



City Attorney City Prosecutor

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IMPORTANT ALERT

Date: August 12, 2016

To: All Commercial Property Owners in the City of Vista

Re: *Illegal Marijuana-Related Land Uses and Businesses in Vista*

Dear Owner/Landlord/Property Manager:

**LEASING, RENTING, OR ALLOWING A MARIJUANA-RELATED
LAND USE OR BUSINESS ON YOUR COMMERCIAL
PREMISES IN THE CITY OF VISTA IS ILLEGAL AND COULD
SUBJECT YOU PERSONALLY TO CRIMINAL PROSECUTION**

As a landowner in the City of Vista, you are legally responsible for the activity that occurs on your premises. It is unlawful for any person or entity who owns real property in the city to lease/rent to, allow or permit, the operation of any type of marijuana (cannabis) business or marijuana-related land use on any land, or in any location, building or premises within the city limits of Vista. This includes any activity that involves the dispensing, distribution, storage, processing, preparation, delivery, cultivation, manufacturing, production and/or laboratory testing of marijuana or products containing marijuana or cannabis components. These types of operation/business/land use are unpermitted, unlicensed, and illegal, and thus leasing or allowing the operation/business/land use is in violation of the law. It does not matter whether the use involves medical or recreational marijuana—all are prohibited.

To avoid any misunderstandings or misinformation you may receive from a prospective tenant, we want to emphasize the following:

- **The city has obtained criminal convictions of property owners who have willfully defied the city's requests to abate marijuana operations on their properties.**
- **There is no zone within the city limits of Vista where the dispensation or distribution of marijuana or cannabis-containing products is permitted.**
- **The operation of a marijuana dispensary within the city is not only illegal, it also constitutes a public nuisance subject to abatement.**
- **Several commercial premises within the city which have illegally housed marijuana businesses have been the subject of burglaries, assaults, and fires.**



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- **Your property and liability insurance may not cover losses associated with illegal activities.**
- **Prospective tenants may misrepresent their nature of their intended business.**
- **The city does not issue business licenses to marijuana-related businesses, and any licenses obtained under false pretenses are void.**
- **The prospective state ballot initiative on recreational marijuana would not make marijuana legal in the City of Vista even if it passes.**

The City of Vista does not tolerate any such marijuana-related businesses and/or land uses, and any persons or entities, including owners and property managers, participating in such use are subject to potential criminal prosecution with a penalty of up to six months in jail and a \$1,000 fine for each violation. You may also be independently subject to administrative fines up to \$1,000 per daily violation as well as civil nuisance abatement litigation.

The city asks for your help in protecting the health, safety and welfare of our community by reporting any attempts by these illegal businesses to engage in a leasing or rental agreement with you for the use of your property. The operators of these illegal businesses have, on several occasions, attempted to hide their activities from landlords in order to rent commercial premises, thereby subjecting landlords to criminal prosecution and costly, time-consuming litigation.

The city advises that you conduct a thorough check of your potential tenants both before and after they take possession in order to avoid legal action against you. Since some business licenses have been obtained under false pretenses you cannot rely on a business license as proof that the prospective tenant is legitimate. Please report any attempt to use a city business license in this manner to our office.

Do not hesitate to contact our office directly at (760)-639-6119 with any questions you may have or information you can provide about marijuana-related businesses seeking to locate within the city. The City of Vista thanks you for your diligence in protecting our community.

Very truly yours,



Darold Pieper
City Attorney/City Prosecutor