

#### Missing Items:

- The ordinance should reference Tribal representation and participation on the task force.
- Dispensaries in C2 Zoning: At the request of BOS Chair Crandell, Director Turner said she would include changing the permit type for Dispensaries/Retail to a MUP in Zone C2 rather than Use by Right (November 4th hearing time stamp 3:34). This topic was approved by the Task Force years ago, yet is missing from the ordinance.

#### Section 1: Setbacks from Offsite Residences and Canopy Size:

- Project size limits. We would like to see further reductions from max 20 acres.
- Increased setbacks. According to the memo submitted to the Planning Commission on 12/11/25, the BOS recommended a minimum 500 ft. setback from off-site residences in Types 1 and 2 due to odor issues, increasing with size of the project - the Planning Commission recommended even higher. The proposed ordinance overlooks this and recommends a 200 ft. starting point.

#### Section 4: Removal of 10 year Permit Expiration/Optout and Reduced Canopy.

- Limit on canopy reductions. Director Turner suggested that growing one plant would be considered a reduction and not an opt-out. This could be an opt-out loophole, and we are suggesting limits on the size of reductions and number of times.
- Conditions of use. If the 10-year term limits are removed from the major use permit, we would like verification that the Conditions of Use were fulfilled within that initial two year period, otherwise the permit should expire/be voided.

#### Section 8: Annual Performance Review Reports.

- Annual Reports. At the November 17th PC meeting, Commissioner Zoller requested a discussion on Annual Reports and the importance of doing due diligence on the projects approved. This was also brought up by Commissioners Brown and Rosenthal the prior month. At the 12/11/25 Planning Commission meeting, the commissioners again requested that annual report reviews remain with the PC. Despite these requests, to date CDD has not been maintaining/reviewing these documents. Violations noted in annual inspections are repeated, non-compliance with submitting reports has been ignored. This topic was not on the list requested by the BOS, and instead, CDD is recommending all reports/reviews remain internally with CDD staff. We would request that projects should be reviewed/approved by the PC to maintain transparency to the public and to aid in the planning process.

- Premise inspections (b): COTF approved the following wording - "iii. If there are no violations of the County permit or state license during the first five years, the inspection frequency may be reduced by the Director to every other year, unless there is a transfer of ownership, in which case annual inspections shall resume." This is not the statement included in the proposed ordinance.
- Compliance monitoring. Section 27.13 (at)(5)(i)(d) of the proposed amendments report - requiring monitor fee payment and Annual Reports by June 1st - is missing from the actual ordinance.

Also at the November 4th hearing, direction was given to staff to look into options for a Programmatic EIR regarding water impacts from all conditional use cannabis projects. What is happening with this item?

Thank you,

Holly Harris/Chuck Lamb