

RESOLUTION NO. 2020-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ORDERING THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE CITY OF A CERTAIN MEASURES RELATING TO THE “POMONA REGULATE CANNABIS ACT OF 2018” AND A COMPETING CITY MEASURE TO AFFIRM ORDINANCES 4257 AND 4273 COMMERCIAL CANNABIS BUSINESS AND PERMIT PROGRAM OVERLAY AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2020 AS CALLED BY RESOLUTION NO. 2020-83

WHEREAS, a General Election on Tuesday, November 3, 2020 has been called by Resolution No. 2020-83, adopted on June 1, 2020, and

WHEREAS, the City Council also desires to submit to the voters at the election questions relating to the regulation and permitting of cannabis businesses; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election the following questions:

Shall the measure “Pomona Regulate Cannabis Act of 2018” be adopted? This measure will amend the Pomona Zoning Code to allow commercial cannabis uses by creating the “Safe Access Cannabis” (SAC) and “Industrial Cannabis” (IC) overlay zones. It prohibits cannabis businesses within 600 feet of a school, daycare, or youth center.	Yes
	No

Shall the Commercial Cannabis Businesses and Commercial Cannabis Permit Program Overlay District Ordinances adopted by the City Council be adopted? This measure will adopt and affirm the City’s existing four-phase, merit-based Commercial Cannabis Permit Program (Ordinance No.’s 4257/4273), which may result in the award of up to eight commercial cannabis permits. Permits may only be located within the approved overlay, guaranteeing a 1,000-foot	Yes
	No

buffer from K-12 schools, day care centers, and youth-serving facilities (including City parks). The overlay excludes parcels within Downtown Pomona, east of Reservoir Street, and within 600 feet of neighboring City boundaries.	
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SECTION 2. That the proposed measures submitted to the voters are attached as Exhibit A and B.

SECTION 3. That the vote requirement for a measure to pass is a majority (50% + 1) of the votes cast and as competing measures pertaining to the same subject, if both measures receive a majority vote the measure receiving the greater number of votes shall take effect and the other shall not.

SECTION 4. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 5. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution and it shall become effective immediately upon its approval.

PASSED, APPROVED AND ADOPTED this 7th day of August, 2020.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

Sonia Carvalho
City Attorney

ATTEST:

Rosalia A. Butler, MMC
City Clerk

I, HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Pomona at a special meeting thereof held on August 7, 2020 by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rosalia A. Butler, MMC
City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF POMONA,
CALIFORNIA ENACTING THE POMONA REGULATE
CANNABIS ACT OF 2018**

The People of the City of Pomona do ordain as follows:

SECTION 1: TITLE

This initiative shall be known as and may be cited as the Pomona Regulate Cannabis Act of 2018.

SECTION 2: FINDINGS AND DECLARATIONS

We the people of the City of Pomona do find and declare the following:

- A. In November 1996, voters approved Proposition 215, the Compassionate Use Act ("CUA"), which decriminalized the use of medicinal cannabis in California (codified in California Health and Safety Code Section 11362.5 et seq.).
- B. In 2015, California enacted three bills – Assembly Bill 243 (Wood); Assembly Bill 266 (Bonta); and Senate Bill 643 (McGuire) - that collectively established a comprehensive state regulatory framework for the licensing and enforcement of cultivation, manufacturing, retail sale, transportation, storage, delivery, and testing of medicinal cannabis in California. The regulatory scheme was known as the Medicinal Cannabis Regulation and Safety Act (MCRSA).
- C. In 2016 the voters of the State of California, including the voters in the City of Pomona, passed Proposition 64, the "Control, Regulate and Tax Adult Use of Marijuana Act ("AUMA"). Under AUMA, adults 21 years of age or older may legally grow, possess, and use cannabis for nonmedicinal purposes, with certain restrictions. In addition, beginning on January 1, 2018, AUMA made it legal to sell and distribute cannabis through a regulated business.
- D. In 2017, the State of California passed the Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA") which establishes a robust set of regulations for the medicinal and adult nonmedicinal use cannabis markets, aligns all permit types, authorizes certain state agencies to establish rules governing cannabis operations and to implement the law; and preserves local control over cannabis-related uses by requiring all cannabis businesses to obtain both a state license and a local license or permit.
- E. Without regulation, the cultivation and manufacturing of cannabis, and its subsequent transportation, distribution, and retail sales has potential adverse effects to the health and safety of the community. By creating a fair and reasonable regulatory environment for cannabis businesses, the City will be able to maintain order while avoiding undue burdens on its financial resources.
- F. Bringing cannabis into a regulated and legitimate market will create a transparent and accountable system. City revenues from a legal and regulated market can cover not only the cost of administering the new law but can also be used to invest in many programs, including but not limited to; public health programs that educate youth to prevent and treat serious substance abuse; train local law enforcement to enforce the new law; invest in the community to reduce the illicit market and create job opportunities.

SECTION 3: PURPOSE AND INTENT

It is the intent of the people of the City of Pomona in enacting this measure to:

- A. Provide for a means of cultivation, production, manufacturing, testing, transportation, distribution, retail sales, acquisition and use of cannabis by persons who qualify to obtain, possess, and use cannabis for purposes consistent with State law.
- B. Protect public health and safety through reasonable limitations on cannabis businesses as they relate to noise, air and water quality, food safety, community safety, security, nuisance conditions and other health and safety concerns.
- C. Impose fees and taxes to cover the cost to the City of regulating cannabis businesses in an amount sufficient for the City to recover its related costs, and to help mitigate against possible adverse secondary effects.
- D. Adopt a mechanism to monitor compliance with the provisions of this City Code and State law.
- E. Create regulations that address the particular needs of the residents and businesses of the City and coordinate with laws and regulations that have been or may be enacted by the State regarding the same, including but not limited to cannabis for medicinal or recreational use.
- F. Create local area jobs and economic opportunities within the City.
- G. Facilitate the implementation of State law without going beyond the authority granted to the City by the State.
- H. Protect the public health and safety by limiting the locations in the City where cannabis businesses may operate.

SECTION 4: AMENDMENT OF MUNICIPAL AND ZONING CODES

- A. Section .201 of the Comprehensive Zoning Ordinance of the City of Pomona, Designation of land use districts, is hereby amended to add Industrial Cannabis Overlay (IC Overlay) and Safe Access Cannabis Overlay (SAC Overlay) to the table.
- B. Paragraph (c) of Subsection 34-903 of Article X of Chapter 34 of Subpart A of the City of Pomona Municipal Code is hereby repealed in full and replaced with the following language: "Smoking of cannabis shall be prohibited in any building, structure, location, area or place where the Code currently prohibits the smoking of tobacco, unless otherwise authorized under Section .720 of the Pomona Code, known as the "Pomona Regulate Cannabis Act of 2018."

SECTION 5: AMENDMENT OF GENERAL PLAN, SPECIFIC PLANS, and CITY OF POMONA ZONING MAP

To ensure consistency with any zoning or regulatory changes enacted by this initiative to add cannabis businesses as an allowed use for certain select properties within the City of Pomona, the citizens of the City of Pomona do hereby amend the General Plan, any and all Specific Plans that contain property named or described in this initiative, and the City of Pomona Zoning Map to include the Industrial Cannabis Overlay Zone and the Safe Access Cannabis Overlay Zone as described in this code.

SECTION 6: ADDITION OF SECTION .720, “INDUSTRIAL CANNABIS and SAFE ACCESS CANNABIS OVERLAY ZONES,” TO PART III OF THE CITY OF POMONA ZONING CODE

Section .720, entitled, Industrial Cannabis and Safe Access Cannabis Overlay Zones, of Part III of the Comprehensive Zoning Ordinance of the City of Pomona is added to read as follows:

SECTION .720 INDUSTRIAL CANNABIS and SAFE ACCESS CANNABIS OVERLAY ZONES

.720.010 Intent and purpose.

It is the intent and purpose of the cannabis overlay zones to allow cannabis businesses in portions of the city where such uses would be compatible with surrounding commercial and industrial uses and not materially detrimental to adjacent properties. It is the further intent of this code to regulate the location, cultivation, production, manufacturing, testing, transportation, distribution, dispensing, acquisition and use of cannabis in a manner that is consistent with the State Compassionate Use Act (“CUA”), the State Medicinal and Adult Use Cannabis Regulation and Safety Act (“MAUCRSA”), as well as with laws and regulations that have been or may be enacted by the State regarding the same, including but not limited to cannabis for medicinal or recreational use. It is the further intent of this code to regulate cannabis businesses which, unless closely regulated, may have the potential of causing adverse secondary effects upon the community. This code is intended to minimize this potential impact. To do so, the following regulations:

- A. Provide for a means of cultivation, production, manufacturing, testing, transportation, distribution, retail sale, acquisition and use by persons who qualify to obtain, possess, and use cannabis for purposes consistent with State law.
- B. Protect public health and safety through reasonable limitations on cannabis businesses as they relate to noise, air and water quality, food safety, community safety, security, nuisance conditions and other health and safety concerns.
- C. Impose taxes and fees to cover the cost to the City of regulating cannabis businesses in an amount sufficient for the City to recover its related costs, and to help mitigate against possible adverse secondary effects.
- D. Adopt a mechanism to monitor compliance with the provisions of this Code and State law.
- E. Create regulations that address the particular needs of the residents and businesses of the City and coordinate with laws and regulations that have been or may be enacted by the State regarding the same, including but not limited to cannabis for medical or recreational use.
- F. Create local area jobs and economic opportunities within the City.
- G. Facilitate the implementation of State law without going beyond the authority granted to the City by them.
- H. Protect public health and safety by limiting the locations in the City where cannabis businesses may operate.

.720.020 Definitions.

"A-licensee" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means any person holding a license under MAUCRSA for cannabis or cannabis products that are intended for adults 21 years of age and over and who do not possess physician's recommendations.

"Assessor's Parcel Number" or "(APN)" means the Assessor's Parcel Number as assigned by the Los Angeles County Assessor and relates to the real property which it identified as of January 1, 2017.

"Building" means any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, chattel or property of any kind.

"Bureau" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means the Bureau of Cannabis Control within the Department of Consumer Affairs.

"Cannabis" has the same meaning as cannabis or marijuana as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, Cannabis means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this code, "cannabis" does not mean "industrial hemp" as defined by Section 11018.5 of the California Health and Safety Code.

"Cannabis products" has the same meaning as cannabis products as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it has the same meaning as defined in Section 11018.1 of the California Health and Safety Code.

"City" means the City of Pomona, California.

"City council" shall mean the city council of the City of Pomona, California.

"City manager" shall mean the city manager of the City of Pomona, California, or his/her designee.

"Code" means the City of Pomona municipal code, including all development and zoning codes and the Comprehensive Zoning Ordinance of the City of Pomona.

"Commercial cannabis activity" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means cultivation, possession, manufacture, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sales of cannabis and cannabis products.

"Conviction" means a plea or verdict of guilty, or a conviction following a plea of nolo contendere.

"Cultivation" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

"Cultivation Site" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a location where cannabis is planted, grown, harvested, dried, cured, graded or trimmed, or a location where any combination of those activities occurs.

"Customer" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a natural person 21 years of age or over or a natural person 18 years of age or older who possesses a physician's recommendation.

"Day care center" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently it has the same meaning as in Section 1596.76 of the California Health and Safety Code.

"Delivery" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means the commercial transfer of cannabis or cannabis products to a customer. "Delivery" also includes the use by a retailer of any technology platform owned and controlled by the retailer.

"Distribution" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means the procurement, sale, and transport of cannabis and cannabis products between licensees.

"Distributor" has the same meaning as the term as provided in State law at this time, but if that definition is amended by State law in the future, as amended. Currently under State law, it means for the distribution of cannabis and cannabis products. A distributor licensee shall be bonded and insured at a level established by the State licensing authority.

"Dried flower" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means all dead cannabis that has been harvested, dried, cured, or otherwise processed, excluding leaves and trim.

"Greenhouse" means a building, typically constructed of a translucent building material in which plants are grown in a controlled environment. For the purposes of this code a cultivation site within a Greenhouse is considered to be an indoor cultivation site.

"Indoor" means situated, conducted, or used within a building.

"Licensee" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means any person holding a license issued under MAUCRSA, regardless of whether the license held is an A-license or an M-license, and includes the holder of a testing laboratory license.

"M-license" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a state license issued under MAUCRSA for commercial cannabis activity involving medicinal cannabis.

"Manufacture" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means to compound, blend, extract, infuse, or otherwise make or prepare a cannabis product.

"Manufacturer" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical

synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

“Manufactured cannabis” has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.

“Marijuana” has the same meaning as cannabis.

“Medical marijuana” has the same meaning as medicinal cannabis.

“Microbusiness,” has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently it means for the cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division, provided such licensee can demonstrate compliance with all requirements imposed by this division on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the licensee engages in such activities. Microbusiness licenses that authorize cultivation of cannabis shall include the license conditions described in subdivision (b) of Section 26060.1 of the California Business and Professions Code.

“Nursery” has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a licensee that produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

“Permit” means a cannabis business permit issued by the City that authorizes a person to conduct commercial cannabis activity, pursuant to this code.

“Permittee” means a person issued a permit under this code to engage in commercial cannabis activity.

“Person” has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

“Premise” means the designated structure or structures specified that is owned, leased, or otherwise held under the control of the applicant, licensee or permittee where the commercial cannabis activity will be or is conducted.

“Parcel” means a contiguous quantity of land, in the possession of, or owned by, or recorded as the property of the same claimant or person.

“Retailer,” has the same meaning as the term as provided in State law at this time, but if that definition is amended by State law in the future, as amended. Currently under State law a retailer is for the retail sale and delivery of cannabis or cannabis products to customers. A retailer shall have a licensed premise which is a physical location from which commercial cannabis activities are conducted. A retailer’s premises may be closed to the public. A retailer may conduct sales exclusively by delivery.

“State law” means the State Compassionate Use Act (“CUA”), the State Medical Marijuana Program Act (“MMPA”), the State Medical Cannabis Regulation and Safety Act (“MCRSA”), Control, Regulate and Tax Adult Use of Marijuana Act (“AUMA”), and the Medicinal and Adult Cannabis Regulation and Safety Act (“MAUCRSA”), as well as laws and regulations that have been or may be enacted by the State regarding the same, including but not limited to cannabis for medical or recreational use, as it is now or amended.

"Testing laboratory" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a laboratory, facility, or entity in the state that offers or performs tests of cannabis or cannabis products and that is both of the following (1) accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state and (2) licensed by the bureau.

"Transferee" shall mean a Person that is making application to receive an existing cannabis business permit issued by the City of Pomona and held by another Person.

"Transferor" shall mean a Person that holds a cannabis business permit issued by the City of Pomona that is seeking to convey that permit to another Person.

"Vaping" means to inhale vapor through the mouth from a usually battery-operated electronic device that heats up and vaporizes a liquid or solid.

“Volatile solvent” has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it means a solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures.

"Youth Center" has the same meaning as the term as provided in MAUCRSA at this time, but if that definition is amended by State law in the future, as amended. Currently under MAUCRSA, it has the same meaning as defined in Section 11353.1 of the California Health and Safety Code.

"Zoning code" mean the Comprehensive Zoning Ordinance of the City of Pomona.

.720.040 Location, type, and numerical limits requirements.

To provide for safe, convenient access for the citizens and patients of Pomona:

- A. Cannabis businesses shall only be located within the Industrial Cannabis Overlay (IC Overlay) or Safe Access Cannabis Overlay (SAC Overlay), and shall not be located:
 - 1. Within 600 feet of any school as defined in California Health and Safety Code Section 11362.768.
 - 2. Within 600 feet of any daycare as defined in California Health and Safety Code Section 1596.76.
 - 3. Within 600 feet of any youth center as defined in California Health and Safety Code Section 11353.1.

The distances specified in this section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the premises in which the proposed cannabis business is to be established to the nearest point of the property line of a use listed above.

The subsequent establishment of a sensitive use as outlined in this section shall not disqualify an existing cannabis business.

- B. Only the following cannabis state license types: Manufacturing; Cultivation; Testing Laboratory; Storefront Retailer; Microbusiness; and Distribution as defined in the State law will be allowed within the Industrial Cannabis and Safe Access Cannabis Overlay zones as follows:

Table 1:

State License Types Allowed by Industrial Cannabis and Safe Access Cannabis Overlay Zones

Cannabis Overlay Zone	State License Type
Industrial Cannabis Overlay (IC)	Manufacturing, Cultivation, Testing Laboratory, and Distribution
Safe Access Cannabis Overlay (SAC)	Storefront Retailer, Microbusiness and Distribution

- C. Assignment of Industrial Cannabis Overlay and Safe Access Cannabis Overlay

The Industrial Cannabis Overlay Zone (IC Overlay) shall overlay the M-2 zoned properties within the City of Pomona as such property existed as of January 1, 2017. The Safe Access Overlay Zones (SAC Overlay) shall overlay the Downtown area, roughly bound by Monterey Ave to the North, 3rd Street to the South, Locust to the East and Parcel to the West. To ensure there is no confusion in the interpretation of the properties to be included in the SAC Overlay, Table 2 (Assignment of Safe Access Cannabis Overlay by Parcel) lists every parcel within the City that is included in the Safe Access Cannabis Overlay.

Table 2:

Assignment of Safe Access Cannabis Overlay by Parcel.

APN	Overlay Zone	APN	Overlay Zone
8335-010-003	SAC Overlay	8341-001-904	SAC Overlay
8335-010-004	SAC Overlay	8341-001-907	SAC Overlay
8335-010-005	SAC Overlay	8341-002-005	SAC Overlay
8335-010-008	SAC Overlay	8341-002-006	SAC Overlay
8335-010-016	SAC Overlay	8341-002-007	SAC Overlay
8335-010-902	SAC Overlay	8341-002-008	SAC Overlay
8335-010-904	SAC Overlay	8341-002-011	SAC Overlay
8335-010-905	SAC Overlay	8341-002-012	SAC Overlay
8335-010-906	SAC Overlay	8341-002-013	SAC Overlay
8335-010-907	SAC Overlay	8341-002-014	SAC Overlay
8336-032-001	SAC Overlay	8341-002-015	SAC Overlay
8336-032-002	SAC Overlay	8341-002-016	SAC Overlay
8336-032-004	SAC Overlay	8341-002-017	SAC Overlay
8336-032-005	SAC Overlay	8341-002-021	SAC Overlay
8336-032-006	SAC Overlay	8341-002-022	SAC Overlay
8336-032-007	SAC Overlay	8341-002-024	SAC Overlay
8336-032-008	SAC Overlay	8341-002-800	SAC Overlay
8336-032-010	SAC Overlay	8341-002-904	SAC Overlay
8336-032-011	SAC Overlay	8341-003-001	SAC Overlay
8336-032-014	SAC Overlay	8341-003-002	SAC Overlay
8336-032-015	SAC Overlay	8341-003-003	SAC Overlay

8336-033-001	SAC Overlay	8341-003-004	SAC Overlay
8336-033-002	SAC Overlay	8341-003-005	SAC Overlay
8336-033-003	SAC Overlay	8341-003-006	SAC Overlay
8336-033-005	SAC Overlay	8341-003-007	SAC Overlay
8336-033-009	SAC Overlay	8341-003-008	SAC Overlay
8336-033-012	SAC Overlay	8341-003-009	SAC Overlay
8336-033-013	SAC Overlay	8341-003-010	SAC Overlay
8336-033-014	SAC Overlay	8341-003-011	SAC Overlay
8336-033-015	SAC Overlay	8341-003-901	SAC Overlay
8336-033-018	SAC Overlay	8341-003-902	SAC Overlay
8336-033-019	SAC Overlay	8341-003-903	SAC Overlay
8340-035-005	SAC Overlay	8341-003-904	SAC Overlay
8340-035-006	SAC Overlay	8341-003-905	SAC Overlay
8340-035-007	SAC Overlay	8341-003-906	SAC Overlay
8340-035-008	SAC Overlay	8341-003-907	SAC Overlay
8340-035-009	SAC Overlay	8341-003-908	SAC Overlay
8340-036-008	SAC Overlay	8341-003-909	SAC Overlay
8341-001-009	SAC Overlay	8341-004-018	SAC Overlay
8341-001-011	SAC Overlay	8341-004-022	SAC Overlay
8341-001-012	SAC Overlay	8341-004-024	SAC Overlay
8341-001-013	SAC Overlay	8341-004-026	SAC Overlay
8341-001-030	SAC Overlay	8341-004-039	SAC Overlay
8341-001-031	SAC Overlay	8341-004-041	SAC Overlay
8341-001-032	SAC Overlay	8341-004-042	SAC Overlay
8341-001-034	SAC Overlay	8341-004-044	SAC Overlay
8341-001-035	SAC Overlay	8341-004-051	SAC Overlay
8341-001-900	SAC Overlay	8341-004-052	SAC Overlay
8341-001-901	SAC Overlay	8341-004-053	SAC Overlay
8341-001-902	SAC Overlay	8341-004-054	SAC Overlay

- D. The number of permitted cannabis retail businesses within the City shall be limited to one (1) per twenty-five thousand (25,000) residents. This number shall increase with each additional twenty-five thousand (25,000) residents. The population figures to be used shall be those most recently estimated and officially published by the California Department of Finance for cities, counties and the state.
- E. Locating the Safe Access Overlay Zone in the Downtown area, listed by APNs in the table above, and roughly bound by Monterey Ave to the North, 3rd Street to the South, Locust to the East and Parcel to the West, will provide the Downtown district with a much-needed additional use that is currently unique in the East San Gabriel Valley. The Pomona General Plan has revitalization of the Downtown listed as Priority #1 in the Pomona General Plan. This area of Downtown, divided by the railroad right-of-way, is recognized as having a concentration of adjacent underutilized and disinvested properties that is a legacy of train-related impacts that have not yet been overcome. This unique use should draw local and regional shoppers to the area, and attains General Plan Policy 7B.P25 which seeks to "develop a strong concentration of mixed use activities Downtown as a major economic draw for residents and visitors," and General Plan Policy 7B.P4 which seeks to "guide new retail investment away from exclusively auto-oriented shopping and toward open-

air, amenity driven formats that have both day-time and night-time activity and are clustered at major crossroads." This unique use, which will be a local and regional draw for daytime and nighttime shoppers, also furthers the stated goals of the Downtown Specific Plan listed below:

1. To create an economically viable Downtown, focusing on attracting new businesses as well as retaining existing businesses.
2. To incorporate entertainment and cultural uses into the Downtown mix.
3. To establish land uses that create weekend and night-time activity.
4. To provide a diversity of recreational activities that appeal to the rich blend of demographics in the Downtown.
5. To provide a variety of uses that serve Downtown employees, visitors and residents.
6. To increase the utilization of vacant and underutilized buildings.
7. To increase the volume of commercial sales.
8. To instill an attitude that Pomona is "the place to be."

Similarly, locating the Industrial Cannabis Overlay Zone on M-2 property within the City of Pomona furthers the General Plan policy 6F.P3 "to continue to permit General Industrial uses, while attracting new business park and campus style developments" and the policy 7B.P1 "to utilize an economic development strategy that includes active City leadership, location specific policies, connections with educational institutions, redevelopment efforts, and other tools and assets to strengthen the City's economic base", while potentially creating hundreds of local jobs.

Moreover, the funds generated by this initiative further General Plan policy 7G.P16 to "pursue a long-term strategy for funding education and crime prevention programs recognizing that the costs of education and prevention are more effective in reducing crime than the costs of apprehending, prosecuting and incarcerating criminals."

.720.042 Overlays Govern Permitted Use when in Conflict with Other City Code or Specific Plans

The City of Pomona Zoning and Subdivision Codes Update: Code Diagnosis report submitted on June 27, 2016, and prepared by RRM Design Group for the City of Pomona, states that the City of Pomona Zoning Code "is no longer an effective tool" and is "hard to understand and difficult to use." The report diagnoses numerous problematic issues with the City of Pomona Zoning Code and the report admits that "users [of the Code] are left with a nagging fear that a 'hidden' regulation might affect the viability of a project." For this reason, and in anticipation that the City may use some "hidden" regulation to delay or thwart the implementation of this initiative, the voters of the City of Pomona declare that where the establishment of a cannabis business within the Industrial Cannabis Overlay Zone or the Safe Access Cannabis Overlay Zone is in conflict with other City Code, or Specific Plan(s), the use(s) permitted within the Overlay shall prevail. For example, where the underlying zone prohibits marijuana dispensaries, or prohibits uses that are deemed to be violations of federal law, the Overlay shall prevail. No city official shall use the underlying zoning designation and its prohibitions on use, or any other city code, or any Specific Plan restriction, as a reason to deny an applicant from acquiring a local cannabis permit and operating a cannabis business within the Industrial Cannabis Overlay or the Safe Access Cannabis Overlay.

.720.045 City Council May Expand Safe Access Cannabis Overlay Zone

If, after two years, as measured from the date the election is certified, the number of cannabis retail businesses in operation and open for business is less than the number authorized under Section .720.040 of this Code, then the City Council is hereby authorized to expand the Safe Access Cannabis Overlay to include other property within the City of Pomona. This expansion can be accomplished by the City Council via a majority vote.

.720.050 Development and Operating Standards.

The following development and operating standards shall apply to:

A. All cannabis businesses

1. Shall operate in a manner consistent with State law governing its operations, including but not limited to the security, locks, alarms systems and track and trace requirements.
2. Any business license or permit required by this Code shall be kept current at all times.
3. Signage shall conform to the standards established for the zone.
4. Shall install and maintain a fully operational digital video surveillance and camera recording system that monitors no less than the front and rear of the Premises, all points of ingress and egress at the cannabis business. The video and surveillance system shall meet the requirements currently established in State law or as amended.
5. Install and use a fire and burglar alarm system that is monitored by a company that is staffed twenty-four hours (24) a day, seven (7) days a week.
6. Shall not maintain more cannabis on the premises than is permitted under applicable State law.
7. Report to the proper authorities any diversion, theft, or loss as required by State law.
8. Shall be ventilated so that the odor of cannabis cannot be detected at any property adjoining the parcel on which the cannabis business is located.

B. Cannabis retail businesses

1. Shall not operate during hours prohibited by State law.
2. Shall install and use a limited access room for storage of any processed cannabis and cash on the property when the business is closed to the public. For cannabis-infused products that must be kept refrigerated or frozen, the business shall lock the refrigerated container or freezer.
3. No person, other than a qualified customer, permittee, licensee, employee, contractor or individual authorized by State law, shall be in the cannabis retail business.
4. Consultations by medical professionals shall not be permitted within the cannabis retail business.
5. Smoking Prohibition. Smoking of tobacco and cannabis in all workplaces, including cannabis dispensaries, is prohibited. Vaping, and other forms of cannabis consumption, under the limited conditions provided by California Business and Professions Code 26200, or as amended, shall be allowed.

.720.060 Permitted zone classification.

Premises may be used for cannabis businesses only in the Industrial Cannabis Overlay Zone and Safe Access Cannabis Overlay Zones in accordance with section .720.040 of this code.

.720.070 Cannabis business permit—Required.

No cannabis business shall be established until an application for a cannabis business permit is approved by the City manager pursuant to the procedures set forth in this code.

.720.080 Cannabis business permit—Application.

Applications for a cannabis business permit or cannabis business permit renewal shall be filed with the City Clerk. Renewal applications shall be filed at least 30 days before the existing permit is set to expire. Such application shall contain, at a maximum, the following:

- A. If the applicant is a sole proprietorship, the name and address of the applicant. If the applicant is a corporation, limited liability company, limited partnership, or partnership, then the applicant shall provide the articles of incorporation, articles of organization or certificate of partnership and resolutions naming the individual(s) that are authorized to act on behalf of the entity.
- B. Evidence that the applicant:
 - 1. Is the owner of the premises involved.
 - 2. Has the permission of such owner to make such application, or
 - 3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved;
- C. The legal description of, and if there is a street address, the street address, otherwise a description of, the premises upon which the requested use is to be maintained;
- D. If the applicant is not the owner, the name and address of the owner, and the nature of the applicant's interest in the premises involved;
- E. A detailed site plan, drawn to a scale of one-inch equals ten feet, showing the proposed location of all buildings and structures, landscaped areas, parking areas, driveways and means of ingress and egress;
- F. A detailed facility floor plan, drawn to a scale of three sixteenths of an inch equals one foot, showing the proposed uses of the floor area depicted on the floor plan.
- G. Three copies of white background prints of a map drawn to a scale of one-inch equals fifty feet, showing the location of the property concerned, and the location of all highways, streets and alleys and all lots and parcels of land within a distance of six hundred feet from the exterior boundaries of the proposed use;
- H. One copy of the map referred to in subsection G of this section shall show the use to which each and every lot and parcel of land is put;
- I. A plan for ventilation of the cannabis business that describes the ventilation system that will be used to prevent any odor of cannabis off the premises of the business.
- J. Live Scan fingerprints of the applicant or authorized individual(s) to enable the Pomona Police Department to perform a background check on the applicant.
- K. A fully legible copy of one valid government issued form of photo identification, such as a State Driver's License or Identification Card showing that the applicant or authorized individual(s) is/are 21 years of age or older.
- L. A signed statement by the applicant or authorized individual(s) that he/she certifies under penalty of perjury that all information contained in the application is true and correct.

.720.090 Application fee.

With the exception of an applicant seeking to manufacture cannabis products using volatile solvents, when a cannabis business permit application is filed, it shall be accompanied by a filing fee in the amount of two hundred fifty dollars (\$250.00).

.720.100 Permit application and renewal—Review and approval.

All cannabis permit applicants, with the exception of those seeking to produce cannabis products using volatile solvents, are ministerial and are governed by the permit application process outlined in this Section.

- A. Within ten (10) days following the application being submitted, the City manager shall determine if it is complete, and shall either:
 - 1. Notify the applicant in writing that the application is complete; or

2. Notify the applicant in writing that the application is incomplete, and set forth the reason(s) therefore, including all additional information and documentation necessary to render it complete.
- B. The applicant shall have ten (10) days from the date of notice of incomplete application to submit all additional information and documentation identified by the City manager to complete the application. Any amended application shall maintain the original date and time stamp in the order in which it was received. Within ten (10) business days following receipt of an amended application, the City manager shall determine whether the application is complete, and shall either:
 1. Notify the applicant in writing that the application is complete; or
 2. Notify the applicant in writing that the application is incomplete, and set forth the reason(s) therefore, including all additional information and documentation necessary to render it complete.
- C. The applicant shall have ten (10) days from the date of notice of incomplete amended application to submit all additional information and documentation identified by the City manager to complete the amended application. Any amended application shall maintain the original date and time stamp in the order in which it was received. Within ten (10) days following receipt of an amended application, the City manager shall determine whether the application is complete, and shall either:
 1. Notify the applicant in writing that the application is complete; or
 2. Notify the applicant in writing that the application remains incomplete and set forth the reason(s) therefore.
- D. The applicant shall have the right to submit a new application with full payment of the application fee and/or appeal the City manager's decision of incompleteness pursuant to Section .720.190 Appeals below.
- E. Within 30 days after the complete application has been submitted, the City manager shall review the application, cause the property to be inspected as he or she deems appropriate, and shall approve, or deny the application under the following conditions:
 1. The City manager will issue the cannabis business permit if all applicable requirements of this code are satisfied.
 2. If the City manager finds that any of the applicable requirements of this code are not satisfied or finds that the applicant has been previously found guilty of a felony within the last 10 years or finds evidence that the applicant has provided materially false information, the application will be denied.

.720.105 Volatile Solvent Manufacturer requires CUP

An applicant for a cannabis business permit that uses volatile solvents in its manufacturing process must apply for a Conditional Use Permit as governed by Section 580 of Part III of the Comprehensive Zoning Ordinance of the City of Pomona.

.720.110 Taxes.

- A. This measure levies an annual tax on cannabis businesses of five dollars (\$5.00) per square foot of the interior of the premise(s) occupied by the cannabis business.
- B. The taxes generated shall be deposited into the general fund and the City Council shall consider the following priorities before distributing the funds:
 1. Enforcement of this provision.

2. Mitigating possible adverse effects on local area youth through support of after school programs, drug education, and at-risk youth programs
 3. Infrastructure improvements within the City limits.
- C. The City Council may impose taxes authorized by this section at a lower rate with a simple majority vote. The City Council shall seek to maintain the competitiveness of the cannabis industry within its borders by adjusting the tax rate accordingly. No action by the City Council under this subsection shall prevent the City Council from subsequently increasing the taxes for cannabis business permits to the maximum rates specified in this section.

.720.120 Transfer of Permit

The permit provided for in this code shall be transferrable upon the written application of the holder of the permit.

.720.130 Transfer of Permit---Application.

An application to transfer an existing Cannabis Business Permit must include, from the transferee, all of the submissions required by Section .720.080 of this code, as well as the following:

- A. For transfer of a license from a sole proprietorship to another individual or entity; a notarized letter from the existing named permittee stating that they wish to transfer their permit to the transferee making application.
- B. For transfer of a license from a business entity to another business entity or sole proprietorship; notarized corporate minutes from the existing named permittee stating that it wishes to transfer its license to the transferee making application.

.720.140 Transfer application—Review and approval.

The transfer of the permit shall be processed in the manner outlined by Section .720.100 and shall be approved if the transferee would qualify for a permit under Section .720.100 of this Code.

.720.145 Relocation

The permittee may relocate their cannabis business within the City of Pomona provided the new location meets the location standards set forth in Section .720.140, and that the new location has a Certificate of Occupancy issued by the City of Pomona. The application for relocation shall require all of the submissions required by Section .720.080 of this Code. Review and approval of the relocation of a cannabis business shall follow the procedures outlined in Section .720.100 of this Code.

.720.150 Delivery.

Retail delivery of cannabis within the City of Pomona shall only be permitted by cannabis businesses that hold a valid state issued storefront retail or microbusiness license and a valid cannabis business permit issued by the City of Pomona.

.720.160 Conflicts.

In the event any provision of this Section .720 of this Code conflicts with any other provision of the Pomona Municipal Code, including the Comprehensive Zoning Ordinance of the City of Pomona, now or hereinafter enacted, the provisions of this code shall prevail over the conflicting Municipal Code and/or Comprehensive Zoning Ordinance provision.

.720.170 Compliance with applicable State law

Except as may be provided otherwise in this Section, any law or regulation adopted by the State governing the cultivation, production, manufacture, possession, transport, testing, distribution, or retail sale of cannabis shall also apply to cannabis businesses in the City. This includes but is not limited to State laws and regulations regarding: use of childproof product containers; labeling; patient confidentiality; quality control; laboratory testing; edible and infused products standards and testing; employee training; delivery; and odor control. Noncompliance with any applicable State law or regulation is unlawful and shall be grounds for revocation or suspension or any permit under this Section.

.720.180 Suspensions or revocations.

The City manager may suspend or revoke a cannabis business permit if he/she finds that one or more of the following conditions exist:

- A. The cannabis business does not comply with, and fails to remedy such non-compliance in a timely manner, any of the requirements outlined in Section .720.050 or Section .720.170 of this Code;
- B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:
 - 1. Any violation of any statute, or any other ordinance arising from any act performed in the exercise of any rights granted by the permit, the revocation of which is under consideration, or;
 - 2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the permit, the revocation of which is now under consideration.
- C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit.

.720.190 Appeals.

Any person aggrieved by a decision of the City manager made under this code has the right to appeal such decision as follows:

- A. Notice of Appeal. Any decision of the City manager made under this code will become final within ten days from the date such notice is served, unless within that ten-day period an appeal is filed with the city clerk, including payment of the applicable fee established by city council resolution. The appeal notice must state, with specificity, the factual and legal basis of the appeal.
- B. Scheduling of Appeal Hearing. The city clerk will expeditiously schedule a hearing before a hearing officer and notify the appellant, in writing, of the day, time and location of the hearing, which may be held no later than thirty days after the notice of appeal is received by the city; provided, however, the hearing may be held after such thirty-day period upon the request or concurrence of the appellant. The time for compliance of any original order will be stayed during the pendency of the appeal hearing.
- C. Hearing by Hearing Officer. The hearing officer will consider the testimony of the appellant, city staff or agents, and any other testimony or evidence relevant to the decision. The hearing officer must provide the appellant with a written decision within ten days from the date of the conclusion of the hearing.
- D. Any person dissatisfied with the hearing officer's decision may seek prompt judicial review of such decision pursuant to California Code of Civil Procedure Section 1094.8.

.720.200 Time table for Implementation

If this ordinance is passed by the voters of the City of Pomona, the Mayor, City Council, and city staff shall have 10 days from the date the election is certified to make all necessary changes to the City Code and begin accepting applications.

.720.210 Severability

If any provision in this Section, or part thereof, or the application of any provision or part to any person or circumstance is held for any reason to be invalid or unconstitutional, the remaining provisions and parts shall not be affected, but shall remain in full force and effect, and to this end the provisions of this Section are severable.

.720.210 Prohibited Uses

Uses prohibited in either of the Industrial Cannabis Overlay or the Safe Access Cannabis Overlay are the same as those uses that are expressly prohibited in the base district of said overlay district, except for medicinal or adult use cannabis businesses as authorized by this Section.

SECTION 7: REPEAL OF EXISTING CITY OF POMONA CODE

- A. Article IX of Chapter 34 of Subpart A of the City of Pomona Municipal Code is hereby repealed.

SECTION 8: COMPETING MEASURES

In the event that this measure and another measure or measures relating to the regulation of cannabis in the City of Pomona appear on the same ballot, the provisions of the other measure or measures shall be deemed to be in conflict with this measure. In the event that this measure shall receive a greater number of affirmative votes required to pass than the other measure or measures, the provisions of this measure shall prevail in their entirety over the competing measure or measures, and the competing measure or measures shall be null and void.

SECTION 9: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 10: CODIFICATION

If a majority of the electors voting on the Pomona Regulate Cannabis Act of 2018 measure vote to approve this Ordinance, then the City Code and the City Zoning Code shall be amended as described in this Ordinance.

PASSED, APPROVED, AND ADOPTED BY THE QUALIFIED VOTERS IN THE CITY OF POMONA AT THE NOVEMBER 3, 2020 GENERAL ELECTION.

CITY OF POMONA:

Tim Sandoval
Mayor

APPROVED AS TO FORM:

Sonia Carvalho
City Attorney

ATTEST:

Rosalia A. Butler, MMC
City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE PEOPLE OF THE CITY OF POMONA, CALIFORNIA
APPROVING A COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY
DISTRICT**

NOW, THEREFORE, THE PEOPLE OF THE CITY OF POMONA ORDAIN as follows:

SECTION 1. Code Amendment (CODE 12664-2019) adding Section .5809-27 COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT to the City of Pomona Zoning Ordinance with the underlined language as follows:

Section .5809-27 – COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT.

- A. Intent and Purpose. The intent and purpose of this section is to solely to establish locations in the City of Pomona that permit land uses related to commercial cannabis.
- B. Uses Permitted. Table 1 shall be used to determine which commercial cannabis uses are permitted ("P") or prohibited ("X").

Table 1. Commercial Cannabis Permit Program Permitted Uses

<u>Commercial Cannabis Permit Type</u>	<u>Land Use Classification(s)^a</u>	<u>Sub Area¹</u>			
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>Manufacturing</u>	<u>Manufacturing^b</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Indoor Cultivation²</u>	<u>Raising of Crops^c</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Outdoor Cultivation</u>	<u>N/A</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Distribution³</u>	<u>Manufacturing^d</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Testing</u>	<u>Processing^e</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>

<u>Microbusiness⁴</u>	<u>Manufacturing^b, Commercial^f, Raising of Crops^c</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Retailer-Storefront⁵</u>	<u>Convenience Use^g, Retail Store^h</u>	<u>P</u>	<u>P</u>	<u>P⁶</u>	<u>X</u>
<p>[1] Sub Areas 1 through 4 as defined in Exhibit B of Ordinance XXXX.</p> <p>[2] Up to 22,000 square feet of indoor cultivation when not in conjunction with a Microbusiness. Up to 10,000 square feet of indoor cultivation when in conjunction with a Microbusiness.</p> <p>[3] Ancillary distribution (transport only) activities permitted in conjunction with any commercial cannabis use. Parking of ancillary distribution vehicles may not occupy spaces allocated for primary commercial cannabis use.</p> <p>[4] To be considered a “microbusiness,” must engage in at least three (3) of the following activities: indoor cultivation up to 10,000 square feet, non-volatile manufacturing, storefront retail, and distribution.</p> <p>[5] Ancillary delivery activities permitted in conjunction with any retailer-storefront. Storefront retailers also providing delivery shall comply with the requirements pertaining to deliveries in Section 68-29 of Municipal Code. Parking of ancillary delivery vehicles may not occupy spaces allocated for primary commercial cannabis use.</p> <p>[6] Only permitted as part of a microbusiness.</p> <p>[a] Land Use Classifications are existing, defined land uses in the Pomona Zoning Ordinance, Pomona Corridors Specific Plan, or defined through a Determination of Similarity or Director’s Interpretation.</p> <p>[b] Per Determination of Similarity 12655-2019</p> <p>[c] Per Determination of Similarity 12653-2019 and PC Resolution No. 2835</p> <p>[d] Per Determination of Similarity 12654-2019</p> <p>[e] Per Determination of Similarity 12658-2019</p> <p>[f] Per Determination of Similarity 12657-2019</p> <p>[g] Per Director’s Interpretation, dated October 9, 2019, Determination of “Cannabis Retailer-Storefront” as a permitted use in the Pomona Corridors Specific Plan</p> <p>[h] Per Determination of Similarity 12656-2019</p>					

- C. Development Standards. Any property located within the Commercial Cannabis Permit Program overlay district shall be subject to the development standards set

forth in the base district or base Specific Plan to which this Commercial Cannabis Permit Program overlay district is added.

SECTION 2. The People hereby approve Code Amendment (CODE 12664-2019) for the purpose of establishing the Commercial Cannabis Permit Program Overlay District an amendment to the City of Pomona's Zoning Map by establishing the Commercial Cannabis Permit Program Overlay District as depicted on "Exhibit A" and Exhibit "B".

SECTION 3. If any section, subsection, sentence clause or phrase or word of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The People hereby declare that they would have passed this Ordinance and each and every section, subsection, sentence clause or phrase or word not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

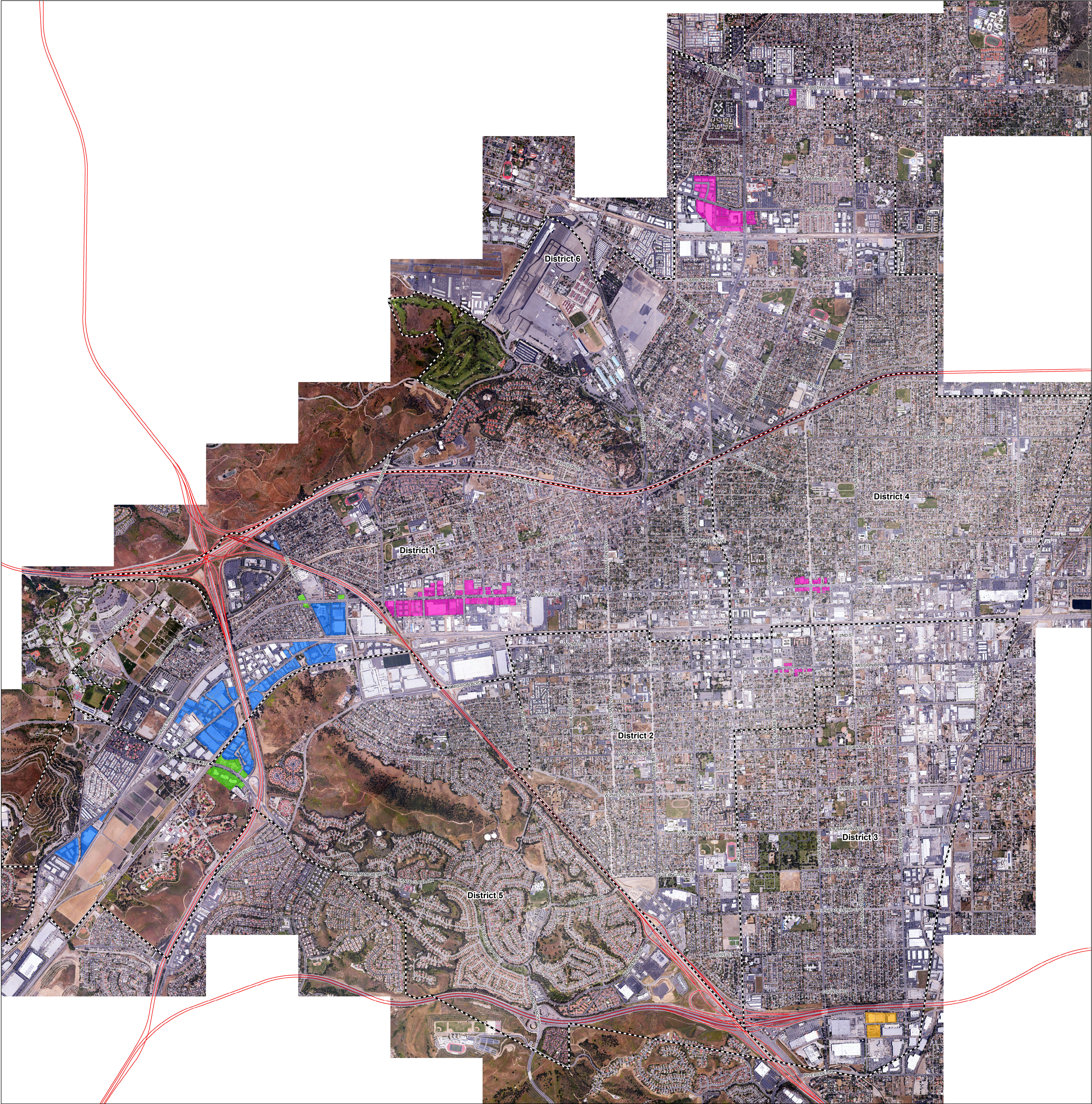
SECTION 4. If approved by the voters this Ordinance shall affirm the Ordinance adopted by the City Council and notwithstanding the fact that it is adopted by the voters the voters authorize the City Council to make amendments to this ordinance without further voter approval, except that this ordinance may not be repealed in its entirety without voter approval.



City of Pomona

Cannabis Overlay Zone - Sub Areas

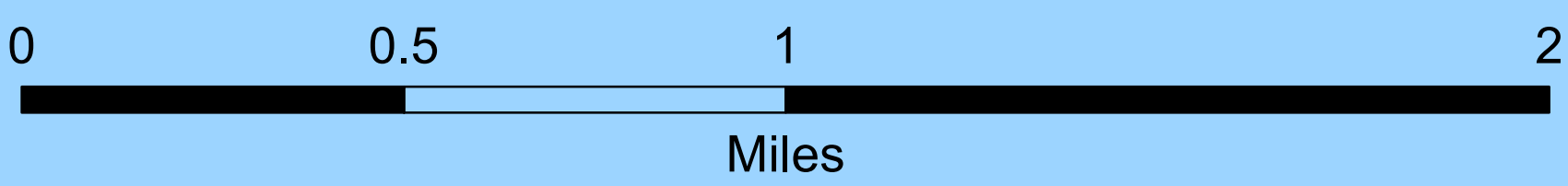
Approved at First Reading by City Council on November 4, 2019



Sub Areas

- SA1 - Retail Only (PCSP)
- SA2 - Retail Only (C Zones)
- SA3 - Cultivation, Dist., Mfr., Micro, Testing
- SA4 - Cultivation, Distribution, Manufacturing, Testing

- Council Districts
- City Boundary



This draft map is provided for reference only and is not intended to be comprehensive or reliable for the purpose of securing a site for a Commercial Cannabis Permit in the City of Pomona. Any operator of a Commercial Cannabis business in the City of Pomona will be subject to the requirements of Chapter 68 of the Pomona Municipal Code pertaining to Commercial Cannabis Businesses, along with any adopted zoning regulations related to commercial cannabis use. All potential sites that allow any type of commercial cannabis land use will be verified for compliance with the Pomona Municipal Code and Pomona Zoning Ordinance upon submission of a Commercial Cannabis Permit application.

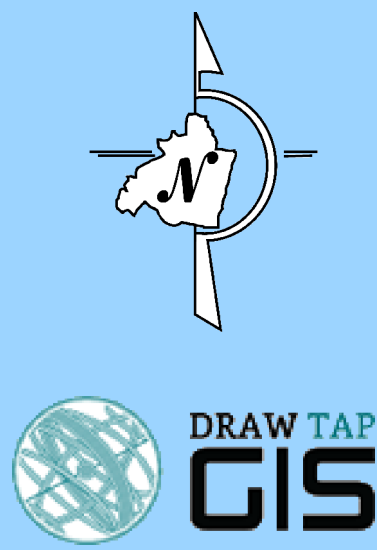


EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT PARCEL LIST

STRIKETHROUGH PARCELS REPRESENT PARCELS REMOVED AFTER ADDITIONAL 600-FOOT BUFFER FROM CITY OF POMONA BOUNDARIES APPLIED, PER CITY COUNCIL AMENDMENT AT FIRST READING ON NOVEMBER 4, 2019

APN/ADDRESS	ZONING	SPECIFIC PLAN	GENERAL PLAN LAND USE	SUBAREA
8302022023	CSP	City Gateway Segment	Neighborhood Edge	SA1
8302022024	CSP	City Gateway Segment	Neighborhood Edge	SA1
8302022036	CSP	City Gateway Segment	Neighborhood Edge	SA1
8302022037	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001025	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001026	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001027	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001028	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304001029	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001030	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001036	CSP	Neighborhood Center	Activity Center	SA1
8304001037	CSP	Neighborhood Center	Activity Center	SA1
8304001038	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001039	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304001040	CSP	Neighborhood Center	Neighborhood Edge	SA1
8304014006	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304014011	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304014013	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304014014	CSP	City Gateway Segment	Neighborhood Edge	SA1
8304014015	CSP	City Gateway Segment	Neighborhood Edge	SA1
8335014911	CSP	MidTown Segmen	Transit Oriented District: Neighborhood	SA1
8335014914	CSP	MidTown Segmen	Transit Oriented District: Neighborhood	SA1
8335014917	CSP	MidTown Segmen	Transit Oriented District: Neighborhood	SA1
8335021001	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335021014	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335021044	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335021049	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335021050	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335021051	CSP	MidTown Segmen	Residential Neighborhood	SA1
8335021052	CSP	MidTown Segmen	Residential Neighborhood	SA1
8335022003	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335022004	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335022005	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335022010	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335022012	CSP	MidTown Segmen	Neighborhood Edge	SA1
8335022013	CSP	MidTown Segmen	Neighborhood Edge	SA1
8337015034	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337015039	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337016010	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337016022	CSP	City Gateway Segment	Neighborhood Edge	SA1

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT**PARCEL LIST**

8337016035	CSP	City Gateway Segment	Neighborhood Edge	SA1
8337020011	CSP	City Gateway Segment	Workplace District Edge	SA1
8337020012	CSP	City Gateway Segment	Workplace District Edge	SA1
8337020028	CSP	City Gateway Segment	Workplace District Edge	SA1
8337021001	CSP	City Gateway Segment	Workplace District Edge	SA1
8337021002	CSP	City Gateway Segment	Workplace District Edge	SA1
8337021047	CSP	City Gateway Segment	Workplace District Edge	SA1
8337025001	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025002	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025003	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025004	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025005	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025006	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025007	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8337025015	CSP	City Gateway Segment	Transit Oriented District: Neighborhood	SA1
8348001023	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001024	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001025	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001026	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001027	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001028	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001029	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001030	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001032	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001033	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001034	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001035	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001036	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001037	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001038	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001039	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001040	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001041	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001042	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001043	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001900	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001901	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348001902	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348002901	CSP	Urban NeighborHood	Transit Oriented District: Core	SA1
8348003002	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8348003003	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT**PARCEL LIST**

8348003018	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8348003019	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8348003020	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8348005005	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348005006	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348005007	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348005008	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348005010	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348005014	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006004	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006007	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006008	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006009	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006011	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006012	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006013	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006014	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006015	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006016	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8348006017	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355016018	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017004	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017005	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017015	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017016	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017022	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017023	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017024	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017025	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017026	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017029	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8355017900	CSP	DownTown Gateway Segment	Urban Neighborhood	SA1
8357017032	CSP	DownTown Gateway Segment	Neighborhood Edge	SA1
8357017035	CSP	DownTown Gateway Segment	Neighborhood Edge	SA1
8357017038	CSP	DownTown Gateway Segment	Residential Neighborhood	SA1
8357017040	CSP	DownTown Gateway Segment	Neighborhood Edge	SA1
8357017041	CSP	DownTown Gateway Segment	Neighborhood Edge	SA1
8357017078	CSP	DownTown Gateway Segment	Neighborhood Edge	SA1
8357018024	CSP	NeighborHood Center	Neighborhood Edge	SA1
8357018025	CSP	NeighborHood Center	Activity Center	SA1
8357018026	CSP	NeighborHood Center	Activity Center	SA1

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

8357018027	CSP	NeighborHood Center	Activity Center	SA1
8357018028	CSP	DownTown Gateway Segment	Activity Center	SA1
8366009011	CSP	Urban NeighborHood	Activity Center	SA1
8366009018	CSP	NeighborHood Center	Activity Center	SA1
8366009024	CSP	Urban NeighborHood	Activity Center	SA1
8366009027	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8366009028	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8367001002	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367001047	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367001048	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367001081	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367001082	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002006	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002009	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002011	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002013	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002014	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002015	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002017	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367002018	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367003017	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367003020	CSP	City Gateway Segment	Residential Neighborhood	SA1
8367003022	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367003023	CSP	City Gateway Segment	Neighborhood Edge	SA1
8367003024	CSP	City Gateway Segment	Neighborhood Edge	SA1
8370014019	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370014020	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370014021	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370014022	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015012	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015018	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015019	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015024	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015025	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015028	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015029	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015030	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015031	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015033	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015036	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1
8370015037	CSP	Urban NeighborHood	Transit Oriented District: Neighborhood	SA1

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

[illegible]

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

8371011051	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8371011900	CSP	Transit-Oriented District	Transit Oriented District: Core	SA1
8707005024	C-2		Activity Center	SA2
8707006011	C-3		Workplace District Edge	SA2
8707011044	C-2		Activity Center	SA2
8710014018	C-4		Transit Oriented District: Neighborhood	SA2
8710014019	C-4		Transit Oriented District: Neighborhood	SA2
8719002009	C-4	-	Transit Oriented District: Neighborhood	SA2
8719002010	C-4		Transit Oriented District: Neighborhood	SA2
8719002012	C-4		Transit Oriented District: Neighborhood	SA2
8719002018	C-4		Transit Oriented District: Neighborhood	SA2
8719002021	C-4		Transit Oriented District: Neighborhood	SA2
8354001002	M-1		Workplace District Edge	SA3
8354001003	M-1	-	Workplace District Edge	SA3
8354001004	M-1	-	Workplace District Edge	SA3
8354001005	M-1	-	Workplace District Edge	SA3
8354001006	M-1	-	Workplace District Edge	SA3
8707007001	M-1		Workplace District Edge	SA3
8707007003	M-1		Workplace District Edge	SA3
8707007019	M-1		Workplace District Edge	SA3
8707007020	M-1		Workplace District Edge	SA3
8707007021	M-1		Workplace District Edge	SA3
8707007022	M-1		Workplace District Edge	SA3
8707015009	M-2		Workplace District	SA3
8707015010	M-2		Workplace District	SA3
8707015014	M-2		Workplace District	SA3
8707015041	M-2		Workplace District	SA3
8707015042	M-2		Workplace District	SA3
8707015043	M-2		Workplace District	SA3
8707015055	M-2		Workplace District	SA3
8707015056	M-2		Workplace District	SA3
8707015060	M-2		Workplace District	SA3
8707015061	M-2		Workplace District	SA3
8707015062	M-2		Workplace District	SA3
8707015075	M-2		Workplace District	SA3
8707016010	M-2		Workplace District	SA3
8707016012	M-2		Workplace District	SA3
8707016013	M-2		Workplace District	SA3
8707016014	M-2		Workplace District	SA3
8707016016	M-2		Workplace District	SA3
8707016020	M-2		Workplace District	SA3

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

8707016021	M-2		Workplace District	SA3
8707017007	M-2		Workplace District	SA3
8707017009	M-2		Workplace District	SA3
8707017011	M-2		Workplace District	SA3
8707017012	M-2		Workplace District	SA3
8707017013	M-2		Workplace District	SA3
8707017015	M-2		Workplace District	SA3
8707017016	M-2		Workplace District	SA3
8707017017	M-2		Workplace District	SA3
8707017018	M-2		Workplace District	SA3
8707017019	M-2		Workplace District	SA3
8707017020	M-2		Workplace District	SA3
8707017025	M-2		Workplace District	SA3
8709026001	M-2		Workplace District Edge	SA3
8709026004	M-2	-	Workplace District Edge	SA3
8709026005	M-2		Workplace District Edge	SA3
8709026006	M-2		Workplace District Edge	SA3
8709026013	M-2	-	Workplace District Edge	SA3
8709026018	M-2	-	Workplace District Edge	SA3
8709026020	M-2	-	Workplace District Edge	SA3
8709026021	M-2	-	Workplace District Edge	SA3
8709026022	M-2	-	Workplace District Edge	SA3
8709026023	M-2	-	Workplace District Edge	SA3
8709026024	M-2	-	Workplace District Edge	SA3
8709026025	M-2	-	Workplace District Edge	SA3
8709026026	M-2	-	Workplace District Edge	SA3
8709026027	M-2	-	Workplace District Edge	SA3
8709026028	M-2	-	Workplace District Edge	SA3
8709026029	M-2	-	Workplace District Edge	SA3
8709026030	M-2	-	Workplace District Edge	SA3
8709026031	M-2	-	Workplace District Edge	SA3
8709026032	M-2	-	Workplace District Edge	SA3
8709026033	M-2	-	Workplace District Edge	SA3
8709026034	M-2	-	Workplace District Edge	SA3
8709026035	M-2	-	Workplace District Edge	SA3
8709026036	M-2	-	Workplace District Edge	SA3
8709026037	M-2	-	Workplace District Edge	SA3
8709026038	M-2	-	Workplace District Edge	SA3
8709026039	M-2	-	Workplace District Edge	SA3
8709026040	M-2	-	Workplace District Edge	SA3
8709026041	M-2	-	Workplace District Edge	SA3

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

8709026042	M-2	-	Workplace District Edge	SA3
8709026043	M-2	-	Workplace District Edge	SA3
8709026044	M-2	-	Workplace District Edge	SA3
8709026045	M-2	-	Workplace District Edge	SA3
8709026046	M-2	-	Workplace District Edge	SA3
8709026047	M-2	-	Workplace District Edge	SA3
8709026048	M-2	-	Workplace District Edge	SA3
8709026049	M-2	-	Workplace District Edge	SA3
8709026050	M-2	-	Workplace District Edge	SA3
8709026051	M-2	-	Workplace District Edge	SA3
8709026052	M-2	-	Workplace District Edge	SA3
8709026053	M-2	-	Workplace District Edge	SA3
8709026054	M-2	-	Workplace District Edge	SA3
8709026060	M-2	-	Workplace District Edge	SA3
8709026061	M-2	-	Workplace District Edge	SA3
8709026062	M-2	-	Workplace District Edge	SA3
8709027004	M-2	-	Workplace District Edge	SA3
8709027005	M-2	-	Workplace District Edge	SA3
8709027012	M-2	-	Workplace District Edge	SA3
8709027271	M-2	-	Workplace District Edge	SA3
8710011012	M-2		Workplace District	SA3
8710011013	M-2		Workplace District	SA3
8710011014	M-2		Workplace District	SA3
8710011024	M-2		Workplace District	SA3
8710011025	M-2		Workplace District	SA3
8710011026	M-2		Workplace District	SA3
8710011027	M-2		Workplace District	SA3
8710011031	M-2		Workplace District	SA3
8710011032	M-2		Workplace District	SA3
8710011033	M-2		Workplace District	SA3
8710011034	M-2		Workplace District	SA3
8710011035	M-2		Workplace District	SA3
8710011036	M-2		Workplace District	SA3
8710011040	M-2		Workplace District	SA3
8710011041	M-2		Workplace District	SA3
8710011042	M-2		Workplace District	SA3
8710012029	M-2		Workplace District	SA3
8710012030	M-2		Workplace District	SA3
8710012038	M-2		Workplace District	SA3
8710012039	M-2		Workplace District	SA3
8710012040	M-2		Workplace District	SA3

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT**PARCEL LIST**

8710012041	M-2		Workplace District	SA3
8710012042	M-2		Workplace District	SA3
8710012043	M-2		Workplace District	SA3
8710012044	M-2		Workplace District	SA3
8710012045	M-2		Workplace District	SA3
8710012046	M-2		Workplace District	SA3
8710012047	M-2		Workplace District	SA3
8710012048	M-2		Workplace District	SA3
8710012049	M-2		Workplace District	SA3
8710012050	M-2		Workplace District	SA3
8710012900	M-2		Workplace District	SA3
8710013013	M-2		Workplace District	SA3
8710013014	M-2		Workplace District	SA3
8710013016	M-2		Workplace District	SA3
8710013017	M-2		Workplace District	SA3
8710013021	M-2		Workplace District	SA3
8710013026	M-2		Workplace District	SA3
8710014001	M-2		Transit Oriented District: Neighborhood	SA3
8710014008	M-2		Transit Oriented District: Neighborhood	SA3
8710014009	M-2		Transit Oriented District: Neighborhood	SA3
8710014010	M-2		Transit Oriented District: Neighborhood	SA3
8710014011	M-2		Transit Oriented District: Neighborhood	SA3
8710014012	M-2		Transit Oriented District: Neighborhood	SA3
8710014013	M-2		Transit Oriented District: Neighborhood	SA3
8710014014	M-2		Transit Oriented District: Neighborhood	SA3
8710014015	M-2		Transit Oriented District: Neighborhood	SA3
8710014016	M-2		Transit Oriented District: Neighborhood	SA3
8710014017	M-2		Transit Oriented District: Neighborhood	SA3
8710014021	M-2		Transit Oriented District: Neighborhood	SA3
8710014022	M-2		Transit Oriented District: Neighborhood	SA3
8710014023	M-2		Transit Oriented District: Neighborhood	SA3
8710014024	M-2		Transit Oriented District: Neighborhood	SA3
8710014025	M-2		Transit Oriented District: Neighborhood	SA3
8710014026	M-2		Transit Oriented District: Neighborhood	SA3
8710014027	M-2		Transit Oriented District: Neighborhood	SA3
8710014028	M-2		Transit Oriented District: Neighborhood	SA3
8710014029	M-2		Transit Oriented District: Neighborhood	SA3
8710014030	M-2		Transit Oriented District: Neighborhood	SA3
8710014031	M-2		Transit Oriented District: Neighborhood	SA3
8710014032	M-2		Transit Oriented District: Neighborhood	SA3
8710014033	M-2		Transit Oriented District: Neighborhood	SA3

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT

PARCEL LIST

8710014034	M-2		Transit Oriented District: Neighborhood	SA3
8710014035	M-2		Transit Oriented District: Neighborhood	SA3
8710014036	M-2		Transit Oriented District: Neighborhood	SA3
8710014037	M-2		Transit Oriented District: Neighborhood	SA3
8710014038	M-2		Transit Oriented District: Neighborhood	SA3
8710014039	M-2		Transit Oriented District: Neighborhood	SA3
8710014040	M-2		Transit Oriented District: Neighborhood	SA3
8710014041	M-2		Transit Oriented District: Neighborhood	SA3
8710014042	M-2		Transit Oriented District: Neighborhood	SA3
8710014043	M-2		Transit Oriented District: Neighborhood	SA3
8710014044	M-2		Transit Oriented District: Neighborhood	SA3
8710014045	M-2		Transit Oriented District: Neighborhood	SA3
8710014046	M-2		Transit Oriented District: Neighborhood	SA3
8710014047	M-2		Transit Oriented District: Neighborhood	SA3
8710014048	M-2		Transit Oriented District: Neighborhood	SA3
8710014049	M-2		Transit Oriented District: Neighborhood	SA3
8710014050	M-2		Transit Oriented District: Neighborhood	SA3
8710014051	M-2		Transit Oriented District: Neighborhood	SA3
8710014052	M-2		Transit Oriented District: Neighborhood	SA3
8710014053	M-2		Transit Oriented District: Neighborhood	SA3
8710014054	M-2		Transit Oriented District: Neighborhood	SA3
8328014034	M-2	-	Workplace District	SA4
8328014038	M-2	-	Workplace District	SA4
8328014039	M-2	-	Workplace District	SA4
8328014040	M-2	-	Workplace District	SA4
8328014041	M-2	-	Workplace District	SA4
8329006035	M-2	-	Workplace District	SA4
8329006037	M-2	-	Workplace District	SA4
8329006039	M-2	-	Workplace District	SA4
8329006045	M-2	-	Workplace District	SA4
8329006046	M-2	-	Workplace District	SA4
8329007026	M-2	-	Workplace District	SA4
8329007029	M-2	-	Workplace District	SA4
8330013030	M-2	-	Workplace District Edge	SA4
8330013032	M-1		Workplace District	SA4
8330013033	M-1		Workplace District	SA4
8330013037	M-2	-	Workplace District Edge	SA4
8330013038	M-1	-	Workplace District Edge	SA4
8330013040	M-1	-	Workplace District Edge	SA4
8330013042	M-1	-	Workplace District Edge	SA4
8330013048	M-1		Workplace District	SA4

EXHIBIT B: COMMERCIAL CANNABIS PERMIT PROGRAM OVERLAY DISTRICT**PARCEL LIST**

8330013050	M-1	-	Workplace District	SA4
8330013054	M-1		Workplace District	SA4
8330013055	M-1	-	Workplace District Edge	SA4
8330013831	M-1		Workplace District Edge	SA4
8330013832	M-1	-	Workplace District Edge	SA4

DRAFT

ORDINANCE NO. ____

**AN ORDINANCE OF PEOPLE OF THE CITY OF POMONA, CALIFORNIA,
AMENDING THE POMONA CITY CODE BY ADDING CHAPTER 68,
“COMMERCIAL CANNABIS BUSINESSES”**

NOW, THEREFORE, THE PEOPLE OF THE CITY OF POMONA ORDAIN as follows:

SECTION 1. The Pomona City Code is hereby amended by adding Chapter 68, “Commercial Cannabis Businesses,” which shall read as follows:

CHAPTER 68: COMMERCIAL CANNABIS BUSINESSES

- Sec. 68-1. Purpose and Intent.**
- Sec. 68-2. Legal Authority.**
- Sec. 68-3. Commercial Cannabis Businesses Prohibited Unless Specifically Authorized by this Chapter.**
- Sec. 68-4. Compliance with Laws.**
- Sec. 68-5. Definitions.**
- Sec. 68-6. Commercial Cannabis Permit Required to Engage in Commercial Cannabis Business.**
- Sec. 68-7. Maximum Number and Type of Commercial Cannabis Businesses Authorized; Application Process.**
- Sec. 68-8. Initial Commercial Cannabis Permit Application and Scoring.**
- Sec. 68-9. Application Review, Scoring and Selection Process; Permit Issuance.**
- Sec. 68-10. Expiration of Commercial Cannabis Permits.**
- Sec. 68-11. Revocation of Permits.**
- Sec. 68-12. Renewal Applications.**
- Sec. 68-13. Effect of State License Suspension, Revocation, or Termination.**
- Sec. 68-14. Appeals.**
- Sec. 68-15. Commercial Cannabis Permit – Nonassignable and Nontransferable.**
- Sec. 68-16. Change in Location of Commercial Cannabis Business.**
- Sec. 68-17. Changes in Ownership of Commercial Cannabis Business.**
- Sec. 68-18. Change in Ownership when the Permittee is a Partnership or Corporation.**
- Sec. 68-19. Changes in Name Only.**
- Sec. 68-20. Alterations to Approved Facility.**
- Sec. 68-21. City Business License.**
- Sec. 68-22. Permits and Inspections Prior to Commencing Operations.**
- Sec. 68-23. Limitations on City’s Liability.**
- Sec. 68-24. Records and Recordkeeping.**
- Sec. 68-25. Restriction on Alcohol and Tobacco Sales, Dispensing or Consumption.**
- Sec. 68-26. Fees and Charges.**
- Sec. 68-27. Operating Requirements Applicable to all Commercial Cannabis Businesses.**

- Sec. 68-28. Additional Operating Regulations for Storefront Retail**
- Sec. 68-29. Additional Operating Regulations for Delivery-Only Retailers**
- Sec. 68-30. Additional Operating Requirements for Cultivation Facilities**
- Sec. 68-31. Additional Operating Requirements for Cannabis Manufacturing Businesses**
- Sec. 68-32. Additional Operating Requirements for Cannabis Distribution**
- Sec. 68-33. Additional Operating Requirements for Cannabis Testing**
- Sec. 68-34. Promulgation of Regulations, Standards and Other Legal Duties.**
- Sec. 68-35. Fees Deemed Debt to City.**
- Sec. 68-36. Responsibility for Violations.**
- Sec. 68-37. Inspections.**
- Sec. 68-38. Violations and Penalties.**
- Sec. 68-39. Effect on Other Ordinances.**
- Sec. 68.40. Whistleblower Protection.**
- Sec. 68.41. Revolving Door Prohibition.**
- Sec. 68.42. Process Integrity Provision.**

Sec. 68-1. Purpose and Intent.

It is the purpose and intent of this Chapter to implement the provisions of the Medicinal and Adult Use Cannabis Regulation and Safety Act (“MAUCRSA”) to accommodate the needs of medically-ill persons and provide access to cannabis for medicinal purposes as recommended by their health care provider(s), and to provide access to adult-use of cannabis for persons over the age of 21 as authorized by the Control, Tax & Regulate the Adult Use Cannabis Act (“AUMA” or “Proposition 64” passed by California voters in 2016), while imposing reasonable regulations on the use of land to protect the City’s residents, neighborhoods, and businesses from disproportionately negative impacts. As such, it is the purpose and intent of this Chapter to regulate the cultivation, processing, manufacturing, testing, sale, delivery, distribution and transportation of medicinal and adult-use cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of the residents of Pomona and to enforce rules and regulations consistent with state law.

It is the further purpose and intent of this Chapter to require all commercial cannabis businesses operating in the City to obtain and renew annually a Commercial Cannabis Permit to operate within Pomona and an annual City of Pomona Business License.

Nothing in this Chapter is intended to authorize the possession, use, or provision of cannabis for purposes that violate state or federal law. The provisions of this Chapter are in addition to any other permits, licenses and approvals which may be required to conduct business in the City, and are in addition to any permits, licenses and approval required under state, county, or other law.

Sec. 68-2. Legal Authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, the provisions of MAUCRSA, any subsequent state legislation and regulations regarding same, the City is

authorized to adopt ordinances that establish standards, requirements and regulations for the licensing and permitting of commercial medicinal and adult-use cannabis activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable in the City to all Commercial Cannabis Activity.

Sec. 68-3. Commercial Cannabis Businesses Prohibited Unless Specifically Authorized by this Chapter.

Except as specifically authorized in this Chapter, commercial cultivation, manufacture, processing, storing, laboratory testing, labeling, sale, delivery, distribution or transportation (other than as provided under California Business & Professions Code section 26090(e)), of cannabis or cannabis products is expressly prohibited.

Sec. 68-4. Compliance with Laws.

Nothing in this Chapter shall be construed as authorizing any actions that violate federal, state law or local law with respect to engaging in, or in the operation of, a commercial cannabis business. Nor shall this Chapter be construed as amending existing prohibitions on smoking tobacco or cannabis in public buildings and parks. It shall be the responsibility of the Permittees and Responsible Persons of a commercial cannabis business to ensure that a commercial cannabis business is, at all times, operating in a manner compliant with all applicable federal, state and local laws, including for as long as applicable, all state cannabis laws, any subsequently enacted state law or regulatory, licensing, or certification standards or requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of a required license or permit.

Sec. 68-5. Definitions.

When used in this Chapter, the following words shall have the meanings ascribed to them as set forth herein. Any reference to California statutes includes any regulations promulgated thereunder, and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

“A-License” is a license issued by the State of California under MAUCRSA for cannabis or cannabis products that are intended for adults 21 years of age and over and who do not possess physician’s recommendations.

“Applicant” shall include any individual or entity applying for a permit under this Chapter, and including any officer, director, partner, or other duly authorized representative applying on behalf of an entity.

“Business License” is the license issued by the City’s Business License Division after payment of the business tax as set forth in Division 1 of Article VIII of Chapter 50 of the City of Pomona City Code.

“Bureau” means the Bureau of Cannabis Control within the Department of Consumer Affairs, and shall have the same meaning as in Section 26001(e) of the Business and Professions Code, as same may be amended from time to time.

“Cannabis” means all parts of the *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this Chapter, “cannabis” does not mean “industrial hemp” as defined by Section 11018.5 of the California Health and Safety Code. Cannabis shall also have the same meaning as in Section 26001(f) of the Business and Professions Code, as same may be amended from time to time.

“Cannabis Accessories” means any equipment, products or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, smoking, vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing cannabis or cannabis products into the human body. Cannabis accessories shall also have the same meaning as in Section 11018.2 of the Health and Safety Code, as same may be amended from time to time.

“Cannabis Concentrate” means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this Chapter. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or drug, as defined by Section 109925 of the Health and Safety Code. Cannabis accessories shall also have the same meaning as in Section 26001(h) of the Business and Professions Code, as same may be amended from time to time.

“Cannabis Products” means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including but not limited to concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients. Cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or drug, as defined by Section 109925 of the Health and Safety Code. Cannabis products shall also have the same meaning as in Section 11018.1 of the Health and Safety Code, as same may be amended from time to time.

“Canopy” means all areas occupied by any portion of a cannabis plant, inclusive

of all vertical planes, whether contiguous or noncontiguous on any one site.

“Caregiver” or “Primary Caregiver” has the same meaning as that term is defined in Section 11362.7 of the California Health and Safety Code.

“City” shall mean the City of Pomona, California.

“City Manager” shall mean the City Manager of the City, including his or her designee.

“Code” shall mean the City of Pomona City Code.

“Commercial Cannabis Activity” includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of cannabis and cannabis products as provided for in MAUCRSA. Commercial cannabis activity shall also have the same meaning as in Section 26001(k) of the Business and Professions Code, as same may be amended from time to time.

“Commercial cannabis business” means any business or operation which engages in medicinal or adult-use Commercial Cannabis Activity.

“Commercial Cannabis Permit” means the regulatory permit issued by the City to a commercial cannabis business, which is required before any Commercial Cannabis Activity may be conducted in the City, pursuant to this Chapter.

“Cultivation” is any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. Cultivation shall also have the same meaning as in Section 26001(l) of the Business and Professions Code, as same may be amended from time to time. Whenever references to cultivation are made in this Chapter, permitted or licensed cultivation shall only be indoors, as outdoor cultivation is expressly prohibited.

“Cultivation Site” means a location where cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combination of those activities occurs. Cultivation site shall also have the same meaning as in Section 26001(m) of the Business and Professions Code, as same may be amended from time to time. Whenever references to a cultivation site are made in this Chapter, a permitted or licensed cultivation site shall only allow cultivation activities indoors, as outdoor cultivation is expressly prohibited.

“Customer” is a natural person 21 year of age or older; or, a natural person 18 years of age or older who possesses a physician’s recommendation, or a primary caregiver. Customer shall also have the same meaning as in Section 26001(n) of the Business and Professions Code, as same may be amended from time to time.

“Day Care Center” has the same meaning as in Section 1596.76 of the Health and Safety Code, as same may be amended from time to time.

“Delivery” is the commercial transfer of cannabis or cannabis products to a customer. Delivery also includes the use by a retailer of any technology platform owned and controlled by the retailer. Delivery shall also have the same meaning as in Section 26001(p) of the Business and Professions Code, as same may be amended from time to time.

“Dispensing” means any activity involving the retail sale of cannabis or cannabis products from a retailer.

“Distribution” means the procurement, sale, and transport of cannabis and cannabis products between licensees. Distribution shall also have the same meaning as in Section 26001(r) of the Business and Professions Code, as same may be amended from time to time.

“Distributor” means a person holding a valid Commercial Cannabis Permit for distribution issued by the City and a valid state license for distribution, required by state law to engage in the business of purchasing cannabis from a licensed cultivator or cannabis products from a licensed manufacturer, for sale to a licensed retailer.

“Edible Cannabis Product” means a cannabis product that is intended to be used, in whole or in part, for human consumption, and is not considered food. Edible cannabis product has the same meaning as Business and Professions Code section 26001.

“Fire Chief” shall mean Los Angeles County Fire Department personnel acting as the City’s Fire Chief, or his or her designee, or the City’s Fire Chief.

“Law enforcement agency” refers to the agency charged with enforcing the pertinent laws in the City. The law enforcement agency for the City shall be the Pomona Police Department. Unless the provisions of the context otherwise require, whenever any provision of this Code makes reference to the law enforcement agency of the City, such shall be construed to mean, and deemed to constitute, that person holding the office of Chief of Police for the City and his or her authorized deputies or officers, performing law enforcement functions for the City.

“Law enforcement officer” means any law enforcement officer of the City’s law enforcement agency, or deputy of the Pomona Police Department, authorized to enforce the City’s laws, including those contained in this Chapter.

“License or State License” means a license issued by the State of California, or one of its departments or divisions, under MAUCRSA, and any subsequent State of California legislation regarding the same, to lawfully engage in Commercial Cannabis Activity.

“Licensee” means any person holding a license issued by the State of California to conduct commercial cannabis business activities.

“Live plants” means living cannabis flowers and plants including seeds, immature plants, and vegetative stage plants.

“Manager” means any person(s) designated by the commercial cannabis business to act as the representative or agent of the commercial cannabis business in managing day-to-day operations with corresponding liabilities and responsibilities, or the person in apparent charge of the premises where the commercial cannabis business is located. Evidence of management includes, but is not limited to, evidence that the individual has the power to direct, supervise, or hire and dismiss employees, controls hours of operations, creates policy rules, or purchases supplies.

“M-license” means a license issued by the state of California under MAUCRSA for Commercial Cannabis Activity involving medicinal cannabis.

“Manufacture” means to compound, blend, extract, infuse, or otherwise make or prepare a cannabis product. Manufacture shall also have the same meaning as in Section 26001(ag) of the Business and Professions Code, as same may be amended from time to time.

“Manufactured cannabis” means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, extraction or other manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

“Manufacturer” means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or re-labels its container. A manufacturer may also be a person that infuses cannabis in its products but does not perform its own extraction. Manufacturer shall also have the same meaning as in Section 26001(ah) of the Business and Professions Code, as same may be amended from time to time.

“Manufacturing site” means a location that produces, prepares, propagates, or compounds cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or re-labels its container, and is owned and operated by a person issued a valid Commercial Cannabis Permit for manufacturing from the City and, a valid state license as required for manufacturing of cannabis products.

“Medicinal cannabis or medicinal cannabis product” refers to cannabis or a

cannabis product, respectively, intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215) or the Medical Marijuana Program Act of 2003, found at Sections 11362.5 and 11362.71 et seq. of the Health and Safety Code, by a medicinal cannabis patient in California who possesses a valid and current identification card issued by a California licensed physician's recommendation.

“Microbusiness” means licensees who engage in at least three (3) of the following commercial cannabis activities: indoor cultivation of less than 10,000 square feet, manufacturing (level 1, type 6), distribution, and retailer-storefront, as defined within this Chapter.

“Operation” means any act for which a license is required under the provisions of the Act, or any commercial transfer of cannabis or cannabis products. Operation shall also have the same meaning as in Section 26001(ak) of the Business and Professions Code, as same may be amended from time to time.

“Owner” means any of the following, or a group or combination of any of the following acting as a unit:

- (1) A person with an aggregate ownership interest of 10 percent or more in the person applying for a City Commercial Cannabis Permit, whether a partner, shareholder, principal, member, or the like, unless the interest is solely a security, lien, or encumbrance.
- (2) The chief executive officer of a nonprofit or other entity.
- (3) A member of the board of directors of a nonprofit.
- (4) An individual who will be participating in the direction, control, or management of the person applying for a City Commercial Cannabis Permit.

“Patient or qualified patient” means the same definition as California Health and Safety Code Section 11362.7 et seq., as it may be amended, and which means a person who is entitled to the protections of California Health & Safety Code Section 11362.5.

“Permittee” means any person to whom a current and valid City-issued commercial Cannabis Business Permit has been issued.

“Person” means any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit or entity, and the plural as well as the singular.

“Premises” means the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant where the commercial cannabis business will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one Permittee.

“Purchaser” means the customer who is engaged in a transaction with a Permittee for purposes of obtaining cannabis or cannabis products.

“Regulations” means those regulations prescribed and issued by the State of California, through its respective departments and divisions, pursuant to Section 26013 of the Business and Professions Code, including those regulations as found in the California Code of Regulations (including, Title 3, Division 8; Title 16, Division 42; and Title 17, Division 1), as same may be amended from time to time, to implement, interpret, administer and enforce the Act, and providing licensing and enforcement criteria for commercial cannabis activities and businesses.

“Responsible Person” means all owners and operators of a commercial cannabis business, including the Permittee and all officers, directors, managers, or partners, and all persons with authority, including apparent authority, over the premises of the commercial cannabis business.

“Retailer-Storefront” is a storefront retailer of a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale to customers at a fixed location, including an establishment that also offers delivery of cannabis and cannabis products as part of a retail sale, and which are open to the public, and where the operator is authorized to operate in the City as a retailer, and holds a valid state license as required by state law to operate a retailer.

“Retailer-Delivery Only” means a non-storefront, delivery only retailer as a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale to customers, where the premises are non-storefront, are closed to the public, and sales are conducted exclusively by delivery, where a vehicle is used to convey the cannabis or cannabis products to the customer from a fixed location, and where the operator is authorized by the City to operate as a retailer, and holds a valid state license as required by state law to operate as a retailer.

“Sell,” “sale,” “retail sale,” or “to sell” includes any transaction whereby, for any consideration or gross receipt, whether actual or intangible, title to cannabis or cannabis products are transferred from one person to another, and includes the delivery of cannabis or cannabis products pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of cannabis or cannabis products by a Customer to the Licensee from whom the cannabis or cannabis product was purchased.

“State law” means all laws of the State of California, which includes, but are not limited to, all rules, regulations, and policies adopted by State of California agencies, departments, divisions, and regulatory entities, as same may be amended from time to time.

“Testing Laboratory” means a laboratory, facility, or entity in the state that offers or performs tests of cannabis or cannabis products and that is both of the following:

- (1) Accredited by an accrediting body that is independent from all other persons involved in Commercial Cannabis Activity in the state.
- (2) Licensed by the State of California.

Testing laboratory shall also have the same meaning as in Section 26001(at) of the Business and Professions Code, as same may be amended from time to time.

“Topical Cannabis” means a product intended for external application or absorption through the skin. A topical cannabis product is not considered a drug as defined by Section 109925 of the California Health and Safety Code.

“Transport” means the transfer of cannabis products from the permitted business location of one licensee to the permitted business location of another licensee, for the purposes of conducting Commercial Cannabis Activity authorized by law and which may be amended or repealed by any subsequent State of California legislation regarding the same.

“Youth and Recreation Center” means any public or private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities. Parks with organized youth-oriented programs are also Youth and Recreation Centers for the purposes of this Chapter 68. Youth and recreation center shall also have the same meaning as in Section 11353.1 of the Health and Safety Code and Section 26001(av) of the Business and Professions Code, as each may be amended from time to time.

Sec. 68-6. Commercial Cannabis Permit Required to Engage in Commercial Cannabis Business.

(a) No person may engage in any commercial cannabis business or in any Commercial Cannabis Activity within the City unless the person (a) has a valid Commercial Cannabis Permit from the City, (b) has a valid State of California Seller’s Permit, and (c) is in compliance with all applicable state and local laws and regulations pertaining to the commercial cannabis business and commercial cannabis activities, including the duty to obtain any required state licenses, business license obtained and all taxes paid and all other applicable laws including without limitation zoning and fire codes.

(b) The classification and type of commercial cannabis businesses allowed for by this Chapter are the indoor cultivation, manufacturing, testing, distribution, retailer-storefront, a microbusiness of medicinal and adult-use cannabis and cannabis products, and the ancillary transportation and delivery of cannabis or cannabis products.

(c) In addition to all other applicable zoning regulations and the requirements of all required state and local permits, no Commercial Cannabis Permit will be valid if the proposed commercial cannabis business is located within a 1000-foot radius of a school providing instruction in kindergarten or any grades one through twelve, a day care center, or a Youth and Recreation Center with primary Youth and Recreation Center activities, which is in lawful

existence at the time a successful application was submitted to the City.

Sec. 68-7. Maximum Number and Type of Commercial Cannabis Businesses Authorized; Application Process.

(a) The City Council, by resolution, shall determine the maximum number of commercial cannabis businesses by category that may be permitted to operate in the City. In its discretion, the City Council may increase or decrease the maximum number of permits that may be issued in any category of Commercial Cannabis Activity. This section is only intended to establish the procedure to set the maximum number of commercial cannabis businesses that may be issued permits to operate in the City under each category of commercial cannabis activities. Nothing in this Chapter requires that the City authorize any or all of the commercial cannabis businesses that submit an application to the City.

(b) The process for issuing Commercial Cannabis Permits to qualified cannabis businesses is meant to result in qualified businesses that will operate in accordance with state and local law, be successful, contribute positively to the community and local economy, and avoid secondary adverse impacts. Toward that objective, the application process includes these four phases:

(1) PHASE ONE: Application submittal

This includes submitted complete information, obtaining a zoning clearance to verify the proposed location is permissible, completed Livescan and background check information (state and federal database), and processing fees

(2) PHASE TWO: Initial scoring of application

(3) PHASE THREE: Public presentation and comment meeting

(4) PHASE FOUR: Final ranking and, if permits available, permit issuance

Sec. 68-8. Initial Commercial Cannabis Permit Application and Scoring

(a) The City Manager may establish additional submittal requirements for an application for a Commercial Cannabis Permit. The following information shall be included in any application for a Commercial Cannabis Permit:

(1) Name of Applicant

(2) Business Trade Name (if applicable) of the applicant

(3) Identification of Owner(s) (full name, primary phone number, social security number or individual taxpayer identification number, date and place of birth, email address, and mailing address for the primary owner submitting the Application)

(4) For each person that is an “owner” of the applicant,

- a. Percentage of interest held in the applicant entity by the owner;
- b. Whether the owner has an ownership or financial interest, as defined in section 5003 of the Regulations, in any other commercial cannabis business licensed under the AUMA or MAUCRSA;
- c. A copy of the owner’s government-issued identification, acceptable forms are a document issued by a federal, state, county, or municipal government that includes the name, date of birth, physical description, and picture of the owner, such as a driver’s license;
- d. A detailed description of the owner’s criminal convictions, if applicable. A conviction for this purpose means a plea or guilty verdict of guilty or a conviction following a plea of nolo contendere. Convictions dismissed under Penal Code section 1203.4 or equivalent non-California law must be disclosed. Convictions dismissed under Health & Safety Code section 11361.8 or equivalent non-California law must be disclosed. Juvenile Adjudications and traffic infractions under \$300 that did not involve alcohol, dangerous drugs, or controlled substances do not need to be included. For each conviction, provide: (1) the date of conviction; (2) dates of incarceration, if applicable; (3) dates of probation, if applicable; (4) dates of parole, if applicable; (5) a detailed description of the offense for which the owner was convicted; and (6) a statement of rehabilitation for each conviction written by the owner that demonstrates the owner’s fitness for consideration;
- e. If applicable, a detailed description of a commercial cannabis license, revocation of a commercial cannabis license, or sanctions for unlicensed Commercial Cannabis Activity by a licensing authority or local agency against the applicant or a business entity in which the applicant was an owner or officer within the three (3) years immediately preceding the date of the application;
- f. If applicable, a detailed description if the City issued the applicant a notice or citation for unlicensed Commercial Cannabis Activity, or if the applicant was a defendant in a civil or criminal proceeding filed by the City or the People of the State of California, for allowing, causing, or permitting unlicensed commercial cannabis activities within the City’s jurisdiction;
- g. An attestation of each owner as follows: “Under penalty of perjury, I hereby declare that the information contained within and submitted with the application is complete, true, and accurate. I understand that a misrepresentation of fact or omission may be cause for rejection or

denial of this application, or revocation of any Commercial Cannabis Permit or any permit, license or approval issued in reliance thereon.”

(5) Primary Contact: The contact information for the applicant’s designated primary contact person, including the name, title, phone number, and email address of said individual.

(6) Nature of Operations: Identification of whether the applicant seeks to operate a cannabis cultivation site, manufacturing site, testing laboratory, distribution site, microbusiness facility, or retailer; the specific State license category under which the applicant will seek to operate; and the number of employees anticipated.

(7) Qualifications and Experience of Applicants and Owners: The application shall include information concerning any special business or professional qualifications or licenses of the applicants and owners, and the years of relevant and related experience, that would add to the number or quality of services that facility would provide, or otherwise demonstrates the applicants’ and owners’ capacity to operate a successful commercial cannabis facility in compliance with applicable laws and regulations.

(8) Disclosure of Lobbying Activity: If applicant contracted, employed or in any manner paid or will pay any person for influencing or attempting to influence an elected official, appointed official or any employee of the City, shall fully disclose the name of individuals and organization(s) performing lobbying services.

(9) The physical address of the proposed location, as well as the Los Angeles County Assessor Parcel Number and property owner’s consent.

- a. Evidence of the applicant’s right to use and occupy the property. If owned by applicant, a grant deed or a copy of title for the property. If not owned by applicant, a document from the landowner or the landowner’s agent stating the applicant has the right to occupy the property and acknowledges that the applicant may use the property to potentially conduct a commercial cannabis business for which the applicant is applying, plus any lease agreement.
- b. A complete and detailed diagram, such as a site plan, of the premises, as well as a map showing the premises’ location within the City, which comply with the following:
 1. Shows the boundaries of the property and the proposed premises to be utilized, showing all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, bathrooms, windows,

doorways, and common or common shared entryways, and a brief statement of the principal activity to be conducted therein;

2. Map identifying any schools (K-12), day care, or Youth and Recreation Center facilities and any commercial cannabis business located within 1000 feet of the property lines of the proposed location. If the proposed location is not within 1000 feet of any such uses, identify on the map the closest such use, and the distance in feet between that use and the property line of the proposed location;

- c. Identifies all commercial cannabis activities that will take place in each area of the premises, and identification of limited access areas;
- d. The location of all proposed security cameras with a number assigned to each for identification purposes;
- e. The diagram shall be clear, legible, and to scale, and shall not include any highlighting, and the markings on the diagram shall be in blue-and-white print; and
- f. If the proposed premises include only a portion of a property, the diagram must be labeled indicating which part of the property is the proposed premises and what the remainder will be used for.

(10) Description of Operating Procedures: Applications shall include a detailed description of the applicant's proposed operating procedures for each commercial cannabis activity, including an explanation for how the business will comply with the operating regulations of this Code and state law. The application must include copies of any applicable policies or manuals of the applicant and address each of the following, if applicable:

- a. Transportation Procedures: A description of the procedure for transporting cannabis and cannabis products, including whether or not the applicant will be transporting cannabis or cannabis products or contracting for transportation services.
- b. Inventory Procedures:
 - 1. A description of the applicant's procedure for receiving shipments of inventory;
 - 2. Where the applicant's inventory will be stored on the premises and how records of the inventory will be maintained; and
 - 3. Procedure for performing inventory reconciliation and for ensuring that inventory records are accurate.

c. Non-Laboratory Quality Control Procedures:

1. Procedures for preventing the deterioration of cannabis or cannabis products held by the applicant;
2. Procedures for ensuring that cannabis and cannabis products are properly packaged and labeled; and
3. Procedure for ensuring that an independent licensed testing laboratory samples and analyzes cannabis and cannabis products held by the applicant.

d. Security Procedures: All applicants shall propose sufficient security measures to deter and prevent the unauthorized access or entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial cannabis business. Proposed security procedures shall include, but shall not be limited to, all of the following:

1. Preventing individuals from remaining on the premises of the commercial cannabis business if they are not engaging in an activity directly related to the permitted operations of the commercial cannabis business.
2. Establishing limited access areas accessible only to authorized commercial cannabis business personnel.
3. How and where all cannabis and cannabis products will be stored in a secured and locked room, safe, or vault. How all cannabis and cannabis products, including live plants that will be cultivated, will be kept in a manner as to prevent diversion, theft, and loss.
4. Procedures for installing 24-hour security surveillance cameras (CCTV) of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the commercial cannabis business which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. Procedures for how the applicant will ensure that the security surveillance camera's footage is remotely accessible to law enforcement, and that it is compatible with the City's software and hardware. In addition, procedures on how remote and real-time, live access to the video footage from the cameras will be provided to law enforcement. Procedures for ensuring video recordings are

maintained for a minimum of sixty (60) calendar days, and procedures to make them available to law enforcement upon request. Procedures to ensure video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the commercial cannabis business.

5. A description of where sensors will be installed to detect entry and exit from all secure areas.
6. A description of procedures of installing panic buttons in the premises.
7. Description of having a professionally installed, maintained, and monitored alarm system, with the required City alarm permit as required by this Pomona City Code Section 14-391, et seq.
8. A description of the physical security features and improvements that will be installed on the exterior and within the interior of the building, in full compliance with all applicable Building and Safety and Fire Code requirements and any applicable zoning requirements. Use of wrought iron on any exterior door, window or opening is prohibited.
9. Procedures on establishing a plan to have security personnel on-site 24 hours a day, or alternative security as authorized by the law enforcement agency. Description or documentation showing that the proposed security personnel are licensed by the State of California Bureau of Security and Investigative Services personnel. Procedure to submit to the City and the City's law enforcement agency the names and contact information of security personnel, with copies of state-issued licenses and permits, government-issued identification form, and photographs of uniforms and badges. Acknowledgement from applicant indicating that it shall be responsible for providing this confirming information to law enforcement, with updating information within seven (7) calendar days of a change in security personnel, agents, or representatives.
10. Procedures on how each applicant shall have the capability to remain secure during a power outage and ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.
11. Identification of a designated security representative/liaison to the City, who shall be reasonably available to meet with City staff, as well as law enforcement regarding any security related measures or operational issues.

12. A storage and transportation plan, describing in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, including the use of child-safe cannabis containers, and any currency.
13. An affirmative commitment that the applicant will cooperate with the City whenever the City Manager, or his or her designee, makes a request, upon reasonable notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this subsection.
14. A description and plan of how the applicant will notify law enforcement within 24 hours after discovering any of the following:
 - a. Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by law enforcement.
 - b. Diversion, theft, loss, or any criminal activity involving the commercial cannabis business or any agent or employee of the commercial cannabis business.
 - c. The loss or unauthorized alteration of records related to cannabis, registering qualifying patients, primary caregivers, or employees or agents of the commercial cannabis business.
 - d. Any other breach of security.
 - e. Testing Laboratories (only): For applicants seeking to operate a testing laboratory, describe operating procedures as required by the applicable state law and regulations, with references to the applicable state law or regulation requiring same.

(11) For applicants with five or more employees, the applicant shall attest that the applicant will enter into a labor peace agreement and will abide by the terms of the agreement, and the applicant shall provide a copy thereof to the City. For applicants that have not yet entered into a labor peace agreement, the applicant shall provide a notarized statement indicating that within 30-days of licensure the applicant will enter into and abide by the labor peace agreement.

(12) All applicants shall submit a workforce plan that includes at least the following provisions: (1) commitment for 30% of employees to be local hires; this local hires requirement is satisfied when a business shows that it has either hired or made a good faith effort to hire bona fide residents of Pomona who have not established residency after application for employment with the permittee; (2) commitment to offer apprenticeships and/or compensation for continuing education in the field; and

(3) pay a living wage to its employees.

(13) Collective Bargaining Agreement: If applicable, the applicant shall submit current collective bargaining agreement with labor organization that currently represents cannabis workers in the United States.

(14) Seller's Permit: The applicant shall provide a valid seller's permit number issued by the California Department of Tax and Fee Administration, if applicable. If the applicant has not yet received a seller's permit, the applicant shall attest that the applicant is or will before commencing operations, apply for a seller's permit.

(15) Indemnification Agreement: To the fullest extent permitted by local, state and federal law, the City shall not assume any liability whatsoever with respect to having issued a Commercial Cannabis Permit or otherwise approving the operation of any commercial cannabis business. As a condition to the approval of any Commercial Cannabis Permit, the applicant is to execute a separate Indemnification Agreement prepared by the City that fully indemnifies the City for all liabilities associated with the Commercial Cannabis Permit, the Commercial Cannabis Permittee's Commercial Cannabis Activities, and any action taken by the Cannabis Permittee. The Indemnification Agreement shall include the defense of the City and reimbursement of all fees, costs and expenses incurred by the City related to any action arising from the Agreement.

(16) Payment of Application Fee: Each applicant shall pay the applicable fee(s) pursuant to this Chapter.

(b) Background Check. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorizes City authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every applicant and Responsible Person of the commercial cannabis business must submit fingerprints and other information deemed necessary by the Pomona Police Department, or the City's law enforcement agency, for a background check. No person shall be issued a permit to operate a commercial cannabis business unless they have first cleared the background check, as determined by the City, Pomona Police Department, or the City's law enforcement agency as required by this section. A fee for the cost of the background investigation, which shall be the actual cost to the City to conduct the background investigation, as it deems necessary and appropriate, shall be paid at the time the application for a Commercial Cannabis Permit is submitted.

(c) The City Manager may adopt any procedure(s) to supplement the initial application process. The City Manager is authorized to prepare the necessary applications, forms, adopt any necessary rules to the application, regulations and processes, and solicit applications.

(d) Any Applicant whose 'ownership' includes a person with a past plea or verdict of

guilty or a conviction following a plea of nolo contendere for operating a non-licensed cannabis business shall be disqualified from receiving a Commercial Cannabis Permit

Sec. 68-9. Application Review, Scoring, and Selection Process; Permit Issuance.

(a) Once the City determines that a complete and timely initial application has been submitted, the application will be subjected to review and initial scoring. A total of 1000 points are available in the initial scoring (Phase Two).

(b) The initial review and scoring is done by the professionals assigned by the City Manager. The applications will be evaluated on the following criteria:

1. Business Plan (350 points)
 - a. Operations and financial pro forma (100 points)
 - b. Qualifications of principals (100 points)
 - c. Environmental mitigation plan and benefits (100 points)
 - d. Public benefits (50 points)
2. Safety and Security Plan (200 points)
3. Neighborhood Integration Plan (200 points)
Community contributions and involvement
4. Labor and employment plan (150 points)
 - a. Labor peace plan (100 points)
 - b. Collective bargaining agreement (25 points)
 - c. Living wage and benefits (25 points)
5. Air Quality Plan (100 points)

(c) Applicants who score a minimum of 80% or 800 points in Phase Two are eligible to undergo the public presentation and comment process of Phase Three.

(d) Phase Three is a public meeting and interview. The City Manager shall designate a Commercial Cannabis Permit Application Evaluator, who shall not have participated in the initial review and scoring in Phase Two. The Commercial Cannabis Permit Application Evaluator may be an independent contractor or a designated employee. The Commercial Cannabis Permit Application Evaluator must file a Fair Political Practices Commission Form 700, commonly known as a Statement of Economic Interests, upon assuming the role, exiting the role, and as otherwise required by law for designated filers. The Commercial Cannabis Permit Application Evaluator shall convene a public meeting to receive public comment on each qualified application. The applicant shall be provided a reasonable opportunity to present its application at the public meeting and the public shall be provided a reasonable opportunity to comment on the application. At least 10 days in advance of the meeting, written notice of the public meeting shall be sent to all property owners and occupants located within 1000 feet of the proposed business location(s).

(e) The Commercial Cannabis Permit Application Evaluator may conduct a site inspection as part of the review.

(f) Taking into account public comment, the applicant's presentation and responses to questions, all application materials, any amendments to the proposal offered by the applicant, and information collected from a site visit, the Commercial Cannabis Permit Application Evaluator will determine the final rankings of the Commercial Cannabis Permit applications. A total of 1000 points are available in the final ranking (Phase Four). The applications will be evaluated on the criteria set forth in subparagraph (b) of this section. To be eligible for a Commercial Cannabis Permit, applicant must score a minimum of 90% or 900 points.

(g) If after final rankings by the Commercial Cannabis Permit Application Evaluator there is a tie in total points by two or more applicants, the City Manager may designate a third party to hold an allotment by chance to complete the ranking system.

(h) After ranking is complete, the City Manager will issue qualifying applicants Commercial Cannabis Permits to the extent that there are permits available and in order of highest ranked applicants.

(i) Notwithstanding anything in this Chapter to the contrary, the City reserves the right to reject any or all applications, at any time in the review process, if it determines it would be in the best interest of the City, taking into account the health, safety and welfare of the community.

(j) The City Manager may promulgate additional rules or policies to establish supplemental or more detailed scoring categories, with respective scoring points, under any one or all of the criteria listed hereinabove, prior to the commencement of the City accepting any applications.

(k) The City Manager's decision as to the selection of the prevailing candidates shall be final.

(l) Being issued a Notice of Selection does not constitute a land use entitlement and does not satisfy the requirements of securing a technical permits for all construction and structural alterations, including building, electrical, plumbing, and mechanical permits, undergoing and passing all building and fire intermittent and final inspections, and securing any other required permits, licenses, or reviews as may be necessary by the relevant departments or government agencies in charge of said permits. Nor does it guarantee that the plans submitted via the application process meet the standards or requirements in the Pomona Zoning Ordinance, or any building or fire codes, laws, rules or regulations, or any other permit requirement from other local or state departments or agencies.

(m) Applicants shall have no right to a Commercial Cannabis Permit until a permit is actually issued, and then only for the duration of the permit's term. Each applicant assumes the risk that, at any time prior to the issuance of a permit, the City Council may terminate or delay the program created under this Chapter.

(n) If an application is denied at any phase, in the event that the City is receiving new applications, a new application may not be filed for one year from the date of the denial.

(o) Prior to operating a commercial cannabis business, each person awarded a Commercial Cannabis Permit shall be required to pay a permit fee established by resolution of the City Council, to cover the costs of administering the Commercial Cannabis Permit program created in this Chapter.

Sec. 68-10. Expiration of Commercial Cannabis Permits.

Each Commercial Cannabis Permit issued pursuant to this Chapter shall expire one year after the date of its issuance. Commercial Cannabis Permits may be renewed as provided in this Chapter.

Sec. 68-11. Revocation of Permits.

(a) The following are grounds for revocation of a Commercial Cannabis Permit:

(1) Failure of a permittee to comply with any requirement imposed by the provisions of this Code, including but not limited to any rule, regulation, condition or standard adopted pursuant to this Chapter, or any term or condition imposed on the Commercial Cannabis Permit, or any provision of state law;

(2) Revocation of a state license held by a Responsible Person or permittee of a Commercial Cannabis Permit issued by the City;

(3) If the Permittee, its owner(s), manager(s) or a Responsible Person, within the past three years has been sentenced or had a judgment issued in a criminal or civil court proceeding, or has been sanctioned or fined for, enjoined from, or found guilty of or pled guilty or no contest to a charge for engaging in a Commercial Cannabis Activity in the state without the necessary permits and approvals from the applicable state or local jurisdictions;

(4) Conviction within the past 10 years of the Permittee, its owner(s) or manager(s), or a Responsible Person, including a plea of guilty or no contest, to any the following offenses shall be grounds for revocation of a Commercial Cannabis Permit issued by the City:

- a. A violent felony, as specified in Section 667.5(c) of the Penal Code.
- b. A serious felony, as specified in Section 1192.7(c) of the Penal Code.
- c. A felony involving fraud, deceit, or embezzlement.
- d. A felony for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor.

- e. A felony for drug trafficking with enhancements pursuant to Section 11370.4 or 11379.8 of the Health and Safety Code.
- f. A felony or misdemeanor involving the illegal possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance occurring after January 1, 2016.

(b) If the City Manager determines that a ground for revocation of a Commercial Cannabis Permit exists, the City Manager shall serve written notice of revocation to the Permittee or Responsible Person. The notice may be served on the recipient either personally or by certified first class mail to the address listed on the application. The notice must state the grounds for revocation, the effective date of the decision, and that the permittee has a right to an evidentiary appeal hearing to challenge the revocation decision.

(c) The permittee may appeal a revocation decision within 15 days of the date of the notice of revocation. To exercise the right to appeal, the permittee must file with the City Clerk written basis for the appeal, including evidence relating to the grounds for revocation, and the applicable appeal fee. The appeal will be heard by the City Council in accordance with Section 68-14. If no timely appeal is filed, the City Manager's decision will be final 15 days after the date on the notice of revocation. If a timely appeal is filed in accordance with this Chapter, then the effective date of the notice is stayed until a decision is made after the hearing on the appeal.

Sec. 68-12. Renewal Applications.

(a) An application for renewal of a Commercial Cannabis Permit and renewal fee shall be filed with the City Manager's office prior to, but not more than 120 days before, the expiration date of an active and current permit.

(b) The applicant shall pay a fee in an amount to be set by the City Council to cover the costs of processing the renewal permit application, together with any costs incurred by the City to administer the program created under this Chapter.

(c) Any permittee submitting a renewal application less than sixty calendar days before permit expiration may be required to pay a late renewal application fee, as established by resolution of the City Council.

(d) To ensure on-going compliance with the initial screening criteria, the renewal application may be required to contain all the information required for new applications.

(e) An application for renewal of a Commercial Cannabis Permit may be denied if any of the following exists:

- (1) Any of the grounds for denial of an application or revocation of a permit
- (2) The Commercial Cannabis Permit is suspended or revoked at the time of the

renewal application submittal.

(3) The commercial cannabis business has not been in regular and continuous operation in the four months prior to the renewal application.

(4) The permittee fails or is unable to renew its State of California license.

(5) The permittee made a false, misleading, or fraudulent statement or omission of fact in the renewal application.

(f) The City Manager is authorized to make all decisions concerning the issuance of a renewal permit. In making the decision, the City Manager is authorized to impose additional conditions to a renewal permit, if it is determined to promote compliance with state or local laws and regulations or otherwise to preserve the public health, safety or welfare. Appeals of the decision of the City Manager shall be handled pursuant to the provisions of section 68-14 of this Chapter.

(g) If a renewal application is denied, the permittee may file a new application pursuant to this Chapter no sooner than one year from the date of the rejection and only if and when the City is receiving new applications.

Sec. 68-13. Effect of State License Suspension, Revocation, or Termination.

(a) Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a commercial cannabis business to operate within the City, unless and until the State of California, or its respective department or division, reinstates or reissues the State license.

(b) Should the State of California, or any of its departments or divisions, revoke or terminate the license of a commercial cannabis business operating in the City, such revocation or termination shall also revoke or terminate the ability of a commercial cannabis business to operate within the City.

(c) Permittee shall notify the City Manager in writing within five days of suspension or revocation of a license issued by the State of California, or by any of its departments or divisions.

Sec. 68-14. Appeals.

(a) Notice of and Time to Appeal and Effect of Timely Appeal.

(1) A permittee of a commercial cannabis business may appeal a decision of the City Manager made pursuant to this Chapter to suspend, revoke, condition, or not renew a permit. Appeals are made by filing with the City Clerk a written Notice of Appeal within fifteen calendar days from the date of service of the notice issued by the City Manager of his or her decision. Date of service shall mean the date when a notice or written decision was personally

delivered to the permittee or the date when the notice was sent by certified, first class mail. Unsuccessful applicants have no right of appeal.

(2) The Notice of Appeal shall be in writing and signed by the person making the appeal (“appellant”), or his or her legal representative, and shall contain the following:

- a. Name, address, and telephone number of the appellant.
- b. Specify the decision, action, or a particular part thereof, made by the City Manager that is the subject of the appeal.
- c. Include a true and correct copy of the notice of decision issued by the City Manager which is the subject of the appeal.
- d. State with specificity the reasons and grounds for making the appeal, including, but not limited to, a statement of facts upon which the appeal is based in sufficient detail to enable the City Council, or any appointed hearing officer, to understand the nature of the controversy, the basis of the appeal, and the relief requested.
- e. All documents or other evidence pertinent to the appeal that the appellant requests be considered at the appeal hearing.
- f. An appeal fee, as established by resolution of the City Council.

(3) Failure to file a timely Notice of Appeal constitutes a waiver of the right to appeal rendering the City Manager’s notice of revocation, nonrenewal, suspension or other action final and binding. If no appeal is timely filed in the event of a decision of nonrenewal, the Commercial Cannabis Permit shall expire at the conclusion of the term of the permit. If no appeal is timely filed in the event of a decision of suspension or revocation, the suspension or revocation shall become effective upon the expiration of the period for filing a written Notice of Appeal.

(4) In the event a written Notice of Appeal is timely filed, the nonrenewal, suspension, revocation, or other properly appealed action shall not become effective until a final decision has been rendered and issued by the City Council, or appointed hearing officer or body.

(b) Review by City Council; Appeal Hearing and Proceedings.

(1) The City Council or its appointed hearing officer or body will decide timely appeals. The appellant(s) listed on the written Notice of Appeal shall be notified in writing of the date, time, and location of the hearing at least ten calendar days before the date of the hearing.

(2) All requests by an appellant to continue a hearing must be submitted to the City Clerk in writing no later than three business days before the date scheduled for the hearing.

The City Council or its appointed hearing officer or body may continue a hearing for good cause or on its own motion.

(3) The City Council shall preside over the hearing on appeal, or at the City Council's discretion, the City Council may appoint a hearing officer or body to conduct the hearing.

(4) At the date, time and location set forth in the notice of appeal hearing, the City Council, or its appointed hearing officer or body, shall hear and consider the testimony and any documentary evidence properly submitted for consideration.

(5) Appeal hearings are informal, and formal rules of evidence and discovery do not apply. However, rules of privilege shall be applicable to the extent they are permitted by law, and irrelevant, collateral, undue, and repetitious testimony may be excluded. The City Manager's decision will be upheld only if a preponderance of the evidence supports the nonrenewal, suspension, or revocation.

(c) Final Decision.

(1) Following the conclusion of the appeal hearing, the City Council, or its appointed hearing officer or body, shall determine if any ground exists for the nonrenewal, suspension or revocation of a Commercial Cannabis Permit or other action subject to appeal under this Chapter. If the City Council, or its appointed hearing officer or body, determines that no grounds for denial, nonrenewal, suspension, revocation, or other action exist, the City Manager's notice of decision shall be deemed vacated. If the City Council, or its appointed hearing officer or body, determines that one or more of the reasons or grounds enumerated in notice of decision exists, the City Manager's decision may be affirmed or modified.

(2) The decision of the City Council, or its appointed hearing officer or body, is the final administrative decision and subject to judicial review within the time limits set forth in California Code of Civil Procedure Section 1094.6.

Sec. 68-15. Commercial Cannabis Permit – Nonassignable and Nontransferable.

(a) A Commercial Cannabis Permit issued under this Chapter is valid only as to the permittee and approved location and is nontransferable to other persons, projects or locations.

(b) No Commercial Cannabis Permit may be sold, transferred or assigned by a permittee, or by operation of law, to any other person, persons, or entities. Any such sale, transfer, or assignment, or attempted sale, transfer, or assignment shall be deemed to constitute a voluntary surrender of such permit and such permit shall thereafter be null and void, except as set forth in this Chapter.

Sec. 68-16. Change in Location of Commercial Cannabis Business.

No permittee shall change the location of the commercial cannabis business specified in

the Commercial Cannabis Permit until any such change of location is approved by the City Manager. The proposed location shall meet all the requirements under this Code, including but not limited to this Chapter and the Pomona Zoning Ordinance. The proposed location shall be reviewed and evaluated using the same review criteria and procedure as used and relied on under the initial application process, including a public meeting.

Sec. 68-17. Changes in Ownership of Commercial Cannabis Business.

(a) No permittee shall transfer ownership or control of a commercial cannabis business unless and until the proposed new owner submits all required application materials and pays all applicable fees, and the proposed new owner independently meets the requirements of this Chapter such as to be entitled to the issuance of an original Commercial Cannabis Permit.

(b) A substantial change in the ownership of a permittee business entity (changes that result in a change of 51% or more of the original ownership), must be approved by the City Manager after completion of the application process under this Chapter, including evaluation under any applicable review criteria used and relied upon during the original review and selection process.

(c) A permittee may change the form of business entity without applying for a new Commercial Cannabis Permit provided that either:

- (1) The ownership of the new business entity is the same as the original permit holder business entity; or
- (2) If the original permittee is an unincorporated association, mutual or public benefit corporation, agricultural or consumer cooperative corporation and subsequently transitions to or forms a new business entity as allowed under the MAUCRSA, provided that the Board of Directors (or in the case of an unincorporated association, the individual(s) listed on the City permit application) of the original permittee entity are the same as the new business entity.

(d) Although a new Commercial Cannabis Permit is not required in the two circumstances listed in this subsection (c), the permittee shall notify the City in writing of the change within ten (10) calendar days of the change and obtain an amendment to the original Commercial Cannabis Permit.

(e) No permittees may avail themselves of the provisions of this section if the City Manager, or his or her designee, has notified the permittee that the Commercial Cannabis Permit has been or may be suspended, revoked, or not renewed.

(f) Failure to comply with this section is grounds for revocation of a Commercial Cannabis Permit.

(g) Any attempt to transfer a Commercial Cannabis Permit either directly or indirectly in

violation of this section is hereby declared void and such a purported transfer is a ground for revocation of the permit.

Sec. 68-18. Change in Ownership when the Permittee is a Partnership or Corporation.

(a) One or more proposed partners in a partnership granted a Commercial Cannabis Permit may make application to the City Manager, together with the fee established by the City Council, to amend the original application, providing all information as required for partners in the first instance and, upon approval thereof, the transfer of the interests of one or more partners to the proposed partner or partners may occur. If the permittee is a partnership and one or more of the partners should die, one or more of the surviving partners may acquire, by purchase or otherwise, the interest of the deceased partner or partners without effecting a surrender or termination of such permit, and in such case, the Commercial Cannabis Permit, upon notification to the City Manager, shall be placed in the name of the surviving partners.

(b) If the Commercial Cannabis Permit is issued to a corporation, stock may be sold, transferred, issued, or assigned to stockholders who have been named on the application. If 51% or more of any stock is sold, transferred, issued, or assigned to a person not listed on the application as a stockholder, the permit shall be deemed terminated and void; provided, however, the proposed stock purchaser transferee may submit to the City Manager, together with the fee established by the City Council, an application to amend the original application providing all information as required for stockholders in the first instance under this Chapter, and, upon approval thereof, the transfer may then occur.

(c) All changes in ownership as described in this section, with the exception of transfers occurring due to death of a partner or stockholder, must be submitted to the City within thirty calendar days, along with any organizational documents reflecting the changes.

Sec. 68-19. Changes in Name Only.

(a) The permittee shall advise the City Manager within fifteen calendar days of all changes of name or designation under which the business is to be conducted. The change of name or designation shall be accompanied by a non-refundable fee established by resolution of the City Council to defray the costs of reissuance of the Commercial Cannabis Permit.

(b) No permittee shall operate, conduct, manage, engage in, or carry on the business of a commercial cannabis business under any name other than the name of the commercial cannabis business specified in the permit.

Sec. 68-20. Alterations to Approved Facility.

All required City approvals, plan approvals, and permits must be obtained before causing, allowing, or permitting alterations to or extensions or expansions of the existing building(s), structure(s), or portions thereof, approved as a location for a commercial cannabis business. Alterations, extensions, or expansions shall comply with all applicable laws, regulations and

standards, including those concerning building and fire safety, as well as occupancy.

Sec. 68-21. City Business License.

Prior to commencing operations, a Permittee of a commercial cannabis business shall obtain a City business license, in accordance with Pomona City Code Section 50-502, et seq.

Sec. 68-22. Permits and Inspections Prior to Commencing Operations.

Prior to commencing operations, a commercial cannabis business shall be subject to a mandatory inspection of the premises, and must obtain all required building permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. The permittee shall also obtain all required Building Safety Department approvals, Fire Department approvals, Health Department approvals and any other permit or approval required by this code or applicable law.

Sec. 68-23. Limitations on City's Liability.

(a) To the fullest extent permitted by law, the City shall not assume any liability whatsoever with respect to having issued a Commercial Cannabis Permit or otherwise approving the operation of any commercial cannabis business. As a condition to the approval of any Commercial Cannabis Permit, the applicant shall be required to meet all of the following conditions before they can receive the Commercial Cannabis Permit:

(1) They must execute an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend at the applicant's sole cost and expense, and hold harmless the City, and its officers, officials, employees, representatives, attorneys, and agents from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to the City's issuance of the Commercial Cannabis Permit, the City's decision to approve the operation of the commercial cannabis business or activity; the process used by the City in making its decision to issue, approve or deny a permit; or the alleged violation of any federal, state or local laws by the commercial cannabis business or any of its officers, employees or agents.

(2) Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the City's Risk Manager.

(3) Reimburse the City for all costs and expenses, including but not limited to attorney fees and costs and court costs, which the City may be required to pay as a result of any legal challenge related to the City's approval of the applicant's Commercial Cannabis Permit, or related to the City's approval of the applicant's Commercial Cannabis Activity. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve any of the obligations imposed hereunder.

(b) The terms and provisions as enumerated in this section related to indemnification and

limitation on the City's liability shall be an explicit term of a Commercial Cannabis Permit that an applicant and a permittee shall agree to in order for same to be valid.

Sec. 68-24. Records and Recordkeeping.

(a) Each owner and operator of a commercial cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, each commercial cannabis business shall file a sworn statement detailing the commercial cannabis business' revenue and number of sales during the previous twelve-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross revenues for each month, and all applicable taxes paid or due to be paid. On an annual basis, each owner and operator shall submit to the City a financial audit of the business' operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and financial audit as determined by the City Manager, or his or her designee.

(b) Each owner and operator of a commercial cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the commercial cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the commercial cannabis business. The register required by this paragraph shall be provided to the City Manager upon request.

(c) All records collected by a permittee pursuant to this Chapter shall be maintained for a minimum of seven (7) years and shall be made available by the permittee to the agents or employees of the City upon request, except that private medical records shall be made available only pursuant to a properly executed search warrant, subpoena, or court order.

(d) Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPAA) regulations, each commercial cannabis business shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted commercial cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City. The City may require the materials to be submitted in an electronic format that is compatible with the City's software and hardware.

Sec. 68-25. Restriction on Alcohol and Tobacco Sales, Dispensing or Consumption.

No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages or tobacco products on or about the premises of a commercial cannabis business.

Sec. 68-26. Fees and Charges.

(a) All related fees and charges associated with the operation of a commercial cannabis

business as referenced or determined by this Chapter shall be established by Resolution of the City Council, which may be amended from time to time.

(b) No person may commence or continue any Commercial Cannabis Activity in the City, without timely paying in full all fees and charges required for the operation of a Commercial Cannabis Activity, and as mandated by this Chapter.

(c) All commercial cannabis businesses authorized to operate under this Chapter shall pay all sales tax, use tax, business tax and other applicable taxes, and all license, registration, and other fees required under federal, state and local law. Each commercial cannabis business shall cooperate with the City with respect to any reasonable request to audit the commercial cannabis business' books and records for the purpose of verifying compliance with this section, including but not limited to a verification of the amount of fees, costs or taxes required to be paid during any period.

Sec. 68-27. Operating Requirements Applicable to all Commercial Cannabis Businesses.

(a) No commercial cannabis business may be located within a 1000-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, a day care center, or a Youth and Recreation Center, which is in lawful existence at the time a successful application for a Commercial Cannabis Permit was submitted to the City. The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the school or other protected use to the closest property line of the lot on which the commercial cannabis business is located, without regard to intervening structures.

(b) Commercial cannabis businesses may operate only during the hours established by resolution of the City Council and as specified in the Commercial Cannabis Permit issued by the City.

(c) Cannabis shall not be consumed by anyone on the premises of any commercial cannabis business, unless explicitly authorized by a City ordinance, resolutions, rules, regulations or pursuant to explicit terms of a Commercial Cannabis Permit.

(d) No cannabis or cannabis products shall be visible from the exterior of any property issued a Commercial Cannabis Permit or on any of the vehicles owned or used as part of the commercial cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.

(e) Each commercial cannabis business shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The commercial cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the City Manager prior to being used by the permittee.

(f) All cannabis and cannabis products sold, tested, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the State of California and local regulations.

(g) No physician shall be permitted in any commercial cannabis business at any time for the purpose of evaluating patients for the issuance of a medicinal cannabis recommendation or medicinal cannabis identification card where applicable.

(h) All commercial cannabis retailers shall have a manager on the premises at all times during hours of operation.

(i) Each commercial cannabis business shall provide the City Manager with the name, telephone number (both landline and mobile) of an on-site manager or owner to whom emergency notice may be provided at any hour of the day.

(j) Signage and Notices:

- (1) In addition to the requirements otherwise set forth in this section, business identification signage for a commercial cannabis business shall conform to the requirements of state law and the City Code, including, but not limited to, the requirements for a City sign permit and applicable zoning laws regulating signs.
- (2) Each commercial cannabis business premises shall be visibly posted with clear and legible notices indoors indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited.

(k) Persons under the age of 21 years shall not be allowed on the premises of a commercial cannabis business and shall not be allowed to serve as a driver for a delivery service, except if pertaining to sales of cannabis for medicinal use. It shall be unlawful and a violation of this Chapter for any person to employ any person at a commercial cannabis business who is not at least 21 years of age.

(l) Odor control devices and techniques shall be incorporated in all commercial cannabis businesses to ensure that odors from cannabis are not detectable off-site. Commercial cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business. As such, commercial cannabis businesses must install and maintain the following equipment, or any other equipment which the City Engineer or Public Works Director or Building Official determines is a more effective method or technology:

(1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;

(2) An air system that creates negative air pressure between the commercial cannabis business's interior and exterior, so that the odors generated inside the commercial cannabis business are not detectable on the outside of the commercial cannabis business.

(m) The original Commercial Cannabis Permit issued by the City pursuant to this Chapter, the City issued business license, and the state-issued Seller's Permit shall be posted inside the commercial cannabis business in a location readily-visible to any City, County or State employee, official, or agent authorized to enforce the City's Code, or applicable cannabis-related laws.

(n) The permittee of a commercial cannabis business shall prohibit loitering by persons outside on the premises, and is required to enforce this prohibition within its premises and adjacent public areas, including cooperating with the City's law enforcement agency dispatched to enforce same. The placement and use of no loitering signs shall be included as part of any submittal and depicted on a business or operational plan.

(o) Prior to the operation of a commercial cannabis business, the person intending to establish a commercial cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits and approvals from the relevant City or County department or division which may be applicable to the zoning district in which such commercial cannabis business intends to establish and to operate.

(p) Permittees shall adhere to all applicable operating procedures, including those submitted as part of the initial application process, and pursuant to those established in applicable State of California laws, regulations, and policies.

(q) Permittees must comply with all applicable local, state and federal laws and regulations pertaining to persons with disabilities.

(r) No commercial cannabis business may discriminate or exclude patrons in violation of local, state and federal laws and regulations.

(s) Each commercial cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the commercial cannabis business can be provided. Each commercial cannabis business shall also provide this information to all businesses and residences located within 1000 feet of the commercial cannabis business.

(t) The owner, manager, and community relations representative from each commercial cannabis business holding a Commercial Cannabis Permit shall, if requested by the City Manager, attend a quarterly meeting with the interested parties to discuss costs, benefits, and

other community issues arising as a result of implementation of this Chapter.

Sec. 68-28. Additional Operating Regulations for Storefront Retail

(a) No commercial cannabis retailer offering storefront purchase shall be located within 1000 feet from another commercial cannabis storefront retailer. The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of one commercial cannabis storefront retailer to the closest property line of the lot on which another commercial cannabis business is located without regard to intervening structures.

(b) Prior to dispensing medicinal cannabis or medicinal cannabis products to any person, the commercial medicinal cannabis business shall obtain verification from the recommending physician that the person requesting medicinal cannabis or medicinal cannabis products is a qualified patient, and shall maintain a copy of the physician recommendation or Identification Card as described in Health and Safety Code Sections 11362.71 through 11362.77, as may be amended from time to time, on site for period of not less than seven years.

(c) Storefront retailers also providing delivery shall comply with the requirements pertaining to deliveries in Section 68-29 of this Chapter.

(d) Commercial cannabis retailers selling medicinal cannabis shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation. Adult use retailers shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access to and entry to the retailer to separate it from the reception or lobby area.

(e) Retailers may have only that quantity of cannabis and cannabis products reasonably anticipated to meet the daily demand readily available for sale on-site in the retail sales area of the retailer.

(f) All restroom facilities shall remain locked and under the control of management.

(g) A cannabis storefront retailer may not sell, give away, or donate specific devices, contrivances, instruments, or paraphernalia necessary for consuming cannabis or cannabis products, including, but not limited to, rolling papers and related tools, pipes, water pipes, and vaporizers.

(h) A cannabis storefront retailer shall notify qualified patients, primary caregivers, and customers (verbally or by written agreement) and by posting of a notice or notices conspicuously in at least 15 point type within the permitted premises that state as follows:

(1) "The sale or diversion of cannabis or cannabis products without a permit issued by the City of Pomona is a violation of state law and the Pomona City Code."

(2) "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from

a Permittee is a crime and can lead to arrest.”

(3) “Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance.”

(4) “Warning: the use of cannabis or cannabis products may impair a person’s ability to drive a motor vehicle or operate heavy machinery.”

(5) “CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer.”

Sec. 68-29. Additional Operating Regulations for Delivery-Only Retailers

(a) Security plans developed pursuant to this Chapter shall include provisions relating to vehicle security and the protection of employees and product during loading and in transit.

(b) A Delivery-Only Retailer shall facilitate the vehicle dispensing of cannabis or cannabis products with a technology platform owned by or licensed to the Delivery-Only Retailer that uses point-of-sale technology to track and database technology to record and store the following information for each transaction involving the exchange of cannabis or cannabis products between the permittee and qualified patient, primary caregiver, or customer:

(1) The identity of the individual dispensing cannabis or cannabis products on behalf of the licensee;

(2) The identity of the qualified patient, primary caregiver, or customer receiving cannabis or cannabis products from the licensee;

(3) The type and quantity of cannabis or cannabis products dispensed and received;

(4) The gross receipts charged by the licensee and received by the individual dispensing cannabis or cannabis products on behalf of the licensee for the cannabis or cannabis products dispensed and received; and

(5) The location or address where the sale or retail sale took place or closed.

(c) A Permittee shall maintain a database and provide a list of the individuals and vehicles authorized to conduct vehicle dispensing, and a copy of the valid California driver’s license issued to the driver of any such vehicle on behalf of the permittee to the Chief of Police.

(d) Individuals making deliveries of cannabis or cannabis products on behalf of the Permittee shall maintain a physical copy of the delivery request (and invoice) and shall make it available upon the request of agents or employees of the City requesting documentation.

(f) During delivery, a copy of the permittee's Commercial Cannabis Permit shall be in the vehicle at all times, and the driver shall make it available upon the request of agents or employees of the City requesting documentation.

(g) A Permittee shall only permit or allow delivery of cannabis or cannabis products in a vehicle that is (1) insured at or above the legal requirement in California; (2) capable of securing (locking) the cannabis or cannabis products during transportation; (3) capable of being temperature controlled if perishable cannabis or cannabis products is being transported; and (4) does not display advertising or symbols visible from the exterior of the vehicle that suggest the vehicle is used for cannabis delivery or affiliated with a cannabis retailer.

(h) A Delivery-Only Retailer shall facilitate deliveries with a technology platform owned by or licensed to the Delivery-Only Retailer that uses Global Positioning System technology to track, and database technology to record and store the following information:

(1) The time that the individual conducting vehicle dispensing on behalf of the Delivery-Only Retailer departed the licensed premises.

(2) The time that the individual conducting vehicle dispensing on behalf of the Delivery-Only Retailer completed vehicle dispensing to the qualified patient, primary caregiver, or customer.

(3) The time that the individual conducting vehicle dispensing on behalf of the Delivery-Only Retailer returned to the licensed premises.

(4) The route the individual conducting vehicle dispensing on behalf of the Delivery-Only Retailer traveled between departing and returning to the licensed premises to conduct vehicle dispensing.

(5) For each individual vehicle dispensing transaction, the identity of the individual conducting deliveries on behalf of the Delivery-Only Retailer licensee.

(6) For each individual delivery transaction, the vehicle used to conduct vehicle dispensing on behalf of the Delivery-Only Retailer licensee.

(7) For each individual vehicle dispensing transaction, the identity of the qualified patient, primary caregiver, or customer receiving cannabis or cannabis products from the Delivery-Only Retailer.

(8) For each individual vehicle dispensing transaction, the type and quantity of cannabis or cannabis products dispensed and received.

(9) For each individual vehicle dispensing transaction, the gross receipts charged by the Delivery-Only Retailer and received by the individual conducting deliveries on behalf of the Delivery-Only Retailer for the cannabis or cannabis products dispensed and received.

(i) The individual making deliveries on behalf of the Delivery-Only Retailer shall personally

verify for each individual vehicle dispensing transaction (1) the identity of the qualified patient, primary caregiver, or customer receiving cannabis or cannabis products from the Delivery-Only Retailer; and (2) the validity of the qualified patient's recommendation from a physician to use cannabis for medical purposes or primary caregiver's status as a primary caregiver for the particular qualified patient, and shall maintain a copy of the physician recommendation or Identification Card, as described in Health and Safety Code Sections 11362.71 through 11362.77, as may be amended from time to time, at its permitted business location for period of not less than seven years.

Sec. 68-30. Additional Operating Requirements for Cultivation Facilities

- (a) The cultivation of all cannabis must occur indoors, and outdoor cultivation is prohibited.
- (b) From a public right-of-way, there should be no exterior evidence of cannabis cultivation except for any signage authorized by this code.
- (c) The general public is not permitted on the cannabis cultivation licensed premises except for the agents, applicants, managers, employees, and volunteers of the cannabis cultivation permittee and agents or employees of the City.
- (d) A permittee shall only be allowed to cultivate the square feet of canopy space permitted by state law and in the permit issued for the premises.
- (e) Cannabis cultivation shall be conducted in accordance with state and local laws related to electricity, water usage, water quality, discharges, and similar matters.
- (f) Permittee shall comply with all applicable federal, state and local laws and regulations regarding use and disposal of pesticides and fertilizers.
- (g) Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.
- (h) The cultivation of cannabis shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public, the employees working at the commercial cannabis business, neighboring properties, and the end users of the cannabis being cultivated; to protect the environment from harm to waterways, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.
- (i) Prior to transportation, a cannabis cultivation licensee shall package and seal all cannabis or cannabis products in tamper-evident packaging and use a unique identifier, such as a batch and lot number or bar code, to identify and track the cannabis or cannabis products.
- (j) All applicants for a Commercial Cannabis Permit pertaining to cannabis cultivation shall submit the following in addition to the information generally otherwise required for a commercial cannabis permit:
 - (1) A cultivation and operations plan that meets or exceeds minimum legal standards for

water usage, conservation and use; drainage, watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel; a description of the cultivation activities and schedule of activities during each month of growing and harvesting; or an explanation of growth cycles and anticipated harvesting schedules for all-season harvesting.

(2) A description of a legal water source, irrigation plan, and projected water use.

(3) Identification of the source of electrical power and plan for compliance with applicable Building Codes and related codes.

(4) Plan for addressing odor and other public nuisances that may derive from the cultivation site.

Sec. 68-31. Additional Operating Requirements for Cannabis Manufacturing Businesses

(a) From a public right-of-way, there should be no exterior evidence of cannabis manufacturing except for any signage authorized by this chapter.

(b) The general public is not permitted on the cannabis manufacturing premises except for the agents, applicants, managers, employees, and volunteers of the cannabis manufacturing licensee and agents or employees of the City.

(c) All cannabis manufacturing shall comply with the standards set by state law.

(d) Any compressed gases used in the manufacturing process shall not be stored on any property within the City in containers that exceed the amount which is approved by the Fire Chief and authorized by the Commercial Cannabis Permit. Each site or parcel subject to a Commercial Cannabis Permit shall be limited to a total number of tanks as authorized by the Fire Chief on the property at any time.

(e) Cannabis manufacturing facilities may use the hydrocarbons N-butane, isobutane, propane, or heptane or other solvents or gases exhibiting low to minimal potential human-related toxicity approved by the Fire Chief. These solvents must be of at least 99% purity and any extraction process must use them in a professional grade, closed loop extraction system designed to recover the solvents and work in an environment with proper ventilation, controlling all sources of ignition where a flammable atmosphere is or may be present.

(f) If an extraction process uses a professional grade closed loop CO₂ gas extraction system, every vessel must be certified by the manufacturer for its safe use. Closed loop systems for compressed gas extraction must be commercially manufactured and bear a permanently affixed and visible serial number.

(g) Certification from an engineer licensed by the State of California must be provided to the Fire Chief for a professional grade closed loop system used by any commercial cannabis

manufacturer to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including, but not limited to,:

(1) The American Society of Mechanical Engineers (ASME);

(2) American National Standards Institute (ANSI);

(3) Underwriters Laboratories (UL); or

(4) The American Society for Testing and Materials (ASTM).

(h) The certification document must contain the signature and stamp of the professional engineer and serial number of the extraction unit being certified.

(i) Professional closed loop systems, other equipment used, the extraction operation, and all related facilities must be approved for their use by the Fire Department and meet any required fire, safety, and building code requirements specified in the California Building and Fire Codes, as adopted by the City.

(j) Cannabis Manufacturing Facilities may use heat, screens, presses, steam distillation, ice water, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

(k) Cannabis Manufacturing Facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. Ethanol should be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

(l) Cannabis Manufacturing Facilities creating cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

(m) Any person using solvents or gases in a closed looped system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets, and handle and store the solvents and gases safely.

(n) Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested.

Sec. 68-32. Additional Operating Requirements for Cannabis Distribution

(a) From a public right-of-way, there should be no exterior evidence of Cannabis Distribution except for any signage authorized by this chapter.

(b) The general public is not permitted on the Cannabis Distribution licensed premises except for the agents, applicants, managers, employees, and volunteers of the Cannabis Distribution

licensee and agents or employees of the City.

(c) Permittee for cannabis distribution shall only procure, sell, or transport cannabis or cannabis products that are packaged and sealed in tamper-evident packaging using unique identifiers, such as batch and lot numbers or bar codes, to identify and track the cannabis or cannabis products.

(d) Permittee shall maintain a database and provide a list of the individuals and vehicles authorized to conduct transportation on behalf of the cannabis distribution business pursuant to Commercial Cannabis Permit issued by the City.

(e) Individuals authorized to conduct transportation on behalf of the cannabis distribution business shall have a valid California Driver's License.

(f) Individuals transporting cannabis or cannabis products on behalf of the cannabis distribution business pursuant to a Commercial Cannabis permit shall maintain a physical copy of the transportation request and invoice and shall make them available upon request of agents or employees of the City requesting documentation.

(g) During transportation, the individual conducting transportation on behalf of the cannabis distribution business shall maintain a copy of the Commercial Cannabis Permit and shall make it available upon the request of agents or employees of the City requesting documentation.

(h) Cannabis or cannabis products shall be transported only in a vehicle that is (i) insured at or above the legal requirement in California, (ii) capable of securing (locking) the cannabis or cannabis products during transportation, and (iii) capable of being temperature controlled if perishable cannabis products are being transported

Sec. 68-33. Additional Operating Requirements for Cannabis Testing

(a) Cannabis testing shall take place within an enclosed locked structure.

(b) From a public right-of-way, there should be no exterior evidence of cannabis testing except for any signs authorized by this Chapter.

(c) All cannabis testing shall be performed in accordance with state law.

(d) Permittee shall adopt a standard operating procedure using methods consistent with general requirements established by the International Organization for Standardization, specifically ISO/IEC 17025, to test cannabis or cannabis products, and shall operate in compliance with state law at all times.

(e) Permittee shall be accredited by a body that is a signatory to the International Laboratory Accreditation Cooperation Mutual Recognition Arrangement.

(f) Permittee shall establish standard operating procedures that provide for adequate chain of

custody controls for samples transferred to the testing laboratory for testing.

(g) Permittee shall destroy the remains of samples of any cannabis or cannabis product upon completion of analyses. Destruction shall be done in a manner compliant with state law.

(h) Any testing that requires the use of solvents for extraction must comply with Section 68-31 (manufacturing requirements)

Sec. 68-34. Promulgation of Regulations, Standards and Other Legal Duties

(a) The City Manager may promulgate additional or supplemental operating requirements applicable to all commercial cannabis businesses to promote the public's safety, welfare or health.

(b) The City Manager may establish additional rules, regulations, policies and standards consistent with this Chapter governing the application review and approval process; the issuance, denial or renewal of Commercial Cannabis Permits; the ongoing operation of commercial cannabis businesses and the City's oversight of them; and concerning any other subject determined to carry out the intent and purposes of this Chapter, including without limitation, establishing time periods to solicit applications pursuant to this Chapter, and corresponding deadlines for timely submittals of applications to the City.

(c) Additional rules, regulations, policies and standards shall be published on the City's website and maintained and available to the public in the Office of the City Clerk.

(d) Rules, regulations, policies, and standards promulgated by the City Manager shall become effective upon date of publication. Commercial cannabis businesses shall be required to comply with all state and local laws and regulations, including but not limited to any rules, regulations or standards adopted by the City Manager.

Sec. 68-35. Fees Deemed Debt to City

The amount of any fee, cost or charge imposed pursuant to this Chapter shall be deemed a debt to the City that is recoverable in any manner authorized by this Code, state law, or in any court of competent jurisdiction.

Sec. 68-36. Responsibility for Violations

Permittees, their Responsible Persons and managers shall be responsible for violations of the laws of the State of California or of the City Code, whether committed by the permittee, or any employee or agent of the permittee, which violations occur on the premises of the commercial cannabis business whether or not the violations occur within the permittee's presence. Any act or omission of any employee constituting a violation of the provisions of this Chapter shall be deemed the act or omission of the permittee for purposes of determining whether the permit shall be revoked, suspended, or not renewed.

Sec. 68-37. Inspections

(a) The City Manager, Police Chief, Fire Marshal and their designees charged with enforcing the provisions of the City Code may enter the location of a commercial cannabis business at any time during regular business hours, without notice, and inspect the location of any commercial cannabis business as well as any recordings and records required to be maintained pursuant to this Chapter or under applicable provisions of state law.

(b) It is unlawful for any person having responsibility over the operation of a commercial cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a commercial cannabis business under this Chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a commercial cannabis business under this Chapter or under state or local law.

Sec. 68-38. Violations and Penalties

(a) Any person who violates any provision of this Chapter is guilty of a misdemeanor and subject to the penalties in Section 1-7 of this Code.

(b) It is unlawful for any Permittee of a commercial cannabis business, or its Responsible Person, manager or any other person employed by or working in concert with them or on their behalf, whether directly or indirectly, to continue to operate, conduct, or maintain a commercial cannabis business after the City-issued Commercial Cannabis Permit has been suspended or revoked, or not renewed, pursuant to a non-contested notice of decision issued by the City Manager, or after the issuance of a final order after an appeal hearing.

(c) Any commercial cannabis business operated, conducted, or maintained contrary to the provisions of this Chapter is unlawful and a public nuisance, and the City may, in addition to or in lieu of prosecuting a criminal action, commence an administrative or civil action(s) or proceeding(s), for the abatement, removal and enjoinder thereof, in the manner provided by law, and may take such other steps and may apply to such court or courts as may have jurisdiction to grant such relief to abate, cause cessation, or remove such commercial cannabis business and restrain and enjoin any person from operating, conducting or maintaining a commercial cannabis business contrary to the provisions of this Chapter.

(d) Each person shall be guilty of a separate offense for each and every day, or part thereof, during which a violation of this Chapter, or of any law or regulation referenced herein, is allowed, committed, continued, maintained or permitted by such person, and shall be punishable accordingly.

(e) Whenever in this Chapter any act or omission is made unlawful, it shall include causing, permitting, aiding, abetting, suffering, or concealing the fact of such act or omission.

(f) The penalties set forth herein are cumulative and in addition to all other remedies,

violations, and penalties set forth in this Chapter, the City's Code, or in any other ordinance, laws, rules or regulations of the City, County, or the State of California.

Sec. 68-39. Effect on Other Ordinances

Except as designated in this Chapter, the provisions of this Chapter shall control for regulation of commercial cannabis businesses as defined herein if other provisions of the Code conflict therewith. This Chapter shall not, however, relieve any person of his or her duty to comply with such laws if additional obligations, duties, or prohibitions are imposed thereby.

Sec. 68-40. Whistleblower Protection.

It shall be unlawful for a permittee of a commercial cannabis business, or its Responsible Person, manager or any other person employed by the permittee, to discriminate in any manner or take adverse action against any Employee in retaliation for exercising rights protected under this section. These rights include, but are not limited to: the right to file a complaint or inform any person about any party's alleged noncompliance with this chapter; and the right to inform any person of his or her potential rights under this section and to assist him or her in asserting such rights. Protections under this section shall apply to any Employee who mistakenly, but in good faith, alleges noncompliance with this chapter. Taking adverse action against an Employee within 90 days of the Employee's exercise of rights protected under this section shall raise a rebuttable presumption of having done so in retaliation for the exercise of such rights.

Sec. 68-41. Revolving Door Prohibition.

(a) A local elected official, appointed official or any former employee of the City shall not for a period of one year after leaving that office, position or employment, act as an agent or attorney for, consultant or otherwise represent, for compensation, any other person, by making any oral or written communication to the City Council, or any committee, subcommittee, Board, Commission or present member thereof, or any officer or employee of the City, if the appearance or communication is made for the purpose of influencing administrative or legislative action, or influencing any action or proceeding involving issuance, amendment, awarding, or revocation of a permit, license, grant or contract, or the sale or purchase of goods or property, as described in this Chapter.

(b) Subdivision (a) does not apply to an individual who is, at the time of the appearance or communication, an elected official, a board member, officer, or employee of another local government agency or an employee or representative of a public agency and is appearing or communicating on behalf of that agency.

Sec. 68-42. Process Integrity Provision

All permit applicants listed on the application or any persons lobbying on their behalf shall comply with the Process Integrity Standards adopted by separate Resolution of the City Council. Failure to abide by the Process Integrity Standards may result in disqualification from an existing cannabis permit review process or revocation if it is later determined that the

applicant or any person associated with the application or any third party lobbying on their behalf has violated the standards.

SECTION 2: CEQA. The City Council, on the basis of the whole record and exercising independent judgment, finds that this Ordinance is not subject to environmental review pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State Guidelines for Implementations of the California Environmental Quality Act (CEQA). Sections 15060(c) (2) and 15060(c) (3) pertain to activities that will not result in a direct or reasonably foreseeable indirect change to the environment and that are not defined as a project under Section 15378. The underlying commercial cannabis business and land use activities authorized by this Ordinance are subject to future discretionary approval(s) by the Planning Commission or City Council, and accordingly environmental review of any resulting impact is premature.

SECTION 3: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of the Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional.

SECTION 4: Nothing in this Ordinance shall be construed to allow persons to engage in conduct that violates state law, endangers others, causes a public nuisance, allows the use or diversion of cannabis in an unlawful manner or inconsistent with state law

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SECTION 5: If approved by the voters this Ordinance shall affirm the Ordinance adopted by the City Council and notwithstanding the fact that it is adopted by the voters the voters authorize the City Council to make amendments to this ordinance without further voter approval, except that this ordinance may not be repealed in its entirety without voter approval.