COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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DATE: MARCH 15, 2018

TO: PLANNING COMMISSION

FROM: MARY LYNN HUNT, CHIEF PLANNER
MATTHEW KIEDROWSKI, DEPUTY COUNTY COUNSEL
ELIZABETH BURKS, LACO ASSOCIATES

SUBJECT: OA_2018-0004- AMENDMENT TO MENDOCINO COUNTY CODE CHAPTER 10 A.17 MEDICAL CANNABIS CULTIVATION AND CHAPTER 20.242- MEDICAL CANNABIS CULTIVATION SITE OF THE INLAND MENDOCINO COUNTY CODE.

The Mendocino County Board of Supervisors has directed staff to amend Mendocino County Code Chapters 10.17.A and 20.242. This report details proposed amendments to these to remove the distinction of "medical cannabis", following the newest state regulations which also allow for "adult-use", and to ensure consistency with Bureau of Cannabis Control (BCC) and CalCannabis agency regulations. Other changes made for clarity, consistency, and to follow recent board direction are also proposed.

The most extensive change involves adapting the code sections to allow for both adult-use and medical cannabis, as opposed to exclusively medical. This would be accomplished by removing most instances of the phrase "medical" throughout, and referring to just "cannabis" to imply both types of use. Several minor changes are proposed in order to better align the existing terms and definitions with those of the State. The proposed changes are also intended to ensure consistency throughout the code sections themselves. These proposed changes are detailed in the following section, and can be viewed as red-line edits in the attached documents.

The title of these collective ordinances would be changed from Medical Cannabis Cultivation Regulations to Mendocino Cannabis Cultivation Regulations (MCCR).

BACKGROUND

- On April 4, 2017 the Board adopted Ordinance No. 4381, adding Chapter 10A.17 Medical Cannabis Cultivation and Chapter 20.242 Medical Cannabis Cultivation Site (Ordinance No. 4381) to the County Code regarding the cultivation of medical cannabis in Mendocino County and creating a permit program for cultivation in the inland area of Mendocino County. A Mitigated Negative Declaration (MND) was adopted for Ordinance No. 4381 (SCH No. 2016112028). The ordinance took effect on May 4, 2017.

- On August 22, 2017 the Board amended numerous sections of Chapter 10.17.A Medical Cannabis Cultivation (Ordinance No. 4392).

- Direction has been given to staff for other amendments to both cultivation and facilities chapters of the Mendocino County Code. Currently there are 2 amendments in the hearing stage process in addition to the amendments noted in this report.
    - OA_2018-0001 was heard and recommended approval by the Planning Commission on February 1, 2018 and subsequently scheduled for the Board of Supervisors February 27, 2018 meeting. The item was continued to March 13, 2018.
    - OA_2018-0003 was heard and recommended approval by the Planning Commission on March 1, 2018 and tentatively scheduled for the Board of Supervisors hearing on March 27, 2018.

PROPOSED CHANGES

Changes To Chapter 10a.17

The proposed amendments to Chapter 10A.17 – Medical Cannabis Cultivation Ordinance can be found in Attachment 1 of this report, and are shown in redline. The changes include the following:

- Revisions throughout would eliminate references to "medical" to reflect the State's incorporation of both medical and adult use purposes following passage of the MAUCRSA. This includes changing the overall reference to the regulations from "Medical Cannabis Cultivation Ordinance" (MCCO) to "Mendocino Cannabis Cultivation Ordinance" (MCCO). This would also remove language explicitly prohibiting nonmedical cannabis purposes.
- Relevant definitions set by the MAUCRSA would be added, including "A-License," "A-licensee," "Flowering," "Immature plant," "License," "M-license," "M-licensee," "Mature plant," and "Private residence".
- The definition of "Baseline date" would be set to August 26, 2017 which is the date the Initial Study under the California Environmental Quality Act for the MCCR was initiated.
- "Disturbance" would be defined, in accordance with Staff recommendations, to mean "areas of land where natural plant growth has been removed whether by physical, animal, or chemical means, or natural grade has been modified for any purpose. Land disturbance includes all activities whatsoever associated with developing or modifying land for cannabis cultivation related activities or access. Land disturbance activities include, but are not limited to, construction of roads, buildings, or water storage areas; excavation; grading; and site clearing. Disturbed land includes cultivation areas and storage areas where soil or soil amendments (e.g., potting soil, compost, or biosolids) are located."
- "Expansion" would be defined, in accordance with Staff recommendations, to mean "an increase in the size of Plant Canopy above the prescribed limit for which they are currently permitted, or were cultivating as of August 26, 2016."
- Section 10.A.17.030 - Changes have been made to insert provisions of existing Chapter 9.30, governing personal cultivation of adult use cannabis, into this section, with minor changes to Section 20A.17.040 as well. The provisions of Chapter 9.30 were adopted by the Board of Supervisors in April 2017, and are not substantively changing. The intent of the changes is to eliminate Chapter 9.30 and rely on Chapter 10.A.17 for all regulations regarding the cultivation of cannabis for personal use, whether for medical or adult use.

  An additional change recommended by the Department of Agriculture is the deletion of the requirement that qualified patients or primary caregivers register with the Department. This registration requirement has lost some relevancy following the legalization of adult use cannabis and cultivation. Enforcement of the personal

cultivation provisions for either medical or adult use may be done without the registration requirement.

- Paragraph (D) of section 10A.17.070 is proposed to be amended pursuant to the direction of the Board of Supervisors. Changes would allow a permit to include any combination of cultivation types (though if any of the types would require a permit pursuant to Chapter 20.242, the entire permit would undergo such review) and to allow a single permit for multiple continuous legal parcels under the same ownership.
- Paragraph (A)(1) of section 10A.17.080 is proposed to be amended to extend the application deadline for Phase One applications for sites within the Sunset areas until December 31, 2018, pursuant to the direction of the Board of Supervisors
- Minor changes are proposed to sections 10A.17.140 through.160 regarding enforcement procedures pursuant to the recommendation of the Code Enforcement Division. It is recommended to delete any requirement of the County to request a return receipt when mailing, and to clarify that letters be mailed to the mailing address associated with the permit. Code Enforcement has stated that the return receipt requested requirement slows down the process and has not added any value. The changes also clarify that cultivating cannabis while in the application process is an exception to the nuisance declaration only during Phase One. Minor formation changes are also recommended.
- Currently, the square footage of cultivation area dedicated to propagation of starts is included in measuring the cumulative total square footage allowed under a given Permit. This would be changed to no longer count the propagation of immature plants towards the total square footage. A performance standard would also be added that such propagation must not constitute any new disturbance such as grading or clearing.
- Minor rewording throughout for clarity or administrative purposes.

Changes To Chapter 20.242

The proposed amendments to Chapter 20.242 – Medical Cannabis Cultivation Site ordinance can be found in Attachment 1 of this report, and are denoted by redlines. The changes include the following:

- Revisions throughout would eliminate references to “medical” to reflect the State’s incorporation of both medical and adult use purposes following passage of the MAUCRSA. This includes changing the title of this chapter from “Medical Cannabis Cultivation Site” to “Cannabis Cultivation Sites”. This would also remove language explicitly prohibiting nonmedical cannabis purposes.
- Changing the required permit type for certain existing outdoor and mixed-light project types in Forestland (FL) and Timber Production (TPZ) zoning districts from an Administrative Permit to a Zoning Clearance and clarifying that an Administrative Permit is only required when there is an expansion of a cultivation site in these zones.
- Clarifying that parcels in Industrial zoning districts are not subject to a minimum parcel size.
- Minor rewording throughout for clarity.

ENVIRONMENTAL RECOMMENDATION In order to comply with the California Environmental Quality Act (CEQA), the County of Mendocino adopted a Mitigated Negative Declaration (State Clearinghouse Number 2016112028), pursuant to the provisions of CEQA. An addendum to the existing Mitigated Negative Declaration has been prepared to satisfy the requirements of CEQA. Attachment 2 of this staff report contains the addendum, which makes findings on the level of significance these changes entail, with regards to environmental review.

GENERAL PLAN CONSISTENCY ANALYSIS Staff finds that the proposed amendments are consistent with the 2009 Mendocino County General Plan. The amendments would not constitute an increase in environmental impact, or change to existing land use provisions. The allowed uses would still only be permitted in areas already otherwise allowed for by the General Plan.

RECOMMENDED MOTION FOR THE PLANNING COMMISSION Adopt the resolution and recommend that the Board of Supervisors approve Ordinance Amendment No. OA_2018-0004 which will modify the inland zoning ordinance of Chapter 20.242 of the Mendocino County Code, and Chapter 10A.17 Medical Cannabis Cultivation of the Agricultural Code finding the Addendum to the Adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA for the proposed ordinance changes and that no subsequent environmental review is needed.

ATTACHMENTS:

1. PC Resolution
2. Ordinance Amendments-Redline
3. CEQA Addendum

Resolution Number _____

County of Mendocino
Ukiah, California
March 15, 2018

OA_2018-0004

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING PROPOSED AMENDMENTS TO THE MENDOCINO COUNTY CODE CHAPTERS 10A.17 MEDICAL CANNABIS CULTIVATION AND 20.242 EXISTING MEDICAL CANNABIS CULTIVATION SITES

WHEREAS, the County of Mendocino desires to amend Mendocino County Code: Chapters 10A.17 Medical Cannabis Cultivation and 20.242 Existing Medical Cannabis Cultivation Sites regulations within the unincorporated areas of Mendocino County;

WHEREAS, County Staff has, pursuant to the direction of the Board of Supervisors of Mendocino County, prepared amendments to the Mendocino County Code Chapters 10A.17 Medical Cannabis Cultivation and 20.242 Existing Medical Cannabis Cultivation Sites , which are attached to this Resolution as Exhibit A and incorporated herein by this reference (the "Project"); and

WHEREAS, section 15164 of the California Environmental Quality Act Guidelines (Title 14, Cal. Code Regs., section 15000 *et seq;* "CEQA Guidelines") provides that an addendum to a previously adopted MND may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent environmental impact report or mitigated negative declaration have occurred,; and

WHEREAS, County staff has prepared an Addendum to the adopted Mitigated Negative Declaration related to the proposed ordinance amendment, which is attached to this resolution as Exhibit B and incorporate herein by this reference ("Addendum"), and which determines that none of the conditions described in CEQA Guidelines section 15162 will occur: and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, March 15, 2018 , at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Addendum and the Project. All interested persons were given an opportunity to hear and be heard regarding the Addendum and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Commission regarding the Addendum and the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the evidence in the record before it and the findings and determinations provided in the staff report, makes the following report and recommendation to the Mendocino County Board of Supervisors regarding Ordinance Amendment OA-2018-0004 and the Addendum related thereto:

1. The Planning Commission recommends that the Board of Supervisors review the Addendum prepared for Ordinance Amendment OA-2018-0004 and make the findings required by CEQA Guidelines section 15164.

2. The Planning Commission recommends that the Board of Supervisors find that the adoption of Ordinance Amendment OA-2018-0004 is consistent with the General Plan.

3. The Planning Commission recommends that the Board of Supervisors adopt Ordinance Amendment OA-2018-0004, making the changes as shown in the attached Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
Secretary to the Planning Commission

By:_____

BY: IGNACIO GONZALEZ
"Interim" Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

CHAPTER 10A.17 - ~~MEDICAL~~ MENDOCINO CANNABIS CULTIVATION ORDINANCE

Sec. 10A.17.010 - Title, Purpose and Intent.

This Chapter is known and may be cited as the ~~Medical~~ **Mendocino** Cannabis Cultivation Ordinance ("MCCO"). Chapter 20.242 of the Mendocino County Code, titled ~~Medical~~ Cannabis Cultivation Site**s**, is complementary to this Chapter and together the chapters may be cited as the ~~Medical~~ **Mendocino** Cannabis Cultivation Regulation ("MCCR").

It is the purpose and intent of this Chapter, together with complementary regulations found in Chapter 20.242 of the Mendocino County Zoning Code, to regulate the cultivation of cannabis ~~intended exclusively for medical use (which may also be referred to herein as medical cannabis)~~ within the unincorporated areas of Mendocino County in a manner that is consistent with State law and which promotes the health, safety, and general welfare of the residents and businesses within those areas by balancing the needs of medical patients and their caregivers for enhanced access to medical cannabis, the needs of neighbors and communities to be protected from public safety and nuisance impacts, and the need to limit harmful environmental impacts that are sometimes associated with cannabis cultivation.

Adoption of this Chapter will protect the public health, safety and welfare of the residents of the County of Mendocino by adopting **regulations regarding the cultivation of cannabis by individuals consistent with the provisions of State law and** a local permitting structure that will operate in conformance with State licensing requirements for the **commercial** cultivation of ~~medical~~ cannabis, ~~once~~ **as** state licenses become available.

All cultivation of cannabis ~~for medical use~~ within the County of Mendocino**, except for cultivation allowed pursuant to Chapter 9.31,** shall comply with the provisions of the MCCR, as well as all applicable state and local laws, regardless of whether the cultivation site existed or occurred prior to the adoption of the MCCR.

Nothing in this Chapter is intended, nor shall it be construed, to:

1) Allow persons to engage in conduct that endangers others or causes a public nuisance, **or**
2) Allow any activity relating to the cultivation, distribution or consumption of cannabis that is otherwise illegal under California State law.

~~2) Allow the use or diversion of cannabis for nonmedical purposes, or~~

Nothing in this Chapter is intended, nor shall it be construed, to exempt the cultivation of cannabis ~~for medical use~~ from compliance with all other applicable Mendocino County zoning and land use regulations, as well as other applicable provisions of the County Code, or compliance with any applicable state laws.

Nothing in this Chapter is intended, nor shall it be construed, to confer ~~upon qualified patients and their primary caregivers~~ the right to create or maintain a public nuisance in the course of cultivating cannabis plants ~~for medical purposes~~.

Nothing in this Chapter is intended, nor shall it be construed, to exempt the cultivation of cannabis ~~for medical use~~, as defined herein, from any and all applicable local and state

construction, grading, electrical, plumbing, land use, water rights, waste water discharge, streambed alteration, or any other environmental, building or land use standards or permitting requirements.

Nothing in this Chapter is intended, nor shall it be construed, to preclude a landlord or property owner from limiting or prohibiting the cultivation of cannabis ~~for medical use~~.

All persons operating facilities and conducting activities associated with the cultivation of cannabis ~~for medical use~~, as defined in this Chapter, are subject to possible federal prosecution, regardless of the protections provided by state or local law.

Sec. 10A.17.020 - Definitions.

As used herein the following definitions shall apply:

"A-license" means a state license issued under the State of California Medicinal and Adult-Use Cannabis Regulatory Safety Act (MAUCRSA) for cannabis or cannabis products that are intended for adults 21 years of age and over and who do not possess physician's recommendations.

"A-licensee" means any person holding a license under the MAUCRSA for cannabis or cannabis products that are intended for adults 21 years of age and over and who do not possess physician's recommendations.

"Agricultural Commissioner" or "Agricultural Commissioner's Office" or the "Department of Agriculture" means the Mendocino County Department of Agriculture or the authorized representatives thereof.

"Attorney General's Guidelines" means the document titled "Guidelines for the Security and Non-diversion of Marijuana Grown for Medical Use issued by the California State Attorney General in August 2008.

"Baseline date" means August 26, 2017 which is the date the Initial Study under the California Environmental Quality Act for the MCCR was initiated.

"Cannabis" means all parts of the plant Cannabis sativa, Cannabis indica, or Cannabis ruderalis, or any other strain or varietal of the genus Cannabis that may hereafter be discovered or developed that has psychoactive or medicinal properties, whether growing or not, including the seeds thereof. "Cannabis" also means marijuana as defined by Section 11018 of the **State of California** Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. For the purpose of this section, "cannabis" does not mean "industrial hemp" as defined by Section 81000 of the **State of California** Food and Agricultural Code or Section 11018.5 of the Health and Safety Code.

"Cannabis product" has the same meaning as in Health and Safety Code section 11018.1.

"Church" means a structure or leased portion of a structure, which is used primarily for religious worship and related religious activities.

"Clone" means a portion of a stem that is cut from a parent plant and induced to form roots by chemical, mechanical, or environmental manipulation.

"Collective" means a medical marijuana collective, as defined below.

"Cultivation cycle" means each individual cycle where cannabis plants are grown to maturity from seeds, clones or nursery starts.

"Cultivation of cannabis ~~for medical use~~" means the planting, growing, harvesting, drying or processing at a cultivation site of cannabis plants or any part thereof.

"Cultivation site" means one or more locations or facilities on one legal parcel subject to a single approved Permit where ~~medical~~ cannabis is planted, grown, harvested, dried, cured, graded, trimmed, processed or packaged for transport, or that does all or any combination of those activities. One or more areas of cannabis cultivation may exist on the legal parcel used for that purpose.

"Disturbance" means areas of land where natural plant growth has been removed whether by physical, animal, or chemical means, or natural grade has been modified for any purpose. Land disturbance includes all activities whatsoever associated with developing or modifying land for cannabis cultivation related activities or access. Land disturbance activities include, but are not limited to, construction of roads, buildings, or water storage areas; excavation; grading; and site clearing. Disturbed land includes cultivation areas and storage areas where soil or soil amendments (e.g., potting soil, compost, or biosolids) are located.

"Dwelling unit" means a legal residential structure providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and having only one (1) kitchen.

"Expansion" means an increase in the size of Plant Canopy above the area cultivated as of the Baseline Date.

"Flowering" means that a cannabis plant has formed a mass of pistils measuring greater than one half inch wide at its widest point.

"Greenhouse" means a completely enclosed structure whose structural members are made of pre- formed, rigid construction materials. The walls, roof, and ends are typically covered using a transparent material, often glass, that is fixed in place, and which allows solar radiation to penetrate the surface and affect the growing environment of the plants inside.

"Hoop House" means a structure with structural members are made of flexible and somewhat rigid construction materials, typically PVC pipe or similar material. The ends may be covered or left open and the material covering the structural members is readily removable and is typically removed and re-affixed frequently.

"Identification card" shall have the same definition as California Health and Safety Code section 11362.5 et seq., and as may be amended.

"Immature plant" or "immature" means a cannabis plant that is not flowering.

"Indoors" means within a fully enclosed and secure structure that complies with the California Building Code, as adopted by the County of Mendocino, that has a complete roof enclosure supported by connecting walls extending from the ground to the roof, and a foundation, slab, or equivalent base to which the floor is securely attached. The structure must

be secure against unauthorized entry, accessible only through one (1) or more lockable doors, and constructed of solid materials that cannot easily be broken through, such as 2" x 4" or thicker studs overlain with 3/8" or thicker plywood or equivalent materials. Plastic sheeting, regardless of gauge, or similar products do not satisfy this requirement.

"Legal parcel" or "Parcel" means a lot of real property which was created pursuant to the Subdivision Map Act prior to January 1, 2016, or for which a certificate of compliance was recognized and recorded prior to January 1, 2016; provided, however, for real property within Industrial zoning districts, subdivisions or certificates of compliance may be recognized and recorded after January 1, 2016

"License" means a state license issued under the MAUCRSA, and includes both an A-license and an M-license.

"Licensee" means a person issued a state license under the M**AU**CRSA to engage in commercial cannabis activity**, regardless of whether the license held is an A-license or an M-license**.

"M-license" means a state license issued under the MAUCRSA for commercial cannabis activity involving medicinal cannabis.

"M-licensee" means any person holding a license under the MAUCRSA for commercial cannabis activity involving medicinal cannabis.

"Mature plant" means a cannabis plant that is flowering.

"Medical marijuana collective" means qualified patients, persons with valid identification cards, and the designated primary caregivers of qualified patients who associate by written agreement, or form a cooperative in accordance with Section 12300 of the **California** Corporations Code within the unincorporated area of the County in order to collectively or cooperatively cultivate, store, and/or dispense cannabis for medical purposes, as provided in **California** Health and Safety Code Section 11362.775. The term collective shall include "cooperative" unless the context clearly indicates otherwise.

"Mixed light" means the use of both natural and artificial or supplemental lighting sources during the growing cycle to cultivate cannabis ~~for medical use~~. Included in this definition is the process of solely manipulating natural light to cultivate cannabis ~~for medical use~~.

"Nursery producer" means a Permittee that produces vegetative immature ~~medical~~ cannabis plants, through cloning, seed germination, or tissue culture**, intended for sale, trade, barter, etc**. A nursery producer may also apply to be a "seed producer" as defined herein.

"Outdoors" means any cultivation site that uses no artificial or supplemental lighting to cultivate cannabis ~~for medical use~~. Use of supplemental lighting to maintain vegetative starts or immature plants prior to transplanting outdoors shall be considered consistent with this definition.

"Park" means an area of land used for community recreation owned or operated by a public entity or a private area of land recognized as a neighborhood park utilized by youth. State or Federal designated parks and forestlands as recognized within the Mendocino County General Plan are not included within this definition.

"Permit" means a permit to cultivate ~~medical~~ cannabis in Mendocino County pursuant to this Chapter.

"Permittee" means a Person issued a permit to cultivate ~~medical~~ cannabis in Mendocino County pursuant this Chapter.

"Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

"Person with an identification card" means an individual who is a qualified patient who has applied for and obtained a valid identification card pursuant to Article 2.5 of Chapter 6 of Division 10 of the **California** Health and Safety Code (Section 11362.7 et seq.).

"Plant canopy" or "square footage" or "total square footage of plant canopy" or "cultivation area" means the cumulative total of square footage occupied by growing cannabis plants as calculated by the Agricultural Commissioner's Office but does not include aisles or other open areas outside the canopy area of growing cannabis plants.

"Primary caregiver" means the individual, designated by a qualified patient or by a person with an identification card, who has consistently assumed responsibility for the housing, health, or safety of that patient or person, as defined in Health and Safety Code section 11362.7(d).

"Private residence" means a house, an apartment unit, a mobile home, or other similar dwelling, for purposes of this Chapter.

"Processing" means to harvest, dry, cure, grade, trim, or package for transport ~~medical~~ cannabis.

"Publically traveled private road" means a private roadway easement or access easement which serves, or has the potential to serve, more than four (4) lots or parcels. Such easement shall be considered a street as defined in Mendocino County Code section 20.008.052 (26).

"Qualified patient" or "Patient" means a person who is entitled to the protections of section 11362.5 of the Health and Safety Code, but who does not have an identification card issued pursuant to Article 2.5 of Chapter 6 of Division 10 of the Health and Safety Code (Section 11362.7 et seq.).

"Residential treatment facility" means a State licensed residential facility that provides treatment for drug and/or alcohol dependency.

"School" means an institution of learning for minors, whether public or private, offering a regular course of instruction required by the California Education Code, or any licensed child day care or preschool facility. 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 vocational or professional institution of higher education, including a community or junior college, college or university.

"Seed producer" means a permitted nursery producer that has applied for and been approved to grow ~~medical~~ cannabis plants for the expressed purpose of producing specific breeds or varieties of cannabis seeds or to develop unique strains or varieties.

"Sheriff" or "Sheriff's Office" means the Sheriff's Office of the County of Mendocino or the authorized representatives thereof.

"Track and Trace" means a monitoring system providing traceability throughout the production and distribution lifecycle of permitted cannabis utilizing a unique identifier pursuant to section 11362.777 of the Health and Safety Code to assist government with enforcing regulations and preventing the illegal diversion of ~~medical~~ cannabis.

"Unique identifier" or "Unique ID" means individual, non-repeating identification issued to a permittee and attached to the base of each ~~medical~~ cannabis plant permitted at a cultivation site during the cultivation period or otherwise utilized in connection with an approved Track and Trace system.

"Wildlife exclusionary fence" means fencing that is designed to prevent the access of wild animals to the cultivation area by incorporating exclusionary measures designed to prevent the surface digging of wild animals under the upright portion of the fencing, the scaling of the fencing itself, and intrusion over the fencing. A number of methods are available to develop such fencing, including but not limited to: use of "no climb" wire fencing, addition of electrified "hot" wire(s) to the exterior of a solid fence, height extensions to a standard fence (where permissible) using hot wire or barbed wire strung between the extensions, etc.

"Youth-oriented facility" means an elementary school, middle school, high school, public park, or any establishment that advertises in a manner that identifies the establishment as catering to or providing services primarily intended for minors, or the individuals who regularly patronize, congregate or assemble at the establishment are predominantly minors. Youth-oriented facility shall include “day care center,” as defined in Section 1596.76 of the California Health and Safety Code, as that section may be modified or superseded, and shall include “youth center” as defined in Section 11353.1 of the Health and Safety Code, as that section may be modified or superseded.

Sec. 10A.17.030 - Cultivation Permit Required; Exemptions.

(A) Except as provided for by ~~paragraph (B) of~~ this Section, cultivation of cannabis ~~for medical use~~ shall be allowed only following the issuance of a Permit pursuant to the provisions of this Chapter, and the ~~issuance~~ **review** of a permit pursuant to the provisions of Chapter 20.242 of the Mendocino County Zoning Code~~, if required~~. Chapter 20.242 authorizes the cultivation of cannabis ~~for medical use~~ only in specifically enumerated zoning districts, as determined by permit type, subject either to a zoning clearance, administrative permit or minor use permit.

(B) Qualified patients, persons with an identification card or primary caregivers cultivating ~~medical~~ cannabis are exempt from the permit requirements of paragraph (A) of this Section, subject to the following requirements:

(1) Registration with the Agricultural Commissioner on an annual basis and maintaining such registration.

(2) Compliance with the provisions of Section 10A.17.040.

(3) Any and all cannabis cultivated by a qualified patient or person with an identification card shall be for the sole and exclusive use by the patient only; such cannabis may not be provided, donated, sold or distributed to any other person. A maximum of 100 square feet of medical cannabis may be cultivated **on a legal parcel** by a qualified patient **or patients**.

(4) Any and all cannabis cultivated by a primary caregiver shall be for the sole and exclusive use of up to a maximum of two (2) patients which have provided written designation to the primary caregiver to provide those services; the primary caregiver may not receive remuneration for these activities except for compensation in full compliance with subdivision (c) of Health and Safety Code section 11362.765. A maximum of 100 square feet of cultivation area of medical cannabis may be cultivated by a primary caregiver for each patient they are cultivating for**.** ~~,~~ A maximum total of 200 square feet may be cultivated on a legal parcel by a primary caregiver or caregivers.

~~(4)~~**(5) Persons eligible to cultivate cannabis under this paragraph (B) may also cultivate cannabis for adult use, but any such cannabis plants must be contained within the square footage allowed in this paragraph (B).**

(C) Individuals desiring to cultivate cannabis for adult use are exempt from the permit requirements of paragraph (A) of this section, subject to compliance with the following requirements:

(1) Compliance with the provisions of Section 10A.17.040.

(2) Cultivation of cannabis must occur in or on the grounds of a private residence or accessory structure, may be within one (1) or more cultivation sites, and contain no more than six (6) cannabis plants with a total plant canopy not to exceed one hundred (100) square feet.

(3) Cultivation of adult use cannabis under this paragraph (C) on legal parcels where medical cannabis plants are being cultivated pursuant to Chapter 9.31 shall not be used to increase the total number of cannabis plants that may be cultivated on the legal parcel, but up to six (6) of the total allowed number of twenty-five (25) plants may be set aside as personal cultivation of adult use cannabis.

(4) Cultivation of adult use cannabis under this paragraph (C) on legal parcels where cannabis plants are being cultivated under a Permit issued pursuant to this Chapter 10A.17 is allowed, provided that the person or persons cultivating the adult use cannabis reside on the legal parcel, the adult use cannabis plants do not exceed one hundred (100) square feet of total plant canopy, and the adult use cannabis plants shall be identified on the site plan required pursuant to section 10A.17.090.

~~(1)~~**(5) Cultivation of adult use cannabis under this paragraph (C) on any legal parcel less than ten (10) acres in size shall only be allowed indoors.**

Sec. 10A.17.040 - General Limitations on Cultivation of ~~Medical~~ Cannabis.

The following limitations shall apply to all cultivation of cannabis ~~for medical use~~ in Mendocino County, ~~whether~~ **including but not limited to cultivation** pursuant to a Permit issued under this Chapter or ~~the~~ **an** exemption provided for in Section 10A.17.030. Cultivation of cannabis ~~for medical use~~ shall also be subject to all applicable restrictions of Mendocino County Code Chapter 20.242.

(A) The cultivation of ~~medical~~ cannabis in Mendocino County, in any amount or quantity by any entity, shall not be allowed in the following areas:

(1) Within one thousand (1,000) feet of a youth-oriented facility, a school, a park, or any church or residential treatment facility as defined herein that is in existence at the time a Permit is initially applied for.

(2) Outdoors or using mixed light within one hundred (100) feet of any occupied legal residential structure located on a separate legal parcel; provided, however, that on January 1, 2020, this setback shall be increased to two hundred (200) feet for all Permit applications but shall not apply to renewals of Permits originally issued before that date.

(3) Outdoors or using mixed light in a mobile home park as defined in Health and Safety Code Section 18214.1 within one hundred (100) feet of an occupied mobile home that is under separate ownership.

(4) In any location where the cannabis plants are visible from the public right of way or publicly traveled private roads.

(5) Outdoors or using mixed light within fifty (50) feet from any adjoining legal parcel under separate ownership or access easement (whichever is most restrictive); provided, however, that on January 1, 2020, this setback shall be increased to one hundred (100) feet for all Permit applications but shall not apply to renewals of Permits originally issued before that date.

(6) Any indoor cultivation sites that comply with paragraph (A)(1) shall also be subject to the following:

(a) Indoor cultivation sites shall comply with the building property line setback established by the zoning district in which the cultivation site is located.

(b) The cultivation of cannabis ~~for medical use~~ within an accessory structure shall be allowed subject to the development requirements of the zoning district in which it is located and to requirements of Chapter 20.164 — Accessory Use Regulations except, notwithstanding Section 20.164.010: (a) the cultivation of cannabis ~~for medical use~~ in an accessory structure is not permitted prior to the construction of the legal dwelling unit on the parcel, if a legal dwelling unit is required by this Chapter, and (b) cultivation of cannabis ~~for medical use~~ shall only be allowed on the same parcel as the dwelling unit, if required.

~~(b)~~**(c) Indoor cultivation sites for individuals desiring to cultivate cannabis for adult use pursuant to section 10A.17.030(C) shall also be subject to the following limitation: cultivation sites located within a private residence that is a rental unit, as that term is defined by County Code section 20.008.050, shall not be located in any indoor space other than a garage or accessory structure.**

(B) The distance between the listed uses in the above paragraph (A)(1) and cannabis that is being cultivated shall be measured in a straight line from the nearest point of the fence required in section 10A.17.040(H), or if the cannabis is cultivated indoors, from the nearest exterior wall of the building in which the cannabis is cultivated to the nearest point of the exterior wall of the facility, building, or structure, or portion of the facility, building, or structure in which the above-listed use occurs or to the nearest point of any fenced, maintained or improved area where the users of the facility are typically present during normal hours of

operation, whichever is closest. The distance in paragraphs (A)(2) and (A)(3) to any residential structure shall be measured from the fence required in section 10A.17.040(H) to the nearest exterior wall of the residential structure. The distance in paragraph (A)(5) shall be measured from the fence required in section 10A.17.040(H) to the boundary line of a legal parcel or access easement.

Applicants may seek a reduction in the setback described in paragraph (A)(5) upon issuance of an administrative permit pursuant to Chapter 20.242.

(C) The outdoor, indoor or mixed light cultivation of ~~medical~~ cannabis shall not propagate objectionable odors which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any of those persons or the public.

(D) The indoor or mixed-light cultivation of ~~medical~~ cannabis shall rely on the electrical grid or some form of alternative energy source. The indoor or mixed-light cultivation ~~of medical~~ cannabis shall not rely on a generator as a primary source of power.

(E) All lights used for the indoor or mixed light cultivation of ~~medical~~ cannabis shall be fully contained within structures or otherwise shielded to fully contain any light or glare involved in the cultivation process. Security lighting shall be motion activated and all outdoor lighting shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the legal parcel upon which they are placed.

(F) All activities associated with the cultivation of ~~medical~~ cannabis shall not exceed the noise level standards as set forth in the County General Plan Policies DE100, 101 and 103.

(G) All cultivation of ~~medical~~ cannabis shall not utilize water that has been or is illegally diverted from any spring, wetland, stream, creek, or river. The activities associated with the cultivation of ~~medical~~ cannabis shall not create erosion or result in contaminated runoff into any stream, creek, river or body of water.

(H) All ~~medical~~ cannabis grown in Mendocino County (excluding indoor growing) must be within a secure, wildlife exclusionary fence of at least six (6) feet in height that fully encloses the immediate garden area. The fence must include a lockable gate that is locked at all times when a qualified patient, caregiver or permittee (or their agent) is not in the immediate area. Said fence shall not violate any other ordinance, code section or provision of law regarding height and location restrictions and shall not be constructed or covered with plastic or cloth except shade cloth may be used on the inside of the fence.

(I) All buildings where ~~medical~~ cannabis is cultivated or stored shall be properly secured to prevent unauthorized entry.

~~(I)~~**(J) Persons cultivating cannabis pursuant to either section 10A.17.030, paragraphs (B) or (C) shall also comply with the provisions of section 10A.17.110, paragraphs (N) and (O).**

~~(J)~~**(K)** Prohibition on Tree Removal. Removal of any commercial tree species as defined by Title 14 California Code of Regulations section 895.1, Commercial Species for the Coast Forest District and Northern Forest District, and the removal of any true oak species (Quercus sp.) or Tan Oak (Notholithocarpus sp.) for the purpose of developing a cannabis cultivation site is prohibited. This prohibition shall not include the pruning of any such trees for maintenance, or the removal of such trees if necessary to address safety or disease concerns.

Sec. 10A.17.050 - Medical Marijuana Collectives.

Until such time as State law provides otherwise, medical marijuana collectives operating pursuant to Health and Safety Code section 11362.775 shall obtain any Permit or other approval required by the MCCR and shall also comply with the following:

(A) Operate on a non-profit basis as set forth in Section IV B.1. of the Attorney General's Guidelines.

(B) Employ only persons who are at least twenty one (21) years of age and comply with all applicable state and federal requirements relating to the payment of payroll taxes including federal and state income taxes and/or contributions for unemployment insurance, state workers' compensation and liability laws.

(C) Follow the membership and verification guidelines as set forth in Section IV B.3. of the Attorney General's Guidelines, except that wherever "should" appears it shall be replaced with "shall".

(D) Require all prospective members to complete and sign a written membership application acknowledging and agreeing to abide by all the rules of the collective and all applicable requirements of this Section.

(E) Prohibit sales to non-members as set forth in Section IV B.5. of the Attorney General's Guidelines. Allow reimbursements and allocations of medical cannabis as set forth in Section IV B.6. of the Attorney General's Guidelines.

(F) Possess cannabis only in amounts consistent with the medical needs of the members of the collective; and only cultivate cannabis consistent with the limits set forth in this Ordinance.

(G) Exterior signage shall not indicate or advertise the presence or availability of medical cannabis.

Sec. 10A.17.060 - Permit Types.

The cultivation Permits that may be applied for under this Chapter are for the production of flowering ~~medical~~ cannabis plants and for nursery and seed production, as defined in section

10A.17.020. A Permittee producing flowering ~~medical~~ cannabis plants may maintain an area scaled appropriately for their operation where they may propagate their own **immature plants (**starts**)** through cloning, seed germination or tissue culture. Starts produced in this manner shall be for the exclusive and personal use of the permittee only and the sale, trade, barter, etc. of such starts is prohibited. The square footage of cultivation area dedicated to propagation of starts **shall not be included in measuring the cumulative total square footage allowed under a given Permit and must not constitute any new disturbance, as defined by this chapter.**

The following ~~medical~~ cannabis cultivation Permit types may be applied for and granted provided the applicant and the legal parcel that contains the cultivation site are determined to be in compliance with all applicable conditions of this Chapter and Mendocino County Code Chapter 20.242**; all Permit types shall be applied for stating whether the applicant will be applying for an A-License or an M-License, or a stated combination thereof**.

(1) "Type C" for small outdoor cultivation using no artificial lighting not to exceed a maximum of 2,500 square feet of total plant canopy.

(2) "Type C-A" for small indoor cultivation using exclusively artificial lighting not to exceed a maximum 2,500 square feet of total plant canopy within a structure or structures.

(3) "Type C-B" for small mixed light cultivation (using a combination of natural and supplemental artificial lighting) not to exceed a maximum of 2,500 square feet of total plant canopy, all or a portion of which may be within a structure or structures during a cultivation cycle.

(4) "Type 1" for medium outdoor cultivation using no artificial lighting of 2,501 to a maximum of 5,000 square feet of total plant canopy on one legal parcel not less than five (5) acres in size.

(5) "Type 1A" for medium indoor cultivation using exclusively artificial lighting of 2,501 to a maximum of 5,000 square feet of total plant canopy within a structure or structures.

(6) "Type 1B" for medium mixed light cultivation (using a combination of natural and supplemental artificial lighting) of 2,501 to a maximum of 5,000 square feet of total plant canopy, all or a portion of which may be within a structure or structures during a cultivation cycle, on one legal parcel not less than five (5) acres in size.

(7) "Type 2" for large outdoor cultivation using no artificial lighting of 5,001 to a maximum of 10,000 square feet of total plant canopy on one legal parcel not less than ten (10) acres in size.

(8) "Type 2A" for large indoor cultivation using exclusively artificial lighting of 5,001 to 10,000 square feet of total plant canopy on one legal parcel.

(9) "Type 2B" for mixed light cultivation (using a combination of natural and supplemental artificial lighting) of 5,001 to a maximum of 10,000 square feet of total plant canopy, all or a portion of which may be within a structure or structures during a cultivation cycle, on one legal parcel not less than ten (10) acres in size.

(10) "Type 4" for the cultivation of ~~medical~~ cannabis nursery stock and/or seed production which shall not exceed a maximum of 22,000 square feet of total plant canopy on one legal parcel, subject to the limitation of paragraph (C) below regarding seed production Nursery stock and/or seed production may only be sold to a Permittee, a qualified patient, person with an identification card or a primary caregiver. The nursery product may take the form of vegetative and non-flowering plant starts or may also be in the form of seeds, if the applicant also applies and is approved as a seed producer under this type of Permit. The legal parcel shall not be less than ten (10) acres in size, provided, however, that legal parcels in

industrial zoning districts are not subject to this parcel size restriction. Additional requirements for Type 4 Permits are as follows:

(a) The Permittee shall produce only vegetative immature ~~medical~~ cannabis plants through cloning, seed termination or tissue culture starts for the planting, propagation and cultivation of ~~medical~~ cannabis, provided, however, with the approval of the Agricultural Commissioner, plants may be grown to maturity for the purpose of verifying genetic expression. The Agricultural Commissioner's approval shall include a square footage limitation and the plants shall be included within the Track and Trace system. No consumable ~~medical~~ cannabis product of any kind shall be derived from the plants being cultivated.

(b) Intentionally Omitted.

(c) A maximum of 5,000 square feet of plant canopy may be dedicated to ~~medical~~ cannabis seed production if the Permittee applies and is approved as a seed producer. The square footage of plant canopy dedicated to seed production shall be counted towards the maximum square footage allowed under this type of permit and shall be entered into the approved Track and Trace system.

(d) Any on-site sales of nursery products which were produced on and occur on a parcel within the Timberland Production, Rangeland or Forestland zoning districts shall be limited to permitted cultivators only.

(e) At the time of sale, the nursery shall generate a manifest stating the date and time, nursery name, address, permit number (and license number, when applicable), buyers name, cultivation address, and permit number (and license number, when applicable). A copy of this manifest shall be retained by the purchaser and serve as a transport document for the purchaser to proceed directly from the nursery to the intended cultivation site. If the nursery is transporting nursery products to the cultivator's location, this manifest shall be filled-out and in possession of the nursery operator, their employee or their designated transporter during transport. Both the nursery and the buyer shall retain these records for a period of two (2) years.

(f) The permittee shall agree to abide by the Mendocino Cannabis Nursery and Seed Manual established by the Mendocino County Agricultural Commissioner.

Sec. 10A.17.070 - Requirements for All Permits.

Unless specifically exempted, in addition to compliance with all other requirements of this Chapter, all Permits shall comply with the following requirements:

(A) Zoning Districts. Cultivation of cannabis ~~for medical use~~ shall only be permitted on legal parcels that comply with the applicable zoning districts and parcel sizes as provided in Chapter 20.242.

(B) Indoor Cultivation Permits. The use or conversion of habitable space (i.e., kitchen, bedrooms, bathrooms, living room or hallways) in any structure shall not be allowed for the indoor cultivation of ~~medical~~ cannabis.

(C) Cultivation of cannabis ~~for medical use~~ is not permitted within any required parking space.

(D) **Permit Density.** A Person may apply for and obtain a maximum of two (2) Permits listed in section 10A.17.060 at any given time. Permits shall be granted at a maximum density of one (1) Permit per legal parcel; provided, however, that

(1) **A**~~a~~ Person may obtain two (2) separate Permits of different Permit types on a single legal parcel if the total square footage of the two Permits does not exceed the largest maximum square footage permitted on a parcel for the relevant zoning district. A Person who applies for and obtains a Type 4 Permit in combination with any other Permit, shall not exceed a total square footage of 22,000 square feet per legal parcel, of which not more than 10,000 square feet may be grown to maturity and entered into the Track and Trace system for commercial use. Plants may be grown to maturity by a Type 4 Permit holder for seed production or genetic expression, where the mature flowers are destroyed, and not used for commercial purposes, shall not require a separate cultivation permit.

(2) **A Person may apply for one (1) Permit of a single size (e.g. Type C, Type 1 or Type 2) that may include any combination of all three cultivation types (e.g indoor, outdoor, mixed-light), but if any cultivation would require the issuance of a permit pursuant to Chapter 20.242, the entire Permit shall be subject to review under Chapter 20.242.**

~~(1)~~**(3)** **A Person may obtain one (1) Permit for multiple legal parcels, so long as the parcels are contiguous and under the same ownership. Should the Person sell any of the parcels subject to the Permit, subsequent permits shall be required to modify the cultivation site to adhere to required setbacks.**

~~(D)~~**(E)** Dwelling Unit Requirement. Legal parcels with a cultivation site are also required to have a dwelling unit; provided, however, that this requirement shall not apply to legal parcels within the following zoning districts: Upland Residential (U-R), Agricultural (A-G), Rangeland (R-L), Forest Land (F-L), Timberland Production (TPZ), Limited Industrial (I-1), General Industrial (I-2) Pinoleville Industrial (P-I). In addition, legal conforming parcels in Rural Residential, lot size ten (10) acres (R-R:L-10), shall also be exempt from the dwelling unit requirement of this paragraph, upon issuance of an administrative permit pursuant to Chapter 20.242.

~~(E)~~**(F)** Generators. The indoor or mixed-light cultivation of ~~medical~~ cannabis shall not rely on a generator as a primary source of power. If no grid power source is available and there is not an alternative power source supporting both any required legal dwelling unit and the indoor or mixed-light permit operations, a generator may be used only under the following conditions: (1) the permittee shall install an alternative power source that will meet at least one-half of the combined power requirements by the expiration of twelve months from the date of initial application for a permit pursuant to this Chapter and (2) it will be a condition of the re-issuance of a permit that the cultivator commit, in writing, to expand their alternative power source to fully meet the combined needs of the cultivation operations and any required legal dwelling unit by the end of the second permitted year. See also section 10A.17.090 regarding application requirements related to generators.

~~(F)~~**(G)** Permittees shall be required to enroll in and comply with all requirements of any Track and Trace system adopted and implemented by the County to track the production and distribution of cannabis ~~for medical use~~. Permittees shall obtain and use unique identifies from an approved source, maintain them in a readable state, comply with all data entry requirements (including, but not limited to, harvest dates, harvest data, and distribution or other disposition information), and pay all required Track and Trace fees. Non-compliance with Track and Trace requirements shall constitute a violation of the terms of the Permit.

~~(G)~~**(H)** Fees: An annual application fee shall be paid at the time an application is submitted to the Agricultural Commissioner for initial review and prior to any annual renewal of the application. An annual Permit fee shall be paid prior to issuance of any Permit. No Permit shall issue without payment of the initial application fee or renewal fee.

(1) Fees prescribed by this Chapter shall be set by the Mendocino County Board of Supervisors in accordance with all applicable laws and regulations and the County's Master Fee Policy. Any fee prescribed by this Chapter shall be paid to the County Treasurer/Tax Collector and is non-refundable. A receipt for payment of the required fee shall be provided to the Agricultural Commissioner prior to the initial review and issuance or annual renewal of any application, permit or other program described herein where a fee has been established, including for required inspections.

~~(H)~~**(I)** Inspections by Agricultural Commissioner. All applicants shall be subject to and shall facilitate an initial on-site pre-permit inspection and all Permittees shall be subject to and facilitate at least one annual on-site compliance inspection (Type 4 Permits shall be subject to two on-site compliance inspections annually), with additional inspections as required by this Chapter or as deemed necessary by the Agricultural Commissioner. All inspections will be scheduled with at least 24 hours advance notice to the applicant or Permittee, and shall be conducted during regular business hours. Cancellation of scheduled inspections without notice to the Agricultural Commissioner shall result in the Permittee being invoiced for the actual travel time and mileage incurred by the Agricultural Commissioner.

1) All site inspections conducted prior to issuance of a Permit for any indoor or mixed-light cultivation Permit may include a representative from the Department of Planning and Building Services.

~~(I)~~**(J)** Intentionally Omitted.

~~(J)~~**(K)** Non-Transferability of Permits. All Permits are non-transferable to another person, except that the Permittee may transfer the Permit to a spouse/domestic partner, child, parent, or, for estate planning purposes, to a trust in which the permittee serves as a trustee, provided the trust existed on or before January 1, 2016, which transfer shall not be deemed a change in ownership for purposes of this Chapter.

Sec. 10A.17.080 - Permit Phases and Requirements Specific to each Phase.

Unless specifically exempted, in addition to compliance with all other requirements of this Chapter, all Permits shall comply with the following requirements:

(A) Permits under the MCCO will be issued in the following three phases:

(1) Phase One: Following the effective date of the MCCO, Permits will only be issued to applicants who provide to the Agricultural Commissioner pursuant to paragraph (B)(1) of this section proof of cultivation at a cultivation site prior to January 1, 2016 ("proof of prior cultivation"), and who comply with all other applicable conditions of this Chapter and Chapter 20.242. Applications for Permits during Phase One shall only be accepted until June 30, 2018**; provided, however, that applications for Permits within the areas subject to the sunset provision of paragraph (B)(2)(b) of this section shall be accepted until December 31, 2018**. Applicants able to provide proof of prior cultivation may apply for a Permit on a relocation site pursuant to paragraph (B)(3) of this section.

(2) Phase Two: Starting January 1, 2018, the Agricultural Commissioner will begin accepting applications for Type 1A and Type 2A Permits for indoor cultivation in the following zoning districts, subject to compliance with all other applicable conditions of this Chapter and Chapter 20.242: Limited Industrial (I-1), General Industrial (I-2), and Pinoleville Industrial (P-I). Proof of cultivation prior to January 1, 2016, is not required.

(3) Phase Three: Starting January 1, 2020, the Agricultural Commissioner will begin accepting Permit applications from any applicant in conformance with the conditions of this Chapter and Chapter 20.242. Proof of cultivation prior to January 1, 2016, is not required.

(B) Requirements specific to Phase One Permits.

(1) Proof of Prior Cultivation. Persons applying for a Permit during Phase One shall be required to provide to the Agricultural Commissioner evidence that they were cultivating cannabis on the cultivation site prior to January 1, 2016, which cultivation site shall have been, or could have been, in compliance with the setback requirements of paragraph (A) of section 10A.17.040. Evidence shall include:

(a) Photographs of any cultivation activities that existed on the legal parcel prior to January 1, 2016, including: (i) ground level views of the cultivation activities and (ii) aerial views from Google Earth, Bing Maps, Terraserver, or a comparable service showing: both the entire legal parcel and the cultivation site in more detail. The date these images were captured shall be noted.

(b) Photographs of any cultivation activities that currently exist on the legal parcel, including: (i) ground level views of the cultivation activities and (ii) aerial views from Google Earth, Bing Maps, Terraserver, or a comparable service showing: both the entire legal parcel and the cultivation site in more detail. The date these images were captured shall be noted.

(c) At least one additional document demonstrating cultivation on the legal parcel prior to January 1, 2016, which evidence may be used to substitute for evidence pursuant to clause (a). The Agricultural Commissioner shall prepare a list of the types of documentation that will be accepted to meet this requirement, and may accept

other similarly reliable documentary evidence showing that cannabis was cultivated ~~for medical use~~ prior to January 1, 2016.

(d) Proof of prior cultivation shall be assigned to the applicant relative to their prior cultivation site.

(e) Persons who participated in a permit program pursuant to the County's Chapter 9.31 in previous years may present evidence of such participation and payment of all required fees in order to provide proof of prior cultivation.

(2) Zoning Districts; Exceptions. Existing cultivation sites not located in zoning districts where Chapter 20.242 specifically allows cultivation may be issued a Type C, Type C-A, or Type C-B Permit, subject to the following requirements, in addition to all other applicable requirements of this Chapter:

(a) The zoning district is one where a dwelling unit is a principally permitted use and a dwelling unit is present.

(b) Sunset Provision for Residential Districts. Cultivation sites on legal parcels located in the Single-Family Residential (R-1), Two-Family Residential (R-2), Multiple-Family Residential (R-3), Suburban Residential (S-R), Rural Community (R-C), and Rural Residential (lot sizes one (1) acre, two (2) acres and five (5) acres [legal non-conforming parcels to minimum zoning size][R-R:L-1, R-R:L-2, and R-R:L-5 {legal non-conforming to minimum zoning size}]), as well as cultivation sites in any other zoning district where a dwelling unit is a principally permitted use and the legal parcel is less than two (2) acres in size, are subject to the following requirements:

(i) There is an occupied dwelling unit on the legal parcel with the cultivation site.

(ii) A Permit may be renewed and valid only until three (3) years following the effective date of the ordinance adopting this Chapter and any permits issued shall be void not later than three (3) years following said effective date.

(c) Cultivation sites on legal parcels located in the Rural Residential zoning district, lot size five (5) acres (conforming parcels of five acres or more only)(R-R:L-5), are subject to the following additional requirement that there is an occupied dwelling unit on the legal parcel with the cultivation site.

(d) If a Permit is granted pursuant to this paragraph (B)(2) in these zoning districts, any future revocation or lapse in renewal of such Permit shall extinguish the ability of any person to obtain a Permit for such cultivation site.

(3) Relocation. Persons able to show proof of prior cultivation pursuant to paragraph (B)(1) above may apply for a Permit not on the site previously cultivated (the "origin site") but on a different legal parcel (the "destination site"), subject to the following requirements:

(a) Persons may apply to relocate their cultivation site pursuant to this paragraph (B)(3) until three (3) years after the effective date of the ordinance adopting this Chapter.

(b) The location and operation of the proposed cultivation site on the destination parcel complies with all requirements and development standards that apply to a new cultivation site as of January 1, 2020, pursuant to this Chapter and Chapter 20.242; provided, however:

(i) An existing cultivation site shall not be transferred to a legal parcel located within the Forestland or Timber Production Zone zoning districts.

(ii) An origin site may relocate to a destination site in the Rangeland zoning district, so long as the destination site has an existing cultivation site and no new cultivation sites would be established.

(c) The origin site shall be restored. The application for a Permit on a destination site shall be accompanied by a restoration plan that is consistent with the standard conditions and best management practices listed in the North Coast Regional Water Quality Control Board Order No. 2015-0023, and which shall include the following:

(i) Remove or repurpose buildings, greenhouses, fences, irrigation equipment, water intakes, pumps, storage tanks and other materials brought to the origin site for the purpose of cannabis cultivation;

(ii) Remove illegal dams, ponds or other in-stream water storage to restore material stream flows, unless such features will continue in use;

(iii) Remove or compost agricultural wastes;

(iv) Remove trash and other debris; and

(v) Revegetate cleared areas with native plants typical of nearby natural areas, including groundcover, shrubs and trees.

(d) Unless the destination site is within the Agricultural zoning district, the application shall include either a water availability analysis pursuant to paragraph (C)(1)(b) below or a will serve letter pursuant to paragraph (C)(1)(c) below.

(e) Prior to the issuance of the Permit to cultivate cannabis ~~for medical use~~ at the destination parcel, the applicant shall provide the Agricultural Commissioner with an agreement, on a form approved by the Agricultural Commissioner and County Counsel, providing that the applicant releases any right to continue or resume cultivation of ~~medical~~ cannabis on the origin parcel.

(f) If a person is granted a Permit for a destination site, any claims of proof of prior cultivation on the origin site shall be effectively transferred to the destination site, and the ability to claim proof of prior cultivation at the origin site shall be extinguished.

(g) There shall be a two (2) acre minimum parcel size for all Type C, Type C-A or Type C-B Permits.

(4) Multiple Permits may be applied for and granted on a single legal parcel that is owned by multiple persons residing in separate habitable dwelling units on that legal parcel. Each owner may individually apply for a Permit to cultivate cannabis ~~for medical use~~, provided that each owner must provide proof of prior cultivation pursuant to paragraph (B)(1) above. Each owner shall be limited to a Type C, Type C-A or Type C-B Permit, unless that owner was previously enrolled in a permit program pursuant to the County's Chapter 9.31, or unless the cumulative total square footage of plant canopy applied for by all owners does not exceed the maximum square footage permitted on a parcel for the relevant zoning district.

(5) Persons eligible to apply for a Permit during Phase One may apply for a different and/or larger Permit type in subsequent years, subject to all requirements of this Chapter.

(C) Requirements specific to Phase Three Permits.

(1) Watershed Assessment. All Permit applications, except for legal parcels located in the Agricultural (A-G) zoning district, shall demonstrate there is adequate water to serve the cultivation site.

(a) If surface water (or groundwater influenced by surface water) will be used, applicants may demonstrate that there is adequate water by providing (i) a watershed assessment that establishes there is sufficient watershed supply to serve the proposed cultivation site and existing uses within the watershed, and (ii) a water right exists to serve the cultivation site. A watershed assessment shall consist of an established "In Stream Flow Policy" as prepared by the State Water Resources Control Board Division of Water Rights or an equivalent document approved by that agency.

(b) If groundwater not influenced by surface water will be used, the applicant may demonstrate that there is adequate water by providing a water availability analysis which will address the adequacy of the proposed water supply, the direct effects on adjacent and surrounding water users, and possible cumulative adverse impacts of the development on the water supply within the watershed and show there is a sustained yield to support the proposed level of use.

(c) If water will be provided by a mutual water company, municipal or private utility or similar community provider, the applicant may demonstrate that there is adequate water by providing a will serve letter from the proposed provider.

Sec. 10A.17.090 - Cultivation Permit Application and Zoning Review.

Any person or entity that wishes to engage in the cultivation of cannabis ~~for medical use~~ shall submit an application for a Permit to the Agricultural Commissioner's Office. Applications for Permits shall be made upon such forms and accompanied by such plans and documents as may be prescribed by the Agricultural Commissioner's Office. The application shall be reviewed by the Agricultural Commissioner's office and other agencies as described herein and renewed annually. Any referral to or consultation with an agency other than the County of Mendocino shall state that a response must be returned within thirty (30) days of the date of the referral.

The Agricultural Commissioner's Office shall refer each application to the Department of Planning and Building Services for a determination pursuant to Chapter 20.242 as to what type of clearance or permit is required. No application for a Permit shall be approved without clearance or final permit approval as required by Chapter 20.242.

The Agricultural Commissioner's Office shall consult with the Mendocino County Air Quality Management District (MCAQMD) prior to the issuance of the Permit to determine if a permit or other approval by the MCAQMD is necessary. The applicant shall obtain all approvals and permits required by the MCAQMD pursuant to state and federal laws, MCAQMD regulations, adopted air quality plans, MCAQMD policies and other applicable statutes prior to

the issuance of a Permit. The required consultation with MCAQMD may be eliminated if MCAQMD authorizes County to determine when a permit or other approval by the District is necessary based on an objective set of criteria developed by MCAQMD for such purposes.

Applicants for a Permit shall provide the following information on, or as an attachment to, the application:

(A) The name, business and residential address, and phone number(s) of the applicant.

(B) If the applicant is not the record title owner of the legal parcel, written consent from the owner allowing the cultivation of ~~medical~~ cannabis on their property by the applicant with original signature of the record title owner.

(C) Written evidence that each person applying for the permit and any other person who will be engaged in the cultivation of cannabis ~~for medical use~~ is at least twenty-one (21) years of age.

(D) Site plan showing the entire legal parcel configuration with Assessor's Parcel Number(s), acreage, site address, including the location of:
(1) easements (access and utility and all roadways public and private);
(2) streams, springs, ponds and other surface water features, including the location of any flood plain or floodways;
(3) the location and area of the cultivation site on the legal parcel, with dimensions of the area for cultivation of cannabis ~~for medical use~~ and showing that all setbacks required by section 10A.17.040 are being met;
(4) all areas of ground disturbance or surface water disturbance associated with cultivation of ~~medical~~ cannabis activities, including: access roads, water diversions, culverts, ponds, dams, graded flats, and other related features;
(5) all structures, which shall be clearly labeled; and
(6) all septic systems, leach fields and water wells.

(E) Applications submitted for any Permit during Phase One shall include proof of prior cultivation pursuant to section 10A.17.080

(F) A cultivation and operations plan which includes elements that meet or exceed the minimum legal standards for the following: water storage, conservation and use; drainage, runoff and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides and other regulated products to be used on the legal parcel. Any fuel, fertilizer, pesticides, or other substance toxic to wildlife, children, or pets, must be stored in a secured and locked structure or device. The plan will also provide a description of cultivation activities including, but not limited to, permit type, cultivation area, soil/media importation and management, the approximate date(s) of all cannabis cultivation activities that have been conducted on the legal parcel prior to the effective date of this ordinance, and schedule of activities during each month of the growing and harvesting season.

If a generator is proposed to support any aspect of the cultivation site or related operations, the cultivation and operations plan shall identify any containment structure and dimensions necessary to contain any leak or spill that may develop or occur as a result of relying on any generator for backup power generation. The plan shall also include a maintenance plan for the generator, detailing how spent oil, used oil filters, expired batteries and other hazardous wastes generated from the operation of the generator will be handled, including fuel storage and delivery systems.

(G) Copy of the statement of water diversion, or other permit, license or registration filed with California Water Resources Control Board, Division of Water Rights, if applicable.

(H) An irrigation plan and projected water usage for the proposed cultivation activities, as well as a description of legal water source, if not covered by item (G).

(I) Copy of Notice of Intent and Monitoring Self-Certification and any other documents filed with the North Coast Regional Water Quality Control Board (NCRWQCB) demonstrating enrollment in and compliance with (or proof of exemption from) Tier 1, 2 or 3, North Coast Regional Water Quality Control Board Order No. 2015-0023, or any substantially equivalent rule that may be subsequently adopted by the County of Mendocino or other responsible agency.

(J) If any on-site or off-site component of the cultivation facility, including access roads, water supply, grading or terracing impacts the bed or bank of any stream or other watercourse, show proof they have notified the California Department of Fish and Wildlife (CDFW) pursuant to section 1602 of the Fish and Game Code and provide a copy of the Streambed Alteration Permit obtained from the Department of Fish & Wildlife.

(K) If the source of water is a well, a copy of the County well permit, if available; applicant shall provide documentation showing the approximate date of installation.

(L) A unique identifying number from a State of California Driver's License or Identification Card for each person applying for the permit and any other person who will be engaged in cultivation of cannabis ~~for medical use~~.

(M) Evidence that the applicant or any individual engaged in the management of, or employed by, the cultivator has not been convicted of a violent felony as defined in Penal Code section 667.5(c) within the State of California, or a crime that would have constituted a violent felony as defined in Penal Code section 667.5(c) if committed in the State of California and is not currently on parole or felony probation. A conviction within the meaning of this section means a plea or verdict of guilty or a conviction following a plea of nolo contendere.

(N) A statement describing the proposed security measures for the facility that shall be sufficient to ensure the safety of members and employees and protect the premises from theft.

(O) If the applicant is organized as a non-profit corporation, the applicant shall set forth the name of the corporation exactly as shown in its Articles of Incorporation, and the names and residence addresses of each of the officers and/or directors. If the applicant is organized as a partnership, the application shall set forth the name and residence address of each of the partners, including the general partner and any limited partners. Copies of the Articles of Incorporation or a statement listing the members of the partnership shall be attached to the application.

(P) Intentionally Omitted.

(Q) A copy of a Board of Equalization Seller's Permit if applicant intends to sell directly to qualified patients or primary caregivers.

(R) Written consent for an onsite pre-permit inspection of the legal parcel pursuant to section 10A.17.070 by County officials or other appropriate agency representatives at a prearranged date and time in consultation with the applicant prior to the approval of a permit to cultivate ~~medical~~ cannabis, and at least once annually thereafter.

(S) For all indoor cultivation facilities, identify the source of electrical power and plan for compliance with applicable Building Codes. Also, provide documentation that addresses the handling of waste discharge from the grow location of items including, but not limited to nutrients, spent growing media, un-used containers and other associated hardware, supplies, and garbage.

(T) No application shall be approved which identifies or would require the removal of tree species listed in paragraph (I) of Section 10A.17.040 after May 4, 2017, for the purpose of developing a cultivation site. For applications where trees were removed prior to May 4, 2017, applicants shall provide evidence to the Department of Agriculture that no trees were unlawfully removed to develop a cultivation site; such evidence may include, but is not limited to, a less-than-3-acre conversion exemption or timberland conversion permit issued by the California Department of Forestry and Fire Protection ("CalFire") and trees were removed prior to May 4, 2017. If during review of an application County staff determine that trees were unlawfully removed to develop a cultivation site, the County shall deny the application. Notwithstanding the foregoing, for cultivation sites created prior to May 4,2017, through prior unauthorized conversion of timberland as defined in Public Resources Code section 4526, a Permit may be approved if the applicant provides evidence that environmental impacts of the tree removal have been mitigated to the extent feasible or otherwise resolved, as required by the resource protection agencies including CalFire, the NCRWQCB and the CDFW. County staff shall defer to the resource protection agencies referenced herein for determinations as to the unlawful removal of trees or unauthorized conversion of

timberland or the sufficiency of any required remediation to address the environmental impacts. Nothing herein shall be construed to limit or condition in any way the regulatory or enforcement authority of the resource agencies listed herein.

(U) If applicable, clearance from CalFire related to compliance with the requirements of Public Resources Code Section 4290 and any implementing regulations.

(V) For activities that involve construction and other work in Waters of the United States, that are not otherwise exempt or excluded, including streams and wetlands, the application shall include a copy of a federal Clean Water Act (CWA) Section 404 permit obtained from the Army Corps of Engineers and a CWA Section 401 water quality certification from the NCRWQCB.

(W) Projects that disturb one (1) or more acres of soil or projects that disturb less than one acre but that are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009- 0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

(X) The results of a "Cortese List" database search for sites known to be contaminated with hazardous materials. If the site is listed on the "Cortese List", the application shall include sufficient information to demonstrate that the cultivation is in compliance with any cleanup and/or abatement order that is established for the site.

(Y) If water or sewer services to the cultivation site will be provided by a community provider, a will-serve letter from the provider indicating adequate capacity to serve the cultivation site.

The Agricultural Commissioner is authorized to require in the permit application any other information reasonably related to the application including, but not limited to, any information necessary to discover the truth of the matters set forth in the application.

Sec. 10A.17.100 - Permit Review and Issuance.

(A) The Agricultural Commissioner's Office shall issue a Permit pursuant to this Chapter only:
  (1) Following the referral to and clearance or permit approval pursuant to Chapter 20.242; and
  (2) Following review by qualified County staff to review proposed permit locations and identify where habitat suitable for sensitive

species may exist. The County shall consult with the California Department of Fish and Wildlife ("CDFW") to evaluate if there is a possibility for presence or habitat suitable for sensitive species on the parcel with a proposed Permit location. Upon consultation, CDFW may recommend approval of the proposed development, ask to conduct a site inspection or request additional studies in order to make the determination that no impacts to sensitive species will occur. A cultivator that cannot demonstrate that there will be a less than significant impact to sensitive species will not be issued a Permit. The County shall develop a policy in consultation with CDFW to define an objective set of criteria that applications can be checked against and when during Phases 1 and 2 a formal referral to CDFW is required to avoid impacts to sensitive species and natural communities. Following the development of the policy referred to in the previous sentence, consultation with CDFW shall not be required but be performed pursuant to the policy. During Phase 3 all applications will be referred to CDFW; and

(3) After the Agricultural Commissioner's Office, and other County and State agency staff, as appropriate, have reviewed the application and performed a pre-permit site inspection to confirm adherence to the requirements established in the MCCO; and

(4) Following receipt of evidence of payment of the required permit fee, pursuant to Section 10A.17.070.

(B) As a condition of approval for any cultivation permit, the owner or permittee shall indemnify and hold harmless the County of Mendocino and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the commercial cultivation of cannabis ~~for medical use~~ and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of the commercial cultivation of cannabis ~~for medical use~~.

(C) Discovery of any violation(s) of the Mendocino County Code during the Permit application process will be treated in a similar manner to violation(s) that are self-reported during an active amnesty program. That is, the discovered violation(s) will still need to be corrected, but any investigative and/or penalty fees associated with an after-the-fact County permit will be waived.

(1) If the discovered violation(s) are directly related to a Phase One Permit application, and/or if it is discovered that the Permit would authorize a particular use for which a separate County permit is required but has not yet been obtained, the applicant shall be required to agree in writing to a compliance plan prior to issuance of the Permit. Failure by applicant to agree in writing to a required compliance plan shall be grounds for denial of the Permit.

(a) The compliance plan will identify the violation(s) and may suggest corresponding remedial action(s) that may be taken to correct the violation(s), will identify the required permit(s) based on the uses identified in the Permit application, and will include timelines for achieving code compliance for all

violations and/or for submitting completed applications for each required permit.

(b) In no event will more time be given to correct all violations, and/or submit a complete application for each required permit, than one (1) year after the date of issuance of the Permit.

(c) After the applicant has signed the compliance plan, as presented by the Agricultural Department in coordination with the appropriate County department(s), the Agricultural Department may issue a Permit restricted as indicated in the compliance plan, so long as no other barrier(s) to such issuance exists. Failure to abide by the compliance plan shall be grounds for Permit termination, or non-renewal, pursuant to section 10A.17.140.

(d) The compliance plan will be the primary mechanism to obtain code compliance from Permit applicants with respect to violations directly related to Phase One Permits applications. However, nothing in this section is intended to limit the use of any other applicable code enforcement provision or the ability of any County department with the appropriate authority from enforcing the Mendocino County Code.

(2) If the discovered violation(s) are not directly related to a Phase One Permit application, such violation(s) will not affect the processing of the Phase One Permit application. However, any County department with appropriate enforcement authority with respect to such violation(s) may make use of any applicable code enforcement mechanism as if the violation(s) were discovered as a result of self-reporting during an active amnesty program.

(D) Track & Trace unique identifiers will only be made available following the issuance of a Permit by the Agricultural Commissioner's Office. The Permittee will have 72 hours to register with the County Track & Trace system. Upon Track & Trace system registration, the system will provide unique identifiers. The unique identifiers shall be affixed to the individual plants within 72 hours of being provided to the Permittee.

(E) Permits shall remain valid for one (1) year from the date of issuance, subject to any enforcement action or other action that may result in earlier suspension or revocation.

Sec. 10A.17.110 - Performance Standards.

All Cultivation Permits issued by the Agricultural Commissioner's Office shall obligate the permittee to comply with the following performance standards:

(A) Cultivation shall be located as shown on the approved application site plan and in compliance with all provisions of this Chapter and any permit issued pursuant to Chapter 20.242.

(B) Once they become available, possession of a current, valid required license, or licenses, issued by any agency of the State of California in accordance with the MAUCRSA, and regulations promulgated thereunder covering a similar cannabis activity.

(C) A unique identifier for compliance with the County's Track & Trace system shall be affixed to each permitted ~~medical~~ cannabis plant cultivated in Mendocino County. It shall be the responsibility of the permittee to ensure complete and accurate entry of information into the Track & Trace system within 72 hours of the reportable activity occurring.

(D) Compliance with all statutes, regulations and requirements of the California State Water Resources Control Board, Division of Water Rights, including obtaining and complying with any applicable and approved permit, license or registration or the annual filing of a statement of diversion and use of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101.

(E) If a generator is used to support any aspect of the permitted cultivation operations, (excluding the conditions set forth in section 10A.17.070(F)), it shall be as a secondary or back-up power source. The use of the generator is only allowed when the primary alternative power source is unable to provide its normal output and generate sufficient power to meet the needs of the cultivation operation and the legal dwelling unit. The Owner's Manual and/or Operation Manual (or operational fact sheet) providing the operational characteristics and maintenance schedule for the generator shall be on-site and available for review.

If a generator is being used pursuant to the conditions set forth in section 10A.17.070(F), the Permit shall be conditioned on the conducting of an analysis of the noise levels produced by the generator at full operational speed, performed by an accredited acoustical engineer, and such analysis shall show compliance with Mendocino County General Plan Policies DE100, 101 and 103. All generators shall be, at a minimum, equipped with the manufacturer's specified muffler; if compliance with Policies DE100, 101 and 103 requires additional measures, the generator shall be equipped with such measures, which may include a hospital-grade muffler and/or a structure to enclose the generator designed for sound suppression.

Any electrical wiring associated with the generator shall be of sufficient capacity and installed in such a way as to provide for the minimum installation and safety standards for the electrical service provided by that generator.

(F) Establish and maintain enrollment in Tier 1, 2 or 3 with the North Coast Regional Water Quality Control Board (NCRWQB) Order No. 2015-0023, if applicable, or any substantially equivalent rule that may be subsequently adopted by the County of Mendocino or other responsible agency.

(G) For cultivation areas for which no enrollment pursuant to NCRWQB Order No. 2015—0023 is required, the site shall comply with the standard conditions set forth in that Order, as well as the applicable "Best Management Practices for Discharges of Waste Resulting from

Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects" as presented in Appendix B of the Water Board Order.

(H) Maintain the applicable "Defensible Space" protocols and distances, as established by the California Department of Forestry and Fire Protection around structures located on the legal parcel.

(I) Comply with the terms of any applicable Streambed Alteration Permit obtained from the California Department of Fish & Wildlife.

(J) All weighing and measuring devices shall be type approved by the California Department of Food and Agriculture, Division of Measurement Standards and issued either a California Type Evaluation Program (CTEP) Certificate of Approval (COA) or a National Type Evaluation Program (NTEP) Certificate of Conformance (CC) before commercial use. All weighing and measuring devices shall be registered and inspected by the Agricultural Commissioner in accordance with Mendocino County Code Chapter 10A.16.

(K) Consent to at least one (1) annual on-site compliance inspection by the Agricultural Commissioner's office, as more specifically provided for in section 10A.17.070.

(L) Any guard dog(s) or guard animals kept at the cultivation site shall be restrained to a fixed point or contained in some manner to facilitate the inspections performed by any entity necessitating inspect as required by this Chapter. Animals considered family pets will be kept on a leash at all times and under control when any entity is performing a required inspection.

(M) All buildings, including greenhouses, used for the cultivation of ~~medical~~ cannabis pursuant to an "artificial light" permit (generally Type C-A, Type 1-A, Type 2-A and Nursery as applicable), shall be equipped with filtered ventilation systems, permitted by the Mendocino County Air Quality Management District (MCAQMD) which rely on Activated Carbon Filtration, Negative Ion Generation, Ozone Generation or other odor control mechanism demonstrated to be effective in reducing cannabis odors.

(N) Any use of pesticide products shall be consistent with State law and regulations enforced by the California Department of Pesticide Regulation and the Agricultural Commissioner's Office. All agricultural use pesticides and concentrated fertilizers, amendments, and similar materials shall be stored in a locked, hard-faced enclosure to prevent unauthorized entry by humans, to exclude large animals that may be attracted by odors, and to ensure that they will not enter or be released into surface or ground waters.

(O) Fuel shall be stored and handled in compliance with applicable state and local laws and regulations and in such a way that no spillage occurs.

(P) **The square footage of cultivation area dedicated to propagation of starts must not constitute any new disturbance, as defined by this chapter.**

(Q) Comply with any conditions that may apply as a result of an administrative or conditional use permit approved pursuant to Chapter 20.242, or with a written remediation plan required by Section 10A.17.080(B)(3).

Sec. 10A.17.120 - Certifications.

Permittees who demonstrate compliance with all of the requirements set forth in this Chapter and the additional guidelines to be established by the Agricultural Commissioner in a Mendocino Sustainably Farmed Operations Manual will be issued a "Certified Mendocino County Grown" certificate through the Agricultural Commissioner's Office. Cannabis labeled with this certification shall be produced following production standards used in the production of crops labeled as organic according to United Stated Department of Agriculture, National Organic Program. This certification shall be valid for one (1) year from the date of issuance and shall be renewed annually thereafter following annual inspection(s) of the registered cultivation site and continued compliance with all requirements. An annual fee shall be paid for participation in this certification program, pursuant to the provisions set forth in Section 10A.17.070(H)(1).

Sec. 10A.17.130 - Third Party Inspectors.

Intentionally Omitted.

Sec. 10A.17.140 – Violations and Penalties Respecting Permitted Cultivation.

(A) If at any time the Department of Agriculture determines that a law related to a Permit is being violated, the Department of Agriculture may issue a notice of violation or an administrative citation(s) pursuant to Mendocino County Code Chapter 1.08 and notify other interested public agencies or County departments of such violations. After the violation(s) have been cured, the correction must be confirmed. Failure by the Permittee to schedule a re-inspection with the Department of Agriculture to confirm the correction will result in an unscheduled compliance inspection.

(B) Inspection Fees. After initial substantiation of a violation related to any law related to a Permit, inspection fees shall be charged to the Permittee for any additional compliance inspection undertaken by the Department of Agriculture, beyond those regularly scheduled and enumerated in section 10A.17.070, for the purpose of determining if the cited violations have been cured. All additional inspection fees shall consist of the hourly rate for an inspector from the Department of Agriculture for the travel and inspection time plus the standard IRS mileage rate for travel distance. The fees shall be paid pursuant to the provisions set forth in section 10A.17.070(H)(1).

(C) Notice to Terminate Permit. The Department of Agriculture may issue a Notice to Terminate Permit by personal service or by first class mail, postage prepaid ~~and return receipt requested~~. If by mail, service will be deemed complete five (5) days after mailing. A Notice to Terminate Permit may be issued after:

(1) the Department of Agriculture discovers that the Permittee would not have otherwise qualified to obtain a permit but for false or misleading information contained in either the Permittee's application or subsequent submittals to the County pertaining to the Permittee's Permit application; or

(2) the Permittee has engaged in activity related to the Permit that creates an immediate threat to health or safety, or has allowed such activity to be carried out by one or more of its employees or agents; or

(3) the Permittee has engaged in activity that is specified in a separate provision of the Mendocino County Code as grounds for Permit termination, including but not limited to section 10A.17.100; or

(4) the Department of Agriculture determines that the Permittee is in violation of one or more laws related to the Permit, and that the Permittee is unlikely or unable to correct such violation(s). The Department of Agriculture may make a determination that a Permittee is unlikely to correct a violation if:

(a) the Permittee has failed to correct any single code violation within 10 days of the initial notice, or such other time period otherwise specified in the pertinent notice of violation, administrative citation, or related writing; or

(b) the Permittee has received three (3) or more notices of violation or administrative citations, on separate occasions, within a twelve month period, which may or may not pertain to the same violation, recurring violation, or different violation; or

(c) the extent of, severity of, or conditions surrounding one or more violations make it clear that the Permittee was not acting in good faith to abide by the laws related to the Permit.

(D) Termination of Permit. After issuance of a Notice to Terminate Permit, the Permit shall be terminated upon a final determination after the hearing on the order to show cause affirming the determination to terminate the permit in question pursuant to section 10A.17.150. The County shall notify any state license authority, as defined by the MCRSA, whenever a Permit has been terminated.

(E) Nothing in this section is intended to limit the applicability of any other code enforcement provision or the ability of any other agency or department from enforcing the Mendocino County Code.

Sec. 10A.17.150 - Administrative Order to Show Cause.

(A) Issuance of Order to Show Cause. At the same time as issuance of a Notice to Terminate Permit, or as soon as practicable thereafter, the Agricultural Commissioner's Office shall also issue a notice and order to show cause why the permit in question should not be terminated. Issuance may be completed by personal delivery, or by first class mail, postage prepaid**, sent to the mailing address associated with the Permit** ~~and return receipt requested~~. The notice and order to show cause shall:

(1) Identify the permittee and the permit in question;
(2) Contain a statement describing the violations that caused the issuance of a Notice to Terminate Permit;
(3) Contain a description of the actions required to abate the violations;
(4) Notify the permittee that unless the owner or occupant abates the conditions, a hearing will be held to determine whether there is any good cause why the permit in question should not be terminated, which will be heard before a Hearing Officer, the Agricultural Commissioner, or the Commissioner's authorized designee within the Agricultural Commissioner's Office who did not also issue the Notice to Terminate Permit;
(5) Specify the date, time and location of the hearing to be held, or state that the date, time and location of the hearing will be specified in a subsequent notice, which will not be set for a date earlier than 5 days after personal delivery, or 10 days after mailing, of the notice specifying the date, time and location of the hearing;
(6) State that the permittee will be given an opportunity at the hearing to present and elicit testimony and other evidence regarding whether there is any good cause why the permit in question should not be terminated;
(7) Contain a statement that, unless the permittee abates the conditions causing the violations, or shows good cause why the conditions should not be abated, the permit in question shall be terminated.

(B) Use of Hearing Officers. Whenever the Agricultural Commissioner issues an order to show cause why a permit issued pursuant to this Chapter should not be terminated, the Agricultural Commissioner is authorized to use the services of a Hearing Officer pursuant to Mendocino County Code Chapter 2.76. Such use of a Hearing Officer shall be made whenever a Hearing Officer is available, and the Agricultural Commissioner shall coordinate with County Counsel to appoint and maintain at least one Hearing Officer to the extent possible. In the event that a Hearing Officer is unavailable, the duty to hear the appeal shall remain with the Agricultural Commissioner.

(C) Hearing Procedure.
(1) The Hearing Officer shall hold an administrative hearing to determine whether the violations identified in the Notice to Terminate Permit created a sufficient basis on which to terminate the permit in question. The hearing shall be held at the date, time and location indicated on the notice to permittee, which shall be no less than five (5) calendar days after personal service, or no less than ten (10) calendar days after mailing of all the notices required by this section.
(2) Parties may choose to be represented by an attorney; however, formal rules of evidence or procedure shall not apply. Any relevant evidence may be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs. Nonetheless, any failure to make a timely objection to offered evidence constitutes a waiver of the objection. The Hearing Officer has discretion to exclude evidence if its probative value is substantially outweighed by the probability that its admission will necessitate undue consumption of time.
(3) The hearing shall be conducted in the English language. The proponent of any testimony by a witness who does not proficiently speak the English

language shall provide an interpreter who has been certified as an interpreter by either the State of California or the County of Mendocino.

(4) The person who issued the Notice to Terminate Permit shall first describe the acts or conditions constituting the violations identifying in the Notice to Terminate Permit and present evidence to demonstrate how the identified violations form a basis for terminating the permit in question. Thereafter, the permittee shall be given an opportunity at the hearing to present and elicit testimony and other evidence to show good cause why the permit should not be terminated.

(5) In the event that the permittee does not appear and present evidence at the hearing, the Hearing Officer may base his or her decision solely upon the evidence submitted by the person issuing the Notice to Terminate Permit.

(D) Determination after Hearing. The Hearing Officer shall consider the evidence presented by the parties, and shall issue a **signed,** written decision and order that either affirms or reverses the determination to terminate the permit in question. Such decision shall be delivered to the permittee by personal delivery or by first class mail, postage prepaid**, sent to the mailing address associated with the Permit** ~~and return receipt requested~~. The decision shall become effective **either** ~~when signed by the Hearing Officer and~~ on the day the decision is personally delivered to the permittee, or five (5) days after the decision is mailed to the permittee.

Sec. 10A.17.160 - Enforcement and Declaration of Public Nuisance.

(A) All of the remedies provided for in this Chapter, or elsewhere in the law, shall be cumulative and not exclusive for violations of this Chapter. Violations of this Chapter include, but are not limited to failure to obtain and maintain in good standing any permit required by this Chapter, compliance with any required element on which a permit was issued pursuant to this Chapter, or any violation of the provisions of this Chapter where a permit is not required, such as a violation of section 10A.17.040 when a person is otherwise exempt pursuant to section 10A.17.030. The County may enforce this Chapter by using any applicable state or county law, including, but not limited to Mendocino County Code Chapters 1.08, 8.75 or 8.76, and may use either the administrative process to achieve code compliance or available civil remedies, such as injunctive relief.

(B) The cultivation of cannabis with a valid permit pursuant to this Chapter shall not be declared a public nuisance under County Code Chapter 8.75 or 8.76. Any cultivation of cannabis in the absence of a permit issued pursuant to this Chapter is a public nuisance and may be abated by the County as a public nuisance in accordance with the provisions of either County Code Chapter 8.75 or 8.76 unless such cultivation either: **(1)** is exempt pursuant to County Code section 10A.17.030; **(2)** is otherwise in compliance with State Proposition 64 and all regulations adopted by the County related to cannabis for adult use pursuant to Proposition 64; or **(3)** is being cultivated by an entity whose application for a **Phase One** ~~p~~**P**ermit pursuant to this Chapter has been submitted, accepted and is currently pending, and who has also submitted a sworn affidavit to the Agricultural Commissioner on a form prepared by the Agricultural Commissioner that includes, but is not limited to, an affirmation that they have met the

requirements to obtain a permit or are actively in the process of fulfilling the requirements.

Sec. 10A.17.170 - Attorneys' Fees.

Pursuant to Government Code Section 25845(c), in any action, administrative proceeding, or matter commenced by the County to abate a nuisance, or to collect the cost of abatement or any penalty or fee related thereto, the prevailing party shall recover its attorneys' fees. The recovery of attorneys' fees under this Section is limited to those actions, administrative proceedings, or matters in which the County chooses at the initiation of the action, administrative proceeding, or matter to seek the recovery of its own attorneys' fees. In no event shall an award of attorneys' fees under this Section exceed the reasonable amount of attorneys' fees incurred by the County in the action or proceeding.

Sec. 10A.17.180 - Confidential nature of ~~medical~~ cannabis information — legislative intent.

To the fullest extent authorized by State and Federal law, all use information received by and/or generated by the operation of this Chapter or prior iterations of cannabis cultivation ordinances of the County has always been intended to be treated and held by the County as confidential information. Notwithstanding the foregoing, information provided to the county may be released as required by law, judicial order, or subpoena, and could be used in criminal prosecution.

Sec. 10A.17.190 - Severability.

If any provision of this Chapter, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this Chapter that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this Section are severable.

CHAPTER 20.242 - ~~MEDICAL~~ CANNABIS CULTIVATION SITE**S**

Sec. 20.242.010 - Intent.

This chapter 20.242 ("Chapter") is intended to provide land use regulations for the County of Mendocino where ~~medical~~ cannabis may be cultivated, subject to the limitations established of this chapter and the provisions of Mendocino County Code Chapter 10A.17, the ~~Medical~~ **Mendocino** Cannabis Cultivation Ordinance (MCCO). The objective of this Chapter is to allow the cultivation of ~~medical~~ cannabis in locations that are consistent with the intent of the base zoning district and to help ensure that its cultivation and related activities will not create adverse impacts to the public health, safety, and welfare of the residents of the County of Mendocino.

Sec. 20.242.020 - Application.

The cultivation of ~~medical~~ cannabis is prohibited in all zoning districts in Mendocino County, except as allowed by this Chapter or by Chapter 10A.17.

Sec. 20.242.030 - Definitions.

Unless otherwise defined in this Chapter, the terms and phrases used herein shall have the same definitions as provided in Chapter 10A.17, or as provided in this Title 20.

Sec. 20.242.040 - Existing ~~Medical~~ Cannabis Cultivation Sites.

(A) Referrals of applications to the Department for review related to existing cultivation sites shall include the Agriculture Commissioner's determination that the cultivation site existed prior to January 1, 2016, unless the Agricultural Commissioner requests the assistance of the Department in making this determination as part of the referral to the Department.

(B) Cultivation sites, in conformance with the MCCO, may be allowed on a legal parcel with an approved Zoning Clearance, Administrative Permit or Minor Use Permit as required for the zoning district in which the cultivation site is located and as listed in Table 1.

TABLE 1
Zoning Permit Requirement for Existing ~~Medical~~ Cannabis Cultivation by Zoning District and ~~Medical~~ Cannabis Cultivation Ordinance Permit Type

MCCO Permit Type	C Sm Outdo	C-A Sm Indoor, Artificial	C-B Sm, Mixed	1 Med Outdoo	1-A Med Indoor,	1-B Med Mixed Light	2 Lg Outdo	2-A Lg Indoor,	2-B Lg Mixed Light	4 Nursery
Min Parcel Area (ac)	NA	NA	NA	5	5	5	10	10	10	10

Cultivation Area Limit (sf)		2,500	500	501 - 2,500	2,500	2,501-5,000	2,501-5,000	2,501-5,000	5,001-10,000	5,001-10,000	5,001-10,000	22,000
Zoning District	RR 5*	ZC	AP	UP	ZC	ZC	--	ZC	--	--	--	--
	RR 10	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	AG	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	UR	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	RL	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	FL **	ZC	AP	UP	ZC	ZC~~AP~~	--	ZC~~AP~~	ZC~~AP~~	--	ZC~~AP~~	ZC~~AP~~
	TPZ **	ZC	AP	UP	ZC	ZC~~AP~~	--	ZC~~AP~~	ZC~~AP~~	--	ZC~~AP~~	ZC~~AP~~
	I1***	ZC	ZC	ZC	ZC	ZC	ZC	ZC	--	ZC	ZC	ZC
	I2***	ZC	ZC	ZC	ZC	ZC	ZC	ZC	--	ZC	ZC	ZC
	PI***	ZC	ZC	ZC	ZC	--	ZC	ZC	--	ZC	ZC	ZC

~~NA = Not Applicable,~~ -- = Not Allowed, ZC = Zoning Clearance, AP = Administrative Permit, UP = Minor Use Permit

* Parcels in the RR-5 zoning district must have a minimum parcel size of five (5) acres.

** ~~Existing cultivation sites in the FL, TPZ and RL zoning districts are permitted subject to limitations of this section.~~ Expansion **(as defined in Chapter 10A.17)** of existing cultivation sites in the FL and TPZ zoning districts is permitted, subject to the issuance of an Administrative Permit. **Cultivation operations in the FL and TPZ zoning districts that maintain the same cultivation size as was in existence prior to January 1, 2016 would not be subject to an Administrative Permit.**

***** Parcels in Industrial zoning districts are not subject to a minimum parcel area.**

(C) An existing cultivation site located in a zoning district not listed in Table 1 of this section may continue, but shall not be expanded or enlarged, subject the following planning permit and approval requirements.

(1) Planning Permit Requirements:

(a) Outdoor Cultivation (pursuant to a MCCO Type C Permit) not exceeding 2,500 requires an approved Zoning Clearance.

(b) Indoor Artificial Light Cultivation (pursuant to a MCCO Type C-A Permit) not exceeding 500 square feet requires an approved Administrative Permit.

(c) Indoor Artificial Light Cultivation (pursuant to a MCCO Type C-A Permit) between 501 and 2,500 square feet requires an approved Minor Use Permit.

(d) Mixed Light Cultivation (pursuant to a MCCO C-B Permit) not exceeding 2,500 square feet requires an approved Zoning Clearance.

(i) Any future lapse or revocation of the MCCO permit will extinguish the permittee's ability to obtain a future permit from the Department to continue or resume an existing

cultivation site that is not within a zoning district listed in Table 1 of this section.

(D) An existing cultivation site, which qualifies for a MCCO permit, may continue within the FL (Forest Land) or the TPZ (Timber Production Zone) zoning districts not to exceed 2,500 square feet of cultivation with a Zoning Clearance, Administrative Permit or Minor Use Permit as listed in Table 1. The existing cultivation site may be expanded to a MCCO Outdoor or Mixed-Light permit type that allows up to 10,000 square feet of cultivation in conformance with all applicable MCCO requirements and conditions and with an approved Administrative Permit or Use Permit as listed in Table 1.

~~(E)~~ Transferability of Permits. Permits issued pursuant to this Section shall not be transferable to another person, except that the permittee may transfer the permit to a spouse/domestic partner, child, parent, or, for estate planning purposes, to a trust in which the permittee serves as a trustee, which shall not be deemed a change in ownership for purposes of this Chapter.

Sec. 20.242.050 – New ~~Medical~~ Cannabis Cultivation Sites Located in Industrial Zoning Districts.

Establishment of a new ~~medical~~ cannabis cultivation site in the I1 (Light Industrial), I2 (General Industrial), and Pinoleville (PI) zoning districts, for Type 1A and 2A MCCO permits, issued on or after January 1, 2018 may be permitted subject to the requirements of Section 20.242.060.

Sec. 20.242.060 – New ~~Medical~~ Cannabis Cultivation Sites.

(A) Except as provided in Section 20.242.050, on or after January 1, 2020, new ~~medical~~ cannabis cultivation sites may be permitted in accordance with this section.

(B) All new ~~medical~~ cannabis cultivation sites shall be consistent with the General Limitations on Cultivation of ~~Medicinal~~ Cannabis, Section 10A.17.040; provided, however, that an applicant may seek a reduction in the setback requirements as stated in paragraph (D) of this section.

(C) Cultivation sites, operated in conformance with the MCCO, may be allowed on a legal parcel with an approved Zoning Clearance, Administrative Permit or Minor Use Permit, as required for the zoning district in which the cultivation site is located and listed in Table 2.

TABLE 2
Zoning Permit Requirement for New ~~Medical~~ Cannabis Cultivation by Zoning District and ~~Medical~~ Cannabis Cultivation Ordinance Permit Type

MCCO Permit Type		C Sm Outdo	C-A Sm Indoor, Artificial Light		C-B Sm, Mixed	1 Med Outdoo	1-A Med Indoor,	1-B Med Mixed Light	2 Lg Outdo	2-A Lg Indoor,	2-B Lg Mixed Light	4 Nursery
Min Parcel Area (ac)		2	2		2	5	5	5	10	10	10	10
Cultivation Area Limit (sf)		2,500	500	501 - 2,500	2,500	2,501-5,000	2,501-5,000	2,501-5,000	5,001-10,000	5,001-10,000	5,001-10,000	22,000
Zoning District	RR 5*	ZC	AP	UP	ZC	ZC	--	ZC	--	--	--	--
	RR 10	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	AG	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	UR	ZC	AP	UP	ZC	ZC	--	ZC	ZC	--	ZC	ZC
	I1**	ZC	ZC	ZC	ZC	--	ZC	ZC	--	ZC	ZC	ZC
	I2**	ZC	ZC	ZC	ZC	--	ZC	ZC	--	ZC	ZC	ZC
	PI**	ZC	ZC	ZC	ZC	--	ZC	ZC	--	ZC	ZC	ZC

~~NA = Not Applicable,~~ -- = Not Allowed, ZC = Zoning Clearance, AP = Administrative Permit, UP = Minor Use Permit

* Parcels in the RR-5 zoning district must have a minimum parcel size of five (5) acres.
**** Parcels in Industrial zoning districts are not subject to a minimum parcel area.**

(D) Setback Reduction. A reduction in the setback from a legal parcel line required by Section 10A.17.040 may be allowed with an Administrative Permit, approved according to Section 20.242.070(C), provided that the approved setback reduction is 50 feet or greater from an adjoining property under separate ownership or access easement, whichever is most restrictive and the location of the ~~medical~~ cannabis cultivation site continues to comply with the required setback from an occupied legal residential structure.

Sec. 20.242.070 – Planning Approval Required to Cultivate ~~Medical~~ Cannabis.

(A) Planning Approval Procedure. Each proposed ~~medical~~ cannabis cultivation site is subject to one of the following planning review processes that correspond to the applicable zoning district and Chapter 10A.17 permit as specified by Table 1 or Table 2 in this Chapter.

The Agricultural Commissioner's Office shall refer applications for cultivation permits pursuant to Chapter 10A.17 to the Department, which shall review the application to determine which of the following processes applies. If the application needs only a Zoning Clearance, the Department will provide a

zoning clearance approval to the Agricultural Commissioner's Office. If the application requires either an Administrative Permit or a Minor Use Permit, the Department will notify the Agricultural Commissioner's Office and the applicant that planning approval is required.

(B) Zoning Clearance. The Department shall review the MCCO permit application to confirm the ~~medical~~ cannabis cultivation site is allowed in zoning district, subject to the applicable requirements of this chapter, and confirm the legal parcel on which the cultivation site is located. The Department shall additionally provide any information as requested by the Agricultural Commissioner's Office to confirm compliance with any of the provisions of Chapter 10A.17.

(C) Administrative Permit. In accordance with the Administrative Permit review procedure listed in Chapter 20.192, the Zoning Administrator shall approve, conditionally approve or deny an Administrative Permit for ~~medical~~ cannabis cultivation sites based on the following special findings.

(1) The ~~medical~~ cannabis cultivation site is allowed in the zoning district and it is in compliance with the provisions of Chapter 10A.17.

(2) There is no other environmentally superior cultivation site located on the same parcel; the location and operation of the ~~medical~~ cannabis cultivation site will, to the maximum extent feasible, avoid or minimize its impact on environmentally sensitive areas including hillsides exceeding 15%, prime soil, oak woodland, and timber resources.

(3) The ~~medical~~ cannabis cultivation will avoid or minimize odor and light impact on residential uses.

(4) For any new ~~medical~~ cannabis cultivation site established after January 1, 2020 and that is not located in the AG (Agriculture) Zoning District, the submitted MCCO permit application contains evidence that demonstrates: (1) there is adequate water supply in the watershed and water rights to serve the cultivation site; (2) the cultivation site has received a Clean Water Act Section 404 permit from the Army Corps of Engineers or a Clean Water Act Section 401 permit from the North Coast Regional Water Quality Control Board, as applicable, and a General Permit for Discharges of Storm Water from the State Water Resources Control Board.

(5) The Administrative Permit granted for the ~~medical~~ cannabis cultivation site shall be limited to a period not to exceed 10 years. The Administrative Permit shall expire at the end of this period unless it is renewed prior to the end of the 10 -year period, o approved MCCO permit for the cultivation site expires or is revoked.

(6) An Administrative Permit may be applied for and granted for an exception to the dwelling unit requirement of Chapter 10A.17 for parcels in the Rural Residential, lot size ten (10) acres (R-R:L-10) zoning district with the additional finding that the applicant shall demonstrate that the cultivation site and any associated infrastructure (roads, buildings, water storage, etc.) does not preclude the development of the parcel with a residence in the future. For parcels

that will need on-site sewage disposal systems to be developed, making this finding may require the identification of a primary and reserve leach field to be identified in order to issue the Administrative Permit.

(D) Minor Use Permit. In accordance with the Use Permit review procedure listed in Chapter 20.196, the Zoning Administrator or the Planning Commission shall approve, conditionally approve, or deny a Minor Use Permit for a ~~medical~~ cannabis cultivation site based on findings in Section 20.196.020 and the following special findings:

(1) The proposed ~~medical~~ cannabis cultivation site is in compliance with the provisions of Chapter 10A.17.

(2) In cases where there is no other environmentally superior cultivation site located on the same parcel, the location and operation of the ~~medical~~ cannabis cultivation site will, to the maximum extent feasible, avoid or minimize its impact on environmentally sensitive areas including hillsides exceed 15%, prime soil, oak woodland, and timber resources.

(3) The proposed ~~medical~~ cannabis cultivation site will avoid or minimize odor and light impact on residential uses.

(4) For any new ~~medical~~ cannabis cultivation site established after January 1, 2020 and that is not located in the AG (Agriculture) Zoning District, the submitted MCCO permit application contains evidence that demonstrates: (1) there is adequate water supply in the watershed and water rights to serve the cultivation site; (2) the cultivation site has received a Clean Water Act Section 404 permit from the Army Corps of Engineers or a Clean Water Act Section 401 permit from the North Coast Regional Water Quality Control Board, as applicable, and a General Permit for Discharges of Storm Water from the State Water Resources Control Board.

(5) The Use Permit granted for the ~~medical~~ cannabis cultivation site shall be limited to a period not to exceed 10 years. The Administrative Permit shall expire at the end of this period unless it is renewed prior to the end of 10 the approved MCCO permit for the cultivation site expires or is revoked.

ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

FOR

MENDOCINO COUNTY

MEDICAL CANNABIS CULTIVATION REGULATION

TO BE RENAMED:

MENDOCINO CANNABIS CULTIVATION REGULATION

SCH NO. 2016112028

DRAFT

Modified Project Description and Project History

The Mendocino County Board of Supervisors (County) adopted a Mitigated Negative Declaration (MND) (SCH# 2016112028) for Ordinance No. 4381, known as the Medical Cannabis Cultivation Regulations, which added Chapters 10A.17 and 20.242 to the Mendocino County Code, on April 4, 2017.

The current project involves modifying the previously adopted ordinance to include adult-use as a cannabis cultivation use type. This change applies to all permit types and allows applicants to choose whether to cultivate cannabis intended for medical or adult-use. This change also alters the Project Title to "Mendocino Cannabis Cultivation Regulation" (MCCR). This change has been made to align the ordinance with updated state regulations. The initial protect was based on the Medical Cannabis Regulation and Safety Act (MCRSA) which took effect in January 2016. MCRSA developed guidelines for the establishment of regulations for the medical cannabis industry. MCRSA was followed by the passage of Proposition 64, the Adult Use of Marijuana Act (AUMA) in November 2016, which developed guidelines for the establishment of regulations governing the adult-use cannabis industry. In June 2017 these two bodies of regulation were essentially combined into the Medical and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). MAUCRSA generally imposes the same requirements on both commercial medical and commercial adult-use cannabis activity. While the change to the County ordinance will allow for adult-use cannabis cultivation to be considered, identical cultivation standards would be imposed on both adult-use and medical cultivation operations. The addition of adult-use cultivation to the project description would not change the discussion of environmental impacts, or the mitigation measures.

The following additional changes are proposed:

- Removing references to "medical" cannabis in order to allow for both "medical" and "adult-use" cannabis.
- Explicitly defining the terms "A-License," "A-licensee," "Disturbance," "Expansion," "Flowering," "Immature plant," "License," "M-license," "M-licensee," "Mature plant," and "Private residence".
- Allowing multiple cultivation types under a single permit, as opposed to separate permits, but if any type would require a permit pursuant to Chapter 20.242, the entire application would undergo such review.
- Allowing a single permit for multiple contiguous parcels under the same ownership.
- The area dedicated to propagating immature plants would no longer count towards the total square footage, with the condition that such propagation must not constitute any new disturbance such as grading or clearing.
- Clarifying that parcels in Industrial zoning districts are not subject to a minimum parcel size.
- Clarifying that an Administrative Permit is required only for expansion of sites within Forestland (FL), and Timberland Production (TPZ) zoning districts. A Zoning Clearance would be required for all existing operations that have not and do not proposed to expand.
- Minor rewording throughout for clarity or administrative purposes.

Purpose

Section 15164 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an addendum to a previously adopted Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in Section 15162 calling for a subsequent ND have occurred. Section 15162 states that when an ND has been adopted for a project, no subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was certified as complete, shows any of the following: A) the project will have one or more significant effects not discussed in the previous ND; B) significant effect previously examined will be substantially more severe than shown in the previous ND; C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or D) mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No substantial changes are proposed which would require major revisions to the previously approved Mitigated Negative Declaration. None of the proposed changes to the project will increase the severity of previously identified significant effects. The proposed changes will not result in a new environmental effect.

No additional mitigation is required. The proposed changes do not affect the effectiveness of the mitigation measures as there will be no additional environmental impact associated with the inclusion of the adult-use permit type. Identical cultivation standards and requirements would be imposed on both adult-use and medical cultivation operations.

Explanation of Decision Not to Prepare a Supplemental Mitigated Negative Declaration:

See Purpose section above. In every impact category analyzed in this review, the projected consequences of the proposed ordinance changes are either the same or less than significantly increased compared to the project for which the Mitigated Negative Declaration was adopted. Based upon this review, the following findings are supported:

Findings

1. For the modified project there are no substantial changes proposed in the project which require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   No new significant effects or increase of severity of effects are anticipated. Allowing adult use cultivation following the same restrictions of the medical cultivation standards will not change the anticipated environmental impacts. The proposed change in accounting for the space used for propagation of immature plants would not create a new significant impact or increase severity, because these propagation areas would be permitted only in areas that have been previously disturbed. Clarifying that existing cultivation operations in Forestland (FL), and Timberland Production Zone (TPZ) zoning districts would be allowed with a zoning clearance would not create a new significant impact or increase severity, as these sites were already in existence at

the time the Initial Study was drafted, and are therefore considered part of the baseline conditions. Expansion of these sites would still continue to require the issuance of an Administrative Permit. Changes related to allowing multiple cultivation types under one permit and allowing a single permit for multiple contiguous parcels do not lessen any review standards and so do not create a new significant impact or increase severity.

2. For the modified project no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   Based on the discussion in Finding 1, above, no new significant environmental effects resulting from the proposed text amendments are anticipated. The circumstances under which the project is undertaken remain the same.

3. For the modified project there has been no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete.

   There has been no new information of substantial importance which was not known and could not have been known at the time the previous MND was complete. The baseline conditions describing the overall impacts of existing cannabis cultivation remain the same.

4. The proposed changes do not constitute a change in the level of significance previously discussed in the original MND. As such, it is concluded that: the current project will not have one or more significant effects not discussed in the previous MND. Futhermore, significant effects previously examined will not be substantially more severe than shown in the previous MND. There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible and would substantially reduce one or more significant effects of the project.

   The proposed text amendments do not involve changes to, or analysis of any mitigation measures. No new potential impacts have been identified requiring new mitigation measures to be developed.

5. Finally, there are no mitigation measures or alternatives identified in this analysis which are considerably different from those analyzed in the previous MND, and which would substantially reduce one or more significant effects on the environment.

   The proposed text amendments do not involve changes to, or analysis of any mitigation measures.

Conclusion

Based on these findings it is concluded that an Addendum to the adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA for the proposed ordinance changes.