

EXHIBIT C

Chapter 20.118 – “CA” Cannabis Accommodation Combining District

Sec. 20.118.010. Intent.

The Cannabis Accommodation (CA) Combining District is intended to be applied to areas where greater flexibility in the development standards related to cannabis cultivation operations is desirable and necessary in order to accommodate existing commercial cannabis cultivation sites.

Sec. 20.118.020. Applicability.

- (A) The CA Combining District may be applied to areas that include existing commercial cannabis cultivation operations, and where the zoning designation of the majority of the lots allows residential use by right.
- (B) A CA Combining District may range from neighborhood to community in scale, but in no case be composed of less than ten (10) legal parcels as that term is defined in Section 10A.17.020. All parcels within a CA Combining District shall be contiguous (excepting separations by public or private roads, rail lines, utility easements, or similar linear public facilities).
- (C) The regulations in this section are supplemental to the regulations for the applicable underlying zoning district. In the event of a conflict between the regulations for the CA Combining District and the underlying zoning district, the CA district regulations shall prevail.

Sec. 20.118.030. Establishment of CA Combining District.

- (A) The establishment of a CA Combining District shall be in accordance with the provisions of Section 20.212, except as otherwise provided in this Section.
- (B) Establishment of a CA Combining District may be initiated by one (1) or more property owner(s) within the boundaries of the proposed CA district. Such application shall be filed with the Planning and Building Services Department and shall be accompanied by a petition that demonstrates support for the proposed CA district by more than 60% of the affected property owners (as demonstrated by one owner’s signature per legal parcel) within the proposed CA district. The County may, at its discretion, require or allow an alternative demonstration of landowner support, including but not limited to, a landowner survey conducted by the County and funded by the applicant, or other method as approved by the County.

- (C) Action on the filed application shall be taken by the Planning Commission and Board of Supervisors as established in Section 20.212.

Sec. 20.118.040. Regulations for CA Combining District.

- (A) The Sunset Provision for cannabis cultivation (Mendocino County Code Sec. 10A.17.080(B)(2)(b)) shall not apply within the CA district.
- (B) Cannabis cultivation permit types defined in Section 10A.17.060 as (C) Small Outdoor, (C-A) Small Indoor, Artificial Light, and (C-B) Small Mixed Light may be permitted for existing cultivation sites on any parcel subject to the planning permit and approval requirements in Section 20.242.040(C).
- (C) The minimum setback for a cultivation site from any adjoining legal parcel under separate ownership, as required by Section 10A.17.040 (A)(5), shall be 20 feet.
- (D) The minimum setback for a cultivation site to an adjoining legal parcel under separate ownership, as required by Section 10A.17.040(A)(5), may be reduced to less than 20 feet or waived through the approval of an Administrative Permit pursuant to Sec. 20.242.070(C).
- (E) The minimum setback for a cultivation site to any occupied legal residential structure located on a separate legal parcel, as required by Section 10A.17.040(A)(2), may be reduced to 20 feet through the approval of an Administrative Permit pursuant to Sec. 20.242.070(C).
- (F) Changes to the underlying zoning of a parcel or parcels within the CA Combining District would have no effect on the uses permitted and defined by this section, nor would the CA Combining District limit any use rights granted by a future rezoning of property within this district.

Sec. 20.118.050. Changes to CA Combining District.

- (A) The CA Combining District shall remain in effect for a minimum of ten (10) years after date of adoption by the Board of Supervisors.
- (B) Following the in-effect period of 10 years from the date of adoption, a CA Combining District may be repealed or amended upon submittal of an application by one (1) or more property owner(s) within the boundaries of the CA district. The application shall be accompanied by a petition demonstrating support for the repeal or amendment of the CA district by more than 60% of all current property owners (as demonstrated by one owner's signature per parcel or parcels owned) within the CA district. The County may, at its discretion, require or allow an alternative demonstration of landowner support, including but not limited to, a landowner

survey conducted by the County and funded by the applicant, or other method as approved by the County.

- (C) If a CA district is repealed at any time, all current cultivators that do not meet the development standards of the underlying zoning district shall be permitted to continue operations for three years from the date of repeal of the CA district. After three years following the date of repeal of the CA district, permits for cultivators that do not meet the standards of the underlying zoning district shall not be renewed by the County.
- (D) An owner of property that is contiguous with a CA district may submit a petition to the County to be included in the CA district. Petitions for inclusion in an existing CA district shall only be submitted by the current property owner. An addition of new property to an established CA district shall not alter the in-effect period of 10 years for the district.
- (E) Action on an application to repeal, amend, or add contiguous property to a CA district shall be taken by the Planning Commission and Board of Supervisors consistent with the provisions of Sections 20.212 except as amended by this Section.

Sec. 20.118.060. Fees for Petitions for CA Combining District.

The Board of Supervisors shall require payment of fees or deposits, as established by the Board, for the processing of applications seeking to establish, repeal, or amend a CA Combining District in an amount that covers all costs for review, public noticing and hearings, and approval or denial of the application. The fees shall be as set and established by Resolution passed by the Board of Supervisors.

Sec. 20.118.060. Adopted CA Combining Districts.

The CA Combining District has been applied to the following areas, which are more specifically defined in the separate ordinance rezoning the areas to the CA Combining District:

- Covelo Core
- Covelo Fairbanks Road
- Laytonville
- South Leggett