

ORDINANCE NO. .

AN INTERIM URGENCY ORDINANCE OF THE COUNTY OF SAN MATEO BOARD OF SUPERVISORS MAKING FINDINGS AND ESTABLISHING A TEMPORARY MORATORIUM ON COMMERCIAL NONMEDICAL MARIJUANA ACTIVITY AND OUTDOOR CULTIVATION OF MARIJUANA ON THE GROUNDS OF A PRIVATE RESIDENCE WITHIN THE UNINCORPORATED AREA OF SAN MATEO COUNTY, TO THE FULL EXTENT AUTHORIZED UNDER STATE LAW

SECTION 1. FINDINGS. The Board of Supervisors of San Mateo County (“County”) hereby finds and declares as follows:

WHEREAS, on November 8, 2016, the voters of the State of California enacted Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act (the “AUMA”); and

WHEREAS, subject to certain exceptions, the AUMA generally establishes a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical marijuana, including marijuana products, for use by adults 21 years and older, and to tax the commercial growth and retail sale of marijuana; and

WHEREAS, the AUMA permits a county to enact and enforce “reasonable regulations” to regulate the possession, planting, cultivation, harvesting, drying, or processing of marijuana plants, including the complete prohibition of such activities outdoors; and

WHEREAS, the AUMA creates a licensing system whereby the State will issue licenses to businesses authorizing them to cultivate, distribute, transport, store, manufacture, process, and sell nonmedical marijuana and marijuana products for adults 21 years of age and older, with such licenses to be issued by January 1, 2018; and

WHEREAS, the AUMA mandates that State licensing authorities shall not approve an application for a State license if approval of the State license will violate the provisions of any local ordinance or regulation adopted in accordance with the requirements of the AUMA; and

WHEREAS, the AUMA states that nothing in it shall be interpreted to supersede or limit the authority of a local jurisdiction to adopt and enforce local ordinances to regulate businesses licensed under the AUMA; and

WHEREAS, (1) the Federal Controlled Substances Act, 21 U.S.C. §§ 801 *et seq.*, classifies marijuana as a Schedule I Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision; and (2) the Federal Controlled Substances Act makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense marijuana; and

WHEREAS, in a series of memoranda issued in October 2009, June 2011, and August 2013 (the “Ogden” and “Cole” memos), the U.S. Department of Justice provided guidance to federal prosecutors concerning marijuana enforcement under the Controlled Substances Act and generally

advised that it is not likely an efficient use of federal resources to prosecute those persons or entities in compliance with a strong and effective state regulatory system for the cultivation and distribution of medical marijuana; and

WHEREAS, the federal government has not sanctioned the cultivation, sale, or possession of nonmedical marijuana in any way; and

WHEREAS, significant concerns have been raised regarding the land use impacts that possession, planting, cultivation, harvesting, drying, processing, distributing, transporting, storing, manufacturing, and sale of nonmedical marijuana (hereinafter “nonmedical marijuana activity”) will have on public health, safety, and welfare in San Mateo County, including the protection of environmental resources and neighborhood quality; and

WHEREAS, as recognized by the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of marijuana grown for medical use, the cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime; and

WHEREAS, the County of San Mateo has a compelling interest in protecting the public health, safety, and welfare of its residents and businesses, and preserving the peace and integrity of neighborhoods within the unincorporated area; and

WHEREAS, with respect to commercial medical marijuana activities, Chapter 5.148 “Regulation of Collective Cultivation and Distribution of Medical Marijuana” of the County of San Mateo Ordinance Code, among other things, presently prohibits such commercial activities, including, but not limited to, prohibitions on advertising, sales and profit related to marijuana as well as on the exchange of money or anything of value for marijuana; and

WHEREAS, with respect to nonmedical marijuana activities authorized by AUMA, the Board of Supervisors finds that it is necessary to protect the health, safety and welfare, specifically the County’s and the public’s interests in the County’s aesthetic, economic, health, safety and community character, until additional staff review has been completed and any necessary local regulations or code revisions have been adopted and made effective; and

WHEREAS, the citizens in the unincorporated County will benefit from the County more fully addressing the potential impacts of indoor and outdoor marijuana cultivation for personal use, as authorized by AUMA, by unincorporated County residents; and

WHEREAS, there is an immediate need to prevent unregulated nonmedical marijuana grows in the unincorporated County, which have the potential to affect the character and aesthetic of the community; and

WHEREAS, this interim ordinance is necessary to prevent potential grandfathering of nonmedical outdoor marijuana cultivation upon the grounds of private residences; and

WHEREAS, a local moratorium on nonmedical marijuana activity, to the full extent allowed under the AUMA, is required to allow an opportunity for the County to consider the various policy implications of authorizing nonmedical marijuana activity in the unincorporated area of San Mateo

County and to develop a comprehensive approach to the marijuana-related activities authorized by AUMA; and

WHEREAS, this interim ordinance is necessary in that there is a current and immediate threat to the public health, safety, and welfare from unregulated nonmedical marijuana activity;

WHEREAS, Government Code section 65858 authorizes the Board of Supervisors to adopt as an urgency measure an interim ordinance, effective immediately upon a four-fifths vote of the Board of Supervisors, to protect the public health, safety, and welfare. The interim ordinance is effective for a period of forty-five (45) days, unless extended pursuant to Government Code section 65858; and

WHEREAS, this ordinance does not require review under the California Environmental Quality Act (Pub. Resources Code §§ 21000 et seq., “CEQA”) based on the following:

- (1) Under CEQA Guidelines Section 15060(c)(2), the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and under CEQA Guidelines Section 15060(c)(3), the activity is not a project as defined in Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.
- (2) Even assuming the adoption of the ordinance was a project, it is categorically exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines as a regulatory action taken by the County pursuant to its police power and in accordance with Government Code section 65858 to assure maintenance and protection of the environment pending the evaluation and adoption of contemplated local legislation, regulation, and policies.

NOW THEREFORE, the Board of Supervisors of the County of San Mateo, State of California ordains as follows:

SECTION 2. MORATORIUM IMPOSED.

In accordance with Government Code section 65858, from and after the date of this Ordinance, a temporary moratorium is hereby established and imposed as of December 13, 2016 as follows:

- (1) Any commercial or industrial use involving marijuana, including but not limited to manufacture, processing, laboratory testing, labeling, storing, wholesale, distribution and retail, is prohibited in every zoning district in the unincorporated County.
- (2) Outdoor planting, cultivation, harvesting, drying, or processing of marijuana plants for nonmedical use is prohibited in every zoning district in the unincorporated County. Indoor planting, cultivation, harvesting, drying, or processing of marijuana plants for nonmedical use is limited to residential districts, is limited to six (6) plants per residence, and must be entirely for the personal use of a resident of the residence who is twenty-one (21) years of age or older. The County reserves the right to enact regulations regarding the indoor cultivation of marijuana at a later date.

- (3) This ordinance does not affect the rights of individuals as established by State law to possess or use medical marijuana subject to a valid doctor's recommendation.

This moratorium will last for a period of forty-five (45) days from the adoption of this ordinance to allow the County an opportunity to consider options and legal authority to enact land use controls regulating nonmedical marijuana activity in a manner consistent with the newly-enacted State law.

SECTION 3. DEFINITIONS.

For the purposes of this Ordinance:

- (1) The term "marijuana" shall mean all items included in Health and Safety Code Sections 11018 and 11018.1.
- (2) The term "indoor cultivation" shall mean cultivation inside a fully enclosed private residence as defined in Health and Safety Code Section 11362.2(b)(2).
- (3) The term "outdoor cultivation" shall mean any cultivation that is not defined as indoor cultivation as defined in Health and Safety Code Section 11362.2(b)(2).

SECTION 4. AUTHORITY; URGENCY STATEMENT.

The Board of Supervisors of the County of San Mateo hereby finds that there is a current and immediate threat to the public health, safety and welfare that warrants the establishment of a temporary moratorium on nonmedical marijuana activity as described in this Ordinance. This finding is based upon all of the facts recited in this Ordinance, in the memorandum to the Board of Supervisors dated December 7, 2016, all matters and information presented to this Board at its meeting on December 6, 2016, and all additional matters and information presented to this Board at its meeting on December 13, 2016.

SECTION 6. SEVERABILITY.

If any provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, it is the intent of the Board of Supervisors that such invalid provision(s) be severed from the remaining provisions of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This ordinance and moratorium shall take effect immediately based on the findings by the Board of Supervisors that this ordinance is adopted consistent with Government Code section 65858, and is necessary for the protection of the public health, safety, and general welfare. Pursuant to Government Code section 65858, this ordinance shall be in full force and effect for forty-five (45) days from the date of its adoption by the Board of Supervisors. Nothing in this Ordinance precludes the Board of Supervisors from taking further action to extend the term of this temporary moratorium in accordance with the provisions of Government Code Section 65858.