



PLANNING COMMISSION

*Ranjeet Jhutti, Chair
Robert S. Wallis, Vice-Chair
Francisco Mendoza-Gonzalez, Commissioner
Steve Bassi, Commissioner
Adanan Bath, Commissioner
Jason Roth, Alternate Commissioner*

**LIVINGSTON PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 9, 2019 7:00 P.M.
CITY COUNCIL CHAMBERS, 1416 "C" STREET, LIVINGSTON**

Members of the public are advised that all pagers, cellular telephones and any other communication devices be put on vibrate mode or turned off during the Planning Commission meeting.

Call to Order: 7:00 PM

Roll Call – Chairperson/Commissioners

Pledge of Allegiance

Item No. 1 - Consent Agenda

All matters listed under the Consent Agenda are considered routine by the Planning Commission and will be adopted by one action of the Commission unless any member of the Commission wishes to remove an item for separate consideration.

- a. Action Meeting Minutes from the March 12, 2019, Regular Planning Commission Meeting.

Item No. 2 – Election of Officers

- a. Election of New Chair and Vice-Chair for 2019.

Item No. 3 – Public Comment

- a. Members of the Audience – At this time, any person may comment on any item that is **NOT** on the Agenda. **PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.** While the Planning Commission encourages participation from the audience, no more than five (5) minutes are allowed per discussion item. Topics not considered urgency matters may be referred to City Staff and/or placed on the next agenda for consideration and/or action by the Planning Commission.

Item No. 4 – Public Hearing

- a. Zoning Ordinance Text Amendment (ZOTA) 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632. Applicant, Dwight Larks (SOTV Main St.), is applying for several modifications

to the existing Cannabis Ordinance. These modifications would allow him to conduct five (5) different cannabis activities within a building located at 444 Main Street, APN#: 024-114-008, in the DTC, Downtown Commercial, zoning district.

Item No. 5 – Discussion Items

- a. Changing the Planning Commission Meeting Time from 7:00 p.m. to 6:00 p.m.
- b. Other Discussion Items.

Item No. 6 – Adjournment to the regular meeting on May 14, 2019.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 394-8041, Ext. 112. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Members of the public who have questions regarding any agenda item may comment on that item before and during consideration of that item when called upon by the Planning Commission Chair.

All actions of the Livingston Planning Commission can be appealed to the Livingston City Council by filing an appeal, in writing and paying the appropriate fees, with the City Clerk.



MINUTES

LIVINGSTON PLANNING COMMISSION REGULAR MEETING

MARCH 12, 2019

A regular meeting of the Livingston Planning Commission was held in the City Council Chambers on March 12, 2019. The meeting was called to order at 7:02 p.m. by Vice-Chair Robert Wallis.

ROLL CALL

Commissioners Present: Vice-Chair Bob Wallis, Commissioner Francisco Mendoza-Gonzalez, Commissioner Steve Bassi, Commissioner Adanan Bath, and Alternate Commissioner Jason Roth

Commissioners Absent: Chair Ranjeet Jhutti (unexcused)

Staff Present: City Planner Randy Hatch and Sr. Administrative Analyst Filomena Arredondo

Others Present: Katherine Schell-Rodriguez, Mike Torres and others in the audience

PLEDGE OF ALLEGIANCE

The pledge of allegiance to the flag was recited.

CONSENT AGENDA

Action Meeting Minutes From the Regular Meeting of February 12, 2019, and the Special Meeting of February 25, 2019

Motion by Commissioner Mendoza-Gonzalez, seconded by Alternate Commissioner Roth, to approve the minutes of the Regular Meeting of February 12, 2019, and the Special Meeting of February 25, 2019.

Motion carried 5-0 by the following roll call vote:

AYES: Vice-Chair Wallis, Commissioners Bassi, Bath, and Mendoza-Gonzalez, and Alternate Commissioner Roth
NOES: None
ABSENT: Chair Jhutti

PUBLIC COMMENT

Vice-Chair Wallis opened the public comment period at 7:05 p.m.

There was no public comment.

Vice-Chair Wallis closed the public comment period at 7:06 p.m.

Continued Public Hearing – Adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring/Reporting Plan for the Arco am-pm Project; Approval of Site Plan and Design Review 2018-03 and Conditional Use Permit 2018-01

Applicant, Raja Chandi Group, is proposing to build a new Arco am/pm 3,800 sq. ft. convenience store with car wash and vacuum stations; 2,500 sq. ft. quick serve restaurant (QSR); truck fueling with 3 fuel dispensers; vehicle fueling with 10 fuel dispensers; and a standalone 2,800 sq. ft. restaurant. The site is located on the southwest corner of Campbell Blvd. and Hammatt Avenue, Livingston, CA, APN#: 023-060-001. The property is zoned C-3, Highway Service Commercial, and has a General Plan designation of HC, Highway Commercial, according to the official zoning map of the City of Livingston and the 1999 Livingston General Plan.

City Planner Hatch stated this is a continued Public Hearing from the Special Meeting on January 25, 2019. The Public Hearing was originally opened on February 12, 2019, and was not closed, but instead was continued to a Special Meeting on February 25, 2019, and continued again to the Regular Meeting on March 12, 2019; therefore, it remains open.

He indicated he had received some emails from the applicant's representative stating they are still deciding how to proceed. Therefore, since the issues of concern are still unresolved, rather than continuing the Public Hearing again, staff is suggesting the Commission take public comments on the item and then close the Public Hearing. When the applicant indicates they are ready to move forward, staff will re-notice the Public Hearing, prepare the staff report with the suggested conditions of approval, and then bring it back to the Planning Commission for their consideration.

Vice-Chair Wallis asked for public comments at 7:08 p.m.

Mike Torres, 1616 8th Street, Livingston, expressed concern with truck traffic on Campbell Blvd. and Hammatt Avenue. He said Foster Farms trucks alone go through those roads every five minutes. He feels it is going to be a bottleneck just like on Winton Parkway.

Katherine Schell Rodriguez, P.O. Box 163, Livingston, referenced the language from the February 25, 2019, Special Meeting where it talks about the traffic study and the intersection and interchange improvements. What caught her attention was the sentence that says, "...City staff went to Council for direction. Council came back with what staff believes is a very generous counter proposal supplementing some of the intersection/interchange improvements by having it grant funded from State SB1A Funds and some Measure V Funds."

She asked the following questions:

1. When did staff go to Council and who did they talk to?
2. Was this on a Council Agenda and discussed by the whole Council?

Ms. Schell-Rodriguez said it is her understanding that Measure V was passed to make improvements, supplements, and repairs to roads we already have. It was marketed to the voters as our roads are a mess. We need to pass Measure V in order to fix what we already have, repair what we already have, fill potholes, and make other necessary repairs and improvements. She has been to more than one Oversight Committee Meeting where the Committee discussed whether or not certain expenditures by certain cities met the criteria of Measure V. She would like to know how the City expects to justify using Measure V Funds as a bargaining chip with this developer.

City Planner Hatch said he was not at the closed session meeting when this item was discussed. He believes it happened at the second Council Meeting in February. It was reported to him that these comments were held in closed session. They were comments, not detailed discussions or decisions. Staff answered Council's questions as to the hesitation and some of the concerns that the Arco people had. Arco felt that they were being asked to address existing problems at this intersection/interchange. Staff commented that perhaps some funds that the City is seeking for, such as grant funds or Measure V funds, could be used to address some of the existing needs in this intersection/interchange area. That was the nature of staff's answers.

He added that Ms. Schell-Rodriguez is completely correct in that Measure V Funds cannot be used to address problems or needs of new development. New development is supposed to pay its own way or otherwise come from other City sources, but not from Measure V. The discussion was on the existing deficiency in that intersection and the interchanges. That existing deficiency has been quantified by the City Engineer's office and that is the area where possible use of Measure V dollars may occur. As for State Funds out of SB1, he is not sure what those funds were to address, so he cannot speak on that. These Council questions and answers were for information only; no decisions were made. If it comes to the point that the applicant wishes to move forward, it would, indeed, be at an open Public Hearing and the use of grant funds would be discussed and it would be a matter of public debate and a vote. It appears that is what Arco representatives are evaluating, whether helping to address some of the existing problems will be meaningful enough that they are willing to go forward with the project and address traffic concerns and the needs their project would cause. They didn't want to fix existing problems.

Vice-Chair Wallis asked if that discussion with the City Council would have to take place before the item goes back to the Planning Commission.

City Planner Hatch responded the Planning Commission needs to know how these things will be addressed because that is an important part of the approval of the environmental document. Mitigations need to be established and the Planning Commission needs to know who is going to do what mitigations. That is a key part of the decision process.

City Planner Hatch asked Vice-Chair Wallis to close the public hearing. Staff will see how the interest from Arco progresses and if the item moves forward, staff will re-advertise the Public Hearing and then will bring back the item on a future Planning Commission Agenda. Staff doesn't yet have the final environmental document because the environmental consultant was placed on hold by the project proponents, but the staff report and resolution with all the conditions has been started. Staff is just awaiting direction to know how these mitigation measures are going to be handled. Both staff and the environmental consultant are waiting for the go signal from Arco.

Vice-Chair Wallis closed the public hearing at 7:22 p.m.

Motion by Vice-Chair Wallis, seconded by Commissioner Bath, to officially close the Arco public hearing until the applicant decides to move forward. Motion carried 5-0, by the following roll call vote:

AYES: Vice-Chair Wallis, Commissioners Bassi, Bath, and Mendoza-Gonzalez, and Alternate Commissioner Roth

NOES: None

ABSENT: Chair Jhutti

REPORTS

Planning Commission

Commissioner Bassi

- Asked for feedback from the Commission regarding changing the Planning Commission Meeting time from 7:00 p.m. to 6:00 p.m.

City Planner Hatch said the Municipal Code will have to be revised to allow for a different meeting start time. It might be a good idea to first get reaction from Chair Jhutti because at one time he indicated that he was coming to the meetings from a work setting in the Bay area so he may need a little extra time to get here. Staff suggests bringing up this discussion at the next meeting and presumably Chair Jhutti will be present.

Vice-Chair Wallis

- The City Council approved putting green stripes on Winton Parkway and Joseph Gallo Drive on the side where the charter buses are going. He spoke with the Chief of Police at the last Council Meeting about a couple instances where the tractor trailers have parked in that area. The Chief said his officers are patrolling regularly and giving warning citations to the trucks that are parking in the green striped area and after a month or so, they are going to actually start issuing citations. The Chief asked that if you see a truck parked there, you report it. Hopefully that will help get these buses to come in and start stopping in Livingston which was the ultimate goal.

City Staff

City Planner Randy Hatch

- The applicants of “The Villages @ Main” multi-family project are in the process of developing their application and finalizing their phasing plan.
- Staff is moving forward with a proposed zoning text amendment application amending the newly adopted cannabis ordinance. Staff will be preparing the written materials for the regular Planning Commission meeting in April.

ADJOURNMENT

The regular meeting was adjourned by consensus at 7:30 p.m. to the next Regular Meeting on April 9, 2019.

APPROVED: April 9, 2019

Chair, RANJEET JHUTTI

Secretary of the Planning Commission,
RANDY HATCH

The written meeting minutes reflect a summary of specific actions taken by the Planning Commission. They do not necessarily reflect all of the comments or dialogue leading up to the action. All meetings are digitally recorded and are an official record of the meeting's proceedings. Digitally recorded verbatim minutes are available upon request and may be obtained at Livingston City Hall.

Agenda Item #: 4a.
Meeting Date: April 9, 2019
Report Date: April 3, 2019

**CITY OF LIVINGSTON PLANNING COMMISSION
STAFF REPORT**

CITY FILE NUMBER: Public Hearing – Zoning Text Amendment 2018-01

OWNER: Candelaria Larks
P.O. Box 434175
San Isidro, CA 92173

APPLICANT: Dwight Larks
P.O. Box 2626
Merced, CA 95344

PROJECT LOCATION: City-wide application

PROPOSED ACTION: Applicant is requesting the following amendments / modifications to the current cannabis Municipal Code provisions:

1. Request to allow all permitted cannabis activities within the Downtown Commercial Zone, DTC (i.e. indoor cannabis cultivation, cannabis manufacturing, cannabis distribution, cannabis testing, cannabis microbusiness).
2. Request to allow cannabis retail sales in the Downtown Commercial Zone, DTC.
3. Request to eliminate the 600 foot distance requirement between a cannabis activity and a school, daycare, childcare, or youth center.
4. Request to eliminate the 400 foot distance requirement between a cannabis activity and a residential use, park, library, or land zoned for residential use.
5. Request to eliminate the 200 foot distance requirement between a cannabis testing activity and a residential use, park, library, or land zoned for residential use.

PREPARED BY: Randy Hatch, Contract City Planner



PROJECT DESCRIPTION:

This proposal has a City-wide application to make 5 separate amendments / modifications to the City's existing Cannabis Code provisions. The owner and applicant have property in the Downton (corner of Main St. and B St.) in the heart of the Downtown Commercial Zone (DTC). The City's cannabis regulations were adopted December 2017 and allow cannabis activities only within the City's Industrial zones (M-1 – Limited Industrial and M-2 –General Industrial). This is the reason for the first requested Code Amendment. The current Code does not allow any retail sales of cannabis within the City. The applicant wishes to engage in retail cannabis sales. In 2017 the City Council considered allowing retail sales of cannabis and decided not to allow any retail sales in Livingston. The permitted cannabis business activities do have various minimum distances to separate the cannabis activity from specified sensitive land uses (residential, schools, daycare, childcare, youth centers, park, and library). The building owned by the owner and applicant does not meet these separation requirements which is why amendment / modification requests 3 – 5 are included. The property owner and the applicant are asking amendment and modification to all the provisions in the existing cannabis ordinance that would prevent them from using their building for a cannabis business. The applicant has provided a detailed description of his proposal that is attached and incorporated by reference to this staff report. Also attached are materials explaining the Sisters of the Valley who are involved with this proposal.

ENVIRONMENTAL STATUS:

The amendment / modification of an existing City ordinance is a “project” subject to review under the California Environmental Quality Act (CEQA). The amendment / modification of cannabis business regulations (like the original adoption of the City cannabis regulations themselves) is exempt from CEQA pursuant to Business and Professional Code section 26055(h), in that the commercial cannabis activity allowed by the requested amendment / modification is subject to required discretionary review and adequate environmental compliance based on the specific location and details concerning each cannabis permit application. Approval of the amendments / modifications in this proposal is also exempt from further environmental review under the general rule in CEQA Guidelines section 15061(b)(3), that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments / modifications to an existing City ordinance, it can be seen with certainty that there is no possibility that these text amendments / modifications will have a significant effect on the environment.

A Notice of Determination will be filed with the Merced County Clerk within five (5) days of Ordinance approval.

ANALYSIS:

As is the case with all applications for Planning Commission and / or City Council action, this request was referred to various City Departments and outside agencies for comment. In total six letters were received (see attached). Five of those letters were in opposition to this request. These letters are from the administration of the Livingston Union School District, the Merced

Union High School District, the Selma Herndon Elementary School, Yamato Colony School staff and PTA, and the City's Recreation Superintendent. The letters from Selma Herndon and Yamato Colony Schools are accompanied by signed petitions with 130 signatures from Yamato Colony and 23 signatures from Selma Herndon.

The Planning Commission makes recommendation on this request (either for or against) to the City Council. The City Council considers the request with the Planning Commission recommendation and either approves or denies the request.

Staff is of the opinion that these proposed amendments / modifications to the City's cannabis regulations are primarily community value based and not technical or fact based. Accordingly, staff has not made a recommendation pro or con. Since a recommendation to amend or modify the zoning ordinance is a legislative act, findings for approval or reasons for denial are not legally required it is, nonetheless, a good practice. Does the Planning Commission feel the owner and applicant have made a compelling case for change of the existing Ordinance? If so, reasons or Findings can be made to justify and help explain to the City Council the Planning Commission's reasoning. Alternatively, if the Planning Commission feel the proposed changes / modifications should not be made, reasons for denial need to be enumerated for the City Council. So as to not unduly influence the Planning Commission, staff has not formally drafted suggested Findings for recommended approval or reasons for recommended denial. Staff has, however, prepared a sheet of possible Findings to approve this request and a sheet of possible reasons to deny the request. Staff will assist the Commission to come up with your own Findings for approval or reasons for denial, as appropriate.

ATTACHMENTS:

1. Detailed Project Description Provided by the Applicant
2. Informational Material About the Sisters of the Valley
3. Comment Letters on the Zoning Text Amendment / Modification
 - Merced Union High School District
 - Livingston Union School District
 - Selma Herndon Elementary School
 - Yamato Colony School staff and PTA
 - Jacquie Benoit, City of Livingston Recreation Superintendent
 - Livingston/Merced County Fire Department
4. Possible Findings for Approval
5. Possible Reasons for Denial

Re: SOTV Main Street

From: Dwight Larks (dwightlarks@yahoo.com)

To: dwightlarks@yahoo.com

Cc: stephaniemperez@sperezlaw.com

Date: Wednesday, October 31, 2018, 4:29 PM PDT

Project Description:

The **SOTV MAIN STREET** seeks a zoning text amendment to allow Cannabis Activity in the downtown Zone (DTC), to allow retail sales in permitted zones, and modify minimum distance requirements to residential uses. *sensitive use areas.* SOTV Main Street seeks to obtain entitlement from the City of Livingston to update, renovate, and utilize, a vacant dilapidated 5750 sq. ft. cinderblock building located at 444 Main Street for the purpose of operating 4 distinct businesses which would help to revitalize the Livingston Downtown Core, bring jobs, remove blight and bring substantial revenue to the City of Livingston (2% of adjusted gross revenue of CBD Plus Line).

The logistics for this project is to divide the facility into 4 distinct and separate business.

1) **The CBD Plus line** (highlighted in green) would function as a fully secure type 6 commercial cannabis product manufacturing, packaging and labeling facility.

2) **The Distribution Company** (highlighted in Yellow) will be a fully licensed cannabis distribution company which will receive, quarantine and distribute products to licensed delivery and dispensary businesses across California. Finished Products from the CBD Plus line manufacturing facility would enter the Licensed Distribution area where they would be quarantined until they pass the rigorous inspections required from the Bureau of Cannabis Control. Once those finished products receive their COA (Certificate of Authenticity) they pass along into the secure transfer area and into a waiting sprinter van for deliver.

3) **The Hemp Manufacturing** (Highlighted in Purple) would create similar products to those being manufactured on the CBD Plus Line business with the exception that all products created would use hemp oil with less than .3% THC. Since these products contain no THC (less than .3% THC) these products would be destined for stores such as Trader Joe's, and Whole Foods. There are already standing orders for these products.

4) **The Sisters of the Valley Hemp Store** (Highlighted in Orange) will be a store that sells wears, salves, books, puzzles and all things that the Sisters of the Valley create and distribute which contain no THC or need for regulation. Simply put this would be a retail store without any regulatory requirement.

The manufacturing Process

The process to make the product lines are free of toxic, volatile, or dangerous items. Manufacturing of the Hemp and CBD plus line wellness products do not require flame, combustible gases, or any other dangerous ingredients or substances. The maximum temperature reached by any of the equipment utilized within the facility is 130 degrees Fahrenheit, which is the temperature necessary to warm coconut oil so that it becomes viscous enough to mix with the hemp and CBD rich ingredients. The final concoction is then poured into two (2) ounce, four (4) ounce or eight (8) oz containers, the lids sealed, the containers labeled and the process is complete. Any vapors, aromas, or scent edited from this process will be filtered through carbon filters associated with air scrubbing so no odors are detectable outside the facility.

The Sisters of the Valley currently ship over \$150,000 in hemp products per month, using the United States Post Office, to eagerly waiting patients and customers all over the world. The demand is climbing exponentially thus requiring the need for this wholesale operation. SOTV MAIN STREET has already entered into a lease agreement with an option to buy the property located at 444 Main Street pending City of Livingston approval of all applicable permits, business operating licenses, and entitlements.

The Sisters of the Valley are prepared to offer the City of Livingston 2% of adjusted gross revenue of the Licensed CBD Plus line. The business plan calls for providing 2,000 wholesale accounts \$2,000 per month in orders each. This equates to roughly \$960,000 per year of income to the City of Livingston for this one project alone not to mention improving the property, aesthetics, lighting, safety and adding security cameras not just on the inside of the property but the outside which would be available for the City of Livingston Police Department to monitor via live feed.

Who are the Sisters of the Valley?

The Sisters of the Valley are a self ordained sisterhood of women modeled after the Beguines of the Europe. They are not affiliated with any contemporary religion. The Sisters of the Valley sustain themselves by creating natural holistic products under the worldwide recognized brand "The Sisters of the Valley" with current monthly sales exceeding \$150,000 per month. They are a media sensation having been covered by Nightline ABC News, ABC, and various other worldwide news outlets. A simple search of the brand reveals the extent of their global reach. They are pioneers and leaders in the world of CBD and in the Cannabis Industry.. The sisters started their company almost 5 years ago and have been growing ever since. They have standing wholesale orders which have created a need to open this Lite manufacturing facility to serve their WHOLESALERS customers. Please visit Sistersofcbd.com for more information.

OPERATION BASICS of Manufacturing :

Raw ingredients would be transported by sprinter van and into the property through the secure roll up garage door at the rear of the property approximately 1-2 times a week. These raw ingredients includes coconut oil, CBD rich Cannabis trim, sage, empty bottles and labels. The ingredients would be warmed, mixed, poured into small containers, labeled and sealed. Products bound for the regulated California Cannabis market would be quarantined in a locked area of the property until they pass inspection. Once they pass inspection they would be loaded back onto a secure sprinter (Transport) van where they will head to dispensaries all across California. Products containing no THC would be delivered to either retail locations or distribution partners by Regular US Mail or any other competent legal means. It should be important to note that The City of Livingston has a rich and proud history of manufacturing in the downtown including La Fortuna Market which created some of the best tortillas to ever hit store shelves.

SECURITY

The entire facility will be recorded with cameras capturing every square inch of the facility with the exception of the restrooms. The Livingston Police Department would have access to all records and recordings of the operation. All records would be made available to the City of Livingston upon request. This operation would obtain both local and state licenses under light manufacturing license type 6 (Non-Volatile). 1 Security guard would be at the facility during normal business operational hours (9AM-5PM).

WASTE DISPOSAL

Waste disposal plan shall be delivered to City upon request. This plan will obey all state and local rules and regulations.

PERMITS REQUIRED TO OPERATE:

California Department of Public Health Manufactured Cannabis Safety Branch, California Bureau of Cannabis Control, City of Livingston Business Licenses, Business Operating Permits. Retail sales permit (for Sisters of the Valley Hemp Store)

Secure Loading facilities:

Although the Secure Loading area is shared, there will only be 1 operation utilizing the secure loading area at a time (Per State Law). This secure loading area would be between 400 and 600+ sq ft.

Employees:

8 total employees. 3 employees making hemp line products. 3 employees making cbd plus line of products and running the distribution aspect. 1 employee in the Store, 1 security guard.

Estimated occupancy:

Less than 12 persons within the building at any one time.

Benefits to Community:

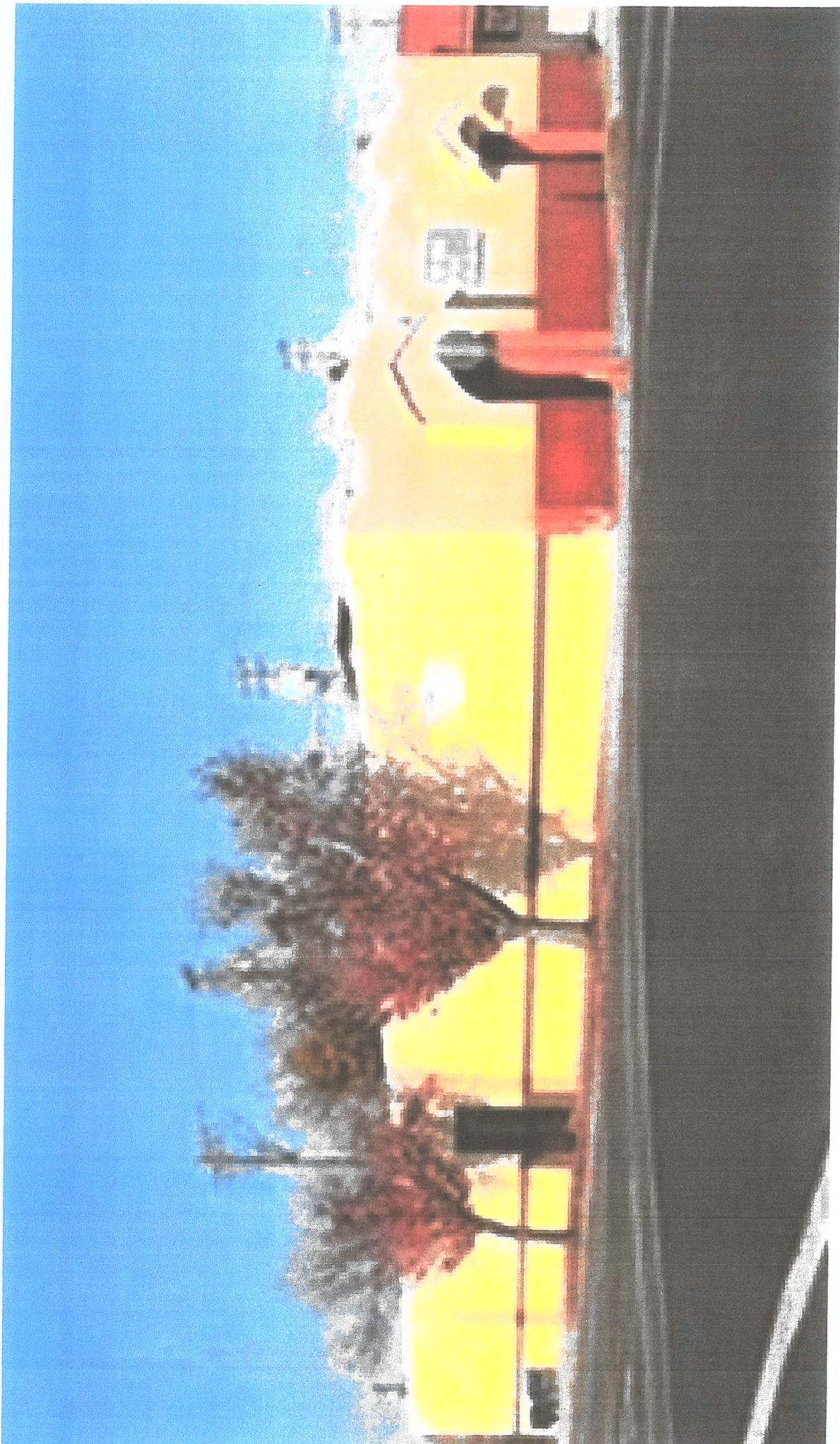
Jobs, tax revenue from partnership with established 5 year old successful company, positive media exposure. Redevelopment of dilapidated eyesore property within the downtown of Livingston. Revitalization of core Livingston ideas of entrepreneurship. 2% of adjusted gross revenue paid to City of Livingston

Cannabis Ingredients within the marketplace:

Cannabis and products containing Cannabis Derived Compounds are already creating a multi billion dollar industry. The Industry is ever evolving and has become mainstream with stores within the Livingston downtown Core. Rite Aid has already publicly expressed they will be carrying Cannabis products beginning with Epidiolex. This alone requires the City of Livingston ordinance be changed in order to accommodate Rite Aids published plans. Nearby Cities such as Atwater and Merced have removed a cap on Cannabis businesses in response to the prevalence of Cannabis as an ingredient in many upcoming products to be sold not just medically but recreationally.

Sales Receipts.

The Sisters of the Valley Hemp Store and Hemp manufacturing would all employ mostly credit and debit card transactions. The CBD Plus Line and Distribution would primary operate in Cash however any cash would immediately be transported out of facility for proper secure storage elsewhere.







Sisters of the Valley

Merced Supervisors *Ad Hoc* Cannabis Committee Presentation

September 18th, 2017

SotV History

- Winter 2014 Made first line of products
- Spring 2015 First product sales
- Spring 2015 Eliminated 2 products - focused on more varieties of the best three in market
- Autumn 2015 Began selling on ETSY / began only selling through post office shipments to customers around the world
- Spring 2016 Moved to farm
- Spring 2016 Launched our own e-commerce commerce store
- Autumn 2016 Started FDA Compliance review to ensure end-to-end legitimacy and compliance (Rutan & Associates)
- Spring 2017 Completed FDA compliance update of website and labels

About the Sisters of the Valley

Patterned after the Beguines

Focused on lifting women out of poverty by providing training, jobs, housing and food security.

The mission is supported by their founding principles, which are to honor Mother Earth and her intelligent plant, provide a valuable product to The People, empower other women to succeed and participate in peacefully getting plant-based medicine into the hands of those in need .

Sisters believe that women heal women through words, that Mother Earth heals people through her plants, and that the people must heal Mother Earth through a more peaceful coexistence with her and with each other.

The Sisters make products that their ancient mothers considered to be 'medicine', like **St. Hildegard of Bingen**. The 'medicine-making' moon cycles drive their work schedules. All of the Sisters products are made between the cycle of the new moon and the full moon. Every batch is labeled with the appropriate moon cycle identifier.

The Sisters make their products from non-psychoactive cannabis and make and sell only non-smokable forms of the medicine (tinctures and balms). Each batch is tested by SC Labs.

The Sisters don't run a traditional store and only sell through the internet, only accept major credit cards, and only ship through the post office.

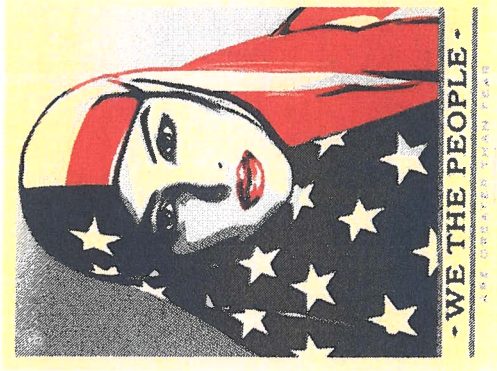


Practicing Transparency in All We Do

- *Not a religion or a non profit
- *Women wear veils all around the world for cultural reasons



www.ashley.com - F7YED0





Sister Kate

Sister Kate graduated from the University of Wisconsin with a degree in Business Education and then spent the first decade of her career working in project management in the credit card industry and the newly de-regulated telecom industry. At the age of thirty-three, she began her own consulting firm (Expert Business Solutions), and embarked on a journey that took her, as an analyst, into a specialization in newly de-regulating industries. Her consulting assignments took her as far away as Canada, England, the Netherlands and beyond, as Sister

Sister Claire

Sister Claire's passion and expertise lie in her ability to establish sound business practices, efficient processes and reliable controls, while developing excellent teams. Because of her reputation, she has always been brought on to large projects as an agent of change for improvement she has served.

Sister Claire left her position in

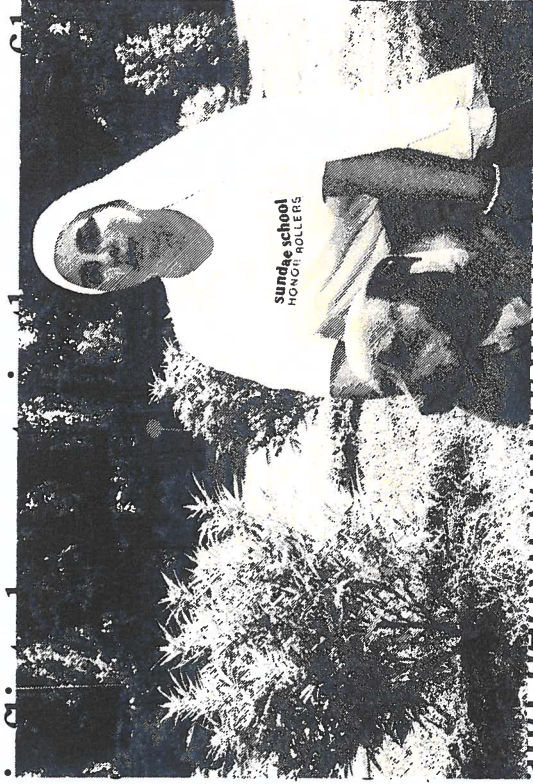
Amsterdam to spend time with her children, to return to North America, and time in Montreal training to become a trader on to acquaint them with the family they

From there, she acquired additional market/investment skills as a financial analyst before being recruited by Price Waterhouse to focus solely on the transfer to the US to lead a new initiative in the financial industry. Her success brought her higher projects



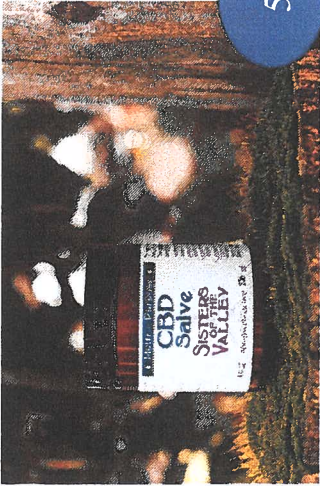
Sister Freya

Sister Freya was born and raised in Merced and heard the calling of the healer at a young age. At sixteen years old, she began working with animals as a veterinarian assistant and stayed there for thirteen years. Through-out her time working at the clinic, Sister Freya was distressed at the amount of suffering



and healing. She kept hearing another calling. One day, Sister Freya and Sister Kate met through the operations of Caregrowers and quickly was born, and two Sisters Freya and her third brother worked to Sister Kate's family. She was haunted by the thought of the people who were the victims of the system and their problems. She spent the years

CBD Topical Salve, sold in four sizes, 50% of all sales



50%

CBD-Infused Coconut Oil (drops on the tongue), sold in two sizes, two potencies – normal and double-strength, comprises 30% of all sales



30%

CBD-Infused 150 proof grain alcohol (tincture) sold in two sizes, comprises Coconut Oil (drops on the tongue), sold in two sizes, two potencies – normal and double-strength, comprises 10% of all sales



12%



8%

Other Products: Incense and spray, soaps, sage, calendars, holiday specials, 10% of all sales

Why Is This

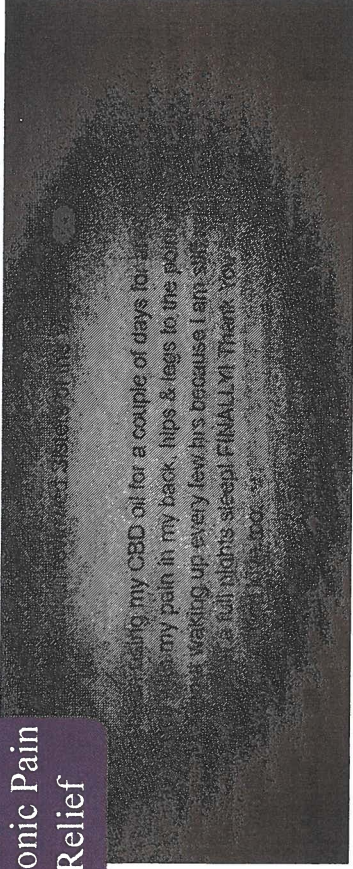
Legal?

Hemp is Cannabis and Cannabis is Hemp. They mean the same thing. They are two different names for a plant family.

The science of cross-breeding plants has grown and developed over the past two decades, as prohibition ended. This made strains of cannabis available that have virtually no THC and can't get anyone high.

The Sisters have chosen to manufacture and develop products that are considered by national and international governments to be hemp.

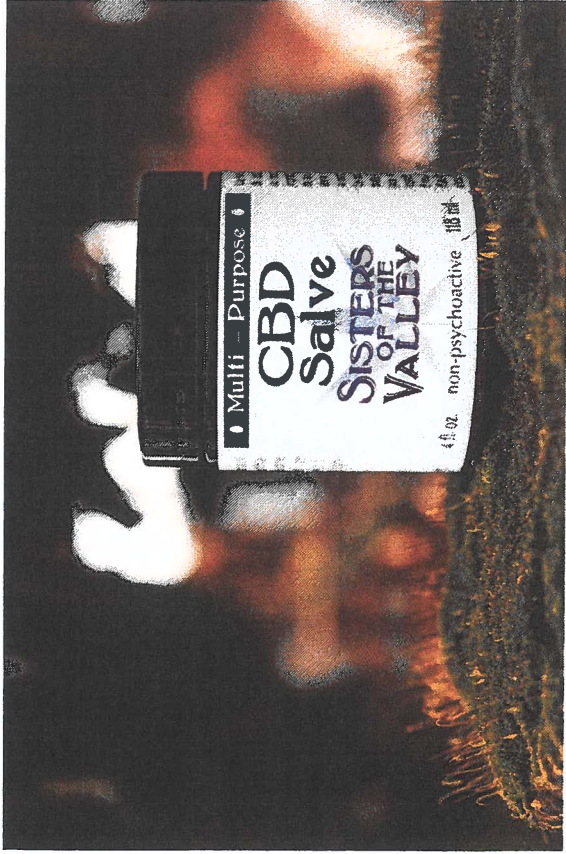
Chronic Pain
Relief



Multi-Purpose Topical Salve

Doses and Sizes

600-800 mg of CBD
per 8oz jar



Because the Sisters invited the public to be experimental, every day they learn some new way of using this topical.

People use it (mainly):

1. For fibromyalgia and arthritis pain
2. To prevent migraines (by putting a dab behind each ear in the morning or on the temples)
3. For sleeplessness (applied to forehead, neck, or base of ears),
4. To help transition off of pills (joint, muscle, any body pain) . . .
5. Healing diaper rash and other skin ailments, for both people and pets

Ingredients: coconut oil (base), cannabis (hemp), calendula oil, vitamin E oil, lavender oil and beeswax.





CBD Tincture

Doses and Sizes

400-500 mg of CBD (2 oz bottle)

200-250 mg of CBD (1 oz bottle)



CBD-Infused Oil (drops)

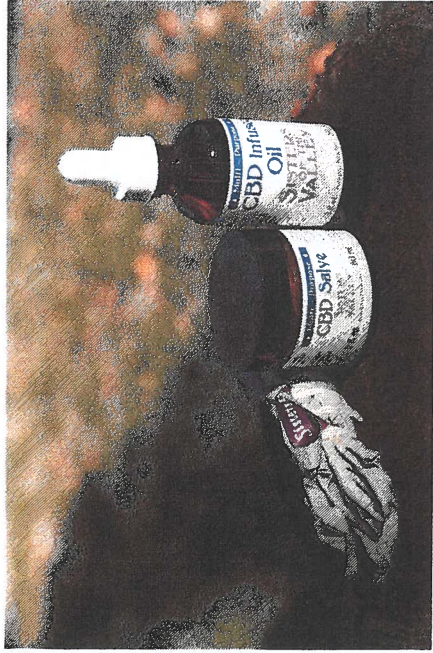
A 'tincture' is the drawing of the medicine from the plant, by alcohol extraction. This is a very strong tasting (harsh-tasting) form of ingesting CBD as its base is 150 proof grain alcohol. It works into the system faster than the oil for seizures or anxiety attacks and so it is popular and necessary in this form

Ingredients: 150 proof food-grade grain alcohol and medical hemp

CBD drops taken on the tongue with a dropper. It is the second most popular item, and often ordered by buyers in combination with the salve. The Sisters advise chronic pain sufferers to get CBD into the system from both directions, internally and externally and to experiment with dosage, and the frequency of topical salve applications.

This is 'nature's aspirin' and helps with a wide variety of conditions.

Ingredients: liquid coconut oil (base), medical hemp and orange flavoring



Product Bundles

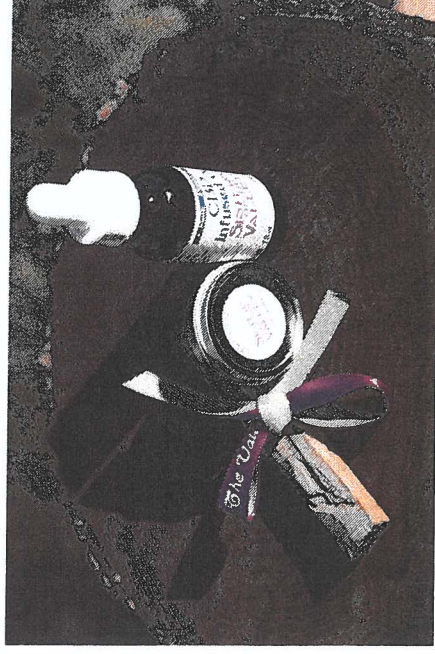
The Sisters offer a large product bundle that contains a 2 ounce oil, a 2 ounce salve and a sage bundle (top left) and a small product bundle that contains a 1 ounce oil, a tin of salve, and a santo palo stick.

A Track Record of Compliance and Friendly Cooperative

A compliance scrutiny by a nationally renowned law firm resulted in the Sisters removing the words 'medicine' from all products.

This shows the Sister's spirit of cooperation and compliance.

The sisters also were required to take out the words 'for pets and people' and the true statement that all products are made in a prayerful environment with healing intentions sown into every bottle and jar.





Clary Sage Spray

Clary Sage is made with moon-water and Clary sage. The rainwater is blessed on a full moon and the morning after, and then set in jars with Clary sage plant and turned for a fortnight or two before straining and bottling. Used for meditation, yoga, sleeplessness, in place of incense and sage bundles when traveling.

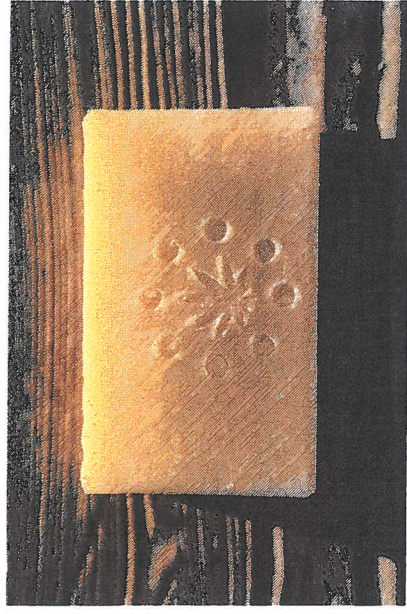


Holy White Sage Bundles

These are burned for many reasons, ceremonially, for house cleansings, energy cleansings, for prayer, for practical reasons in freshening an area.



Palo Santo Incense Sticks



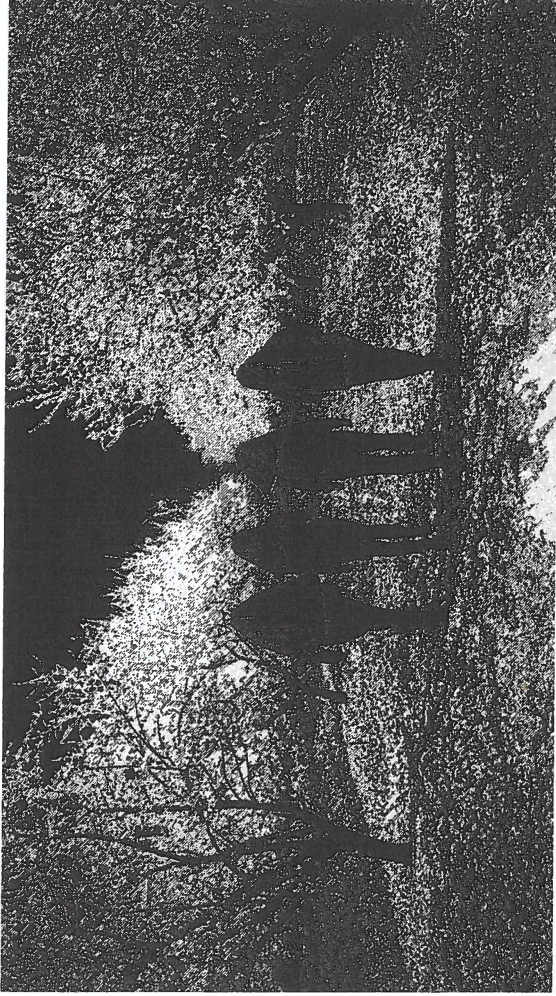
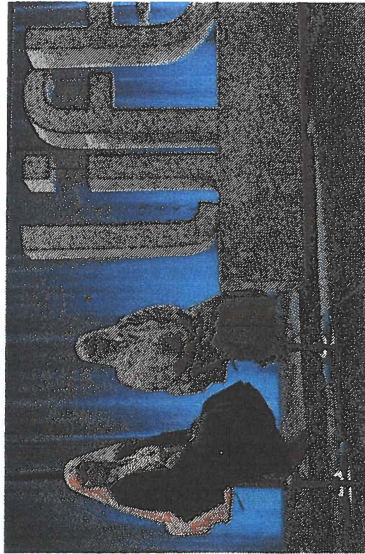
These soap bars are kissed with CBD, and ingredients include Frankincense and Myrr. They are hand-made and cut with guitar strings tuned to the vibration of love.





Operating lawfully, responsibly and safely in Merced County since 2014!

Sister Kate
sisterkate@sistersofcbd.com
3144 G Street, Suite 125-205
Merced, CA 95340
209 626 6601 (office)
www.sistersofcbd.com
www.sistersofthevalley.org
www.sotvwholesale.com



HIGH-CBD
Cannabis Salve
Sisters
Valley
11 oz. 60 ml

EMERALD PURPOSES
CBD Salve
Sisters
Valley
11 oz. 60 ml

EMERALD PURPOSES
CBD Salve
Sisters
Valley
11 oz. 60 ml

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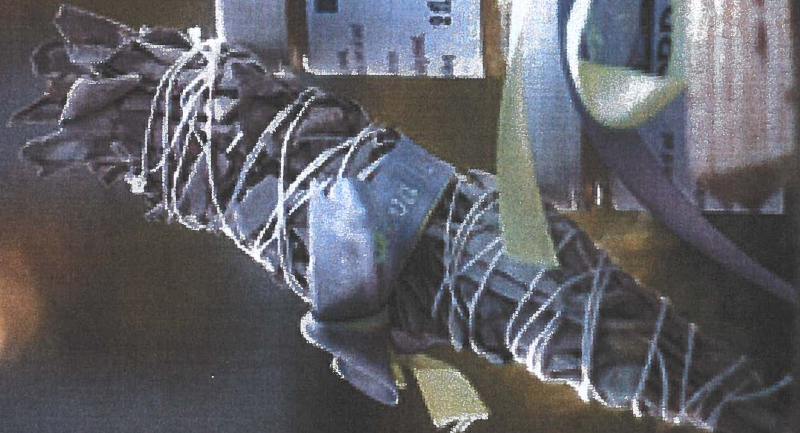
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CBD Salve
Sisters
Valley
11 oz. 60 ml

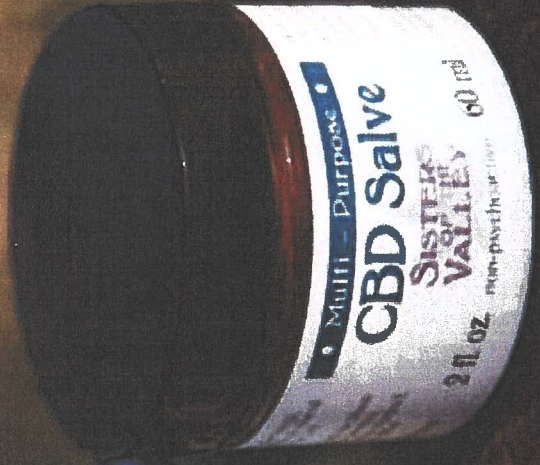
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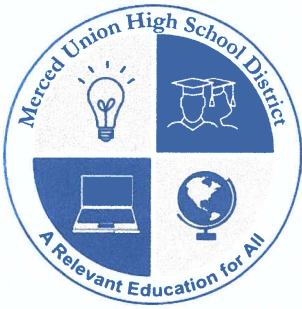
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EMERALD PURPOSES
CBD Salve
Sisters
Valley
11 oz. 60 ml







Merced Union High School District

3430 A Street, Atwater, CA 95301 • Mailing: PO Box 2147 Merced, CA 95344
www.muhsd.org • 209.325.2000 • Fax 209.385.6442

Superintendent

Alan Peterson

Board of Trustees

Erin Hamm
Richard Lopez
John Medearis
Tiffany Pickle
Julio Valadez

Deputy Superintendent

Ralph Calderon

Assistant Superintendents

Constantino Aguilar
Scott Weimer

Date: January 31, 2019
To: Randy Hatch, City of Livingston Planning Department
From: Superintendent, Alan Peterson
RE: Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632

The Merced Union High School District strongly opposes the Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632 requested by applicant, Dwight Larks, SOTV Main Street.

Specifically, this school district is strongly opposed to any of the following proposed amendments for this project that would allow for cannabis activities of any type or form:

1. Request to allow all permitted cannabis activities within the Downtown Commercial Zone, DTC (i.e. indoor cannabis cultivation, cannabis manufacturing, cannabis distribution, cannabis testing, and cannabis microbusiness).
2. Request to allow cannabis retail sales in the Downtown Commercial Zone, DTC.
3. Request to eliminate the 600 foot distance requirement between a cannabis activity and a school, daycare, childcare, or youth center.
4. Request to eliminate the 400 foot distance requirement between a cannabis activity and a residential use, park, library, or land zoned for residential use.
5. Request to eliminate the 200 foot distance requirement between a cannabis testing activity and a residential use, park, library, or land zoned for residential use.

The location of this proposed project is a direct school route for a significant number of students that walk to and from school every day. If approved, this business would be exposing students daily to activities that promote the use of a drug that is illegal for minors. Increase exposure of cannabis to our students (i.e. seeing it, smelling it, usage) and potential increase in traffic and pedestrian activity, as well as potential criminal activity, will put our students at greater risk before and after school.

Our schools are strong advocates for educating our students on the dangers of drugs and alcohol. Allowing this amendment, contradicts and gives our students a conflicting message of growing, learning and succeeding “drug-free”. Our fastest growing area of discipline at Livingston High School is the use of vaping and marijuana in school restrooms.

The well-being and safety of our children is a school district and city’s greatest responsibility. This location will increase the risk of exposure and safety for students every school day. For all the above reasons, the district strongly believes that this location is not suitable for the sale of marijuana.

On behalf of the Merced Union School District Board of Education, Superintendent, school site administrators and students, I respectfully request that this project be **denied**.

cc: Richard Lopez, Board President
Tiffany Pickle, Board Vice President
Erin Hamm, Board Clerk
John Medearis, Board Trustee
Julio Valadez, Board Trustee
Ralph Calderon, Deputy Superintendent
Constantino Aguilar, Assistant Superintendent
Scott Weimer, Assistant Superintendent
Debbie Glass, Director of Equity & Accountability
Lori Mollart, Director of Child Welfare, Attendance & Safety
Cristi Johnson, Director of Student Support Services
Ted Walstrom, Director of Facilities and Planning
Mandy Ballenger, Livingston High School Principal



Superintendent:
Andrés Zamora

Date: January 29, 2019
To: Randy Hatch, City of Livingston Planning Department
From: Superintendent, Andrés Zamora
RE: Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632

Campus Park Elementary
1845 H Street
(209) 394-5460

Livingston Middle School
101 F Street
(209) 394-5450

Selma Herndon Elementary
714 Prusso Street
(209) 394-5480

Yamato Colony Elementary
800 N. Main Street
(209) 394-5470

Walnut Child
Development Center
2600 Walnut Ave
(209) 394-7122

Prusso Child
Development Center
848 Prusso Street
(209) 394-5485

The Livingston Union School District strongly opposes the Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632 requested by applicant, Dwight Larks, SOTV Main Street.

Specifically, this school district is strongly opposed to any of the following proposed amendments for this project that would allow for cannabis activities of any type or form:

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5. Request to eliminate the 200 foot distance requirement between a cannabis testing activity and a residential use, park, library, or land zoned for residential use.

The location of this proposed project is a direct school route for a significant number of students that walk to and from school every day. If approved, this business would be exposing students daily to activities that promote the use of a drug that is illegal for minors. Increase exposure of cannabis to our students (i.e. seeing it, smelling it, usage) and potential increase in traffic and pedestrian activity, as well as potential criminal activity, will put our students at greater risk before and after school.

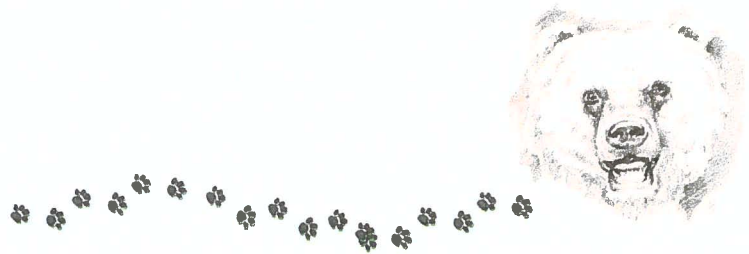
In addition, this business would be located approximately 600 feet from Selma Herndon Elementary and Casitas Child Care Center. Our schools are strong advocates for educating our students on the dangers of drugs and alcohol. Allowing this amendment, contradicts and gives our students a conflicting message of growing, learning and succeeding "drug-free".

The well-being and safety of our children is a school district and city's greatest responsibility. This location will increase the risk of exposure and safety for students every school day. For all the above reasons, the district strongly believes that this location is not suitable for the sale of marijuana.

On behalf of the Livingston Union School District Board of Education, Superintendent, school site administrators and students, I respectfully request that this project be **denied**.

cc: Vernon Boyd, Board President
Yolanda Correia, Board Vice President
Anne Land, Board Clerk
Kanwaldeep Bains, Board Trustee
Rigo Espinoza, Board Trustee
Nick Jones, MOT Director
Stella Montañez, Selma Herndon School Principal
Alma De Luna, Yamato Colony School Principal
Jorge Arteaga, Campus Park School Principal
Filiberto Fuentes, Livingston Middle School Principal
Filomena Arredondo, City of Livingston Community Development

Livingston Union School District
Selma Herndon Elementary
"Home of the Golden Bears"
714 Prusso Street
Livingston, CA 95334
Phone #: (209) 394-5480 / Fax #: (209) 394-5481
Ms. Montañez, Principal



TO: Randy Hatch, Livingston Contract City Planner
FROM: Ms. Montañez, Selma Herndon Principal
DATE: February 1, 2019
RE: City Ordinance Amendment to conduct Cannabis Activities

I'm writing this letter as the Selma Herndon Elementary Principal and as a community member of Livingston to advocate for my elementary school of which 633 TK through 5th grade students are enrolled.

As an advocate of all children, my school works a great deal to provide a safe learning environment, instilling positive character traits of being a model citizen and being drug free with the hopes of each child to grow up to be a productive citizen of the community.

I am opposing the request for amendment to the City Ordinance to conduct Cannabis Activities near my elementary school. I believe this to be a negative impact on the lives of young students. The impact of such business could influence students to consume, create an addiction to products produced and the negative impact to their health and well-being. There is research that supports how the consumption of Cannabis Products impairs a person's attention, memory, and judgement in a negative manner.

I believe it's our community's responsibility to look out for the well-being of our children and to work to ensure that our children and families grow up in a safe living environment with positive role models that will promote positive opportunities for our children and families.

I request that such request for the amendment to the City Ordinance to conduct Cannabis Activities be denied.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ms. Montañez", written over a horizontal line.

Ms. Montañez,
Principal

Selma Herndon Elementary Staff

Opposed to the request to amend

Livingston City Ordinance Amendment to conduct Cannabis Activities

February 1, 2019

1. Kimberl Shohman	24.
2. Deborah Rubalcava	25.
3. Victoria Zumbier	26.
4. [Signature]	27.
5. Lupa de la Rosa	28.
6. Maria Ramirez	29.
7. Matt Cu	30.
8. Heidi [Signature]	31.
9. D. Valdenado	32.
10. Ana Muniz	33.
11. Leah Lopez-Muniz	34.
12. Ami Rueda	35.
13. [Signature]	36.
14. Lori Mogan, RN School Nurse	37.
15. Mary Diaz	38.
16. Martha Espindola	39.
17. Arlene Jimenez	40.
18. [Signature]	41.
19. Yara Mayuela	42.
20. [Signature]	43.
21. Lisette Esquivel	44.
22. Josie Garcia	45.
23. [Signature]	46.



Alma De Luna, Principal

adeluna@livingstonusd.org

800 North Main Street, Livingston, CA 95334

Office # (209) 394-5470 Fax (209) 394-5471

January 31, 2019

Dear Mr. Randy Hatch,

On behalf of the Yamato Colony Staff and Yamato's PTA (Parent Teacher Association) we would like to express our **OPPOSITION and request the DENIAL** of the Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632.

We at Yamato Colony are extremely concerned with the **SAFETY and HEALTH** of our students and the community. As educators, we work diligently to ensure our students are provided with a safe and drug free environment. By having the cannabis at close proximity to our schools and neighborhoods, we feel it violates state policy to provide a Drug Free Zone. The proposed cannabis provides no benefit to our community, but rather imposes a burden to families. A significant number of students walk to and from school, and most likely would come in close contact with someone under the influence and in front/across the cannabis location. Our greatest fear is the danger that may pose to our students and their inability to defend themselves. In addition, our community would see an increase of people driving under the influence of the drug. It has been proven that cannabis impairs drivers. The potential of increase in crime is also of great concern. An increase of theft may occur to support the addiction.

Our community of Livingston is rich in the diversity of our population. We take pride in the education system of our schools and the students whom are a product of our community. Numerous researchers have proven the danger of consuming and selling marijuana. The 2015 Canadian Centre on Substance Abuse study confirmed the direct link between cannabis use and loss of concentration and memory, jumbled thinking and early onset paranoid psychosis. Finally, brain research shows that regular marijuana use leads to an increased risk of developing psychosis and schizophrenia and effectively explodes popular and rather blasé notions that marijuana is "harmless" to students and "recreational use" is simply "fun" and "healthy." Marijuana negatively impacts neurocognitive performance in students and users perform more poorly in quantitative subjects requiring precision — like mathematics and senior science. For this reason, we feel that the cannabis would interrupt the developmental stages of our students if consumed.

Below, you will find a list of signatures from our staff members **REQUESTING FOR THE DENIAL** of the Zoning Ordinance Text Amendment 2018-01, Modifying Provisions of Existing Cannabis Ordinance No. 632 and all the proposed amendments that would allow for cannabis activity of any type or form.

Sincerely,

Alma De Luna
Alma De Luna

Guillermo Garcia

Carolina Yanez

Elizabeth Mendonca

Nancy Broski

Celestin Pongzi

Peter Pucila

Mana Vi

Janet John
Kusti D

Maria Ferrino

Melissa Mejia

Safra Munawar

Alicia Villa

Jeresa Ray

Dianna Linan

Melanie Ballant

Jeannet Duran

Jose Da

Angelica Madrigal

Yvonne Correa

Angelica M. Lopez

Jose

Shadi

Jose

Yomona

José Perales

Blanca Garcia

North Vial

Saul Padilla

John V. Dinan

~~Star~~

Guadalupe Pulido

Walter Martinez

Madalena Xavier

Vanessa Torres

Maria Bautista

Karamjit Bahja

Saranjit Kaur

Gilbert Flores

BLACO MILLAN

Blanca Muratalla

Maria Mena

Rosa Salazar

Araceli Marroquin Lopez

Luis Duran Cruz

Reyna Rodriguez

Maria Elena Takala

Sandra Dusk

Elva Torres

Norma Fuentes

Jose Fuentes

ROHIT JOSHI

Jose Duran

Shirley

Ramona Martinez

Kumar Sh...

Amarjit K. Bains

Allen Gungo

Ana E. Als

Jupater Lopez

Noemi Perez

Maria Solorio

~~Antonio~~

~~Antonio~~

~~Agudo~~
David Tefilo
Ricardo A Rina

Julio

~~Diana Bates~~

~~Hed~~

~~Arbolado~~

~~Esullary~~

Emma Herzog

Lupe Ruiz

Ruth Blaneal

Julia Moreno

Santos Moreno

Estevan Moreno

Majda de La Torre

Vann Ruiz

Stephan Buzga

Rosa Sotomayor

Guillermo Apata

D. S. i.

Ivonne Perez

Ester Jaberio

~~M. S.~~

~~H.~~

Lalucia Jara

Beunjo Alencia

J. i. a.

Rosa Saucedo

Aracely Malin

José María

Rosari

~~Subrodrigo~~

Enka Espayza

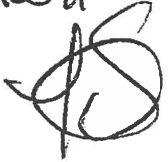
Gabriela Foo 

Yishell Sandoval

Gabriela M. G

Maebel Ramirez R

Rosa Espinoza



Jell Cornelios

Jensulca

Jerry Abundis

Stefan Darli

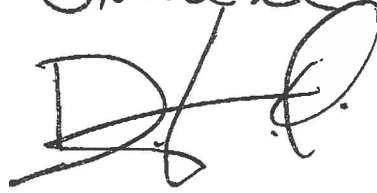
Uma Serna

Vito Amunz

Dani Gull

Lizet Andrade

Simone madrugal





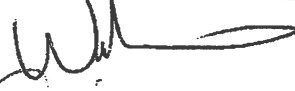


Maria Barciaga



Amyllynn

Jin Jin



Diane Lopez

Jesus Enriquez R

Samuel Cruz

Regina Sibert

From: Jacquie Benoit

Sent: Thursday, January 17, 2019 8:35 AM

To: Filomena Arredondo <filo@livingstoncity.com>

Subject: RE: Zoning Ordinance Text Amendment 2018-01 Application Requesting Modifications to Existing Cannabis Ordinance

I am responding to the Zoning Ordinance Text Amendment 2018-01.

As a representative of the families mainly the children of our community, I believe a change to this ordinance would be detrimental to the families of our community. The council defined the ordinance from the beginning keeping the family (citizens) in mind. This amendment would give cannabis a free reign downtown and would not be in the best interest of our children or their families.

Jacquie Benoit

City of Livingston

Recreation Superintendent

The applicant is requesting this Zoning Ordinance Amendment to allow him to conduct 5 different cannabis activities within a building located in the Downtown at 444 Main Street. Since current code does not allow cannabis activities in the DTC, Downtown Commercial, Zoning District, Mr. Larks is seeking a Zoning Ordinance Text Amendment that would modify the provisions of the existing cannabis ordinance as noted above to allow for his plans.

Please review this application and submit your comments to me no later than **Friday, February 1, 2019**, regarding required information, permits and/or approvals in consideration of this project. Your comments should include any foreseeable problems which might be created by the project and any conditions you feel are necessary to the granting of approval. You may return a response by either filling out this page or writing a letter and emailing it to rhatch@livingstoncity.com, cc: filo@livingstoncity.com, or mailing it to: City of Livingston Planning Department, 1416 C Street, Livingston, CA 95334. This response form is requested for our files. If you have no comments, please indicate that on the form and return to the Planning Department.

RESPONSE REQUESTED BY: Randy Hatch, Contract City Planner, (209) 394-5510, Ext. 123.

PROJECT REVIEW: DWIGHT LARKS

*****COMPLETE AND RETURN THIS FORM OR SUBMIT SEPARATE LETTER*****

COMMENT(S):

POTENTIAL INCREASE IN EMERGENCY RESPONSE ACTIVITIES BASED ON THE TYPE AND NATURE OF THIS PROPOSED BUSINESS. PERMITS AND REVIEWS OF BUILDING PLANS MAY BE REQUIRED BY FD.

RECEIVED

JAN 31 2019

PLANNING

PERSON REVIEWING PROJECT: BARAKA CARTER / RICH BOHN

NAME OF AGENCY RESPONDING: LIVINGSTON CITY FD & MERCED CO. FD

PHONE NUMBER: 209-761-1975 / 209-761-1970

**POSSIBLE FINDINGS FOR APPROVAL OF CANNABIS
ZONING TEXT AMENDMENT 2018-01**

1. The proposed Cannabis Zoning Text Amendment is exempt from CEQA per Business and Professional Code Section 26055(h) and under the general rule in CEQA Guidelines Section 15061(b)(3).
2. The proposed Zoning Text Amendment will allow more locations and opportunities for cannabis businesses to operate in the City of Livingston.
3. The Proposed Text Amendment will allow retail cannabis businesses to operate providing more business and employment opportunities in the City of Livingston and result in increased tax revenue to the City.
4. Allowing retail cannabis business to operate provides more services and convenience to residents to obtain the health and recreational benefits of cannabis.
5. The proposed Text Amendment allows cannabis business in the Downtown to update, remodel and utilize buildings located in the heart of Downtown Livingston.

**POSSIBLE REASONS FOR DENIAL OF CANNABIS
ZONING TEXT AMENDMENT 2018-01**

1. The City has recently adopted provisions for Cannabis businesses in the City of Livingston after an open and deliberative process with public input and discussion. No Cannabis businesses are operating under these provisions (some are currently in the process). Time needs to be allowed for the current regulations to operate and for the City to develop experience before amendments are considered.
2. The elimination of the separation requirements between cannabis activities and various sensitive land uses will potentially negatively impact these sensitive activities. That is why the separation requirements were initially established. The Planning Commission feels these separation requirements need to be maintained.
3. The elimination of the above mentioned separation requirements will:
 - Increase the risk for school students to be exposed to drugs that are illegal to them and will constitute a safety hazard; and
 - Violate State policy to provide Drug-Free Zones around children and youth activities.
4. The increased possibility of cannabis activities occurring in the Downtown would be detrimental to families and children which frequent Downtown.