

ORDINANCE NO. 925
(AS AMENDED THROUGH 925.1)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
PROHIBITING CANNABIS CULTIVATION
AND DECLARING CANNABIS CULTIVATION TO BE A NUISANCE

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS AND PURPOSE. The Board of Supervisors finds and declares the following:

- a. In 1996, the voters of the State of California approved Proposition 215 (codified as California Health and Safety Code section 11362.5, and entitled “The Compassionate Use Act of 1996”).
- b. The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to use it without fear of criminal prosecution under limited, specified circumstances. The proposition further provides that “nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of marijuana for non-medical purposes.” The ballot arguments supporting Proposition 215 expressly acknowledged that “Proposition 215 does not allow unlimited quantities of marijuana to be grown anywhere.”
- c. In 2004, the Legislature enacted Senate Bill 420 (codified as California Health and Safety Code sections 11362.7 et seq., and referred to as the “Medical Marijuana Program”) to clarify the scope of Proposition 215, and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified state criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to “[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective” and to civilly and criminally enforce such ordinances.
- d. In *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.* (2013) 56 Cal. 4th 729, the California Supreme Court held that “[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land...” Additionally, in *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, the Court of Appeal held that “there is no right – and certainly no constitutional right – to cultivate medical marijuana...” The Court in *Maral* affirmed the ability of a local governmental entity to prohibit the cultivation of marijuana under its land use authority.
- e. In 2015, the Legislature enacted the Medical Marijuana Regulation and Safety Act (“MMRSA”) (Assembly Bills 243 and 266, Senate Bill 643) which created a licensing and regulatory framework for medical marijuana in California and enabled local

governments to implement additional standards to permit, regulate, or ban medical marijuana businesses and marijuana activities within their jurisdictions. The MMRSA contained a dual licensing structure that required applicants seeking medical marijuana business licenses to obtain both a state license and a local license. If the local government does not allow medical marijuana businesses and marijuana activities in its jurisdiction, the applicant cannot obtain a state license.

- f. In 2016, Senate Bill 837 changed MMRSA's name to the Medical Cannabis Regulation and Safety Act ("MCRSA").
- g. On November 8, 2016, Californians approved Proposition 64, the Adult Use of Marijuana Act ("AUMA"), which legalized recreational use (adult-use) of marijuana for adults ages 21 and over. Under state law, adults may now use, possess, process, transport or give away 28.5 grams of marijuana or 8 grams of concentrated cannabis. The AUMA further allows adults to cultivate six plants inside a private residence or within a locked area on the grounds of the private residence. No more than six marijuana plants may be cultivated per private residence, no matter how many people live there.
- h. On June 27, 2017, the Governor signed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"). The MAUCRSA unifies both the medical regulatory scheme and the adult-use scheme to achieve a single regulatory structure at the state level. The MAUCRSA shifts from the term "marijuana" to "cannabis." The MAUCRSA continues to recognize local control and the state cannot approve licenses for cannabis businesses and cannabis activities if the license would not be in compliance with a local government's ordinances or regulations. As with the AUMA, local governments must allow cultivation of six plants inside a private residence or inside a fully enclosed and secure accessory structure to a private residence. The MAUCRSA continues to recognize the ability of local governments to prohibit all outdoor cultivation and any other cannabis businesses and cannabis activities. The MAUCRSA makes clear that nothing in the MAUCRSA is to be interpreted to supersede or limit the County's authority to adopt and enforce local ordinances to regulate cannabis businesses and cannabis activities licensed by the state, up to and including the County's right to prohibit the activity.
- i. 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. 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. The Federal Controlled Substances Act contains no exemption for the

cultivation, manufacture, distribution, dispensation, or possession of marijuana for medical purposes.

- j. Cannabis cultivation in the unincorporated area of Riverside County can adversely affect the health, safety, and well-being of County residents. Countywide prohibition of cannabis cultivation is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated cannabis cultivation, and that are especially significant if the amount of cannabis cultivated on a single premises is not regulated and substantial amounts of cannabis are thereby allowed to be concentrated in one place.
- k. Cannabis cultivation at locations or premises within one thousand feet of schools, parks, and community centers creates unique risks that the cannabis plants may be observed by minors, and therefore be especially vulnerable to theft or recreational consumption by minors. Further, the potential for criminal activities associated with cannabis cultivation in such locations poses heightened risks that minors will be involved or endangered. Therefore, any amount of cannabis cultivation in such locations or premises is especially hazardous to public safety and welfare, and to the protection of children and the person(s) cultivating the cannabis plants.
- l. Except for personal cannabis cultivation as provided in subsection b. of Section 4. of this ordinance, all cannabis cultivation is prohibited upon any premises within all unincorporated areas of Riverside County.
- m. The County is committed to making efficient and rational use of its limited investigative and prosecutorial resources. There shall be a limited exemption from enforcement for violations of this ordinance by primary caregivers and qualified patients for small amounts of cannabis cultivation for their own medical use in zone classifications identified section 3.4 of Ordinance No. 348 when all of the conditions and standards in section 12 of this ordinance are met.

Section 2. AUTHORITY. This ordinance is adopted pursuant to the authority granted by Article XI, section 7 of the California Constitution, Business and Professions Code section 26200, Health and Safety Code section 11362.83, and Government Code sections 25845 and 53069.4.

Section 3. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- a. Abatement Costs. Any costs or expenses, including County staff time reasonably related to the abatement of conditions which violate this ordinance, and shall include, but not be limited to, enforcement, investigation, summaries, reports, notices, telephonic contact, correspondence, mailing expense, title search costs, administrative costs including scheduling and participation at hearings and meetings, Hearing Officer costs, expenses incurred by the County, court costs, civil or administrative penalties, collection, reasonable attorneys' fees, and other costs associated with the removal, abatement or correction of a violation.

- b. Cannabis. All parts of the plant *Cannabis sativa Linnaeus*, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or already harvested, including the seeds thereof. "Cannabis" also means cannabis as defined by Business and Professions Code section 26001 and Health and Safety Code section 11018. "Cannabis" does not mean "industrial hemp" as defined by Food and Agricultural Code section 81100 or Health and Safety Code section 11018.5. For the purpose of this ordinance, cannabis is not a crop.
- c. Cannabis Cultivation. The planting, growing, harvesting, drying, curing, grading, trimming, or storage of one or more cannabis plants or any part thereof in any location, indoor or outdoor, including from within a fully enclosed and secure building.
- d. Cannabis Plant. Any mature or immature cannabis plant, or any cannabis seedling."
- e. Child Care Center. Any licensed child care center, daycare center, child care home, or any preschool.
- f. Church. A structure or leased portion of a structure, which is used primarily for religious worship and related religious activities.
- g. Community Center. Any facility open to the public at which classes, social activities, recreational activities, educational activities, support and public information are offered for all residents of the community.
- h. Enforcement Officer. The Sheriff, the Transportation and Land Management Agency Director, Building Official, Code Enforcement Official, County Counsel, Environmental Health Department Director, Public Health Officer, Agricultural Commissioner, Fire Chief, Clerk of the Board of Supervisors, and their designees.
- i. Family. One or more non-transient, related or unrelated persons living together as a single, nonprofit housekeeping unit.
- j. Marijuana. Cannabis. The planting, growing, harvesting, drying, processing, or storage of one or more marijuana plants or any part thereof in any location, indoor or outdoor, including from within a fully enclosed and secure building.
- k. Minor. A person under eighteen (18) years of age.
- l. Multiple-Family Dwelling. A building or portion thereof used to house two or more families, including domestic employees of each such family, living independently of each other, and each having their own kitchen.
- m. One-Family Dwelling. A building or detached structure, including a mobilehome or manufactured home, containing one kitchen and used to house not more than one family, including domestic employees.
- n. Park. A public playground, public recreation center or area, and other public areas, created, established, designated, maintained, provided or set aside by the County, any city, or any other public entity or agency, for the purposes of public rest, play, recreation, enjoyment or assembly, and all buildings and structures located thereon or therein.
- o. Premises. A single parcel of property. Where contiguous parcels

are under common ownership or control, such contiguous parcels shall be counted as a single "premises" for purposes of this ordinance.

- p. Primary Caregiver. Shall have the meaning set forth in Health and Safety Code sections 11362.5 and 11362.7 et seq.
- q. Qualified Patient. Shall have the meaning set forth in Health and Safety Code sections 11362.5 and 11362.7 et seq.
- r. Responsible Party. (1) Each person committing the violation or causing a condition on a premises located within the jurisdiction of the County of Riverside which violates this ordinance; (2) each person who has an ownership interest in that premises; or (3) each person who, although not an owner, nevertheless occupies or has a legal right or a legal obligation to exercise possession or control over that premises. In the event the person who commits the violation or causes the violating condition is a minor, then the minor's parents or legal guardian shall be deemed the responsible party. In the event the violation or violating condition is most reasonably attributable to a business, then that business, to the extent it is a legal entity such that it can sue and be sued in its own name, and each person who is an owner of that business shall be deemed responsible parties.
- s. School. An institution of learning for minors, whether public or private, offering a regular course of instruction required by the California Education Code. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a home school, vocational or professional institution of higher education, including a community or junior college, college, or university.
- t. Youth-oriented Facility. Any facility that caters to or provides services primarily intended for minors, or the individuals who regularly patronize, congregate or assemble at the establishment are predominantly minors.

Section 4. PROHIBITIONS ON CANNABIS CULTIVATION. NUISANCE DECLARED.

- a. Cannabis cultivation, either indoors or outdoors, fixed or mobile, upon any premises within all unincorporated areas of Riverside County is prohibited and hereby declared to be unlawful and a public nuisance that may be abated in accordance with this ordinance. The foregoing prohibition shall be imposed regardless of the number of qualified patients or primary caregivers residing at the premises or participating directly or indirectly in the cultivation. Further, this prohibition shall be imposed notwithstanding any assertion that the person(s) cultivating cannabis are the primary caregiver(s) for qualified patients or that such person(s) are collectively or cooperatively cultivating cannabis.
- b. The prohibition in this section shall not prohibit a person 21 years of age or older from engaging in the indoor cannabis cultivation of six or fewer live cannabis plants within a single private residence or inside a detached

accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by Health and Safety Code sections 11362.1 and 11362.2. In no event shall more than six live cannabis plants be allowed per private residence under this subsection, regardless of the number of persons 21 years of age or older living at the private residence. For the purposes of this subsection, private residence means a one family dwelling, apartment unit, mobile home or other similar dwelling.

Section 5. NOTICE TO ABATE UNLAWFUL CANNABIS CULTIVATION. Whenever the enforcement officer determines that a public nuisance as described in this ordinance exists on any premises within the unincorporated area of Riverside County, he or she is authorized to notify the owner of the premises and any other responsible party, through issuance of a "Notice to Abate Unlawful Cannabis Cultivation."

Section 6. CONTENTS OF NOTICE. The Notice to Abate Unlawful Cannabis Cultivation set forth in section 5 of this ordinance shall be in writing and shall:

- a. Identify the owner(s) of the premises upon which the nuisance exists, as named in the last County Equalized Assessment Roll, and identify any other responsible party, if other than the owner(s), and if known or reasonably identifiable.
- b. Describe the location of such premises by its commonly used street address, giving the name or number of the street, road or highway and the number, if any.
- c. Identify such premises by reference to the assessor's parcel number.
- d. Contain a statement that unlawful cannabis cultivation exists on the premises and that it has been determined by the enforcement officer to be a public nuisance described in this ordinance.
- e. Describe the unlawful cannabis cultivation that exists and the actions required to abate it.
- f. Contain a statement that the owner or responsible party is required to abate the unlawful cannabis cultivation within ten (10) calendar days after the date that said notice was served.
- g. Contain a statement that the owner or responsible party may, within ten (10) calendar days after the date that said Notice to Abate Unlawful Cannabis Cultivation was served, make a request in writing to the County Department that issued the notice for a hearing to appeal the determination of the enforcement officer that the conditions existing constitute a public nuisance, or to show other cause why those conditions should not be abated in accordance with the provisions of this ordinance.
- h. Contain a statement that, unless the owner or responsible party abates the unlawful cannabis cultivation within the time prescribed in the Notice to Abate Unlawful Cannabis Cultivation, the enforcement officer shall abate the nuisance. It shall also state that the abatement costs may result in the imposition of a lien and special tax assessment against the premises for abatement costs related to enforcement of the this ordinance and abatement of the violative conditions.

- i. The failure of the Notice to Abate Unlawful Cannabis Cultivation to set forth all required contents shall not affect the validity of the proceedings.

Section 7. SERVICE OF NOTICE. Unless otherwise specifically provided for in any other section of this ordinance, notices shall be issued in the following manner:

- a. Notices required pursuant to this ordinance may be served in any of the following methods:
 - 1. Personal service; or
 - 2. By posting a copy of the notice in a visible place on the premises and mailing a copy to the premises owner as such person's name and address appears on the last County Equalized Assessment Roll. If notice is mailed to a responsible party other than the premises owner then the notice may be mailed to the last known address. If the address of any such person is unknown, that fact shall be stated in the copy so mailed and it shall be addressed to the person at the county seat. Service shall be deemed complete five (5) calendar days after the date of deposit in the mail or five (5) calendar days after the date of posting, whichever is later.
- b. The failure of any premises owner or any other responsible party to receive such notice shall not affect the validity of the abatement proceedings.

Section 8. APPEAL HEARING BY COUNTY HEARING OFFICER.

- a. Any person upon whom a Notice to Abate Unlawful Cannabis Cultivation has been served may appeal the determination of the enforcement officer that the conditions set forth in the notice constitute a public nuisance, or may show cause why those conditions should not be abated in accordance with the provisions of this ordinance.
- b. Any such appeal shall be commenced by filing a written request for a hearing with the County Department that issued the Notice to Abate Unlawful Cannabis Cultivation within ten (10) calendar days after the date that said Notice was served. The written request shall include a statement of all facts supporting the appeal. The time requirement for filing such a written request shall be deemed jurisdictional and may not be waived. In the absence of a timely filed written request that complies fully with the requirements of this section, the findings of the enforcement officer contained in the Notice to Abate Unlawful Cannabis Cultivation shall become final and conclusive on the eleventh day following service of the notice.
- c. Upon timely receipt of a written request for hearing which complies with the requirements of this section, a hearing shall be set for a date not less than ten (10) calendar days, nor more than thirty (30) calendar days, from the date the request was filed. Written notice of the hearing shall be sent to the requesting party, to any other parties upon whom the Notice to Abate Unlawful Cannabis Cultivation was served, and to the enforcement officer.
- d. The Board of Supervisors delegates its authority to conduct the hearing to the County Hearing Officer appointed by the Board of Supervisors pursuant to Ordinance No. 643 and Government Code section 27720.

- e. The County Hearing Officer shall have full authority and duty to preside over the hearing in the manner set forth in Ordinance No. 643.
- f. At the time fixed in the notice of hearing, the County Hearing Officer shall receive evidence from the enforcement officer and the owner of the premises, any other responsible party, or their representatives and any other concerned persons who may desire to present oral or documentary evidence regarding the conditions of the premises or other relevant matter, if such persons are present at the hearing. In conducting the hearing, the County Hearing Officer shall not be limited by the technical rules of evidence. Failure of the owner or responsible party to appear shall not affect the validity of the proceedings or order issued thereon.
- g. Upon conclusion of the hearing, the County Hearing Officer shall make his decision and in the event it so concludes, may declare the conditions on the premises to be in violation of this ordinance and to constitute a public nuisance. The County Hearing Officer may direct the owner or responsible party to abate the unlawful cannabis cultivation within ten (10) calendar days after mailing and posting of the County Hearing Officer's decision. The County Hearing Officer's decision shall include notice that if the unlawful cannabis cultivation is not abated as directed and within ten (10) calendar days, the enforcement officer may abate the unlawful cannabis cultivation and the abatement costs shall be a lien and an assessment against the premises. Such decision shall be mailed to, or personally served upon, the party requesting the hearing, any other parties upon whom the Notice to Abate Unlawful Cannabis Cultivation was served, and the enforcement officer.
- h. The County Hearing Officer may continue the administrative hearing from time to time.
- i. At the conclusion of the hearing, the County Hearing Officer shall submit his decision and the record to the Clerk of the Board.
- j. The decision of the County Hearing Officer shall be final and conclusive.

Section 9. ABATEMENT BY OWNER OR RESPONSIBLE PARTY. Any owner or responsible party may abate the unlawful cannabis cultivation or cause it to be abated at any time prior to commencement of abatement by, or at the direction of, the enforcement officer.

Section 10. SUMMARY ABATEMENT. Notwithstanding any other provision of this ordinance, when any unlawful cannabis cultivation constitutes an immediate threat to public health or safety, and when the procedures set forth in sections 5 through 8 of this ordinance will not result in abatement of that nuisance within a short enough time period to avoid that threat, the enforcement officer may direct any officer or employee of the County to summarily abate the nuisance by removing and destroying the cannabis plants. The enforcement officer shall make reasonable efforts to notify the owner of the premises and any other responsible party, but the formal notice and hearing procedures set forth in this ordinance shall not apply. The County may nevertheless recover its abatement costs for abating that nuisance in the manner set forth in this ordinance.

Section 11. ENFORCEMENT. Whenever the enforcement officer becomes aware that an owner of the premises or any other responsible party has failed to abate any unlawful cannabis cultivation within ten (10) calendar days of the date of service of the Notice to Abate Unlawful Cannabis Cultivation, unless timely appealed, or of the date of the County Hearing Officer's decision requiring such abatement, the enforcement officer may take one or more of the following actions:

- a. Enter upon the premises and abate the nuisance by County personnel, or by private contractor under the direction of the enforcement officer. The enforcement officer may apply to a court of competent jurisdiction for a warrant authorizing entry upon the premises for purposes of undertaking the nuisance abatement work by removing and destroying the cannabis plants, including any fixtures and other moveable property and equipment used for cannabis cultivation, if necessary.
- b. Request that the County Counsel commence a civil action to redress, enjoin, and abate the public nuisance.

Section 12.

LIMITED EXEMPTION FROM ENFORCEMENT.

- a. The County is committed to making efficient and rational use of its limited investigative and prosecutorial resources. There shall be a limited exemption from enforcement for violations of this ordinance by primary caregivers and qualified patients for small amounts of cannabis cultivation for their own medical use in zone classifications identified section 3.4 of Ordinance No. 348 when all of the following conditions and standards are complied with:
 - 1. The premises shall contain a legally permitted one-family dwelling.
 - 2. Cultivation of no more than twelve (12) cannabis plants per qualified patient. In the event a qualified patient has a primary caregiver cultivating cannabis plants for the qualified patient, only one primary caregiver may cultivate no more than twelve (12) cannabis plants for that qualified patient at any one time. In no circumstances shall a qualified patient have multiple primary caregivers cultivating cannabis plants for the qualified patient at the same time.
 - 3. Two (2) qualified patient limit to aggregate cannabis plant count for a maximum total of twenty-four (24) cannabis plants per premises.
 - 4. At least one qualified patient or one primary caregiver must live on the premises.
 - 5. All cannabis plants must be reasonably secured to prevent access by minors or theft, to a standard satisfactory to the enforcement officer.
 - 6. All cannabis cultivation outside of any building must be fully enclosed by an opaque fence at least six feet in height. The fence must be adequately secure to prevent unauthorized entry. Bushes, hedgerows, plastic sheeting, tarps, or cloth material shall not constitute an adequate fence under this subsection. Premises larger than five (5) acres are exempt from this fencing provision so long as all other standards and conditions of subsection a. of this section are complied with and any barriers used are otherwise consistent with Ordinance No. 457 and Ordinance No. 348.
 - 7. Each building or outdoor area in which the cannabis plants are cultivated shall be set back at least ten (10) feet from all boundaries of the premises. Such setback distance shall be measured in a straight line from the building in which the cannabis plants are cultivated, or, if the cannabis plants are cultivated in an outdoor area, from the fence required by subsection 6. to the boundary line of the premises.

8. The designated cannabis cultivation area must not be visible from any public right-of-way.
9. If the person cultivating cannabis plants on any premises is not the owner of the premises, such person shall submit a letter from the owner(s) consenting to the cannabis cultivation on the parcel. This letter shall be examined by the enforcement officer, and shall then be returned to the submitter. The County shall prescribe forms for such letters.
10. Parolees or probationers shall not live on the premises unless the parolees or probationers have received confirmation from the court that he is allowed to use medical cannabis while on parole or probation pursuant to Health & Safety Code section 11362.795 which shall be subject to verification by the enforcement officer.
11. Qualified patients for whom the cannabis plants are being cultivated shall have valid Medical Cannabis Identification Cards issued by the Riverside County Department of Public Health. Any primary caregiver cultivating cannabis plants for a qualified patient shall have a copy of the qualified patient's valid Medical Cannabis Identification Card issued by the Riverside County Department of Public Health which shall be kept on the premises.
12. The address for the premises must be posted and plainly visible from the public right-of-way.
13. The cannabis cultivation shall not be within a multi-dwelling building.
14. The cannabis cultivation shall not be upon any premises located within one thousand (1,000) feet of any school, community center, or park.
15. The cannabis cultivation shall not be upon any premises containing a child care center, church, or youth-oriented facility.

b. Any cannabis cultivation that does not comply with all of the standards and conditions in subsection a. of this section is subject to nuisance abatement enforcement and administrative civil penalties as set forth in this ordinance.

Section 13. RECOVERY OF ABATEMENT COSTS AND ATTORNEYS' FEES.

- a. In any enforcement action brought pursuant to this ordinance, whether by administrative proceedings, judicial proceedings, or summary abatement, each person who causes, permits, suffers, or maintains the unlawful cannabis cultivation to exist shall be liable for all abatement costs incurred by the County, and any and all costs incurred to undertake, or to cause or compel any responsible party to undertake, any abatement action in compliance with the requirements of this ordinance, whether those costs are incurred prior to, during, or following enactment of this ordinance.
- b. In any action by the enforcement officer to abate unlawful cannabis cultivation under this ordinance, whether by administrative proceedings, judicial proceedings, or summary abatement, the prevailing party shall be entitled to a recovery of the reasonable attorneys' fees incurred. Recovery of attorneys' fees under this subdivision shall be limited to those actions or proceedings in which the County elects, at the initiation of that action or proceeding, to seek recovery of its own attorneys' fees. In no action,

administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the County in the action or proceeding.

Section 14. NOTICE OF ABATEMENT COSTS. At the conclusion of the abatement, the enforcement officer shall issue a bill setting forth the abatement costs to the owner of the premises and any other responsible party. The bill shall demand payment to the County of the total abatement costs within fifteen (15) calendar days of its mailing.

Section 15. SPECIAL ASSESSMENT AND LIEN.

- a. If the owner fails to pay the abatement costs upon demand by the County, the Board of Supervisors may order the abatement costs to be specially assessed against the premises under Government Code section 25845. The assessment may be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as are provided for ordinary county taxes. All laws applicable to the levy, collection, and enforcement of county taxes are applicable to the special assessment.
- b. If the Board of Supervisors specially assesses the abatement costs against the premises, the Board of Supervisors also may cause a Notice of Abatement Lien to be recorded. The Notice of Abatement Lien shall, at a minimum, identify the record owner or possessor of the premises, set forth the last known address of the record owner or possessor of the premises, set forth the date upon which abatement of the nuisance was ordered by the County Hearing Officer, the date the abatement was complete, include a description of the premises subject to the lien, and the amount of the abatement cost.

Section 16. ADMINISTRATIVE CIVIL PENALTIES.

- a. In addition to any other remedy prescribed in this ordinance, any nuisance as described in this ordinance may be subject to an administrative civil penalty of up to one thousand dollars (\$1000) per day. The administrative civil penalty may be imposed via the administrative process set forth in this section, as provided in Government Code section 53069.4, or may be imposed by the court if the violation requires court enforcement without an administrative process.
- b. Acts, omissions, or conditions in violation of this ordinance that continue, exist, or occur on more than one day constitute separate violations on each day. Violations continuing, existing, or occurring on the service date, the effective date, and each day between the service date and the effective date are separate violations.
- c. In the case of a continuing violation, if the violation does not create an immediate danger to health or safety, the enforcement officer or the court shall provide for a reasonable period of time, not to exceed ten (10) calendar days, for the person responsible for the violation to correct or otherwise remedy the violation prior to the imposition of the administrative civil penalty.
- d. In determining the amount of the administrative civil penalty, the enforcement officer, or the court if the violation requires court enforcement without an administrative process, shall take into

consideration the nature, circumstances, extent, and gravity of the violation or violations, any prior history of violations, the degree of culpability, economic savings, if any resulting from the violation, and any other matters justice may require.

- e. The enforcement officer may commence the administrative civil penalty process by issuance of a notice of violation and proposed administrative civil penalty, which shall state the amount of the proposed administrative civil penalty and the reasons therefore. The notice of violation and proposed administrative civil penalty shall inform the recipient of his right to request an appeal hearing in accordance with this section. The notice shall state that if such a hearing is not requested within ten (10) days of issuance of the notice of violation and issuance of the proposed administrative civil penalty, the proposed penalty shall become final and the recipient of thereof shall immediately make payment of the administrative civil penalty to the County. The notice of violation and proposed administrative civil penalty shall also state that if the administrative civil penalty is not timely paid or appealed then additional costs shall be assessed by the enforcement officer to recover administrative costs, including but not limited to costs of obtaining a title report, recording fees, noticing, scheduling and participating in further hearings, collection activities or other costs incurred to recover the administrative civil penalties. The notice of violation and proposed administrative civil penalty may be combined with a Notice to Abate Unlawful Cannabis Cultivation issued pursuant to Section 5. The notice of violation and proposed administrative civil penalty shall be served by mail addressed to all of the following: (i) the owner of the premises on which the violation exists, as named on the last County Equalized Assessment Roll, or as otherwise known to the enforcement officer; (ii) anyone other responsible party, if other than the owner(s), and if known or reasonably identifiable; and (iii) any other person known to the enforcement officer who has caused, permitted, maintained, conducted, or otherwise suffered or allowed the violation to exist. The failure to serve any person described in this subsection shall not affect the validity of service or the validity of any penalties imposed upon any other person.

Section 17. APPEAL OF ADMINISTRATIVE CIVIL PENALTIES.

- a. Notice of Appeal. The recipient of an administrative civil penalty may appeal its validity by filing a written Notice of Appeal with the County Department that issued the administrative civil penalty. The written Notice of Appeal must be filed within ten (10) calendar days of service of the administrative civil penalty. The Notice of Appeal shall be accompanied by either an advance deposit of the administrative civil penalty imposed or a Request for Advance Deposit Hardship Waiver as set forth below. Failure to properly file a written Notice of Appeal within this time period shall constitute a waiver of the right to appeal the administrative civil penalty. The Notice of Appeal shall be submitted on a form provided by the County Department that issued the administrative civil penalty and shall contain the following information:
 - 1. A brief statement setting forth the appellant's interest in the proceedings;

2. A brief statement of the material facts which the appellant claims support a contention that no violation exists and that no administrative civil penalty should be imposed or that an administrative civil penalty of a different amount is warranted;
 3. An address at which the appellant agrees that notice of any additional proceeding or an order relating to the imposition of the administrative civil penalty may be received by mail; and
 4. The Notice of Appeal must be signed by the appellant under penalty of perjury.
- b. Advance Deposit Hardship Waiver.
1. Any person filing a Notice of Appeal to contest an administrative civil penalty and who is financially unable to make the advance deposit of the penalty as required, may submit a Request For Advance Deposit Hardship Waiver with the Notice of Appeal.
 2. The Request For Advance Deposit Hardship Waiver shall be filed with the County Department that issued the administrative civil penalty on a form provided by the same County Department. The request shall be documented by a sworn affidavit, together with any supporting documents or materials, demonstrating to the satisfaction of the enforcement officer that the person's actual financial inability to deposit the full amount of the administrative civil penalty in advance of the hearing.
 3. The requirement of depositing the full amount of the administrative civil penalty shall be stayed for ten (10) calendar days pending a determination by the enforcement officer of the approval or denial of the Request For Advance Deposit Hardship Waiver.
 4. The enforcement officer shall issue a written determination stating the approval or listing the reasons for the denial of the Request For Advance Deposit Hardship Waiver. The written determination shall be mailed to the appellant at the address provided in the Request.
 5. If the enforcement officer denies a Request For Advance Deposit Hardship Waiver, the appellant shall remit the deposit to the County within fifteen (15) calendar days of the date of mailing notice of the denial.
 6. The written determination of the enforcement officer shall be final.
- c. Hearing on Appeal of Administrative Civil Penalty. Upon receipt of a timely filed Notice of Appeal of an Administrative Civil Penalty, an appeal hearing to consider the issuance of the administrative civil penalty shall be held before the County Hearing Officer, appointed by the Board of Supervisors pursuant to Ordinance No. 643 and Government Code section 27720. The appeal hearing shall be conducted pursuant to the provisions set forth in section 8 of this ordinance.
- d. County Hearing Officer's Decision. The County Hearing Officer shall issue a written decision following the appeal hearing, which shall be issued to the appellant at the appellant's address set forth in the Notice of Appeal. If the administrative civil penalty is determined to

have been valid at the time of its issuance, the County Hearing Officer shall set the penalty amount pursuant to section 16 of this ordinance, and order said penalties to be paid within fifteen (15) calendar days of issuance of the County Hearing Officer's decision. The County Hearing Officer is authorized to order the penalties to be placed as a recorded lien against the premises subject to the administrative civil penalty and authorize the penalties to be placed as a Special Assessment on the County Tax Assessment Roll to be paid with County taxes, unless paid sooner. The County Hearing Officer's decision shall contain instructions for obtaining judicial review of the decision as set forth below.

- e. Judicial Review of Administrative Hearing Officer's Decision On Administrative Civil Penalty.
 1. Notice of Appeal of the Administrative Hearing Officer's Decision. Within twenty (20) calendar days of the date of issuance of the final decision, the appellant may contest an Administrative Hearing Officer's decision by filing an appeal in the Riverside County Superior Court. The fee for filing the appeal is specified in Government Code section 70615 (currently \$25.00) and shall be paid to the Clerk of the Court. The failure to file the written appeal and to pay the filing fee within this period shall constitute a waiver of the right to an appeal and the decision shall be deemed final and confirmed. A copy of the Notice of Appeal of the Administrative Hearing Officer's Decision filed in the Riverside County Superior Court shall be served in person or by first class mail upon the County Department that issued the administrative civil penalty by the appellant.
 2. Conduct of Hearing. The conduct of the appeal hearing is a subordinate judicial duty and may be performed by traffic trial commissioners and other subordinate judicial officials at the direction of the Presiding Judge of the Riverside County Superior Court. The appeal shall be heard de novo, and the contents of the file of the County Department that issued the administrative civil penalty shall be received into evidence. A copy of the Notice of Violation, administrative civil penalty and Hearing Officer's Decision shall be admitted into evidence as prima facie evidence of the facts stated therein. The Court shall request that the County Department's file be forwarded to the Court, to be received within fifteen (15) calendar days of the request.
 3. Judgment. The Court shall retain the fee for filing the appeal regardless of the outcome of the appeal. If the Court finds in favor of the appellant, the amount of the fee shall be reimbursed to the appellant by the County in accordance with the judgment of the Court. If the penalty has not been deposited and the decision of the Court is against the appellant, the County Department that issued the administrative civil penalty may proceed to collect the penalty pursuant to the abatement cost recovery procedures set forth in this ordinance.

Section 18. COLLECTION OF ADMINISTRATIVE CIVIL PENALTIES WHEN NO APPEAL HEARING IS REQUESTED.

- a. If the administrative civil penalty are not timely paid and no Notice of Appeal is filed by the date set forth on the administrative civil penalty then additional costs shall be assessed by the enforcement officer to recover administrative costs. These administrative costs include, but are not limited to costs of obtaining a title report, recording fees, noticing, scheduling and participating in further hearings, reasonable attorneys' fees, collection activities or other costs incurred to recover the administrative civil penalties.
- b. A "Notice Of Delinquent Administrative Civil Penalties and Special Tax Assessment" shall be issued to the owner of the premises and other responsible party who received the administrative civil penalty in the same manner as set forth in section 16 of this ordinance. Said notice shall provide an opportunity to request a hearing regarding only the amount of penalties to be assessed as a special tax assessment. The request for hearing shall be submitted to the County Department issuing the administrative civil penalty within twenty (20) calendar days of issuance of the Notice of Delinquent Administrative Civil Penalties and Special Tax Assessment and shall include the proper form to be used to request a hearing. Any hearing set pursuant to this subsection shall be conducted by the County Hearing Officer. If a request for hearing is not timely or properly submitted, the right to a hearing concerning the amount of penalties assessed shall be considered waived.

Section 19. ENFORCEMENT BY CIVIL ACTION. As an alternative to the procedures set forth in sections 5 through 8, the County may abate a violation of this ordinance by the prosecution of a civil action through the Office of County Counsel, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings or receivership, prohibiting the maintenance of the violation of this ordinance or requiring compliance with other terms.

Section 20. OTHER NUISANCE. Nothing in this ordinance shall be construed as a limitation on the County's authority to abate any nuisance which may otherwise exist from the planting, growing, harvesting, drying, processing or storage of cannabis plants or any part thereof from any location, indoor or outdoor, including from within a fully enclosed and secure building.

Section 21. TREBLE DAMAGES. Upon a second or subsequent civil or criminal judgment for violation of this ordinance within a two-year period, a violator shall be liable to the County for treble the abatement costs, in accordance with Government Code section 25845.5.

Section 22. MISDEMEANOR PENALTY. Any person violating any provision of this ordinance shall be guilty of a misdemeanor.

Section 23. NON-EXCLUSIVE REMEDIES AND PENALTIES. All remedies and penalties for the abatement of public nuisances provided for in this ordinance shall be cumulative and not exclusive. Enforcement by use of any administrative, criminal or civil action, citation or administrative proceeding or abatement remedy does not preclude the use of additional citations or other remedies as authorized by other ordinance or law. Enforcement remedies may be employed concurrently or consecutively. Conviction and punishment of or enforcement against any person hereunder shall not relieve such person from the responsibility of correcting, removing or abating a violation, nor prevent the enforced correction, removal or abatement thereof. Each and every day, or any portion thereof, during which any violation of this ordinance is committed, continued, or permitted by such person, shall be deemed a separate and distinct offense.

Section 24. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect

without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 25. EFFECTIVE DATE. This ordinance shall take effect thirty (30) calendar days after its adoption.

Adopted: Item 3-26 of 06/02/2015 (Eff: 07/02/2015)

Amended: Item 3.12 of 09/12/2017 (Eff: 10/12/2017)