by any State law or local ordinance:

- (1) The operation of any indoor and/or outdoor cannabis cultivation site upon any parcel of real property within the City which does not have an active registration with the City; and
- (2) The operation of any cannabis business upon any parcel of real property within the City which does not have an active registration with the City.

(b) Prohibited Cannabis Activities: Unless and until this subsection is specifically cited as repealed, notwithstanding any other ordinance of the City, each of the following shall be prohibited everywhere within the City and shall constitute a public nuisance:

- (1) Cannabis Retail Sales: Each retail sale of cannabis, cannabis products and industrial hemp;
- (2) Outdoor Cultivation: All outdoor possession, planting, cultivation, harvesting, drying or processing of cannabis and industrial hemp.
- (3) Retail Deliveries Within the City: The delivery, as defined by Businesses and Professions Code § 26001(p) or any successor statute, of cannabis and/or cannabis product(s) to any parcel of real property within the City in connection with a retail sale thereof; and
- (4) Microbusinesses: The operation of any cannabis microbusiness within any land-use zone within the City.

(c) Failure to Prevent Cannabis Use During Public Business Hours: Notwithstanding any other ordinance of the City to the contrary, and to any extent not already prohibited by State law, federal law or subsection (b), the failure of a business owner to prevent any person from inhaling, ingesting, using and/or other consuming any cannabis and/or any cannabis product(s) is

prohibited upon each parcel of real property within the City during such times when any commercial business conducted thereon is open to the public.

**11-34-040 Conditional Use Permit.**

(a) Conditional Use Permit Required: Unless and until this subsection is specifically cited as repealed, and notwithstanding any other ordinance of the City to the contrary, each land use occurring on a privately owned parcel of real property within the City which includes the cultivation, storage, transport, testing, processing and/or sale of any plant or crop, or derivative product thereof, which yields any detectable level of any substance which is listed within any schedule prepared under the federal Controlled Substances Act (codified at 21 U.S.C. §§ 801 et seq.), excluding Schedule V, shall require a conditional use permit under Title 9 of the Municipal Code. Any conditional use permit issued pursuant to this requirement shall be deemed to include a condition which requires compliance with all applicable federal, State and local laws and regulations, regardless of whether or not the same is expressly listed as one of the conditions.

(b) Exemptions: Subsection (a) shall not apply to any of the following:

(1) A land use within the scope of California Health and Safety Code § 11362.1(a) and which will not concurrently occur on the same parcel with land uses which require any State license under the statutes of Proposition 64 (2016) and Senate Bill 94 (2017);

(2) Each land use which consists, in whole or in part, of the operation of a pharmacy which is under the supervision of a State-registered pharmacist whom has a valid registration from the Drug Enforcement Administration of the United States Department of Justice.

(3) Any land use which the City reasonably believes is required to be exempt under applicable portions of federal and/or state laws.

(c) Expiration of Conditional Use Permits: Notwithstanding any other provision within the Municipal Code to the contrary, the failure to operate a cannabis business upon any parcel with a conditional use permit therefor, for a period of six (6) or more consecutive months shall automatically cause said conditional use permit to expire and notice of expiration may be issued by the City but is not required to be issued.

**11-34-050 Annual Registration of Parcels Prior to Use for Cannabis Business.**

(a) Registration Required: Each parcel of real property within the City must be registered under this section with the City Manager or designee prior to the use of said parcel for any cannabis business activity and each cannabis business activity within the scope of any State license issued pursuant to Division 10 of the California Business and Professions Code. Violation of this requirement is hereby declared to be unlawful and a public nuisance which may be abated by the City in any manner allowed by State law or local ordinance. Registration of a parcel does not create any vested right or land-use entitlement.

(b) Conditions of Active Registration: The registration of any parcel of real property under this section shall be invalid, void and inactive except during such times when all of the following conditions are all simultaneously satisfied:

(1) Local Cannabis Business Tax, PILOT or Other Assessment: For each type of commercial cannabis business activity which is to occur, one or more of the following must be in effect on the parcel to be registered: (A) A valid voter-approved local cannabis tax ordinance, other than a generally applicable business, sales or use tax; (B) A valid written agreement with the City for an annual payment in lieu of taxes (PILOT) to the City or other agreement approved by the City Council; and/or (C) A valid business improvement district approved by the City Council which specifically addresses cannabis businesses. For commercial cultivation of cannabis, the amount which is to be paid by the registrant must, to the extent permitted by law, be calculated based upon the square footage of cultivation area and contain an inflationary escalator, or calculated as a percentage of annual gross receipts per fiscal year. For all other cannabis business activity, the amount which is to be paid by the registrant must either be:

(A) Calculated based upon the square footage of business area and contain an inflationary escalator; or

(B) Calculated as a percentage of annual gross receipts per fiscal year, to the extent permitted by law. Otherwise, the amount which is to be paid by the registrant must be calculated as provided in a valid written agreement with the City.

To the fullest extent permitted by law, the local tax, agreement and/or business improvement district must allow the City Council to annually or periodically choose which calculation method to implement.

(2) Registration Application Requirements: Any person owning, leasing, occupying and/or having charge or possession of the parcel must, within the twelve (12) months preceding each date when activity within the scope of a State license issued pursuant to Division 10 of the California Business and Professions Code occurs, submit an accurate and signed application for registration, and successfully register said parcel with the City. Said application must contain all of the following information and documentation:

(A) The name of each person, owning, leasing, occupying and having possession of the parcel. Corporations and other businesses entities which have more than one hundred owners may instead list the top one hundred owners with the greatest individual ownership interests and next to them list their respective ownership share;

(B) For each business, a list of all personnel who are assigned to work at the parcel to be registered;

(C) The maximum number of plants which will be cultivated on the parcel, if cultivation is to occur;

(D) Written consent to allow a City inspection of all portions of the parcel, during normal business hours and on a mutually suitable date, in order to complete the registration process; and

(E) Such other information and/or documentation as the City Manager reasonably determines is necessary to ensure compliance with state law and this Chapter including, without limitation, information reasonably necessary to establish compliance with subsection (b)(3) of this section.

This application information and documentation shall be received in confidence, and shall be used or disclosed only for purposes of administration or enforcement of this Chapter and/or State law, or as otherwise required by law or court order.

The City Council may, by adoption of a resolution, establish a fee for such annual registration in accordance with all applicable legal requirements. All registrations, whether initial or renewal, of all parcels of real property shall expire at the end of the day on January 31st of the calendar year following the calendar year in which the parcel was registered.

(3) Zoning Compliance: Notwithstanding any other provision within the Municipal Code, and except as otherwise specifically provided otherwise within this Chapter, for all cannabis business activity, the parcel to be registered must be located within the IL (light industrial) or IH (heavy industrial) zone(s) as established by Part 2 of Title 11 of the Municipal Code.

(4) Copy of State License: Promptly upon receipt of a valid and operative State license, but no later than three (3) months after successful registration of a parcel under this section, a certified copy of such State license must be lodged with the City.

(5) Conditional Use Permit: A conditional use permit must be obtained.

(6) Owner's Consent: When the person who will operate any cannabis business upon any parcel is not the legal owner of the parcel, such person must obtain the notarized written consent to operate a cannabis business upon the parcel from any legal owner(s) of the parcel and must provide the original of said consent to the City Manager at the time of application for that person's first registration of the parcel. Any withdrawal or revocation of the owner's consent must be notarized and shall not impact an existing annual registration but shall operate to preclude a renewal registration when actually received by the City prior to the actual issuance of the renewal registration. A copy of any withdrawal or revocation of consent must be mailed or personally served upon the cannabis business owner at the affected parcel on or about the same day in which it is provided to the City and proof of service must be provided to the City in a form approved by the City.

(7) Compliance with State Cannabis Laws: Each cannabis business must at all times remain in full compliance with all State statutes which are applicable to the particular cannabis business operated including but not limited to:



- (A) State licensing requirements.
  - (B) Protections for minors (e.g. see Chapter 14 of Division 10 of the California Business and Professions Code);
  - (C) Advertising and marketing restrictions (e.g. see Chapter 15 of Division 10 of the California Business and Professions Code);
  - (D) Maintenance of commercial cannabis activity records for seven years (e.g. see Chapter 16 of Division 10 of the California Business and Professions Code);
  - (E) Unique identifiers and the expanded track-and-trace program, including electronic seed-to-sale software tracking with data points for the different stages of commercial activity including, but not limited to, cultivation, harvest, processing, distribution, inventory and sale (e.g. see Chapter 6.5 of Division 10 of the California Business and Professions Code);
  - (F) Mandatory packaging and labeling requirements (e.g. see Chapter 12 of Division 10 of the California Business and Professions Code); and
  - (G) Quality Assurance, Inspection, and Testing (e.g. see Chapter 11 of Division 10 of the California Business and Professions Code).
- (8) Records: Upon request of the City, the owner of the cannabis business must consent, in writing, to the City's access to and use of all State unique identifiers and track-and-trace program information pertaining to the cannabis business, under Chapter 6.5 of Division 10 of the California Business and Professions Code. If the State fails to provide immediate access to the City to such information, the City Manager or designee may, after written notice to all existing registrants and registration applicants, require that at all times during commercial cannabis business activity within the City, at least one legible and up-to-date hardcopy journal must be maintained on the parcel, containing all of the information required to be reported to the State by the cannabis business as well as any additional information as may be specified by the City.
- (9) Security System: Each cannabis business must have installed

an alarm system which is monitored offsite at all times for security. The alarm system must be utilized whenever the staff of cannabis business are offsite.

(10) Disclosure of Violations: The owner of the cannabis business must disclose to the City, in writing, each and all violation notices issued to the cannabis business by or on behalf of the State and/or any other local government within ten (10) business days after receipt thereof. Thereafter, the final disposition of each alleged violation must be reported in writing to the City within ten (10) business days after the opportunity to appeal or otherwise legally challenge has expired.

(11) Overdue City Balance: Each owner of the cannabis business, and each owner of record of the parcel to be registered, do not have any amount which is overdue, thirty (30) or more days, to the City in unpaid fines, penalties, fees, charges, taxes, assessments and/or other payments, including contracted payments.

(d) Registration Voided Upon Violation: Any registration which becomes void for lack of compliance with any requirement of this Chapter shall remain void and ineffective from the initial moment of noncompliance and cannot be reinstated without a new registration application. A re-registration application from the same cannabis business owner may only be approved with retroactive effect, going back to the date when the parcel became unregistered, if all of the following are satisfied:

- (1) The re-registration application was submitted no later than ten (10) business days after receipt of formal written notice from the City of a violation;
- (2) All of the regular application requirements are satisfied;
- (3) The applicant has tendered the application fee with the re-registration application, which shall be non-refundable, set by resolution of the City Council;
- (4) The applicant has paid a non-refundable re-registration penalty in the full amount set by resolution of the City Council; and
- (5) The applicant has paid for all costs associated with processing of the re-registration application, including City inspection fees and related consultant costs incurred by the City.

(e) Responsibility for Violations: No person owning, leasing, occupying or having charge or possession of any parcel within the City shall cause, allow, suffer, or permit such parcel to be used for a cannabis business in violation of any provision in this Chapter. Violation of this provision by any person owning, leasing, occupying or having charge or possession of any registered parcel shall be grounds for revocation of registration in addition to abatement under this or any other Chapter of the Municipal Code.

(f) The City Manager or designee shall have authority to, in writing, waive any registration fee and/or requirements otherwise needed for registration, and thereafter issue a registration when, after consultation with the City Attorney, it appears that State or federal law might so require.

#### **11-34-060 Registration of Parcels Prior to Commercial Cultivation.**

(a) Additional Conditions of Active Registration: In addition to the requirements of the preceding section, and for all cannabis cultivations not within the scope of Health and Safety Code § 11362.1, registration of any parcel of real property shall also be invalid, void and inactive except during such times when all of the following conditions are all simultaneously satisfied:

(1) Zoning Compliance: This subsection shall apply notwithstanding any other provision within the Municipal Code. The parcel to be registered must be located within the IL (light industrial) or IH (heavy industrial) zone(s) as established by Part 2 of Title 11 of the Municipal Code

(2) Conditional Use Permit: A conditional use permit must be approved.

(3) Cultivation Requirements: When it is unattended by the registrant, the cultivation area must be locked and completely inaccessible to anyone without a unique physical and/or alphanumeric key. The cannabis plants within the cultivation area must not be detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level. Each door providing access to any cultivation area must be locked at all times when not within the view of the registrant or its staff. Minors under the age of twenty-one (21) years must not enter into any cultivation area during cultivation, harvesting, drying or processing of cannabis.

(4) **Cultivation Buildings**: All commercial cannabis cultivation sites must be located within properly constructed and permitted real property improvements which are fully enclosed, comply with applicable State laws and building standards, and which comply with all of the following:

(A) **Prohibited Buildings**: Temporary buildings, portable modular buildings, prefabricated buildings trailers, campers and any other form of portable enclosure must not be used as commercial cannabis cultivation site under any circumstances.

(B) **Windows**: The exterior windows to all buildings or structures used as a cultivation site must eliminate visibility of all cannabis plants from all ground level exterior vantage points and must be equipped with security bars. Windows must not be broken.

(C) **Doors**: All frames for doors which allow entry into the building from the outside must be made of metal or solid wood reinforced with metal at the point where locks latch to them. All non-metal doors must be solid-core and equipped with either a deadbolt lock, or a properly functioning industrial grade padlock and locking mechanism, which can only be unlocked with a unique key.

(D) **Electrical**: The lighting and electrical system for the cultivation area must comport with applicable building standards, including those pertaining to cultivation sites. In order to determine whether an electrical panel requires upgrading, a licensed electrician must perform a full electrical load calculation of the lighting and electrical system for the cultivation area and submit it to the City's building official prior to initial registration, annual renewal of registration, re-registration and any time the lighting and electrical system is modified to any degree other than the routine replacement of bulbs and fuses. The use of an extension cord of any kind is prohibited for all aspects of cannabis cultivation.

(E) **Flooring**: The flooring beneath each cannabis plant must not consist of carpet or other non-water proof material which is penetrable by water and any other liquid.

(F) Irrigation Equipment: All water fixtures and modifications thereto must be inspected and approved by the City. A reduced pressure backflow prevention device must be properly installed, functioning and inspected for each water fixture used primarily for cannabis cultivation. Runoff from irrigated cannabis plants must not be located in walkways and must not exit the building at any time. Slippery conditions upon any walkway are prohibited. The presence of any toxic mold in any quantity which exceeds the naturally occurring level is prohibited.

(G) Effluents: Discharge into the City's sanitary sewer system of any effluent containing any cannabis cultivation waste product, chemical, fertilizer or pesticide is prohibited, including discharges into household drains, commercial drains, storm drains and other private and public drainage systems within the City. Furthermore, such discharges are also prohibited into any community water system, municipal water system and all other public and private water systems.

(H) Chemicals: All pesticides, fertilizers and other treatments or chemicals used for cannabis cultivation must not be stored in a manner which allows them to be visible or otherwise detectable by unaided sight or smell from adjacent parcels or public vantage points at ground level.

(I) Ventilation: Each cultivation site must be equipped with a City-approved ventilation system, which may include charcoal filters, sufficient to eliminate detection of cannabis odors from the exterior of the building containing the cultivation site. Each building must also comply with any existing, adopted or revised ordinances and all applicable State and local standards pertaining to ventilation rates, exhaust termination, ventilation inlets and humidity levels. After a citation issued for excessive odor becomes final and non-appealable, and after written notice of at least fifteen (15) business days, the City may require, as a condition for maintaining registration of a parcel, the installation of additional City-approved ventilation system components and features necessary to eliminate further violations pertaining to cannabis odor.

(5) Plant Size: In no event should the size of cannabis plants which are grown together increase to a degree that any of them

obstruct unrestricted ingress and egress between each doorway and window within the room where they are located. Cannabis plants must not be cultivated in such a manner that the cannabis plant makes contact with any wall, door, window or building ceiling at any time and there must at all times exist at least a one (1) foot empty space between each plant and the walls, doors, windows and ceiling.

(6) Records: If the State fails to provide immediate access to the City to any or all State unique identifiers and track-and-trace program information pertaining to the cannabis business, the City Manager or designee may, after written notice to all existing registrants and registration applicants, require that at all times during commercial cannabis cultivation within the City, at least one legible and up-to-date hardcopy journal must be maintained on the parcel, containing all of the following information:

- (A) Each cannabis plant's date of acquisition;
- (B) The source of such acquisition;
- (C) Height and width in inches during each calendar month;
- (D) Each cannabis plant's corresponding owner; and
- (E) The date of each journal entry next to the printed and signed name of the person making the entry into the journal.

Said journal must be retained for a period of not less than five (5) years after each date listed within the journal.

(7) Metered Water: Water service to the parcel must be metered with a device which is both capable of wireless transmission of metering data and approved by the City.

(8) Building Standards: All waterlines, electrical wiring and structures used for cultivation of cannabis must comply with all applicable building codes, laws and ordinances.

**11-34-070 Registration Application and Certificate; Identification Cards.**

(a) Applications: Each applicant seeking to register a parcel for a cannabis business must be the owner of the cannabis business and submit a written application on a form approved by the City. Within twenty (20) business days after receipt of registration application, the City Manager or designee shall either:

- (1) Act upon the registration application;
- (2) Provide a written notice of extension, not to exceed twenty (20) business days; or
- (3) Return the registration application with written notification as to why the application is incomplete.

(b) Registration Certificate: Upon approval of a registration application, the City shall issue a registration certificate which must be displayed in any public area within the registered parcel or, if there is no area for the public, within an area common to all employees. Duplicate registration certificates will require payment of fee which shall be set by resolution of the City Council.

(c) Employee Identification Card: Each cannabis business employee must at all times while on duty, or while upon a registered parcel, carry a laminated employer-issued identification card, which must be presented to City personnel upon request, containing all of the following:

- (1) The legal name or registered fictitious business name of the cannabis business;
- (2) The telephone number of the manager of the cannabis business manager;
- (3) The employee's first and last name; and
- (4) A color photograph of the employee.

**11-34-080 Regulatory Inspections of Registered Parcels and Records.**

(a) Annual Inspections: Each parcel upon which a cannabis business operates and each parcel upon which cultivation of cannabis occurs must be inspected by the City a minimum of one (1) time each calendar year.

(b) Regulatory Parcel Inspections: Each parcel upon which a cannabis business operates and each parcel upon which cultivation of cannabis occurs shall be subject to inspection by the City during the ordinary business hours and, for each cannabis business, during any hours when cannabis business staff are working onsite. If the owner or other person in charge of or in possession of the parcel fails to consent to the regulatory inspection, the registrant shall be deemed to have requested that the City

obtain and execute a regulatory inspection warrant and a fee shall be assessed against the registrant. Said fee shall be set in accordance with a fee resolution approved by the City Council. Said inspection shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

(c) Regulatory Records Inspections: The cannabis business records required to be maintained under Division 10 of the California Business and Professions Code and the records required to be maintained under this Chapter shall be subject to inspection by the City during the ordinary business hours and, for each cannabis business, during any hours when cannabis business staff are onsite. Said inspection shall be for the purpose of ensuring compliance with the requirements of this Chapter and applicable State laws.

**11-34-090 Denial of Registration.**

(a) Background Check: Unless otherwise prohibited by law, every person applying for the registration of a parcel under this Chapter must pay for and complete a LiveScan or comparable background check authorized by the City and provide the results thereof to the City in connection with their application for an initial registration application. Such applicant must also verify their identity by presenting an unexpired identification card or driver's license issued by any U.S. state or the federal government.

(b) Grounds for Denial/Revocation/Suspension: The City Manager, or her/his designee, may deny, refuse to renew, suspend or revoke any registration obtained or sought to be obtained under this Chapter where any one or any combination of the following conditions are satisfied:

- (1) The applicant or registrant failed to provide a fully completed application for registration;
- (2) The applicant or registrant provided inaccurate information on an application for registration;
- (3) The applicant or registrant failed to pay to the City the required registration fee and/or applicable inspection costs;
- (4) The applicant or registrant repeatedly violated this Chapter within the preceding twenty-four (24) months;
- (5) The applicant or registrant repeatedly violated Chapter 10 of



Division 2 of the California Business and Professions Code and now seeks registration to operate a cannabis business;

- (6) The applicant or registrant, or upper management thereof if applicable, has been convicted of any felony, misdemeanor, infraction or municipal code violation, or liability in an administrative or civil action, which is substantially related to the qualifications, functions or duties any State-licensed business to be carried out upon the parcel;
- (7) The applicant or registrant refused to allow the City to conduct a regulatory inspection of the parcel registered or inspection of records required, as required by this Chapter;
- (8) The applicant or registrant failed to pay to the City any amount which is overdue, thirty (30) or more days, to the City in unpaid fines, penalties, fees, charges, taxes and/or assessments;
- (9) The applicant or registrant seeks registration to operate a cannabis business but no local cannabis business tax, other than a generally applicable business, sales or use tax, is in effect for the type of commercial cannabis business activity which is to occur on the parcel, as required by this Chapter.

(c) Appeal: Any person aggrieved by a denial of their application for registration may appeal the decision in the same manner as a notice to abate under Section 11-33-130. Upon receipt of a request for appeal, the City Manager or designee may elect to have the appeal proceed under Section 11-33-130 or another process within the Municipal Code, by providing a copy of such process.

#### **11-34-100 Responsibilities of Registrants.**

(a) For the purpose of enforcing the requirements of this Chapter, the registrant of each parcel within the City shall be fully responsible for all conduct occurring on the parcel which may violate the terms of this Chapter, including the conduct of each of the registrant's invitees, guests, employees, agents and independent contractors working on the parcel, if applicable.

(b) If any violation of the requirements of this Chapter occurs on a registered parcel, notice of suspension, revocation or restriction may be issued by providing written notice thereof within or in addition to a notice of violation and/or a notice to abate, which identifies the violation(s) supporting the decision to suspend, revoke or restrict the registration. The suspension, revocation or restriction shall become final when finding

regarding the related violation(s) becomes final, unless an immediate suspension, revocation or restriction is reasonably necessary to protect against a substantial risk of significant bodily harm, death or significant property damage.

(c) In addition, the City may report all violations committed by State licensees to the State.

**11-34-110 Violations.**

(a) Any violation of the provisions of this Chapter by any member of the public is hereby declared to be a public nuisance and may be abated by any or all remedies available.

(b) The City may abate the violation of this Chapter by the prosecution of a civil action through the City Attorney, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms.

(c) Each cannabis plant cultivated in violation of the applicable provisions of this Chapter shall constitute a separate and distinct violation.

(d) Each and every day that a violation exists as to any violation within this Chapter shall constitute a separate and distinct violation.

(e) Each violation of this Chapter may be enforced by any and all lawful remedies available under the Municipal Code and applicable state statute(s), including but not limited to civil fines and penalties, infraction citation, criminal prosecution, public nuisance abatement and civil injunction, as appropriate, and all available remedies shall be cumulative and not preclude other available remedies.

**Section 6. CEQA REVIEW.** The City Council hereby finds that this ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) [the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment] and 15061(b)(3) [there is no possibility the activity in question may have a significant effect on the environment]. In addition to the foregoing general exemptions, the City Council

further finds that the ordinance is categorically exempt from review under CEQA under the Class 8 categorical exemption [regulatory activity to assure the protection of the environment]. The City Manager is hereby directed to ensure that a *Notice of Exemption* is filed pursuant to CEQA Guidelines section 15062 [14 C.C.R. § 15062].

**Section 7. NO LIABILITY.** The provisions of this ordinance shall not in any way be construed as imposing any duty of care, liability or responsibility for damage to person or property upon the City of Corcoran, or any official, employee or agent thereof.

**Section 8. PENDING ACTIONS.** Nothing in this ordinance or in the codes hereby adopted shall be construed to affect any suit or proceeding pending or impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance or code repealed by this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 9. SEVERABILITY.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this ordinance, or its application to any other person or circumstance. The City Council of the City of Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 10. CONSTRUCTION.** The City Council intends this ordinance to supplement, not to duplicate, contradict or otherwise conflict with, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as

continuations of the earlier provisions and not as new enactments.

**Section 11. EFFECTIVE DATE.** The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code § 36933(c)(1) and a summary shall be published once in the \_\_\_\_\_, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on \_\_\_\_\_, 2017 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

**DRAFT**

RAYMOND LERMA, Mayor

**DRAFT**

ATTEST:

MARLENE LOPEZ, City Clerk

**[UPDATED ZONING TABLE 11-7-1]**

P Permitted

C Conditional Use Permit required

T Temporary

1 In conjunction w/primary permitted use

Table 9-1-25

**RESOLUTION NO. 17-11  
CORCORAN CITY PLANNING COMMISSION  
PERTAINING TO REVIEW OF PROPOSED ORDINANCE REGULATING  
COMMERCIAL CANNABIS ACTIVITY INCLUDING CULTIVATION, BUSINESSES,  
TRANSACTIONS, LAND USES AND RELATED BUILDINGS.**

At a special meeting of the Planning Commission of the City of Corcoran duly called and held on November 6, 2017, the Commission approved the following:

**WHEREAS**, this Planning Commission considered a proposed ordinance regulating or restricting certain commercial cannabis activity including cultivation, businesses, transactions, land uses and related buildings;

**WHEREAS**, this Planning Commission held a public hearing to review the proposed ordinance and consider: whether it would be consistent with the City's General Plan; and

**WHEREAS**, pursuant to Government Code sections 65854, 65090 and 65091, notice was given of the public hearing held on November 6, 2017, at 5:30 P.M. before this Planning Commission regarding the proposed ordinance and at said public hearing, evidence was received by this Planning Commission from all persons in attendance who offered to give testimony and persons submitted written evidence, if any.

**IT IS THEREFORE RESOLVED** that Resolution No. 17-11 was passed, approved and adopted by the Planning Commission at an official meeting held November 6, 2017 by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 6<sup>th</sup> day of November 2017.

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**David Bega**  
Planning Commission Chairman

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**Kevin J. Tromborg**  
Community Development Director

**NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION:**

1. Found that the proposed ordinance is consistent with the City's General Plan;
2. Pursuant to Government Code section 65855, this Commission recommends as follows in regard to the proposed ordinance:
3. The adoption of the proposed ordinance prohibiting and banning all commercial cannabis activity within the City of Corcoran, including cultivation, businesses, transactions and land uses.

**CERTIFICATE**

City of Corcoran        }  
County of Kings        } ss.  
State of California    }

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 17-11 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 6<sup>th</sup> day of November, 2017, by the vote as set forth therein.

DATED: November 6, 2017

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

ATTEST:

\_\_\_\_\_  
Marlene Lopez, City Clerk