



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
► 860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

Ignacio Gonzalez, Interim Director  
Ukiah Telephone 707-234-6650  
Ukiah FAX 707-463-5709  
Ft. Bragg Phone 707-964-5379  
Ft. Bragg Fax 707-961-2427  
pbs@mendocinocounty.org/pbs  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

**DATE:** APRIL 5, 2018

**TO:** PLANNING COMMISSION

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

**SUBJECT:** OA\_2018-0005- AMENDMENT TO THE MENDOCINO COUNTY CODE CHAPTER 6.36  
CANNABIS FACILITIES BUSINESSES AND CHAPTER 20.243 CANNABIS FACILITIES  
OF THE INLAND MENDOCINO COUNTY CODE

The Mendocino County Board of Supervisors has directed staff to amend the Mendocino County Code Chapters 6.36 Cannabis Facilities Businesses and 20.243 Cannabis Facilities (CFC). This report details proposed amendments to ensure consistency with Bureau of Cannabis Control (BCC) and CalCannabis agency regulations. Other changes for clarity and consistency are also proposed.

With the adoption of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), some sections of the aforementioned chapters of the Mendocino County Code, related to cannabis, are now inconsistent with the new state regulations. 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 below, and can be viewed as red-line edits in the attached documents.

#### **BACKGROUND**

- On October 17, 2017, the Board adopted Chapter 20.243 - Cannabis Facilities and Chapter 6.36 - Cannabis Facilities Businesses (Ordinance No. 4394) to permit aspects of the cannabis industry (dispensing/retail, distribution, processing, testing and manufacturing) besides cultivation. The ordinance took effect on November 16, 2017.
- 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 6, 2018 (after the writing of this report).
  - 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:** The proposed amendments to Chapter 6.36 - Cannabis Facilities Businesses and Chapter 20.243 - Cannabis Facilities (Ordinance No. 4394) can be found in Attachment 2 of this report, and are shown in redline. The changes include the following:

- The ordinance currently uses the phrase “medical or adult-use” throughout. Occurrences of this phrase would be eliminated in most cases as the County would not be base their permit types on whether it was a medical or adult use facility.

- Currently, cannabis facilities are prohibited within a one thousand (1000) foot radius of a youth-oriented facility, a school, a park, or any church or residential treatment facility, as defined in Chapter 10A.17.020. Applicants would be able to apply for a reduction in the setback through an administrative permit, subject to the existing limitations of the chapter.
- Currently, the definition of “Microbusiness” means “the cultivation of adult use cannabis on an area 10,000 square feet or less *and* acting as a licensed distributor, Level 1 manufacturer, and retailer...”. As such, applicants are required to have all four components to qualify for a microbusiness license. The MAUCRSA only requires an applicant to have three out of the four components to qualify. To align with this state regulation, the definition would be changed to mean, “at least three (3) of the following commercial cannabis activities: cultivation of adult use cannabis on an area 10,000 square feet or less, distribution, Manufacturing Level 1 (Non-Volatile), and acting as a licensed retailer/dispensary under this Chapter...”
- Microbusinesses that are home occupations or cottage industries would be limited to Self-Distribution of the microbusiness’ own cannabis and cannabis products and limited to customer levels as allowed by the home occupation or cottage industry ordinances.
- Section 20.243.040 (F), would require, “All cultivation, manufacturing, distribution, and retail activities performed by a licensee under a permitted microbusiness shall occur on the same licensed premises.” This is an existing requirement of the Bureau of Cannabis Control, and would be included to align with State regulations.
- Distribution Transport Only and Self-Distribution licenses would be allowed in any zoning district as an accessory use to a cultivation site under application review or permitted pursuant to Chapters 10A.17 and 20.242, but the licensee would be restricted to distributing cannabis goods grown or made by the licensee itself.
- Non-Storefront Retail locations would be permitted in any zoning district as an accessory use to a cultivation site under application review or permitted pursuant to Chapters 10A.17 and 20.242.
- Minor rewording throughout for clarity

**CEQA RECOMMENDATION:** In order to comply with the California Environmental Quality Act (CEQA), the County of Mendocino determined that Ordinance 4394 amending Chapter 6.36 and Chapter 20.243, was exempt from CEQA under the “general rule” exemption (15061(b)(3)). Staff recommends that the currently proposed changes continue to be found exempt under the general rule.

**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 the total number of manufacturing facilities intended to be allowed in the County because only sites with an existing facility would be adapted for cannabis purposes. 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 resolution making the Planning Commission’s report and recommendation to the Board of Supervisors recommending that the Board of Supervisors approve Ordinance Amendment No. OA 2018-0005 which will modify Chapters 6.36 and 20.243 of the Mendocino County Code, finding that the actions as proposed do not have the potential to cause a significant effect on the environment, and is therefore not subject to CEQA pursuant to the General Rule Exemption of Section 15061(b)(3) of the CEQA Guidelines.

#### **ATTACHMENTS:**

1. Planning Commission Resolution
2. Ordinance Amendment-Redline

Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California  
April 5, 2018

OA\_2018-0005

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING A PROPOSED AMENDMENTS TO THE MENDOCINO COUNTY CODE CHAPTERS 6.36 CANNABIS FACILITIES BUSINESSES AND 20.243 CANNABIS FACILITIES

WHEREAS, the County of Mendocino desires to amend Mendocino County Code: Chapter 6.36 Cannabis Facilities Businesses and Chapter 20.243. Cannabis Facilities Cannabis Facilities 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 Chapter 6.36 Cannabis Facilities Businesses and Chapter 20.243. Cannabis Facilities, which are attached to this Resolution as Exhibit A and incorporated herein by this reference (the "Project"); and

WHEREAS, section 15061(b)(3) of the California Environmental Quality Act Guidelines (Title 14, Cal. Code Regs., section 15000 *et seq*; "CEQA Guidelines") allows a General Rule Exemption to this action because, for the reasons set forth in the staff memorandum accompanying this resolution, the Project does not have the potential to cause a significant effect on the environment and is therefore not subject to CEQA; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, April 5, 2018 , at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the exemption and the Project. All interested persons were given an opportunity to hear and be heard regarding the exemption 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 exemption 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-2018-0005:

1. The Planning Commission recommends that the Board of Supervisors consider the adoption of Ordinance Amendment OA-2018-0005 exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).
2. The Planning Commission recommends that the Board of Supervisors find that the adoption of Ordinance Amendment OA-2018-0005 is consistent with the General Plan.
3. The Planning Commission recommends that the Board of Supervisors adopt Ordinance Amendment OA-2018-0005, 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  
                                 Commission Services Supervisor

By: \_\_\_\_\_

BY:        IGNACIO GONZALEZ  
                 "Interim" Director

MADELIN HOLTKAMP, Chair  
Mendocino County Planning Commission

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## **Chapter 6.36 -Cannabis Facilities Businesses**

Section 6.36.010	Definitions.
Section 6.36.020	Requirement for Cannabis Facility Business License.
Section 6.36.030	License Fee and Category Types.
Section 6.36.040	Administration.
Section 6.36.050	Location.
Section 6.36.060	Application Procedure.
Section 6.36.070	Issuance of License.
Section 6.36.080	Business License Renewal.
Section 6.36.090	Display of License.
Section 6.36.100	Licenses Nontransferable.
Section 6.36.110	Track and Trace.
Section 6.36.120	Violations.
Section 6.36.130	Termination or Revocation of License.
Section 6.36.140	Enforcement.
Section 6.36.150	Temporary Cannabis Facility Business Licenses.

### **Section 6.36.010 - Definitions.**

Unless otherwise defined in this Chapter, the terms and phrases used in this Chapter shall have the same definitions as provided in Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~ and Chapter 20.243 ~~Medical and Adult Use Cannabis Facilities~~.

"Cannabis Facility~~ies~~ Business License" means a revocable, limited-term grant of permission to operate a cannabis processing, manufacturing, testing, retailing/dispensing, distributing, and/ or microbusiness within the County. The business license shall be in the form prescribed by the Tax Collector and must contain, at a minimum, the licensee's name, the business name, type of business, location of business, commencement and expiration dates of the license, and fee remitted. A Cannabis Facilities Business License shall be required for the operation of any cannabis facility, as that term is defined in Section 20.243.050.

~~"Cannabis facility" means a business and/or structure or location where, or from where, retailing, distributing, processing, testing, manufacturing or delivering cannabis for either medical or adult use is operating.~~

### **Section 6.36.020 - Requirement for Cannabis Facility Business License.**

- (A) It shall be unlawful for any Person to transact any business in the unincorporated area of Mendocino County for which a license is required by this Chapter, without possessing a valid and current Mendocino County Cannabis Facilities Business License for such business issued by the Mendocino County Treasurer-Tax Collector (Tax Collector).
- (B) Cannabis facilities shall be required to comply with other provisions of the Mendocino County Code, including but not limited to, Chapters 10A.17, 20.242, and 20.243, as applicable.
- (C) All cannabis facilities, regardless of where located, shall comply with the following:

- (1) A cannabis facility shall not be allowed within one thousand (1000) foot radius of a youth-oriented facility, a school, a park, or any church or residential treatment facility, as those terms are defined in section 10A.17.020 of the Mendocino County Code, that is in existence at the time a Cannabis Facility Business License is applied for. The distance between the uses listed in the preceding sentence and the cannabis facility shall be measured in a straight line from the nearest point of the cannabis facility 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; provided, however, that this paragraph shall not apply to retailers/dispensaries which were operating with an approved business license as of the effective date of the ordinance adopting this Chapter 6.36.
- (2) A cannabis facility shall comply with the general limitations set forth in section 20.243.050, except for paragraph (C) of section 20.243.050.
- (D) Persons applying for a Cannabis Facilities Business License shall obtain a valid California State license required under MAUCRSA as soon as such State licenses become available.
- (E) A Person who obtains a Cannabis Facilities Business License under this Chapter 6.36 for a cannabis facility shall not be required to obtain a separate business license under Chapter 6.04 for the same activity.
- (F) The business license requirement set forth in this Chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law.
- (G) Cannabis facilities in existence prior to January 1, 2017, that had an approved County business license under Chapter 6.04 may continue to operate under that business license until that license is scheduled to be renewed, at which time the cannabis facility shall apply for a license under this Chapter 6.36.

#### **Section 6.36.030 - License Fee and Category Types.**

The Board of Supervisors shall set license fees in an amount that covers all administrative costs for license issuance. The license fee shall be based on a flat rate set by Resolution passed by the Board of Supervisors. Cannabis facility business licenses shall be issued for the following facility types, as more particularly defined, ~~and~~ described and limited in Chapter 20.243:

- (A) Processing Facilities.
- (B) Manufacturing Facilities.
- (C) Testing Laboratories and Research Institutions.
- (D) Retailers/Dispensaries.
- (E) Distribution Facilities.
- (F) Microbusinesses.

#### **Section 6.36.040 - Administration.**

- (A) ISSUING OFFICER. All business licenses required by this Chapter shall be issued by the Tax Collector upon completion and approval of a Cannabis Facility Business License application, providing all pertinent requirements are met, and payment of the proper fee is made in lawful money of the United States.
- (B) TERM OF LICENSE. Business licenses issued pursuant to this Chapter shall be issued on an annual basis and shall be renewed annually. The period of the annual license shall commence July 1 of each year and expire June 30 of the following year. At the discretion of the Tax Collector, the initial license for a business to be issued under this Chapter may be issued for a shorter or longer period of time to best align with the July 1 through June 30 time period; in such cases, the Tax Collector shall prorate the applicable license fees on a quarterly basis.
- (C) NUMBER OF LICENSES REQUIRED. A separate license is required for each separate place of business even if the businesses are owned or operated by the same Person. If more than one facility type is being conducted at one location, a separate license is required for each facility type.
- (D) BOARD OF EQUALIZATION PERMIT. A State of California Board of Equalization (Board of Equalization) Seller's Permit is required to collect and remit sales tax to the Board of Equalization if the applicant intends to sell ~~medical or adult use~~ cannabis and/or cannabis products between license types or sell directly to qualified patients, primary caregivers, or adult use customers.
- (E) ACCOUNTING. The Tax Collector shall deposit all business license fees to the proper fund in the County Treasury. The original copy of each license issued by the Tax Collector shall bear the County seal.
- (F) No County employee responsible for implementing or enforcing the provisions of this Chapter may have a direct or indirect financial interest in, be employed by, or volunteer at, a cannabis facility.

#### **Section 6.36.050 - Location.**

Cannabis facilities may be located in the unincorporated areas of Mendocino County in conformance with Chapters 10A.17 of the Mendocino County Code, as well as the provisions of the Mendocino County Zoning Code, including but not limited to Chapters 20.242 and 20.243.

#### **Section 6.36.060 - Application Procedure.**

- (A) The Office of the Tax Collector shall refer the application to the Department of Planning and Building Services, the Division of Environmental Health, and other departments or divisions as necessary, to verify that the application is in compliance with County Code provisions and that the applicant has valid County license(s), permit(s), and/or other approvals, as required, prior to issuing any County Cannabis Facility Business License. The Office of the Tax Collector shall charge the applicant all fees required under the Master Fee Schedule for these referrals.
  - (1) All County Cannabis Facility Business Licenses are provisional until a valid State of California license, as required under MAUCRSA, is verified.

- (a) A copy of the State license issued pursuant to MAUCRSA must be filed with the Tax Collector within 15 days of issuance.
  - (2) If a cannabis facility is denied a state license under MAUCRSA, the provisional County Cannabis Facility Business License will become invalid.
- (B) Within ten (10) days of filing a complete Cannabis Facility Business License application with the Office of the Tax Collector, each business owner, partner, and operator/manager (if they are not the owner) are required to have a LiveScan criminal history inquiry. Each business owner, partner, operator/manager (if they are not the owner) shall provide the Sheriff with written permission authorizing the Sheriff to complete a LiveScan criminal history inquiry to determine if a criminal history record exists for the person or shall complete a LiveScan criminal history inquiry at a location certified and approved by the Department of Justice (DOJ) and Federal Bureau of Investigation (FBI). The reasonable costs of a LiveScan criminal history inquiry and review done by the Sheriff pursuant to this section shall be the responsibility of the business owner, partner, and operator/manager and shall be paid in advance to the Sheriff. LiveScan criminal history inquiries completed at a certified and approved LiveScan location shall only be valid for the purposes of this section if they are transmitted to the Sheriff.
- (C) The Sheriff's deputy or employee charged with the duty of making the inquiry shall determine whether the business owner, partner, and operator/manager 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.

#### **Section 6.36.070 - Issuance of License.**

Upon review of an application for a Cannabis Facility Business License and payment of the license fee and any other fee required by the County for review of the application, the Office of the Tax Collector shall perform the application review as stated in Section 6.36.060 and issue a license unless substantial evidence in the record demonstrates one of the following bases for denial:

- (A) The application is incomplete or inaccurate.
- (B) The application or the facility is not in compliance with the provisions of the Mendocino County Code including but not limited to this Chapter and Chapters 10A.17, 20.242, and 20.243.
- (C) The provision of false or misleading information by the Applicant to the County.
- (D) The failure or refusal of the owner or operator/manager of a licensed facility to comply with any of the provisions of this Chapter.
- (E) The failure or refusal to carry out the required policies and procedures or comply with the statements provided to the County with the business license application for the facility.

- (F) The failure or refusal to cooperate fully with an investigation or inspection by the County.

A business license issued pursuant to this Chapter does not provide any exception, defense, or immunity from other laws, nor does it create an exception, defense or immunity to any Person in regard to potential criminal liability the Person may have for the production, distribution or possession of ~~medical or adult use~~ cannabis.

#### **Section 6.36.080 - Business License Renewal.**

- (A) A Cannabis Facility Business License renewal application and renewal fee must be submitted pursuant to Section 6.36.040(B). Failure to submit a renewal application will result in the automatic expiration of the Cannabis Facility Business License on the expiration date.
- (B) A Cannabis Facility Business License may not be renewed if any of the following occurred during the previous year or currently exist: violations of or non-compliance with the license, these regulations, or any of the provisions of the Mendocino County Code, including, but not limited to, Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance and~~, Chapter 20.243 ~~Medical and Adult Use Cannabis Facilities Code~~.
- (C) Cannabis Facility Business License renewal is subject to the laws and regulations effective at the time of renewal, which may be substantially different than the regulations in place at the time of the initial or previous application(s) and may require the submittal of additional information to ensure that new standards are met. Renewal applications shall be referred to all relevant departments of the County to determine compliance with the Mendocino County Code.

#### **Section 6.36.090 - Display of License.**

It shall be unlawful for any Person who engages in any business for which a Cannabis Facility Business License is required to fail, or refuse, to post the same in a conspicuous place in their place of business.

#### **Section 6.36.100 - Licenses Nontransferable.**

No license granted under this Chapter shall be transferable to any other Person or removable to any other location.

#### **Section 6.36.110 - Track and Trace.**

Cannabis facilities 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. Cannabis facilities shall obtain and use unique identifiers from an approved source, maintain them in a readable state, comply with all data entry requirements and pay all required Track and Trace fees. Noncompliance with Track and Trace requirements shall constitute a violation of the Cannabis Facilities Business License.

#### **Section 6.36.120 -Violations.**

- (A) VIOLATION OF CANNABIS FACILTIES LAWS. It shall be a violation of this

Chapter for a Person or his or her agent or employee to violate any local, or state, cannabis facilities-related law.

- (B) **LICENSE COMPLIANCE MONITORING.** Compliance checks of each Cannabis facility may be conducted by the County. The County shall not enforce any cannabis facilities minimum age law against a person who otherwise would be in violation of such law because of the person's age if the violation occurs when the person is participating in a compliance check, and is supervised by a law enforcement official, a code enforcement official, or any peace officer.
- (C) Causing, permitting, aiding, abetting, or concealing a violation of any provision of this Chapter shall constitute a violation of this Chapter.
- (D) Violations of this Chapter are hereby declared to be public nuisances.

#### **Section 6.36.130 -Termination or Revocation of License.**

- (A) **TERMINATION OF LICENSE UPON EXPIRATION.** A Cannabis Facility Business License expires if not renewed pursuant to Section 6.36.080 of this Chapter. Upon expiration, a Cannabis Facility Business license shall automatically be deemed terminated. Termination based on expiration shall not prevent a Person from submitting a new application for a Cannabis Facilities Business License.
- (B) **REVOCATION OF LICENSE AFTER HEARING.** The Board of Supervisors of Mendocino County may revoke a Cannabis Facility Business License of any Person after finding that the Person was guilty of some act which would otherwise disqualify such entity from obtaining such license, or after finding that the Person transacted or operated its business in any manner contrary to any law, ordinance, chapter, rule or regulation. The Board of Supervisors may make the finding forming the basis for license revocation after hearing evidence thereon as any interested person may present at a public hearing held at least ten (10) days prior to the meeting at which action on such revocation takes place. Any Person whose Cannabis Facility Business License is revoked in this manner shall be disqualified from obtaining a Cannabis Facility Business License unless the Board of Supervisors waives such disqualification.
- (C) **IMMEDIATE REVOCATION OF LICENSE, NO HEARING.** After the State begins issuing licenses for Cannabis Facilities, the Cannabis Facility Business License shall be immediately revoked upon one or more of the following events occurring:
  - (1) Notification to the County that the State of California has revoked a State license issued pursuant to California Business & Professions Code sections 26000, et seq. or other applicable state law for a ~~medical or adult use~~ cannabis facility.
  - (2) Failure to obtain and maintain a valid and current state licenses pursuant to California Business & Professions Code sections 26000, et seq. or other applicable state law.

#### **Section 6.36.140 - Enforcement.**

The remedies provided by this Chapter are cumulative and in addition to any other remedies available at law or in equity. The use of one or more remedies by the County shall not bar the use of any other remedy for the purpose of enforcing the provisions of this Chapter.

#### **Section 6.36.150 - Temporary Cannabis Facility Business Licenses.**

- (A) The Tax Collector may issue a temporary Cannabis Facility Business License (a "temporary CFBL"), on a form prescribed by the Tax Collector, subject to the following conditions:
  - (1) The applicant shall submit all of the following:
    - (a) A written application for a Cannabis Facility Business License on a form prescribed by the Tax Collector.
    - (b) Payment of the Cannabis Facility License Fee.
    - (c) Payment of the business license review fee for zoning clearance review by the Department of Planning and Building Services.
    - (d) A completed application and payment of all fees for the relevant discretionary permit required by the Mendocino County Zoning Code.
    - (e) A form of indemnification agreement, to be prepared by the County, similar to that required for discretionary land use approvals pursuant to County Code section 1.04.120.
  - (2) Prior to issuance of a temporary CFBL, the Department of Planning and Building Services shall review applications for consistency with applicable zoning and building standards.
  - (3) Prior to issuance of a temporary CFBL, the Department of Planning and Building Services shall review the application for the relevant discretionary permit required by the Mendocino County Zoning Code and deem the application complete.
  - (4) Prior to issuance of a temporary CFBL, the Department of Planning and Building Services shall review the application and determine that the proposed project is exempt from the California Environmental Quality Act.
  - (5) The Division of Environmental Health shall review the application to determine if the project requires any permits from the Division.
- (B) A temporary CFBL shall be issued subject to the following conditions:
  - (1) The temporary CFBL shall be valid for a period of 180 days and may be extended for additional 90-day periods at the discretion of the Tax Collector.
  - (2) A temporary CFBL is a conditional license and authorizes the holder thereof to operate a cannabis facility as would be permitted under the privileges of a Cannabis Facility Business License.
  - (3) Refusal by the Tax Collector to issue or extend a temporary CFBL shall not entitle the applicant to a hearing or appeal of the decision.

- (4) A temporary CFBL does not obligate the County to issue a nontemporary Cannabis Facility Business License nor does the temporary CFBL create a vested right in the holder to an extension of the temporary CFBL, the granting of a subsequent nontemporary Cannabis Facility Business License, or the granting of any discretionary permit required by the Mendocino County Zoning Code.
- (C) If a temporary CFBL is not extended by the Tax Collector or the discretionary permit required by the Mendocino County Zoning Code for the requested activity is denied by the County, the temporary CFBL shall terminate immediately and the applicant shall cease all cannabis facility operations at the subject location. The County shall immediately notify the relevant State licensing authority regarding such termination.
- (D) The County shall not issue a temporary CFBL after February 28, 2018.

## **Chapter 20.243 -Cannabis Facilities**

Section 20.243.010	Title, Purpose and Intent.
Section 20.243.020	Application.
Section 20.243.030	Definitions.
Section 20.243.040	Use Classifications.
Section 20.243.050	General Limitations on <del>Medical and Adult Use</del> Cannabis Facilities.
Section 20.243.060	Permit Types and Zoning Districts.
Section 20.243.070	Exceptions.
Section 20.243.080	Continued Operation.
Section 20.243.090	Planning Approval Required for Processing, Manufacturing, Testing, Retail/Dispensary, and Distribution Facilities for <del>Medical and Adult Use</del> Cannabis.
Section 20.243.100	Permit Revocation.

### **Section 20.243.010 - Title, Purpose and Intent.**

This Chapter shall be known as and may be referred to in all proceedings as "Cannabis Facilities Code" or "CFC."

It is the purpose and intent of this Chapter to regulate the processing, manufacturing, testing, dispensing, retailing and distributing of cannabis ~~for medical and adult use~~ within the unincorporated areas of Mendocino County in a manner that is consistent with current State law and to establish a program to be implemented in coordination with the State of California's future implementation of the Medical and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA").

All commercial processing, manufacturing, testing, dispensing, retail sales and distributing of ~~medical and adult use~~ cannabis within the jurisdiction of the County of Mendocino inland of the coastal zone shall be controlled by the provisions of this Chapter, regardless of whether the business existed or occurred prior to the adoption of this Chapter. Nothing in this Chapter is intended, nor shall it be construed, to exempt the commercial processing, manufacturing, testing, dispensing, retailing, or distributing of cannabis for ~~medical and adult use~~, as defined herein, from compliance with all other applicable Mendocino County zoning and land use regulations, or other applicable provisions of the County Code, or from any and all applicable local and state construction, electrical, plumbing, environmental, or building standards or permitting requirements, or from compliance with any applicable state laws.

These regulations shall apply to the location and permitting of commercial processing, manufacturing, testing, dispensing, retailing and distributing of cannabis for ~~medical and adult use~~ in zoning districts within which such use is authorized, as specified in this Chapter.

Nothing in this Chapter is intended, nor shall it be construed, to preclude a landlord or property owner from limiting or prohibiting commercial processing, manufacturing, testing, dispensing, retailing and distributing of cannabis for ~~medical and adult use~~ on private property.

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

### **Section 20.243.020 - Application.**

The processing, manufacturing, testing, dispensing, retailing and distributing of cannabis

~~for medical and adult use~~ is prohibited in all zoning districts in Mendocino County governed by Division I of this Title, except as allowed by this Chapter.

### **Section 20.243.030 - Definitions.**

The definitions in this Chapter are intended to apply solely to the regulations in this Section. Applicable definitions in Mendocino County Code Sections 10A.17.020 and Section 20.242.030 shall also apply to this Chapter. As used herein the following definitions shall apply:

"A-license" means a state license issued for cannabis or cannabis products that are intended for adults 21 years of age and over and who do not possess a physician's recommendation.

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

"Bureau" means the Bureau of Cannabis Control.

"Cannabis product" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product. "Cannabis product" also means marijuana products as defined by Section 11018.1 of the California Health and Safety Code and is not limited to medical cannabis products.

"Cannabinoid" or "phytocannabinoid" means a chemical compound that is unique to and derived from cannabis.

"Cannabis facility" means a business and/or structure or location where, or from where, retailing, distributing, processing, testing, manufacturing or delivering of cannabis ~~for either medical or adult use~~ is operating.

"Cannabis Facility Business License" or "CFBL" means a revocable, limited-term grant of permission to operate a cannabis processing, manufacturing, testing, retailing/dispensing, distributing, and/ or microbusiness within the County. The business license shall be in the form prescribed by the Tax Collector and must contain, at a minimum, the licensee's name, the business name, type of business, location of business, commencement and expiration dates of the license, and fee remitted. A Cannabis Facilities Business License shall be required for the operation of any cannabis facility.

"CFBL Holder" means any person holding a cannabis facility business license issued pursuant to Chapter 6.36, including any review or permit required by this Chapter.

"Caregiver" or "primary caregiver" has the same meaning as that term is defined in Section 11362.7 of the Health and Safety Code.

"Commercial cannabis activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of cannabis and cannabis products ~~as provided for in this division.~~

"Customer" means a natural person 21 years of age or over or a natural person 18 years of age or older who possesses a physician's recommendation.

"Day care center" has the same meaning as in Section 1596.76 of the Health and Safety Code.

"Delivery" means the commercial transfer of cannabis or cannabis products to a customer. "Delivery" also includes the use by a retailer of any technology platform owned and controlled by the retailer.

"Distribution" means the procurement, sale, and transport of cannabis and cannabis products between licensees.

"Edible cannabis product" means cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the Health and Safety Code or a drug as defined by Section 109925 of the Health and Safety Code.

"Environmental Health" means the Environmental Health Division of the Mendocino County Health and Human Services Agency or the authorized representatives thereof.

"Extraction" means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

"License" means a state license issued pursuant to MAUCRSA, and includes both an A-license (Adult Use) and an M-license (Medical), as well as a testing laboratory license.

"Licensee" means any person holding a license pursuant to MAUCRSA~~under this division~~, regardless of whether the license held is an A-license or an M-license, and includes the holder of a testing laboratory license.

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

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

"Manufacturing Level 1 (Non-Volatile)" means facilities that manufacture ~~medical or adult use~~ cannabis products using nonvolatile solvents, or no solvents or volatile solvents using a non- volatile method.

"Manufacturing Level 2 (Volatile)" means facilities that manufacture ~~medical or adult use~~ cannabis products using volatile solvents.

"MAUCRSA" means the Medical and Adult-Use Cannabis Regulations Safety Act.

"Mendocino County Certified Unified Program Agency (CUPA)" means the agency certified to implement the unified hazardous waste and hazardous materials management regulatory program set forth in Section 25404 of the Health and Safety Code.

"Microbusiness" means the at least three (3) of the following commercial cannabis activities: (1) cultivation of ~~adult use~~ cannabis on an area 10,000 square feet or less, and acting as a licensed distributor(2) distribution, Level 1 manufacturer(3) Manufacturing Level 1 (Non-Volatile), and (4) acting as a licensed retailer/dispensary under this Chapter, provided such licensee/CFBL Holder complies with all requirements imposed by this Chapter on licensed cultivators, distributors, Level 1 manufacturers, and retailereach of the three or more activities, to the extent the licensee/CFBL Holder engages in such activities.

"Nonvolatile extraction" means an extraction method using nonvolatile solvents (such as carbon dioxide or "CO<sub>2</sub>") to manufacture ~~medical or adult use~~ cannabis products.

"Nonvolatile solvent" means any solvent used in the extraction process that is not a volatile solvent. ~~For purposes of this division, a~~ A nonvolatile solvent includes carbon dioxide used for extraction.

"Person" means any 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, whether organized as a nonprofit or for-profit entity, and includes the plural as well as the singular number.

"Processing Facility" means a location or facility where ~~medical or adult use~~ cannabis is dried, cured, graded, trimmed, and/or packaged at a location separate from the cultivation site where the ~~medical or adult use~~ cannabis is grown and harvested.

"Retailer/Dispensary" means the retail sale and delivery of cannabis or cannabis products to customers.

"State" means the State of California.

"Testing" means testing of cannabis and cannabis products. "Testing laboratory" means a facility, entity, or site in the State that offers or performs testing of cannabis or cannabis products and that is both of the following:

- (A) Accredited by an accrediting body that is independent from all other persons involved in the cannabis industry in the state; and
- (B) Licensed by the Bureau.

"Volatile extraction" means an extraction method using volatile solvents to manufacture ~~medical or adult use~~ cannabis products.

"Volatile solvent" means any solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures.

"Youth center" has the same meaning as in Section 11353.1 of the Health and Safety Code.

#### **Section 20.243.040 - Use Classifications.**

The purpose of these provisions is to classify uses into a limited number of use types on the basis of common functional, product or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest.

(A) Processing Facilities.

- (1) Processing facilities, as defined herein, shall be an agricultural use type.
- (2) Processing facilities for cannabis grown on site pursuant to a permitted cultivation operation shall be allowed as an accessory use in all zones where cultivation is permitted pursuant to Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~.

(B) Manufacturing Facilities.

- (1) Manufacturing facilities, as defined herein, shall be an industrial use type.
- (2) Exception for home manufacturing.
  - (a) Manufacturing (Level 1) as an accessory use to cultivation is allowed in all zones where cultivation is allowed pursuant to Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~ and is subject to the provisions of Chapter 20.156 or Chapter 20.160, as applicable, Cottage Industry and the following provisions:
    - (i) The cultivator engaging in home manufacturing must be permitted to cultivate pursuant to Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~ and must reside on the property where the home manufacturing is occurring.

- (ii) All cannabis used in home manufacturing must be cultivated on site, under a cultivation permit issued pursuant to Chapter 10A.17.
  - (iii) The manufacturing of edible cannabis products is permitted in compliance with State of California regulations.
  - (iv) Only nonvolatile extraction methods may be used.
- (C) Testing Laboratories and Research Institutions.
  - (1) Testing laboratories and research institutions, as defined herein, shall be a commercial use type.
  - (2) Testing licensees/[CFBL Holders](#) shall not
    - (a) hold a license in another facility or category established by this Chapter; or
    - (b) own or have an ownership interest in any other facility or category licensed pursuant to this Chapter.
- (D) Retailer/Dispensary.
  - [\(1\)](#) A Retailer/Dispensary, as defined herein, shall be a commercial use type.
  - [\(2\)](#) [A Retailer/Dispensary may be permitted and issued a CFBL as only a Non-Storefront Retailer, as defined by State law and regulation.](#)
  - ~~(1)(3)~~ [A Retailer/Dispensary with a storefront shall only be allowed pursuant to Table 1 of Section 20.243.060.](#)
  - ~~(2)(4)~~ This section applies to all retailers/dispensaries, as defined in Section 20.243.030 of this Chapter.
    - (a) ~~M-license~~ [r](#)Retailers/dispensaries that cultivate nursery stock or seeds must comply with the provisions of Mendocino County Code Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~.
    - (b) ~~M-license~~ [r](#)Retailers/dispensaries that engage in mobile deliveries are prohibited from having any advertisement of their business or services on their delivery vehicles.
    - (c) On-site consumption of cannabis is permitted in outdoor areas of A-license retailers/dispensaries, such as patios or decks, and shall adhere to the provisions of Mendocino County Code Chapter 9.32 ~~Smoking Pollution Control and Health Protection Ordinance~~.
    - (d) Promotional items and free product give-a-ways by A-license retailers/dispensaries is prohibited.
- (E) Distribution Facility.
  - [\(1\)](#) A distribution facility shall be a site or location where distribution, as defined herein, occurs. ~~A distribution facility shall be a commercial use type.~~
  - [\(2\)](#) [Distribution CFBLs may be issued in the following categories, as these categories are defined in State laws and regulations, and subject to the restrictions of this Chapter: Distributor Transport Only, Self-Distribution,](#)

and Distributor.

- ~~(4)~~(3) A distribution facility shall be a commercial use type, provided, however, that a location engaging in operations limited to Distributor Transport Only or Self-Distribution, where the location is limited to distributing cannabis or cannabis products grown or manufactured by the CFBL Holder may be considered an accessory use to other CFBL types on that site.

(F) Microbusinesses.

- (1) Microbusiness, as defined herein, shall be the use type which is the predominant use type of that microbusiness.
- (2) Microbusinesses with on-site cannabis cultivation must comply with and obtain a permit pursuant to Chapters 10A.17 and 20.242 of the Mendocino County Code, ~~and microbusinesses intending to cultivate adult use cannabis shall comply with the terms of an Adult Use Cultivation Ordinance, when adopted by the County.~~
- (3) Microbusinesses with on-site processing, distribution, wholesale, manufacturing and/or retail sales or dispensing of its products shall comply with all applicable sections of this Chapter.
- (4) Microbusinesses proposed in the General Commercial (C2) zoning district must demonstrate that the retail component of the Microbusiness is the primary use and other uses are incidental and subordinate to the retail component.
- ~~(4)~~(5) All components of a microbusiness must comply with the development requirements of the zoning district in which it is located.
- ~~(5)~~(6) The manufacturing of edible cannabis products is permitted in compliance with State of California regulations.
- (7) Notwithstanding Table 1 of Section 20.243.060, a microbusiness may be allowed in any zoning district provided that (a) the microbusiness either (i) qualifies as a home occupation pursuant to Chapter 20.156 or (ii) is permitted as a cottage industry pursuant to Chapter 20.160; and (b) there is a cultivation site permitted pursuant to Chapters 10A.17 and 20.242.
- (8) Microbusinesses which are either a home occupation or cottage industry shall (a) have any distribution component be limited to Self-Distribution or Distribution Transport Only of the microbusiness' own cannabis and cannabis products and (b) have any retail/dispensary component be limited to the number of daily customers as allowed by either Chapter 20.156 or Chapter 20.160, that qualifies as a home occupation pursuant to Chapter 20.156 may be allowed in any zoning district provided there is a cultivation site permitted pursuant to Chapter 10A.17
- ~~(6)~~(9) All cultivation, manufacturing, distribution, and retail activities performed by a licensee/CFBL Holder under a permitted microbusiness shall occur on the same licensed premises.

~~(B)~~ The Applicant must have authorization as a qualified patient or as a primary caregiver to process, manufacture, test, dispense, or distribute, medical cannabis for medical use. This provision shall sunset consistent with the operative date of applicable provisions of MAUCRSA.

(A) All cannabis facilities shall comply with all applicable regulations of in the Mendocino County Code and State law.

(B) The processing, manufacturing, testing, dispensing, retail sales, and distributing of cannabis ~~for medical and adult use~~ in Mendocino County, shall not be allowed within one thousand (1000) foot radius of a youth-oriented facility, a school, a park, or any church or residential treatment facility, as those terms are defined in section 10A.17.020 of the Mendocino County Code, that is in existence at the time the zoning clearance or permit is applied for. The distance between the uses listed in the preceding sentence and the cannabis facility shall be measured in a straight line from the nearest point of the cannabis facility 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.

(1) Applicants may apply for a reduction in the setback described in this paragraph (C) through an administrative permit pursuant to section 20.243.090 of this Chapter.

~~(B)(C)~~ All structures associated with permitted ~~medical and adult use~~ cannabis facilities shall comply with the setbacks established by the zoning district in which the ~~medical or adult use~~ cannabis facility site is located.

~~(C)(D)~~ All cannabis facilities shall be located in a permanent building in conformance with the California Building Code as adopted by Mendocino County for a commercial or industrial building, as applicable, and shall not be located in a dwelling unit, recreational vehicle, cargo container, motor vehicle or other similar personal property, except as provided for by Mendocino County Code Chapter 20.156 or Chapter 20.160.

~~(D)(E)~~ The processing, manufacturing, testing, dispensing, retailing, and distributing of ~~medical and adult use~~ cannabis is not permitted within any habitable space (i.e., kitchen, bedroom, bathroom, living room or hallway) of a dwelling unit nor is it permitted within any required parking space, except as otherwise allowed in this chapter, except as provided for by Mendocino County Code Chapter 20.156 or Chapter 20.160.

~~(E)(F)~~ Cannabis facilities proposed in Industrial zoning districts shall be subject to the provisions of Development Review pursuant to Chapter 20.188, as applicable.

~~(F)(G)~~ ~~Medical and adult use~~ eCannabis facilities shall implement the following security measures:

- (1) Sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products.
- (2) Security measures to prevent individuals from remaining on the premises of the facility if they are not engaging in activity expressly related to the operations of the facility.

- (3) Establishing limited access areas accessible only to authorized personnel.
- (4) Storing all cannabis and cannabis products in a secured and locked room, safe, or vault and in a manner sufficient to prevent diversion, theft, and loss.
- (5) Diversion, theft, loss or any criminal activity involving the facility or any other breach of security must be reported immediately to law enforcement.

~~(G)~~(H) ~~Medical and adult use~~ cCannabis remnants, infused products, bi-products, and other waste material shall be disposed of in a safe, sanitary, and secure manner. Any portion of the ~~medical and adult use~~ cannabis remnants, products or bi-products being disposed of will be rendered unusable before disposal, will be protected from being possessed or ingested by any person or animal, and shall not be placed within the facility's exterior refuse containers.

~~(H)~~(I) Signage associated with permitted ~~medical and adult use~~ cannabis facilities shall meet the applicable requirements set forth in the Mendocino County Zoning Code for signage and other applicable State regulations.

#### **Section 20.243.060 - Permit Types and Zoning Districts.**

All ~~medical and adult use~~ cannabis facilities shall be permitted in accordance with this Section. All new ~~medical and adult use~~ cannabis facilities shall obtain approval from other State and Local agencies with permitting jurisdiction. ~~Medical and adult use~~ cCannabis facilities may be allowed with an approved Zoning Clearance, Administrative Permit, Minor Use Permit, or Major Use Permit as required for the zoning district in which the ~~medical or adult use~~ cannabis facility is located as listed in Table 1, below:

Table 1								
Permit Requirements for Processing, Manufacturing, Testing, Retailers, Distribution, and Microbusiness								
by Zoning District and Adult Use Cannabis Facilities Code Permit Type								
			6-A and 6-M	7-A and 7-M	8-A and 8-M	10-M and 10A	11-A and 11-M	12-A
Permit Type		Processing	Manufacturing (Non-volatile)	Manufacturing (Volatile)	Testing	Retail/Dispensary	Distributor	Microbusiness
Zoning District	RR 2							
	RR 5							
	RR 10							
	R3							
	RC	AP	AP	UP	UP	UP	UP	UP
	SR							
	AG	AP						
	UR	AP						
	RL	AP						
	FL	AP						
	TPZ							
	C1	AP				ZC		
	C2	AP	UP		ZC	ZC	UP	AP
	I1	ZC	ZC	AP	ZC	UP	ZC	AP
	I2	ZC	ZC	AP	ZC	UP	ZC	AP
	PI	ZC	ZC	AP	ZC	UP	ZC	AP
—=Not Allowed, ZC = Zoning Clearance, AP = Administrative Permit, UP = Minor Use Permit, MUP = Major Use Permit								
* See Section 20.243.040(A)(2) regarding processing of cannabis grown on site.								
** See Section 20.243.040(B)(2) regarding home manufacturing exception.								

Notwithstanding the above Table 1:

- (A) Distribution Transport Only and Self-Distribution licenses shall be allowed in any zoning district as an accessory use to a cultivation site under application review or permitted pursuant to Chapters 10A.17 and 20.242, but the CFBL Holder shall be restricted to distributing cannabis goods grown or made by the CFBL Holder itself.
- (B) Non-Storefront Retail locations shall be permitted in any zoning district as an accessory use to a cultivation site under application review or permitted pursuant to Chapters 10A.17 and 20.242.

### **Section 20.243.070 - Exceptions.**

- (A) Existing packing and processing facilities. Establishment of new cannabis facilities may be considered with a Minor Use Permit in FL, AG, or RL Districts, and in any other zoning district where such facilities exist subject to compliance with the County's existing nonconforming use requirements in Chapter 20.204, and consistent with Section 20.243.090 *Planning Approval Required to Process, Manufacture, Test, Dispense, Retail, and Distribute, Cannabis—~~for Medical and Adult Use~~*, where all of the following can be demonstrated:

- (1) The site has been previously permitted as a packing and processing facility prior to the effective date of these regulations.
- (2) The site is developed with an existing packing and processing facility, including buildings, roads, power source, water source, and sewage disposal system.
- (3) There will be no net expansion of impervious surfaces.
- (4) No trees shall be unlawfully removed.

If all of the above are true, substantial improvements to existing facilities and systems would be acceptable, subject to use permit conditions of approval and subject to the making of findings consistent with those found in Chapter 20.204, as applicable.

- (B) Business offices for ~~medical or adult use~~ cannabis at which no cultivation, processing, storage, handling, or distribution of cannabis in any form occurs shall be allowed in any zone in which business offices are allowed. Business offices that are clearly incidental and secondary to the use of the premises for residential purposes where cannabis cultivation or manufacturing may occur are subject to the provisions of Mendocino County Code Chapter 20.156 ~~Home Occupations. Medical and adult use c~~Cannabis business offices shall be subject to all the regulations and standards applicable to business offices in the Mendocino County Code.

### **Section 20.243.080 - Continued Operation.**

All ~~medical~~ cannabis retailers/dispensaries operating with an approved business license prior to the effective date of these regulations, are eligible to continue operations without obtaining any additional permit which may be required by this Chapter, but shall comply with the requirements listed in sections 20.243.040 and 20.243.050, except for paragraph (C) of section 20.243.050, and any requirements of State law.

### **Section 20.243.090 - Planning Approval Required for Processing, Manufacturing, Testing, Retail/Dispensary, and Distribution Facilities for ~~Medical and Adult Use~~ Cannabis.**

- (A) Planning Approval Procedure. Each ~~medical or adult use~~ cannabis facility site is subject to one of the following planning procedures that correspond to the applicable zoning district, as specified by Table 1 of this Chapter. Planning and Building shall review the application in accordance with the applicable planning approval process.
- (1) Zoning Clearance. Planning and Building Services and the Department of

Environmental Health shall review projects for compliance with applicable local regulations.

(2) Administrative Permits.

(a) 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 a ~~medical or adult use~~ cannabis facility based on the following special findings:

(i) The ~~medical or adult use~~ cannabis facility site is allowed in the zoning district and is in compliance with the provisions of this Chapter and Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~, as applicable.

(ii) The ~~medical or adult use~~ cannabis facility will avoid or minimize odor and light impact on residential uses.

(iii) The findings required by Section 20.196.020 shall also be made.

(b) In addition to the requirements of paragraph (a) above, administrative permits may be approved, conditionally approved or denied for the reduction of the setback provided for in section 20.243.050(C) based on the following special findings:

(i) That there be special circumstances applicable to the property involved, including size, shape, topography, location or surrounding;

(ii) That the granting of such reduction will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located; and

~~(i)~~(iii) That the granting of such reduction will not adversely affect the General Plan.

(2)(3) Minor Use Permits. 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 facility based on findings in Sections 20.196.020 and 20.196.030.

(a) The ~~medical or adult use~~ cannabis facility site is allowed in the zoning district and is in compliance with the provisions of this Chapter and Chapter 10A.17 ~~Medical Cannabis Cultivation Ordinance~~, as applicable.

(b) The ~~medical or adult use~~ cannabis facility will avoid or minimize odor and light impact on residential uses.

(3)(4) Major Use Permits. 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 Major Use Permit for a ~~medical~~ cannabis cultivation site based on findings in Sections 20.196.020 and 20.196.030.

(a) The ~~medical or adult use~~ cannabis facility site is allowed in the

zoning district and it is in compliance with the provisions of this Chapter and Chapter 10A.17—~~Medical Cannabis Cultivation Ordinance~~, as applicable.

- (b) The ~~medical or adult use~~ cannabis facility will avoid or minimize odor and light impact on residential uses.
- (B) The County shall notify any State licensing authority, as defined by the MAUCRSA, as applicable, whenever the County business license, Administrative Permit or Minor or Major Use Permit has been revoked or terminated.

#### **Section 20.243.100 - Permit Application Submittal Requirements for Administrative Permits, Use Permits and Major Use Permits for ~~Medical and Adult Use~~ Cannabis Facilities.**

Any person or entity that wishes to engage in the processing, manufacturing, testing, dispensing, retailing, and distributing, of cannabis ~~for medical and adult use~~ shall submit an application to Planning and Building. Applications for ~~medical or adult use~~ cannabis facilities shall be made upon such forms and accompanied by such plans and documents as may be prescribed by Planning and Building so as to assure the fullest practical presentation of facts for the review of the application. An application fee will be due at the time the application is submitted and is non-refundable.

Applicants for a permit for a ~~medical or adult use~~ cannabis facility shall provide the standard application materials for Administrative Permits, Use Permits, and Major Use Permits, as applicable, and all of following information on, or as an attachment to, the application:

- (A) An operations plan which provides a description of the proposed processing, manufacturing, testing, dispensing, retailing, or distributing of ~~medical or adult use~~ cannabis activities including, but not limited to, permit type, size of facility or structure where business will be conducted, description of the nature of the activity, product type, average production amounts (including each product produced by type, amount, process, and rate), source of ~~medical or adult use~~ cannabis material product(s), estimated number of employees, hours of operation, visibility, and anticipated number of deliveries and pickups.
- (B) Planning and Building is hereby 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.

#### **Section 20.243.110 - Permit Revocation.**

An Administrative Permit or Use Permit may be revoked or modified according to the revocation or modification provisions in Mendocino County Code sections 20.192.060 and 20.192.065 or sections 20.196.055 and 20.196.060, respectively. Grounds for seeking revocation or modification include: non-compliance with one or more of the requirements listed in this Code; failure to comply with the requirements of the Mendocino County Certified Unified Program Agency (CUPA), or any of the grounds listed in code sections identified in this paragraph, as applicable, and any successor provisions.