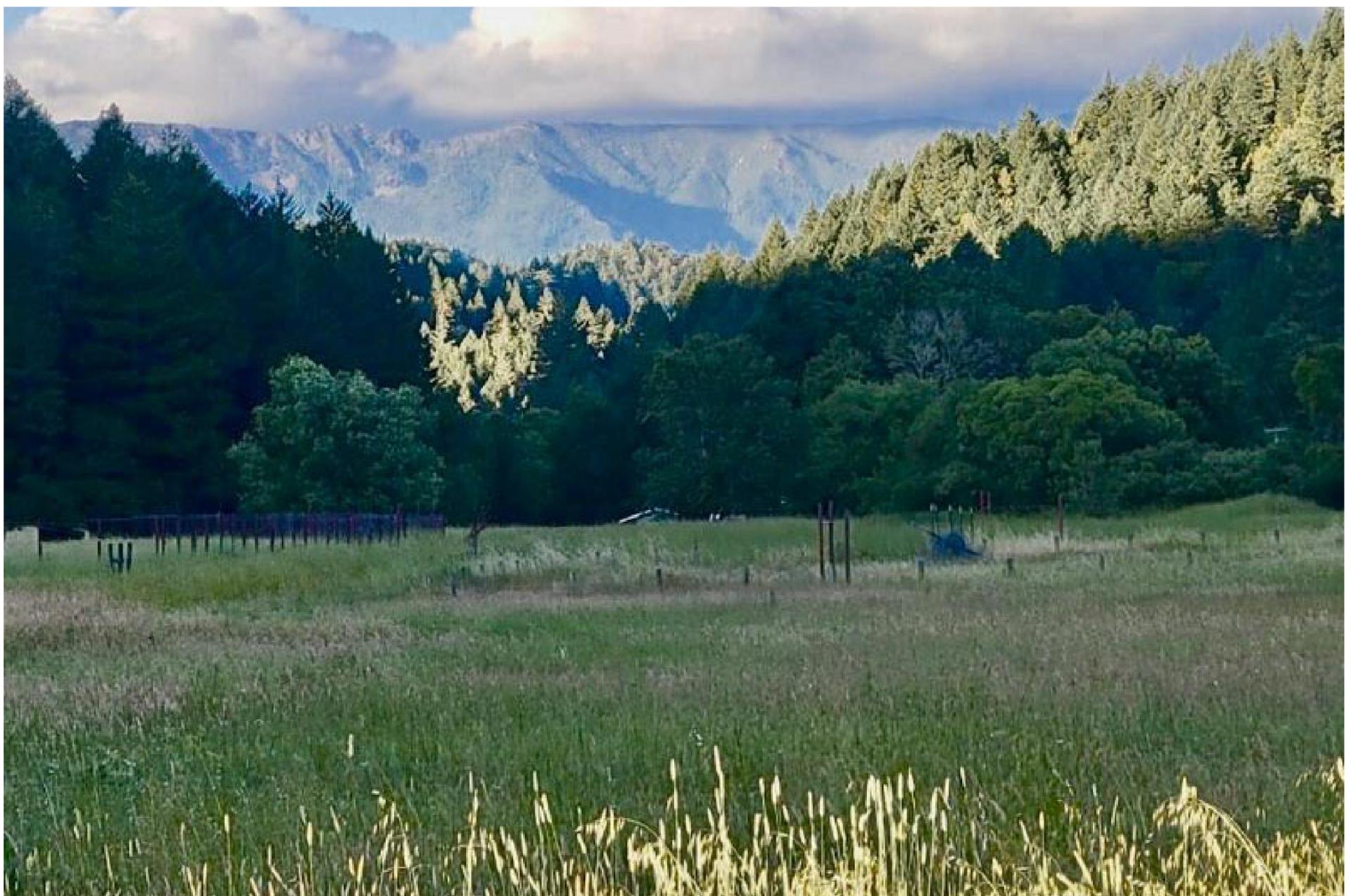


# Rezone (R\_2024-0001)

Rock Tree Valley - Mendocino County - Board of Supervisors

Shelby Miller

September 22, 2025



# Project Description

Rezone request to establish a Commercial Cannabis Prohibition (CP) Combining District that includes 18 legal parcels to prohibit commercial cannabis operations.

Powered by Esri

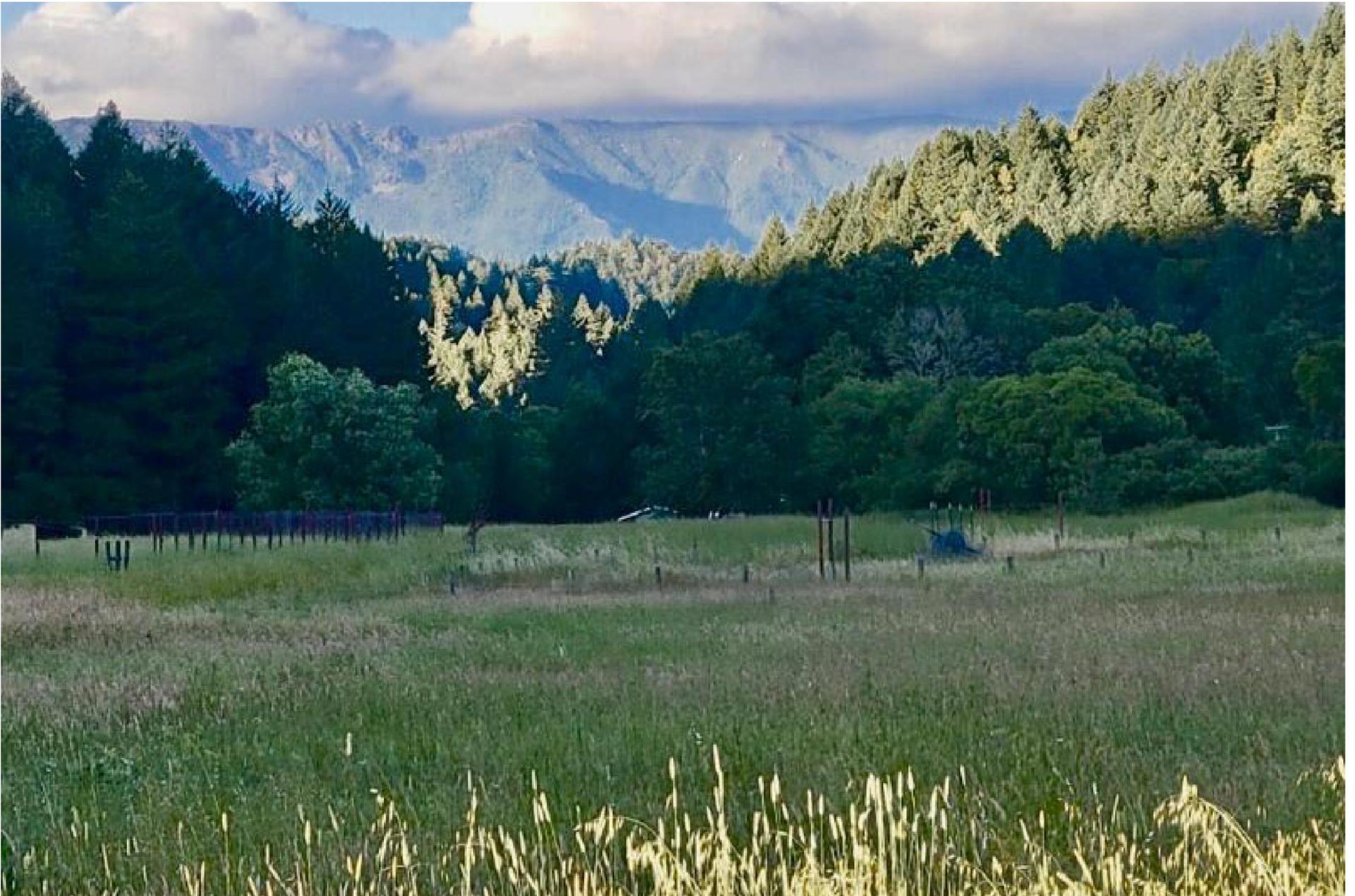
## Project Location

- 3.5 ± miles northeast of Willits city center
- Rock Tree neighborhood
- 18 legal parcels (25 APNs)
- Total acres: 892 ±
- Uses:
  - Residential
  - Agriculture

Powered by Esri

## Rock Tree Neighborhood

- Flatlands in the valley floor
- Rock Tree Creek
- Surrounding slopes of forests and grasslands
- Contiguous parcels



## Background

### MCC Chapter 20.119 Commercial Cannabis Prohibition (CP) District

- intended to allow the County to designate specific areas to prohibit all commercial cannabis operations, incl.
  - cultivation,
  - processing,
  - manufacturing,
  - testing labs,
  - retailer/ dispensary,
  - distribution, and
  - microbusinesses.

### Applicability

- Majority residential uses by right
- 10 or > contiguous parcels
- 60% or more landowner support

## CP Combining District Regulations

- Prohibit all operations
  - existing and new
  - Existing operations can continue for 3 years post establishment date.
  - No extensions

## CP Combining District Changes

- After 10 years
  - Repeal/ amend allowed
  - Request with 60% or > support
- Within 10 years
  - Adjacent parcels additions permitted
- CP District would be upheld even if a parcel proposes to rezone.

Powered by Esri

## Current CP Districts

### Boonville Road-Woodyglen Neighborhood

- Unincorporated Ukiah
- Zoning Districts
  - Majority RR/ AG
  - 3 RL parcels
- Uses: Agriculture and Residential

Powered by Esri

## Deerwood Neighborhood

- Unincorporated Ukiah
- RR/ RL Zoning District
- Uses: residential and agriculture

Powered by Esri

## Consistency

- Rangeland (RL)
  - Livestock grazing
  - Residential by right
  - 24 APNs
- Timber Production Zone (TP)
  - Timber operations
  - Residential by right
  - One APN

## Considerations

### Mendocino Cannabis Cultivation Ordinance

- Excluded TPZ and RL
  - Preserve agriculture
  - Conflicting with timber production activities

Powered by Esri

Powered by Esri

## Comparison of 2021 and 2024 project

### R\_2021-0003

- Same project description and parcels.
- 60% support.
- 2 pending cultivation permits

### R\_2024-0001

- Same project description and parcels
- 67% support
- No pending permits
  - all expired

### Project Summary

- Complies with CP District requirements
- Cannabis operations not permitted on subject zoning districts
  - except Home Occ for Processing
- If approved, extra layer of protection.

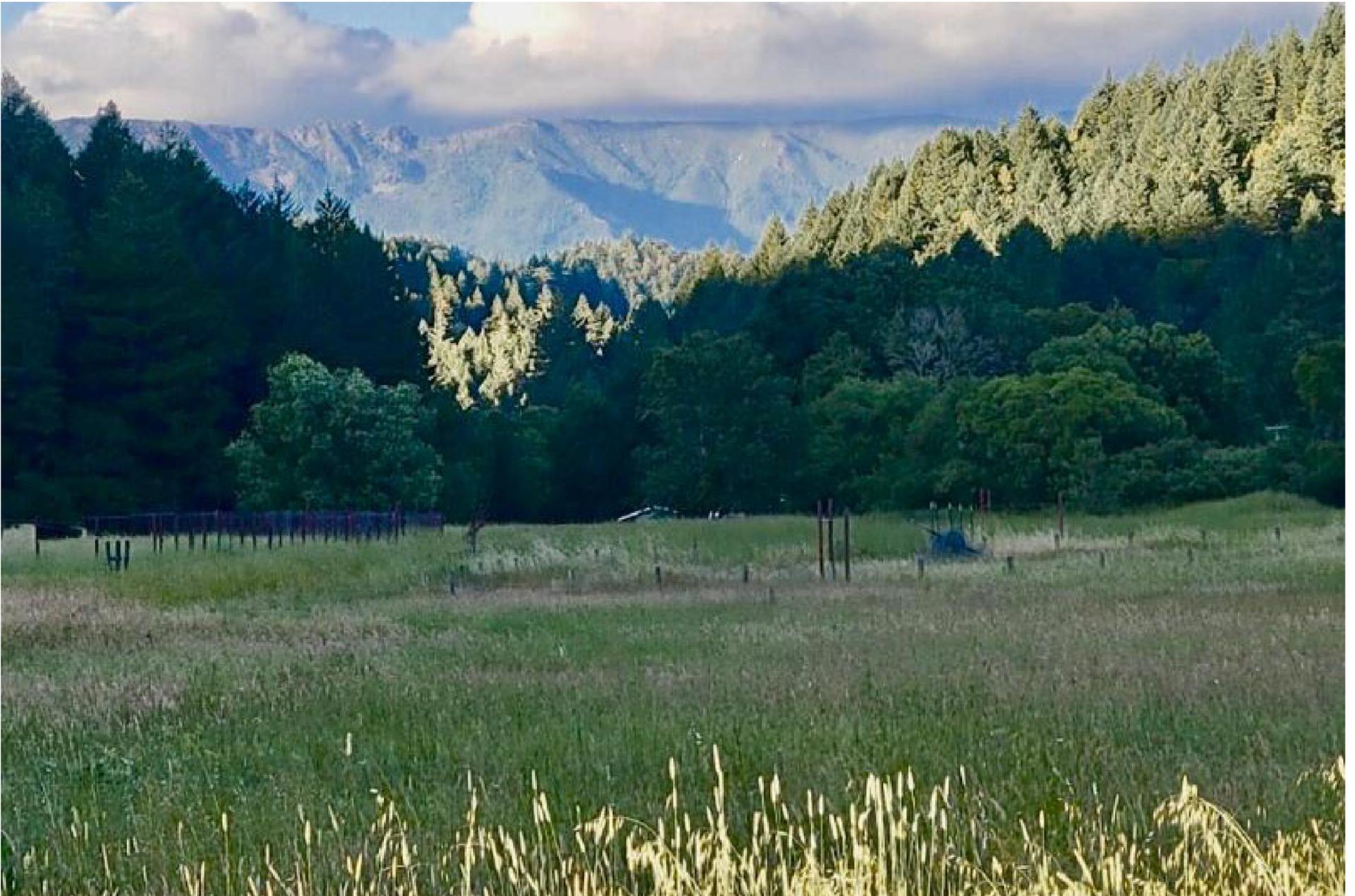
- Applicants statement

*“The layer of protection provided by a CP Combining District is important to us due to the continued pressure from the cannabis lobby to expand commercial cannabis within our county. Allowing cannabis in our neighborhood would be a land use change that we do not want. The proposed CP District provides that protection without diminishing any existing property rights.”*

Powered by Esri

## **Planning Commission's Recommendation**

- On February 20, 2025, the PC recommended approval of the project as proposed to the BOS by roll call vote of 3-1.



## Possible Actions

- Approve (as proposed), or
- Provide direction to staff, or
- Deny