

EXHIBIT D

Chapter 20.119 – “CP” Commercial Cannabis Prohibition Combining District

Sec. 20.119.010. Intent.

The Commercial Cannabis Prohibition (CP) Combining District is intended to allow the County to designate specific areas where the operation of commercial cannabis operations are prohibited.

Sec. 20.119.020. Applicability.

- (A) The CP district may be applied to an area where a majority of the parcels allows residential use by right.
- (A) A CP district shall be composed of no less than ten (10) legally created legal parcels as that term is defined in Section 10A.17.020, that are contiguous (excepting separations by public or private roads, rail lines, utility easements, or similar linear public facilities).
- (B) 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 CP Combining District and the underlying zoning district, the CP district regulations shall prevail.

Sec. 20.119.030. Establishment of CP Combining District.

- (A) The establishment of a CP district shall be in accordance with the provisions of Section 20.212, except as otherwise provided in this Section.
- (B) Establishment of a CP Combining District may be initiated by one (1) or more property owner(s) within the boundaries of the proposed CP 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 CP district by more than 60% of the affected property owners (as demonstrated by one owner’s signature per legal parcel) within the proposed CP 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. 20.119.040. Regulations for CP Combining District.

- (A) All new and unpermitted cannabis cultivation sites as defined in section 10A.17.020, except those uses identified as exempt under Section 10A.17.030, and all cannabis facilities as defined in section 20.243.030 shall be prohibited within the CP district.
- (B) Existing permitted cannabis cultivation sites or permitted cannabis facilities located within a newly adopted CP Combining District zone shall be permitted to continue operations for three years from the date of establishment of the CP district. After three years following the date of establishment of the district, all previously permitted commercial cannabis cultivation sites and commercial cannabis facilities shall cease operations.
- (C) Changes to the underlying zoning of property within the CP Combining District would have no effect on the uses permitted and defined by this section, nor would the CP Combining District limit any use rights granted by a future rezoning of property within this district.

Sec. 20.119.050. Changes to CP Combining District.

- (A) The CP Combining District shall remain in effect for 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 CP 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 CP district. The application shall be accompanied by a petition demonstrating support for the repeal or amendment of the CP district by more than 60% of all current property owners (as demonstrated by one owner's signature per legal parcel) within the CP 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) An owner of property that is contiguous with a CP district may submit a petition to the County to be included in the CP district. Petitions for inclusion in an existing CP district shall only be submitted by the current property owner. An addition of new property to an established CP district shall not alter the in-effect period of 10 years for the district.
- (D) Action on a petition to repeal, amend, or add contiguous property to a CP district shall be taken by the Planning Commission and Board of Supervisors as stated in Sections 20.212.025, 030, 035, and 040.

Sec. 20.119.060. Fees for Petitions for CP 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 CP 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 CP Combining Districts.

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

- a. Boonville Road – Woody Glen (Ukiah Area)
- b. Deerwood (Ukiah Area)