

Mendocino County

MAR 16 2021

Planning & Building Services

From: Bob Barsotti <barsotti@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 3/16/2021 9:24 AM
Subject: phase three rollout

I am concerned about the possibility of the proposed phase three rollout for cannabis farms. I have been hearing many local people complaining about the excessive use of water, new wells drawing down the aquifers, making existing farms have water issues that never were present before the addition of large cannabis farms nearby. Do we really need to allow cannabis farms in rangeland? Do we really need to allow 10% of a persons property to be used for cannabis cultivation? Many of the original cannabis farmers locally are having trouble getting their farms certified, why don't you help them before opening the floodgates to large commercial growers from out of county? Please protect our water and clean environment by changing course on this proposed change in rules.

Bob Barsotti
Laytonville resident

James Feenan - 2021-0002. 3/19/2021 - Cannabis Cultivation- Phase 3

From: Kevin Bush <calipharms@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/16/2021 9:49 AM
Subject: 2021-0002. 3/19/2021 - Cannabis Cultivation- Phase 3

Honorable Planning Commission,

Northwest Business Inc., supports the MCA's comments and recommendations in their entirety.

Sincerely,
Kevin Bush

James Feenan - Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3)

From: charlie seltzer <grandview.charlie@gmail.com>
To: <bos@mendocinocounty.org>, <pbs@mendocinocounty.org>
Date: 3/16/2021 9:51 AM
Subject: Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3)

Mendocino County

MAR 16 2021

Planning & Building Services

Dear Members of the Board

I live in cannabis country. I mean that literally. I live on a small dirt road in the hills to the east of Redwood Valley. There are 4 properties on my road. We are each on 20 acres. My three uphill neighbors are all commercial cannabis growers. I am not. They have all run out of water at various times last year. I did not. But I fear that is going to change.

Northern CA is in a draught. My neighbors will pull all the water from the ground that they can to keep their crops alive. At some point the aquifer under our hill will run dry, maybe this year, maybe next, and my household will lose its water supply. At that point we will have to buy water. And here's the important point: we will have to buy water because of our *neighbors'* cannabis practices, not because my family overuses our water supply.

To the contrary – we are water misers. We collect rinse water from the sink and use it to water plants. We use low flow toilets and a water conserving washing machine. We heavily mulch all the plants in our vegetable garden to reduce our water use.

The county must consider the impact of water use on neighbors when considering the Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3). Remember - cannabis loves water, especially when summer temperatures reach the upper 90s and low 100s. Opening historic range land (which is zoned *range land* because it does NOT have the water that the valleys have) will only deplete the scarce water that remains. Then it will not be just people who run out of water.

I at least will be able to buy water. Will the deer be able to do that? The wild turkeys? Quail? How about the trees and shrubs that rely on surface water? Dead vegetation will only lead to more and larger wildfires.

Please – do *not* trade possible short term economic gains for probable long range environmental devastation. 'Cause it's devastation that will follow the expansion of cannabis growing onto rangeland in our county,

Sincerely,

Charlie Seltzer
 2000 Grand View Dr
 Redwood Valley CA 95470

cc: Mendocino Planning Commission

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May you have the strength to resist what must be fought and the fortitude to survive what can only be endured.

From my ranch off Hill Road, Round Valley, in
Mendocino County

March 15, 2021

Email: douglas.olcott@gmail.com

To: Mendocino County Board of Supervisors and
Special Planning Commission meeting in March, 2021

Email: bos@mendocinocounty.org and pbs@mendocinocounty.org

Mendocino County

MAR 16 2021

Planning & Building Services

Re: The proposed new Commercial Cannabis Activity Land Use Ordinance, Agenda item 6B

I wish to express my opposition to the proposed new Commercial Cannabis Activity Land Use Ordinance for the following reasons.

- 1) It will eliminate the following protections put in place by the existing ordinance regarding land use for cannabis activity:
 - The prohibition on new operations in the County's Rangeland Zone.
 - The cap on the size of the grow sites of 10,000 sq. ft. per permit
 - The 2-permits-per-parcel limitation
 - The protections against tree removal
 - The phase-out timeline for generators as the primary power source
 - The protections against light pollution
 - The requirement for a detailed analysis of the effect on the watershed of any new cultivation.

Use Permits are issued for a minimum of 10 years with indefinite renewals and accompany the property regardless of any change in ownership. Use Permits in this County are rarely, if ever, monitored by County staff, as has been angrily pointed out by residents who have appeared before the Board in the past. Of particular concern to me as a rancher and grower of grains for grass-fed livestock for over twenty years in this County (activities which I have continued to carry out in addition to my full-time work as a computer and software engineer in "Silicon Valley"), and as a member of the Ukiah Grain Cooperative which is trying to encourage the growth of traditional grains in this County and an informal member of the organic farming community in Round Valley, is the provision that would open all of the 738,00 acres of our rangelands to development and allow up to 10% of any parcel of 10 or more acres in the Agriculture, Upland Residential, and the Rangeland Zones to be converted to cannabis. Measure AF, which proposed cannabis in almost every zoning district, went down to defeat in 2016, which shows that there is not much community support for unrestricted development and

marijuana cultivation, and I can attest that the Farm Bureau does not support this new proposal.

2) Environmentalists and climate activists do not support this proposal.

This proposal ignores the recommendations of the Mendocino Climate Action Committee regarding appropriate land use development to meet the need for greenhouse gas reduction and carbon sequestration goals.

It also ignores the goals of our new federal administration which is calling for 30% of our lands to be set aside to try to stem the collapse of our wildlife population from climate change. If we continue to preserve our rangelands we would be able to meet that 30% goal.

As a member of the Friends of the Eel River organization (website: eelriver.org) I am particularly concerned about and involved in restoring the salmonid spawning on our Eel River and its tributaries, spawning which requires cool, running water free of pollutants and mitigation of the erosion of river and stream banks which causes a loss of tree cover and a rise in the water's temperature. The algae-choked rivers and streams we see now across our County are in part due to the unsupervised and generally illegal taking of water for large-scale marijuana cultivation and storage in hauled-in large tanks and the dumping of fertilizers and pesticides into those waters. An increase in large-scale marijuana cultivation will only exacerbate these problems and make the restoration effort more difficult.

The prohibition on new cultivation in the County's rangeland zoning district, which is basically the eastern third of the County, is particularly important now after four straight summers of increased fires, because this is an area that is generally dry, with only seasonal and unpredictable water sources, having many areas with poor and erosion-prone soil, and generally remote and rugged terrain and therefore difficult to reach with fire-fighting equipment. It is also an area with much wildlife, which needs to be protected, and which is occupied by some members of the Round Valley Indian Reservation

We all know that we need to find new sources of funding to increase enforcement of our existing ordinance but this new ordinance is not the solution to that problem. A change of this scale should be broadly and openly discussed with the community, and should, at the very least, require a full Environmental Impact Review (EIR). I have ideas to share with you about how to improve surveillance of marijuana cultivation and the environment which I would like to do if there are opportunities in future meetings.

Thank you for your consideration of my arguments.

Douglas Olcott

PhD Stanford, M.A. GIS/Remote Sensing/Environmental Studies and former consultant to Santa Clara County in these areas.

James Feenan - Not in favor of new cannabis proposal (Agenda item 6B)

From: Susan Baird Kanaan <susanbairdkanaan@yahoo.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 3/16/2021 11:39 AM
Subject: Not in favor of new cannabis proposal (Agenda item 6B)
Cc: "bos@mendocinocounty.org" <bos@mendocinocounty.org>

Mendocino County

MAR 16 2021

Planning & Building Services

To Planning Commission members:

I join my voice to the many public officials and citizens who **OPPOSE the proposed new cannabis cultivation ordinance**, and I urge you not to recommend passage to the Board of Supervisors. I find the analysis predicting severe negative impacts on the local environment and on small cannabis growers to be very concerning, compounded by concerns about the impact on use of our scarce water supply. Please do what's best for our county and reject this proposal.

Thank you for your attention and service,
Susan Baird Kanaan
Ukiah

81

James Feenan - Oppose "Commercial Cannabis Activity Land Use Ordinance"

From: Janice Ledgerwood <janiceledgerwood@icloud.com>
To: <pbs@mendocinocounty.org>, "bos@mendocinocounty.org" <bos@Mendocinocount...
Date: 3/16/2021 12:23 PM
Subject: Oppose "Commercial Cannabis Activity Land Use Ordinance"
Cc: <glazegoddess@gmail.com>

Mendocino County

MAR 16 2021

Planning & Building Services

Dear Members of the Planning Commission and Board of Supervisors:

I am writing to ask that **oppose** the passage of the Cannabis Cultivation Ordinance (Item 6B on your agenda). A similar proposal (Measure AF) was defeated by the citizens of Mendocino County in 2016. This new proposal ignores the fact that the people have spoken. Additionally, said proposal is NOT supported by the Farm Bureau, the Mendocino Sheriff or various environmental groups. The proposal ignores the call to set aside 30% of our lands to stem the collapse of our wildlife by the new federal administration.

This ordinance does nothing to support small growers. Rather, it is a giveaway to big corporations and an invitation to them to run amok in our county. Mendocino does not have the budget for any kind of enforcement of water and land use laws. The money large scale grow operations dangle in front of the county now will short change the county in the future, causing irreparable harm to local growers, ranch lands, the outdoor tourist industry, and citizens who live here because of Mendocino's natural beauty.

Abide by the will of the people, support democracy, support small growers, and support our environment by voting NO on this the Cannabis Cultivation Ordinance.

Thank you.

Janice Ledgerwood
39351 Outlet Creek Road
Willits, CA 95490

82

Comment 83 Omitted, wrong case

Board of Directors
Denis L. Moore, Chairman
John Marshall
Dane Downing, Vice
Chairman
Manager
Imil Ferrara

Round Valley County Water District



PO Box 535, Covelo, California 95428
707-468-3839
email: rvcwdmanager@gmail.com

Mendocino County

March 15, 2021

MAR 16 2021

Mendocino County Planning Commission
860 N. Bush St.
Ukiah, CA 95482

Planning & Building Services

Re: Concerns about the expansion of cannabis cultivation to 10% of a parcel size within Round Valley and surrounding watershed and potential adverse impact on both quantity and quality of water for existing users.

Dear Commissioners,

We are writing to express our concern regarding the proposed Commercial Cannabis Activity Land Use Development Ordinance. The Round Valley County Water District is concerned that the proposed increase in cannabis cultivation on up to ten percent of the parcel area, on agricultural and rangeland could deplete the aquifer and result in wells for existing users going dry.

In the last few years, Round Valley has seen a dramatic increase in cannabis cultivation, which has brought an enormous influx of new people and dramatic increases in water use. The water requirements for much of the cultivation are supported by an immense unregulated well water pumping and delivery businesses the significant impacts of which have been neither monitored nor ameliorated.

We believe that permitting a dramatic increase in cultivation may have detrimental effects on the water in Round Valley. Most of the Valley, as well as the hills that feed its streams and replenish its aquifer, are designated as range or agricultural land. Allowing expansion of cannabis cultivation to ten percent of this area would permit huge growth in an already booming and largely unregulated industry. Given the intensive water demands of cannabis during the time of year when the aquifer is at its lowest will most likely result in a decline in the availability of domestic water for many who live in Round Valley.

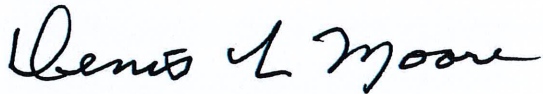
We are also concerned about chemicals used in the cultivation and processing of cannabis as well as sanitation issues that may be prevalent near the grows. The risk to groundwater and surface water needs to be evaluated and appropriately mitigated

The uncertainty of aquifer recharge during winter months because of climate change and reductions in rainfall is a potentially serious issue that must be addressed.

As elected officials, we strive to preserve and protect the water quality and quantity in Round Valley. We believe that the cumulative impacts of the proposed policy change have not been adequately evaluated. It is likely that the proposed ordinance will adversely affect the valley's aquifer and existing domestic water use. A piecemeal approach to environmental review, relying on impact assessments at individual cultivation sites will fail to adequately identify and address the many issues concerning the Round Valley aquifer. Therefore, we request the county conduct a comprehensive environmental impact report, including a detailed study of likely effects on Round Valley water, before adopting the proposed ordinance for the expansion of cannabis cultivation.

Please contact us if you have any questions. We are here to help.

Sincerely,

A handwritten signature in black ink that reads "Denis L. Moore". The signature is written in a cursive style with a large, looped initial "D".

Denis L. Moore, Chairman
Round Valley County Water District

Covelo Community Services District

23950 Grange Street, Covelo, California 95428 (707) 983-6888 / <https://ccsd.roundvalley.org/>

BOARD OF DIRECTORS

Paul Filler, Joe Gauder, Sherrie Lee

Mendocino County

March 15, 2021

MAR 16 2021

Mendocino County Planning Commission
860 N. Bush St.
Ukiah, CA 95482

Planning & Building Services

Re: Opposition to expansion of cannabis cultivation to 10% of parcel size within the Round Valley Area.

Dear Commissioners,

On behalf of the Covelo Community Services District (CCSD) the Board of Directors are sending this letter to strongly oppose the proposed expansion of cannabis cultivation to ten percent (10%) of parcel size for Agricultural, Rangeland, and Upland Residential zonings. Our oppositions are multi-fold including concerns for public, water, and land health.

We believe that streamlining the current cannabis permitting process is the priority to encourage greater compliance before any expansions. Further, any cannabis expansion is best developed by those working in the permitting departments, not the Supervisors. The information from the permitting Director, its departments, and the Sheriff are to inform the Supervisors as to the best timing, scale, and details of expanding cannabis cultivation.

Our community is plagued with unprecedented criminal activity on a daily basis. This activity is notably related to the proliferation of cannabis cultivation in its current forms. To allow increased cultivation further jeopardizes the health and safety of the valley's residents. Our Sheriff's department is currently unable to effectively maintain the safety needs of the valley and to add an additional burden on them is simply unconscionable.

CCSD currently has a moratorium on new service connections to any developments due to unprecedented levels of Biological Oxygen/Chemical Demands (BOD) in our influent. Our Board, staff, and the public have been

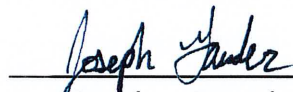
working to address the causes related to this moratorium. Through water testing and their analyses, we have concluded the most likely source of this BOD is from cannabis processing. Allowing cultivation expansions would further impact our ability to safely treat wastewater and foster the much-needed increase in housing and business development in Covelo.

We invite you to tour our valley to witness firsthand the aforementioned issues related to cannabis cultivation. There is an unending amount of illegally dumped trash and at a scale not ever witness before. The land here is at further risk of increased, severe, environmental damage with the proposed expansion of cannabis cultivation.

Finally, a largely overlooked issue with the proposed expansion is the lack of any environmental review or oversight of any kind. The proposal to expand an already resource taxing industry in areas such as our where current drought conditions appear to be limiting the groundwater recharge is irresponsible. It is impossible to adhere to the due diligence sworn to those in public service in this matter without requiring and completing an Environmental Impact Report before any decision is made to this proposal. Such a report would need to include at a minimum: geomorphological models as well as longitudinal monitoring studies of groundwater capacities and limits. By requiring such studies there's greater assurance that all the residents of Round Valley will continue to have adequate access to the water below their homes, businesses, and land.

Please note that each of these noted, serious concerns are echoed by other local public agencies and members of the public.

Thank you for your consideration,



Joe Gauder, Board Chair, Covelo Community Service District

From: louisa richard <louisa.richard@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/16/2021 12:28 PM
Subject: No phase 3

Mendocino County

MAR 16 2021

Planning & Building Services

Please protect our county from short sighted greed. Phase 3 is bad. Thanks you.
Louisa richard
Sent from my iPhone

86

pbscommissions - Planning commission 3.19, 9 a.m.

From: <gabo65@gmail.com>
To: "pbscommissions@mendocinocounty.org" <pbscommissions@mendocinocounty.org>
Date: 3/15/2021 3:35 PM
Subject: Planning commission 3.19, 9 a.m.

Mendocino County

MAR 16 2021

Board of Supervisors and Planning Commission,

Planning & Building Services

I strongly disagree with the ten percent expansion proposal based on the fact that this creates an uneven playing field. Why any ethical person would believe that I should be allowed to cultivate four acres of anything while my neighbor, who in many cases may have paid just as much for his/her ten acres, can only cultivate one acre is beyond my powers of reasoning or my understanding of the concept of fairness. In short, determining expansion based on parcel size is patently absurd.

I strongly disagree with the ten percent expansion proposal based on the fact that we are witnessing a massive crackdown on water usage and a continued misinformation campaign regarding the amount of water that the cannabis industry uses in comparison with other agricultural concerns while simultaneously proposing to allow people to cultivate enough cannabis that it might actually make a dent in the water tables.

I strongly disagree with the ten percent expansion proposal based on the fact that the County of Mendocino has stumbled and struggled to offer a clear pathway for legacy and small farmers to become permitted but has no trouble paving the way for new cultivators to walk in and set up shop.

To me and many of my colleagues, neighbors and friends, it is not just unethical to be expending energy on Phase Three while Phase One is still an utter shambles, it is governmental malpractice. It's immoral and it's just plain wrong.

We know you're concerned with the legal implications of running the cannabis program into an iceberg. So are we. We want cooperation and assistance, not obstacles and mismanagement. Pull yourselves together, please. Finish Phase One satisfactorily before chasing all that sweet Phase Three money.

87

Gabriel Ferreira

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G's Mobile

From: Judy Luria <judya@pacific.net>
To: <pbs@mendocinocounty.org>, <bos@mendocinocounty.org>
CC: <glazegoddess@gmail.com>
Date: 3/16/2021 12:33 PM
Subject: agenda item 6B

Mendocino County
 MAR 16 2021
 Planning & Building Services

Dear Planning Commission and dear Supervisors,

Regarding the Commercial Cannabis Activity Land Use Ordinance:

Wait! STOP!

Have you considered:

- Where's the water coming from? We are already short, wells running dry in droughts, rivers turning into streams and heating up.
- Where's the protection for the oaks, the oak woodlands, the rangelands?
- How will carbon sequestration happen if energy intensive greenhouses replace wildlands?
- What about our 30% set aside of land to meet CO2 reduction goals?
- Where is the protection for our streams and rivers that the salmon and entire ecosystems depend on?
- Why are you rushing this?

I urge you to please stop and take your responsibilities seriously— to the humans and to our earth that so much needs our help now and forever. Please think what effect your actions will have on the next 7 generations!

And thank you to Supervisor Haschak for taking a principled stand. How about the rest of you standing up for what is right.

Judy Luria, 35 year resident, Mendocino County
 806 W Mill St
 Ukiah, CA 95482

James Feenan - Opposition to Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3).

MAR 16 2021

Planning & Building Services

From: <reiki@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 3/16/2021 12:33 PM
Subject: Opposition to Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3).
Cc: <bos@mendocinocounty.org>

TO: Mendocino Planning Commission, Mendocino County Board of Supervisors

RE: Proposed Commercial Cannabis Activity Land Use Ordinance

MY PURPOSE: My statement is in opposition of this new scheme

I cannot fathom the reasoning behind opening more land for cannabis cultivation in our county. **ESPECIALLY at a time when we are facing another summer season of drought.** But that's not the only reason I am opposed to this short-sighted attempt to cash in on WHAT WAS the cannabis boom. The convoluted program that was put into place has stopped the local applications of long-time growers and made it impossible for small growers to stay in the market. They are going onto the black market, if at all, and increasing the potential for more violence and divisiveness in the grower community. All of this is at the expense of the environment.

Please note the following additional points against ratifying this proposal:

I do not want to see Mendocino County open the door for expansion of cannabis cultivation here. Having worked as a School Nurse in the Laytonville area and seeing the impact on children and teens as well as becoming aware of the poisoning of land and water from unconscious grows, I know that this will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.

As representatives of the county, the board's responsibility needs to be to follow through on its obligations to current permittees, and to the taxpayers as well as show that the county can complete permit applications while eliminating and cleaning up the hundreds of non-compliant, illegal operations.

The Board is not considering the impact of larger grows on law enforcement. Nor are they realizing that not everybody in this county even likes, let alone uses, cannabis. They are turning over our world to people who have no investment in our land, communities, our resources, and our right to clean air and water.

From my perspective, existing ordinance, IF ENFORCED, supports the vision shared by most county residents - small scale, high quality, outdoor-grown cannabis, and NOT just another boom-and-bust exploitive industry that leaves its wreckage across the county.

Sincerely,

89

Earlene Gleisner, retired Registered Nurse

“Success is not a dream. It is the moment to moment realization and acceptance of self-worth.”
efg

James Feenan - agenda item 6b

From: <lin@willitsonline.com>
To: <bos@mendocinocounty.org>, <pbs@mendocinocounty.org>
Date: 3/16/2021 12:49 PM
Subject: agenda item 6b

Mendocino County

MAR 16 2021

Planning & Building Services

Dear County Commissioners,

I have written before in opposition to the proposed land use changes, specifically about light pollution, range land, water use, and more. Please permit me to reiterate the disastrous changes we have faced on our small cul-de-sac in Laytonville from large-scale grows.

For the first time ever, my well went dry in September. This was a disaster because it coincided with the breakdown of the town's water system. People were literally fighting over water. Yet my large-scale grow neighbors, growing hundreds of plants, were getting water delivered every day. It took all my powers of persuasion to get one delivery. No one cared because I was not "a repeat customer."

We are all subject to light pollution, diesel fumes from generators running nonstop, constant traffic from workers, and hassled by security teams hired by big growers. I have owned this property for more than twenty years and some of my neighbors have been there for two decades. We are viewed with suspicion by security teams who drive circles around our little cul-de-sac.

When I bought the property, it was subject to many land-use regulations. I have abided by each of those regulations even though it made it harder for me to own the property and I could have benefited from ignoring them. We had a wonderful neighborhood, with abundant wildlife and plenty of water. Now I live in what many would deem an industrial park, with giant grows to the south, north, and west of me. Where is the county's responsibility in defending MY rights?

We are about to face a disastrous two decades of climate change (and that's if we start right now to correct this crisis). We cannot destroy more wild land, wildlife, use more water, cut down more trees, and call ourselves responsible stewards. Please do not pass this new ordinance. You owe it not only to residents who have paid taxes for generations but to those who will come after us. You owe it to all the living beings who call Mendocino home.

Linnea Due

POB 145

Laytonville 95454

Comment 91 Omitted, wrong case

pbscommissions - NEPA/CEQA Waiver

From: deb hutt <huttlopez@yahoo.com>
To: "pbscommissions@mendocinocounty.org" <pbscommissions@mendocinocounty.org>
Date: 3/15/2021 4:37 PM
Subject: NEPA/CEQA Waiver

With Round Valley being my ancestral homeland, I don't appreciate NEPA/CEQA waivers for growers. The density of archeological sites in the valley is 34.3 sites per square mile. There are 23 village sites. Damage or destruction of a RECORDED site is a \$500 fine & a felony.

Mendocino County

MAR 16 2021

Planning & Building Services

Comment 93 Omitted, wrong case

Comment 94 Omitted, wrong case

Comment 95 Omitted, wrong case

From: Margo Frank <margo@margofrank.com>
To: <pbscommissions@mendocinocounty.org>, <bos@mendocinocounty.org>, Maureen...
Date: 3/16/2021 10:36 AM
Subject: Planning Commission agenda item 6 B Cannabis ordinance

Dear Planning Commission members and Board of Supervisors,
I recently heard that a proposed ordinance on commercial cannabis activity will be heard by the Planning Commission on 3/19. I have no connection to the cannabis industry and speak only as a concerned resident of this county.

I can't imagine who has drawn up and proposed this ordinance unless it is Big Cannabis from out of the area or if the county is still under the illusion that Big Cannabis will be a cash cow. The Sheriff, the local environmental community, the Farm Bureau and small local cannabis growers do not support this ordinance.

If that doesn't represent a broad cross-section of the community, I don't know what does!

I recently moved into Ukiah from the Outer Deerwood area where our neighborhood was nearly unanimous in requesting that we be designated an opt-out zone for commercial pot growing. This ordinance would remove that control from local residents.

Preserving local control, conservation of oak woodlands and rangeland, is paramount to maintaining our beautiful county as a good place to live, work, raise a family and draw tourists.

I urge you not to approve this ordinance. It will not benefit anyone and will cost the county more to enforce.

I'm counting on you to do the right thing.

Sincerely,
Margo Frank
180 Gardens Ave. Ukiah CA

Mendocino County

MAR 16 2021

Planning & Building Services

pbscommissions - Please reject this proposed ordinance

From: Paula Fugman <pfugman@gmail.com>
To: <bos@mendocinocounty.org>, John Haschak <haschakj@mendocinocounty.org>, ...
Date: 3/16/2021 1:22 PM
Subject: Please reject this proposed ordinance

Mendocino County

MAR 16 2021

Planning & Building Services

Dear Supervisors and Planning Commissioners,

My husband and I have written before in opposition to the development of large parcels of rangeland and land in Agricultural preserve being turned over without adequate protection to the burgeoning cannabis industry. There is no way that we can be assured that both the health, safety and environmental protections which we require will be possible if you pass this proposed ordinance now. My family has lived in Covelo for over 47 years, new comers that we are, and the rapid changes to safety, health and community well being are truly challenging to behold. This county needs its citizens help in protecting the remarkable natural resources and well being of this beautiful mountainous land. We have had devastating wild fires, drought, pandemic, a steep increase in community violence lately and so we urge you to reconsider the enormous impact on all our lives and on the very lands, forests, streams and rivers that make this county so desirable and special as a place that tourists and community members alike treasure. If you pass this ordinance that supports an agri-business industry and not your taxpayers or citizens or communities or nature herself, we will all be critically damaged. The reasons are well laid out in the following bullets.

- 1) The proposed ordinance eliminates hard-won protections for small growers and the environment which are part of the existing Cannabis Cultivation Ordinance. (See above.)
- 2) The proposed ordinance opens the door for massive expansion of cannabis cultivation in the county and thus creates powerful incentives for large-scale commercial and residential development throughout the county's remote, rural, environmentally sensitive landscape. This will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.
- 3) The county does not have the budget, the staff or the track record to responsibly invite new cannabis operations at this time. The Board's primary responsibility now is to follow through on its obligations to current permittees, and to the taxpayers; to show that the county is capable of completing permit applications, and eliminating and cleaning up the hundreds of non-compliant, illegal operations.
- 4) The proposed ordinance, though promulgated as a solution to the present debacle, fails to remedy the spectacular failure of a citizen-driven complaint system of enforcement. It neither proposes or funds an alternative enforcement plan while blindly

inviting more and larger operations into every remote, hidden, hard-to-access corner of the county.

5) The proposed ordinance wholly ignores the recommendations of the Mendocino County Climate Action Committee regarding the implications of land use development and the need to meet greenhouse gas reduction and carbon sequestration goals. It ignores the committee's recommendation NOT to open the rangeland zones to new commercial development. The proposed ordinance actually creates incentives for dispersed residential and remote rural commercial development which in turn would increase vehicle miles travelled for every aspect of new residential and commercial operations, and increase demands on fire fighters, among other things. In contrast, the existing ordinance prohibits new commercial cannabis development in the more remote undeveloped wildfire-prone areas of the county and instead directs new cannabis businesses to locate in zones already impacted by development, or where water and public services, including fire protection, are more readily available.

6) The proposed new ordinance abandons the hard-won protections of the existing ordinance that would apply to both existing and new growers, specifically: no new cultivation in the rangeland zone; 10,000 sq. ft. caps on cultivation size; a limit of two permits per parcel; tree removal prohibitions; a generator use phase-out timeline; prohibition on any light pollution leaving a property; a detailed and specific watershed analysis for new operations, and others.

7) The new ordinance was never discussed openly and broadly in public forums around the county but, rather, was sprung on the public, and even on some members of the Board of Supervisors, over the course of a weekend! It is a disgrace and a failure of our democratic process.

8) In contrast, the existing ordinance, IF ENFORCED, supports the vision shared by a majority of county residents - small scale, high quality, outdoor-grown cannabis, and NOT just another boom-and-bust exploitive industry that leaves its wreckage across the county.

In summary, this new proposed ordinance is irresponsible and wasteful of taxpayer money. It fails to remedy existing environmental abuses and invites a wave of new impacts to the environment and to communities. At the very least this proposed ordinance should undergo a rigorous Environmental Impact Report (EIR) by the county.

We recommend that the Board of Supervisors reject the proposed ordinance and enforce the existing Ordinance.

Sincerely,

Paula & Larry Fugman

PO Box 194, Covelo, CA

From: Serge Scherbatskoy <serges@sonic.net>
To: <bos@mendocinocounty.org>, John Haschak <haschakj@mendocinocounty.org>, ...
Date: 3/16/2021 2:09 PM
Subject: No on 6b Commercial Cannabis Activity Land Use Ordinance

To the Mendocino County Planning Commission and Board of Supervisors,

Please do not enact this flawed ordinance, a rushed and incomplete attempt at addressing the critical issues around cannabis cultivation.

We need enforcement of the existing laws. Apparently the Board of Supervisors has refused our Sheriff's personnel request for more deputies. Only enforcement will drive illegal growers into a legal & revenue producing system.

The enforcement of Use Permits has been admittedly non-existent. It's almost impossible to even get a building permit inspection in Covelo.

We need simplifications of the existing ordinance to enable & encourage small-time growers to register, and enabling the sheriff to separate the harmless legal from the rampant unregulated illegal growers.

We need protections against crime and violence, generator noise, nighttime light pollution, water diversion, deforestation. Is this what the Planning Department does?

If you live in a nice quiet urban area, you probably have no idea what it's like having motorcycles, ATV's and water trucks rumbling around at all hours of the day and night, having murder and violence only a few hundred yards from your house, your peaceful night-time rest made impossible by the glow in all your windows and the constant hum of generators everywhere.

Please heed the concerns of your constituents who elected you, create more revenue for the county, and avoid further legal challenges and lawsuits, by rejecting this flawed concept.

Sincerely
Serge Scherbatskoy
Hulls Valley Rd
Covelo

Mendocino County
MAR 16 2021
Planning & Building Services

Laytonville Area Municipal Advisory Council

P.O. Box 1530, Laytonville, CA 95454

Date: February 12, 2021

Mendocino County

To: Mendocino County Board of Supervisors
501 Low Gap Road, Room 1010, Ukiah, CA 95482

MAR 16 2021

Planning & Building Services

Mendocino County Planning Commission
860 N. Bush Street, Ukiah, Ca 95482

Subject: Proposed rule that “Parcels in the AG or RL zoning district that have a minimum parcel size of ten (10) acres or larger may cultivate up to 10 percent of the parcel area.”

Dear Honorable Supervisors and Commissioners,

Pleased be advised that on February 10, 2021, the Laytonville Area Municipal Advisory Council (LAMAC) took action that approved submitting this letter of recommendations and comments to the Mendocino County Board of Supervisors and Mendocino County Planning Commission regarding the proposed rule that that “Parcels in the AG or RL zoning district that have a minimum parcel size of ten (10) acres or larger may cultivate up to 10 percent of the parcel area.”

The Laytonville Area Municipal Advisory Council is opposed to the expansion of cannabis cultivation based on the 10% rule in Ag, Rangeland, and Upland Residential zoning districts.

The following concerns have been identified by the community:

- Planning staff is already overburdened and unable to keep up with the workload required to manage the permitting process for those who have already applied. Expanding cultivation prior to getting caught up with issuing the permits to current applicants would only add to their burden and seems inappropriate at this time.
- Law enforcement is already unable to keep up with the increased number of cannabis violations. By encouraging big grows this inhibits easy accountability to those who are in the system and those who are not.
- Water resources are already negatively impacted by the existing cultivation from lack of best practices and draught. This crisis of losing water within the District would be exacerbated if cultivation were allowed to increase by such proportions.
- We have wildlife and contiguous habitat concerns. We are a county rich with wildlife. It is not in the best interest to move forward with huge grows that may not leave any room for wildlife corridors, fence them off from fleeing from fires, and sucking up the water table. We are fragile and this impact will severely hurt or possibly even kill some sensitive ecosystems.

It's important to also note Mendocino County's goal of protecting small legacy cultivators. Large corporate grows are the antithesis of this. Although it is much more challenging to permit and oversee a multitude of small growers, as opposed to a few large corporate players, this is what the county promised with the original ordinance creating the cannabis program. The intent of honoring and protecting small legacy cultivators should be upheld.

Regarding the question of equity, Prop 64 promised an initial phase where corporate players would be discouraged, and small legacy growers were to be given a chance to get established under the new legal paradigm, until 2023, by limiting the maximum canopy size to one acre.

Additionally, CDFA limited the association of small farmers to form co-ops to no more than 4 acres of total canopy among the members. This meant that small farmers could maximally compete as a bloc with 4 acres of production while corporate player's production was limited only by the willingness of county authorities, thus expansion may give an unfair advantage to larger corporate entities and undermine the objects of Mendocino County to protect the small legacy cultivators within the community. And, as noted above, there

are still many small legacy cultivators who are still waiting for their permit approval through the County. Opening the door to larger cultivators while many small cultivators are still awaiting their permits increases these equity concerns.

You should be aware that just the talk of a 10% of total land production has already set a huge land grab in motion to set up shop and start their “big grow.” We have property selling all over the county and people already setting up right now! They do this first as they wait to see if they will qualify for a permit. If this 10% rule is not given legitimacy, then we don't have to worry about such a takeover as we are seeing right now.

As you can discern with the issues above, expansion of cannabis cultivation is **not** in the best interest of the Laytonville Area community. Therefore, the Laytonville Area Municipal Advisory Council opposes the proposal to allow expansion of cannabis cultivation to up to 10% of parcel size.

Thank you for your thoughtful consideration of these important matters.

Sincerely,

David Jeffreys
LAMAC Chair

cc: LAMAC Members
File

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 3:08 PM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 16 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Mary Masterson <mmasterson57@icloud.com> 3/16/2021 2:56 PM >>>

In regards to Agenda Item 6B I vehemently oppose this hasty non public decision by our blind board of Supervisors and its regulatory arm ! You have failed at Inspecting, regulating water use and even environmental impacts ! You have failed at citing violators and collection of fines because you have poorly executed the wishes of this comm and the CEQA requirements! The embolded gangster like growers are doing what ever want ! At this point in time they appear to be growing as much as fast as they can and polluting, trashing and having violence associated with their greed and wanton disregard fro the workers or the environment! Please tell me why you're not inspecting anything ? Or shall I say inspecting little or no grows ! Why are you ot citing anyone unless there's a complaint by a neighbor ? That which is useless because most neighbors are afraid of really big growers They're sucking our water table dry pollution with non organics and chemical pesticides! I suggest you take a walk walk to the county where there used to be live creeks there's none right now this is a drought year you're considering a greenlight hurry up deregulation! How about why are you eliminating all protections ? expanding the size of the grows ? infinite permits renewals? Additionally you are trying to destroy the range land that is set aside for our county to have live animal corridors that are healthy to our forest that aid the absorption of CO2 ! Sounds like greed insanity and lust for power and more money ! Alas where is the money going ? Who are lobbyists? Are they Cartels from around the world? Why don't you take The time to study Humboldt County's money they bring in and how they're not broke like you guys! what's really going on ? honestly I don't have a vested interest in giving a care about this except the water ! My main concern is if you pass this cheap short sighted Ordinance 'll sell my property for high dollar and get the hell out of Mendocino County !!! This is because you're gonna let it turn into a ghetto of trash plastic pollution dead animals no water!! We will protest it ! Expose your corruption and lies! This town is already swelling with so many people normal workers cannot afford homes or rent ! It's on you ! Seriously Mary Masterson
Sent from my iPhone

100

